

**YAVAPAI COUNTY**  
**Self-Service Center**

**SUCCESSION TO REAL PROPERTY  
IN A SMALL ESTATE BY AFFIDAVIT  
without going through Probate Court**

**CHECKLIST**

**USE THE FORMS AND INSTRUCTIONS in this packet only if the following factors apply to your situation:**

- ✓ You are related to a person who died or you have a legal interest in the person's real property, **AND**
- ✓ The person had a will or did not have a will, **AND**
- ✓ The person only had a small or modest amount of real property when he/she died,  
**AND**
- ✓ You want to collect the real property without going through a court probate case.  
**AND**
- ✓ You can get notarized documents from all other heirs having an interest in the real property.  
**OR**
- ✓ All the heirs having an interest in the real property will be signing the Affidavit of Succession to Real Property.

**READ ME:** It is very important for you to know that when you sign a court document, you may be helping or hurting your court case. Before you sign any court document, or get involved with a court case, it is important that you see a lawyer to make sure you are doing the right thing.