

Arizona Supreme Court
Administrative Office of the Courts



Fiduciary Licensing

Compliance Audit

MARY JANE CONDIT

April 2012

May 16, 2012

Mary Jane Condit
13912 W. Stardust Blvd. #200
Sun City West, AZ 85375

RE: Fiduciary Compliance Audit

Dear Ms. Condit:

Enclosed is your final compliance audit report.

Thank you for your cooperation and assistance during the compliance audit process. To the extent the fiduciary audit process will assist the court to ensure the safety, health and welfare of individuals and estates entrusted by the court to your management, we have benefited from our audit of your court appointments. I hope you and your clients will equally benefit.

If you have any questions, please contact Anne Hunter at (602) 452-3415.

Sincerely,

Nancy Swetnam, Director
Certification and Licensing Division

Enclosures

cc. Honorable Rose Mroz, Probate Presiding Judge, Superior Court in Maricopa County
Michael K. Jeanes, Clerk of the Court, Superior Court in Maricopa County

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Disclaimer

This final report represents the information and conditions encountered at the point in time of the audit and does not purport to represent conditions prior to or subsequent to the performed audit. The information presented does not represent an endorsement or denunciation of the audited fiduciary or business.

After this report is distributed to the audited fiduciary, presiding judge of the county and, if a public fiduciary, the county supervisors, it becomes public record.

EXECUTIVE SUMMARY

Executive Summary

Mary Jane Condit

Compliance Audit Report

The Arizona Supreme Court, Fiduciary Licensing Program conducted a compliance audit of Mary Jane Condit, license #20517, pursuant to Arizona Revised Statutes § 14-5651 and Arizona Supreme Court Administrative Order 2003-31. During the period of February 27, 2012 through March 13, 2012 the Compliance Unit audited the fiduciary activities of Mary Jane Condit and her licensed and unlicensed employees.¹ The following is a summary of the audit findings.

Finding # 1 – Inventory

Clients' Inventories and Appraisements were not filed timely.

Ms. Condit agrees with the finding.

Finding # 2 – Documentation

Suitable documentation was not provided.

Ms. Condit agrees with the finding for clients #1 and 3, and disagrees with the finding for client #2.

The finding is dismissed for client #2.

Finding # 3 – License Number

Documents filed with the Superior Court did not include both the fiduciary and the business' license number.

Ms. Condit agrees with the finding.

¹ Pursuant to ACJA §7-201 and §7-202, licensed fiduciaries are required to provide active and direct supervision of other licensed fiduciaries, trainees and support staff who are employed by the fiduciary.

FINAL REPORT

Mary Jane Condit #20517

Compliance Audit Report

Objective

The compliance audit of Mary Jane Condit and Condit and Associates, LLC was conducted by staff from the Compliance Unit of the Certification and Licensing Division of the Administrative Office of the Courts, Arizona Supreme Court, pursuant to the Fiduciary Program's responsibilities as set forth in A.R.S. § 14-5651, Arizona Supreme Court Administrative Order No. 2003-31, the Arizona Code of Judicial Administration ("ACJA") § 7-201: General Requirements and § 7-202: Fiduciaries, and the Arizona Rules of Probate Procedure ("ARPP").¹

The objective of the compliance audit was to determine compliance with applicable statutes, Arizona Supreme Court orders and rules and ACJA § 7-201 and § 7-202.

Methodology

Preliminary survey questions were provided to Mary Jane Condit, principal fiduciary for Condit and Associates, LLC ("Condit") and auditors reviewed the responses to prepare for the compliance audit and to assist in the development of case file samples. In addition, information was requested from the Superior Court in Maricopa County to verify court appointment information.

In order to test for compliance, auditors used a set of fiduciary compliance attributes taken from Arizona statutes, Arizona Supreme Court rules and ACJA § 7-201 and § 7-202. Compliance with these requirements was tested using staff interviews, observations, and review of client case files.

A stratified sampling approach was used to select client case files for review. The files were selected by type of appointment, length of appointment, type of required client protection and initiation or termination of appointment during the review time frame. The selected sample of court appointed client case files was designed to provide conclusions about the accuracy, validity and timeliness of transactions, compliance with the fiduciary attributes, and the adequacy of internal controls.

¹ Arizona Codes of Judicial Administration, General Requirements & Fiduciaries, January 1, 2007

Mary Jane Condit #20517 Compliance Audit Report

Prior to beginning the onsite fieldwork, the auditors reviewed client court files from the Superior Court in Maricopa County and on March 8, 2012 conducted an internal controls interview with Condit's staff.

During the period of March 8, 2012 through March 13, 2012 audit staff conducted the onsite compliance portion of the audit of Condit. The onsite compliance portion of the audit consisted primarily of fiduciary client case file review. The audit also included a review of fiduciary activities of the principal fiduciary and licensed and un-licensed staff.² An exit interview was conducted March 15, 2012.

Condit was the court appointed fiduciary on 5 conservator, 2 guardianship, 2 combination guardianship/conservator, 10 personal representative, and 21 trust cases as of February 21, 2012. Condit had approximately \$7.9 million in court-appointed client assets under management as of December 31, 2011.

Scope

The compliance audit team reviewed a stratified sample of four (4) client case files of court appointments and terminations, focusing on the internal controls, processes, timeliness, accuracy, and statutory and ACJA requirements of client case administration.

Summary

Condit's staff extended professional courtesies and cooperation to the audit team during the course of the audit.

The compliance audit found non-compliance in three (3) areas. The non-compliance was found in the areas of inventory, documentation, and licensure number. These findings are discussed as follows:

² Pursuant to ACJA §7-201 and §7-202, licensed fiduciaries are required to provide active and direct supervision of other licensed fiduciaries, trainees and support staff who are employed by the fiduciary.

Mary Jane Condit #20517 Compliance Audit Report

<p><i>Finding # 1 Inventory</i></p> <p><i>Related Attributes:</i></p> <p><i>Arizona Rules of Probate Procedure Rule 31 (A)</i></p> <p><i>Arizona Code of Judicial Administration § 7-202 (J)(2)(e)</i></p> <p><i>Requirement</i></p>	<p>Ms. Condit and Condit and Associates, LLC did not file clients' Inventories and Appraisements timely.</p> <ul style="list-style-type: none"> • Inventory was not filed with beneficiaries and interested parties within 90 days – Client # 1 • Inventory was not filed with the court within 90 days – Client #2 <p>Required inventories and appraisements must be filed with the court and with beneficiaries and interested parties on or before the statutorily required due date or court ordered due date.</p>
<p><i>Auditee's Response</i></p>	<p><i>“Agree as to the finding of Client #1. Although the beneficiaries were timely provided a copy of the Inventory, the proof of mailing was not filed timely.”</i></p> <p><i>“Agree as to the finding of Client #2 however the fiduciary office did provide the inventory timely to the attorney’s office for filing and made repeated follow-up contact with the attorney’s office to make every possible effort to ensure timely filing as evidenced by the attached documentation in Exhibit A. The attorney’s office still failed to file the inventory timely.”</i></p>
<p><i>Corrective Action</i></p>	<p><i>“Condit and Associates’ policies and procedures already mandate that the assigned Licensed Fiduciary is responsible to ensure the attorney’s office files all pleadings timely. The assigned Licensed Fiduciary for Client #2 made repeated efforts to encourage the timely filing of the inventory by the attorney’s office yet the filing was late. In all court appointed cases, the fiduciary is at the mercy of counsel and has no control over the attorney firm’s action(s) yet is held responsible. Had the Licensed Fiduciary been permitted at the time of this filing due date to have filed the Inventory themselves, there would not have been a late filing.”</i></p> <p><i>“Hopefully new Probate Rule 10.1 Prudent Management of Costs will allow Licensed Fiduciaries to file certain documents themselves and reduce the inability to control representative</i></p>

**Mary Jane Condit #20517
Compliance Audit Report**

	<i>counsel's untimely actions."</i>
<p><i>Finding # 2 Documentation</i></p> <p><i>Related Attributes:</i></p> <p><i>Arizona Revised Statutes §14-5418(B) and §14- 3933</i></p> <p><i>Requirement</i></p>	<p>Ms. Condit and Condit and Associates, LLC did not provide suitable documentation.</p> <ul style="list-style-type: none"> • Missing documentation evidencing the recording of letters in the County Recorder's Office – Clients #1, 2 and 3 • Missing documentation for initial quarterly accounting letter to the beneficiaries and interested parties – Client #1 <p>By Arizona statute a fiduciary must keep suitable records of their administration and exhibit them upon request.</p>
<p><i>Auditee's Response</i></p>	<p><i>"Agree with finding on client #1 and #3 however disagree with finding cited on Client #2. Attached is evidence that Client #2's Letter of Appointment was filed with the Maricopa County's Recorders office as evidenced in Exhibit B."</i></p> <p>AUDITOR'S NOTE: Finding dismissed for Client #2.</p> <p><i>"Agree with the finding of the missing cover letter to the beneficiaries and interested parties on Client #1 in regard to a quarterly accounting."</i></p>
<p><i>Corrective Action</i></p>	<p><i>"To reduce the risk of repeating this finding, Condit has included in its Policies and Procedures and other internal checklists used in administering cases a reference to remind the Licensed Fiduciary to file Letters of Appointment with the County Recorder's office in which all real property is located."</i></p> <p><i>"The missing letter was determined to have been inadvertently overwritten in the electronic files as a later cover letter for a later quarterly accounting. This missing letter was from a prior accounting. Current policies and a new computer program are utilized reducing this type of risk from re-occurring. Specifically, documents are now linked to the database by a system previously not used at the time of the letter in question. In addition, cover letters are also scanned along with the complete accounting report as part of the final account product and a hardcopy of the cover letter is also attached to the hardcopy of the account report in the</i></p>

Mary Jane Condit #20517
Compliance Audit Report

	<p><i>client file. The current procedures already in place at the time of the audit ensure suitable records by the fiduciary firm.”</i></p>
<p><i>Finding # 3</i> <u><i>License Number</i></u></p> <p><u><i>Related Attributes:</i></u></p> <p><i>Arizona Code of Judicial Administration § 7-202 (F)(3)</i></p> <p><i>Requirement</i></p>	<p>Ms. Condit and Condit and Associates, LLC filed documents with the Superior Court that did not include both the fiduciary and the business’ license number.</p> <ul style="list-style-type: none"> • Court documents were missing either the business license number or the fiduciary’s personal license number – Clients #1 and 3 <p>Documents filed with the Superior Court must include both the fiduciary and the business’ license number.</p>
<p><i>Auditee's Response</i></p>	<p><i>“Agree with Finding #3 as to missing business or individual fiduciary license number on court documents filed on client #1 and #3.”</i></p>
<p><i>Corrective Action</i></p>	<p><i>“A review of all filed legal documents was conducted following the audit on Client #1. Two documents were found to have the business or individual license number missing. However, both of these two documents were signed and filed by counsels directly without Condit’s signature or prior review by Condit. In fairness, the fiduciary has no control over pleadings directly signed and filed by counsel. All other legal filings of Client #1 have either the business license or individual license listed on the filed document.”</i></p> <p><i>“Again, hopefully new Probate Rule 10.1 Prudent Management of Costs; will allow Licensed Fiduciaries to file certain documents themselves and reduce the inability to control representing counsel’s omitted information such as the fiduciary’s license number or business license number on documents. To further reduce the risk of this type of occurrence in the future, the fiduciary firm has added this requirement into its policies and procedures under the Fiduciary’s responsibilities to remind the assigned Licensed Fiduciary to ensure that the business license is listed on all filed court document. Further the Fiduciary will express in writing to representative counsel to remit all pleadings</i></p>

Mary Jane Condit #20517
Compliance Audit Report

	<i>for review to the Fiduciary, whether the Fiduciary's signature is require or not, before filing."</i>
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APPENDIX

RESPONSE TO FINAL REPORT

Condit and Associates, LLC

Arizona Licensed Fiduciaries

Heritage Palms Professional Bldg., 13912 W. Stardust Blvd. #200, Sun City West, AZ 85375

Phone: 623-546-6082 Fax: 877-784-6938 E: mjcondit@conditandassoc.com

March 25, 2012

Anne Hunter

Compliance Manager

Certification and Licensing Division - Arizona Supreme Court

1501 W. Washington Street

Phoenix, AZ 85007-3231

RE: Condit and Associates, LLC Fiduciary Compliance Audit

Dear Ms. Hunter:

This letter is in response to the compliance audit conducted during March 8, 2012 to March 13, 2012 by the Certification and Licensing Division of the Arizona Supreme Court.

Finding #1 – Inventory.

- Agree as to the finding of Client #1. Although the beneficiaries were timely provided a copy of the Inventory, the proof of mailing was not filed timely.
- Agree as to the finding of Client #2 however the fiduciary office did provide the inventory timely to the attorney's office for filing and made repeated follow-up contact with the attorney's office to make every possible effort to ensure timely filing as evidenced by the attached documentation in Exhibit A. The attorney's office still failed to file the inventory timely.

Condit and Associates' policies and procedures already mandate that the assigned Licensed Fiduciary is responsible to ensure the attorney's office files all pleadings timely. The assigned Licensed Fiduciary for Client #2 made repeated efforts to encourage the timely filing of the inventory by the attorney's office yet the filing was late. In all court appointed cases, the fiduciary is at the mercy of counsel and has no control over the attorney firm's action(s) yet is held responsible. Had the Licensed Fiduciary been permitted at the time of this filing due date to have filed the Inventory themselves, there would not have been a late filing. Hopefully new *Probate Rule 10.1 Prudent Management of Costs*, will allow Licensed Fiduciaries to file certain documents themselves and reduce the inability to control representative counsel's untimely actions.

Finding #2- Documentation.

- Agree with finding on client #1 and #3 however disagree with finding cited on Client #2. Attached is evidence that Client #2's Letter of Appointment was filed with the Maricopa County's Records office as evidenced in Exhibit B.

To reduce the risk of repeating this finding, Condit has included in its Policies and Procedures and other internal checklists used in administering cases a reference to remind the Licensed Fiduciary to file Letters of Appointment with the County Recorder's office in which all real property is located.

- Agree with the finding of the missing cover letter to the beneficiaries and interested parties on Client #1 in regard to a quarterly accounting.

The missing letter was determined to have been inadvertently overwritten in the electronic files as a later cover letter for a later quarterly accounting. This missing letter was from a prior accounting. Current policies and a new computer program are utilized reducing this type of risk from re-occurring. Specifically, documents are now linked to the database by a system previously not used at the time of the letter in question. In addition, cover letters are also scanned along with the complete accounting report as part of the final account product and a hardcopy of the cover letter is also attached to the hardcopy of the account report in the client file. The current procedures already in place at the time of the audit ensure suitable records by the fiduciary firm.

Finding #3 – License Number.

- Agree with Finding #3 as to missing business or individual fiduciary license number on court documents filed on client #1 and #3.

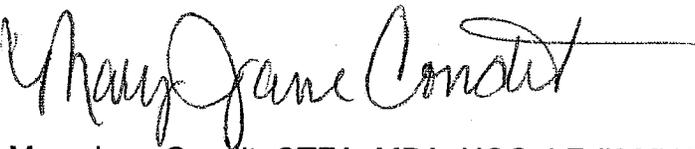
A review of all filed legal documents was conducted following the audit on Client #1. Two documents were found to have the business or individual license number missing. However, both of these two documents were signed and filed by counsels directly without Condit's signature or prior review by Condit. In fairness, the fiduciary has no control over pleadings directly signed and filed by counsel. All other legal filings of Client #1 have either the business license or individual license listed on the filed document.

Again, hopefully new *Probate Rule 10.1 Prudent Management of Costs*; will allow Licensed Fiduciaries to file certain documents themselves and reduce the inability to control representing counsel's omitted information such as the fiduciary's license number or business license number on documents. To further reduce the risk of this type of occurrence in the future, the fiduciary firm has added this requirement into its policies and procedures under the Fiduciary's responsibilities to remind the assigned Licensed Fiduciary to ensure that the business license is listed on all filed court documents. Further the Fiduciary will express in writing to representative counsel to remit all pleadings for review to the Fiduciary, whether the Fiduciary's signature is required or not, before filing.

Condit and Associates respectfully requests that the Certification and Licensing Division **exclude** the attached Exhibits as part of any publicized copy of this compliance audit response available for public viewing in order to protect the client/ward's privacy.

Condit and Associates supports the concept of the audit process and the auditors from the Supreme Court, Certification and Licensing Division for conducting this audit as the same is genuinely believed to help monitor and improve the professional quality of services, office procedures and abilities of all licensed professional fiduciaries.

Respectfully,



Mary Jane Condit, CTFA, MBA, NCG, LF #20517
Principal Fiduciary for Condit and Associates, LLC #20597

Enclosures: Exhibits A, B and C

EXHIBIT A

Filters Used:
1 Tagged Record

Note Report

Form Format

Date Printed: 3/15/2012
Time Printed: 10:05AM
Printed By: HWB

Date	4/26/2011	Time	10:03AM	10:15AM	Duration	0.21 (hours)	Code	Note to File						
Description	T/C to [REDACTED] regarding late filing of Proof of Maili					Staff	Heather W Bull							
Client	[REDACTED]	MatterRef	[REDACTED]	MatterNo	[REDACTED]									
Alerts	(days before)	Follow	N	Done	N	Notify	N	Hide	N	Trigger	N	Private	N	Status
Custom1							Custom3							
Custom2							Custom4							

Path/Name

On March 5, 2011 I submitted an Inventory and Appraisement to [REDACTED] by email. She emailed back stating the Inventory was not DUE till April 5th. On April 4th I submitted an amended Inventory due to information I recieved from Merrill Lynch regarding the date of death values and that IRA account was not an estate asset. I re-stated the Proof was due to the court on April 5th. On April 5th I sent another email and telephone call to [REDACTED] reminding her of deadline. I did not receive any response that she would be unable to file on time. ON April 19th I emailed [REDACTED] asking again for the conformed copy of the filing. She emailed back stating it would be a "few days". On April 25th I received the conformed copy dated April 20th. I called [REDACTED] to get an explanation for the late filing and to inform her that we were in violation of our Code and may potentially incur an audit finding for this late filing. She did not have any explanation and said she would ask Bill to call me. I asked her for a letter stating that they were responsible for the late filing. Never received letter or correspondence regarding late filing.

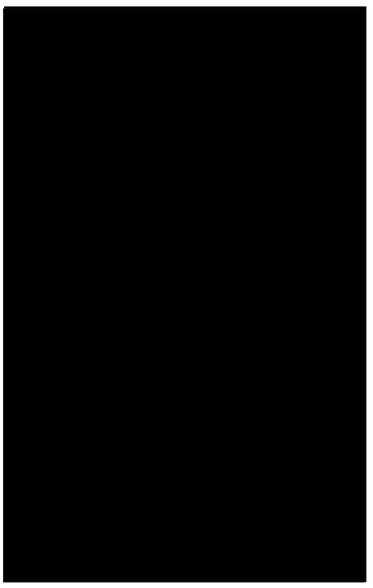
Heather Bull

From: [REDACTED]
Sent: Thursday, March 03, 2011 11:46 AM
To: 'Heather Bull'
Cc: 'Mary Jane Condit'; [REDACTED]
Subject: [REDACTED]
TimeMattersID: M4CDBA01BEB4D682
TM Contact: [REDACTED]
TM Matter No: [REDACTED]
TM Matter Reference: [REDACTED]

Hi Heather. Thank you for the list of probate assets for the [REDACTED] Estate.

I will prepare the appropriate pleading form and send it to you for final review and signature. Upon receipt of the returned original to me I will then proceed with mailing a copy of the Inventory and Appraisal to all of the beneficiaries. Subsequently I will prepare a Proof of Mailing and file it with the Maricopa County Superior Court as required.

The Inventory and Appraisal is due no later than April 5, 2011, 90 days from the date of appointment on January 5, 2011.



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-----Original Message-----

From: Heather Bull [mailto:hbull@conditandassoc.com]

Sent: Thursday, March 03, 2011 10:10 AM

To: [REDACTED]

Cc: 'Mary Jane Condit'

Subject: [REDACTED] Estate Inventory and Appraisalment

Hi [REDACTED],

Please find attached Inventory and Appraisalment for the [REDACTED] Estate. Please forward the inventory to all beneficiaries and file the Proof of Mailing with the court by March 7, 2011.

Please let me know if you have any questions.

Thank you.

Heather Winters Bull, BA, LF, NCG

Vice President of Fiduciary Services

Licensed Fiduciary #20401 for Condit and Associates, LLC #20597

13912 W. Stardust Blvd., #200

Sun City West, AZ 85375

P: 623-546-6082

F: Toll-free 1-877-784-6938

W: www.conditandassoc.com

E: hbull@conditandassoc.com

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Heather Bull

From: Heather Bull [hbull@conditandassoc.com]
Sent: Monday, April 04, 2011 10:58 AM
To: [REDACTED]
Cc: "Marv Jane Condit"
Subject: Estate Inventory and Appraisement
Attachments: dod inventory and appraisalment with backup documentation.PDF

TimeMattersID: MAC79A01B8A44340
TM Contact: [REDACTED]
TM Matter No: [REDACTED]
TM Matter Reference: [REDACTED]

Hi [REDACTED],

Please find updated Inventory and Appraisement with backup documentation for the [REDACTED] Estate. Please forward the Inventory and Appraisement to the beneficiaries, file the Proof of Mailing with the court prior to April 5, 2011 and provide our office with a conformed copy. Please note the backup documentation is for your review only and is not to be sent to the beneficiaries.

Please let me know if you have any questions.

Thank you.

Heather Winters Bull, BA, LF, NCG

Vice President of Fiduciary Services

Licensed Fiduciary #20401 for Condit and Associates, LLC #20597

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Heather Bull

From: Heather Bull [hbull@conditandassoc.com]
Sent: Tuesday, April 05, 2011 11:17 AM
To: [REDACTED]
Subject: DOD Inventory
Inventory and Appraisement DOD.PDF
Attachments: [REDACTED]
TimeMattersID: M1414AA025C090259
TM Contact: [REDACTED]
TM Matter No: [REDACTED]
TM Matter Reference: [REDACTED]

Hi [REDACTED]

Please find updated Inventory and Appraisement of the [REDACTED] Estate for filing. Please forward same to beneficiaries and file with the court and send conformed copy of Proof of Mailing to our office.

Thank you.

Heather Winters Bull, BALLF, NCG

Vice President of Fiduciary Services

Licensed Fiduciary #20401 for Condit and Associates, LLC #20597

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Heather Bull

From: Heather Bull [hbull@conditandassoc.com]
Sent: Tuesday, April 19, 2011 11:21 AM
To: [REDACTED]
Subject: Estate Inventory

TimeMattersID: M2D0C9A0251ED2378
TM Contact: [REDACTED]
TM Matter No: [REDACTED]
TM Matter Reference: [REDACTED]

Hi [REDACTED],

I am just following up on the Inventory of the [REDACTED] Estate. Would you please send a conformed copy of the Proof of Mailing for our files?

Thank you.

Heather Winters Bull, BALF, NCG

Vice President of Fiduciary Services

Licensed Fiduciary #20401 for Condit and Associates, LLC #20597

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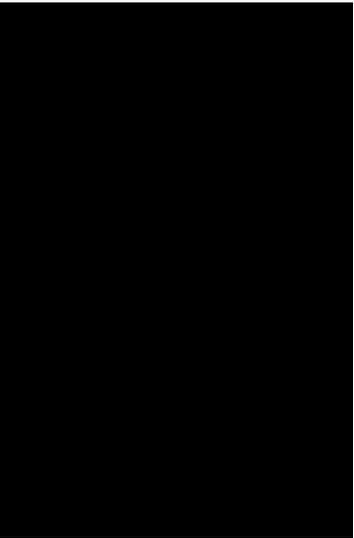
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Heather Bull

From: [REDACTED]
Sent: Tuesday, April 19, 2011 3:55 PM
To: 'Heather Bull'
Subject: [REDACTED] Estate Inventory

TimeMattersID: MCCBEA01B6525576
TM Contact: [REDACTED]
TM Matter No: [REDACTED]
TM Matter Reference: [REDACTED]

Thanks, Heather. It will be a few days.



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-----Original Message-----
From: Heather Bull [mailto:hbull@conditandassoc.com]
Sent: Tuesday, April 19, 2011 11:21 AM
To: [REDACTED]
Subject: [REDACTED] Estate Inventory

Hi [REDACTED]

I am just following up on the Inventory of the [REDACTED] Estate. Would you please send a conformed copy of the Proof of Mailing for our files?

Thank you.

Heather Winters Bull, BA, LF, NCG

Vice President of Fiduciary Services

Licensed Fiduciary #20401 for Condit and Associates, LLC #20597

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APR 20 2011



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WWahl@CavanaghLaw.Com
Minute Entries Email: EDocket@cavanaghlaw.com

W.C. Wahl, Jr., SBN 002226
Attorneys for Condit and Associates,
Personal Representative

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of
[REDACTED]
Deceased.

[REDACTED]

**PROOF OF MAILING INVENTORY
AND APPRAISEMENT**

STATE OF ARIZONA }
COUNTY OF Maricopa } ss.

The undersigned, W.C. WAHL, JR., attorney for the Personal Representative, states that a copy of the Inventory and Appraisement of the Estate was mailed to the following heirs and devisees on the 19th day of April, 2011:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

American Cancer Society Southwest Div.
2929 E. Thomas Road
Phoenix, AZ 85016

LAW OFFICES
THE CAVANAGH LAW FIRM, P.A.
13250 NORTH DEL WEBB BOULEVARD, SUITE B
SUN CITY, ARIZONA 85351
(623) 815-7451

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Salvation Army Southwest Headquarters
2701 E. Van Buren Street
Phoenix, AZ 85008

American Heart Association (Arizona)
2929 S. 48th Street
Tempe, AZ 85282



DATED this 19th day of April, 2011.

THE CAVANAGH LAW FIRM

By
W.C. WAHL, JR.
Attorneys for Condit and Associates,
Personal Representative

SUBSCRIBED AND SWORN to before me this 19th day of April, 2011, by W.C. WAHL, JR.

Notary Public

Seal and Commission Expiration:



EXHIBIT B



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2011-0044072 01/14/11 04:45 PM
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YORCK

When recorded mail to:

RETURN TO
HELP

Name: _____

Address: _____

City/State/Zip: _____

COPY

This area reserved for county recorder

CAPTION HEADING:

Letters of Personal Representative and
Acceptance

DO NOT REMOVE

This is part of the official document.

MICHAEL K. JEANES, CLERK
RECEIVED OCH
DOCUMENT DEPOSITORY

11 JAN -5 PM 4:48

THE CAVANAGH LAW FIRM
A Professional Association

CERTIFIED COPY

SUITE B
13250 NORTH DEL WEBB BOULEVARD
SUN CITY, ARIZONA 85351
(623) 815-7451

FILED
BY *D.L. Gable*, DEP

WWahl@CavanaghLaw.Com
Minute Entries Email: EDocket@cavanaghlaw.com

W.C. Wahl, Jr., SBN 002226
Attorneys for Condit and Associates,
Personal Representative

**IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA**

In the Matter of the Estate of

**LETTERS OF PERSONAL
REPRESENTATIVE AND
ACCEPTANCE**

Deceased.

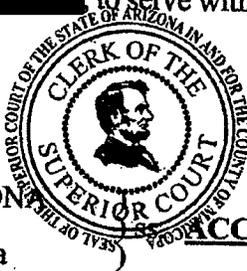
ISSUANCE OF LETTERS:

CONDIT AND ASSOCIATES is hereby appointed as Personal Representative for the Estate of [REDACTED] to serve without bond and without restriction.

JAN - 5 2011

MICHAEL K. JEANES, Clerk

By *D.L. Gable*
Deputy Clerk



STATE OF ARIZONA

County of Maricopa

ACCEPTANCE:

I, *Marie Jane Condit*, do hereby accept the duties of Personal Representative for the Estate of [REDACTED] and do solemnly swear that I will perform, according to law, the duties of Personal Representative of the estate.

Marie Jane Condit
for Condit and Associates

The foregoing instrument was acknowledged before me this 21st day of December, 2010, by _____, for Condit and Associates.



Wahl
Notary Public

EXHIBIT C

FILED
1/4/11 9:08am
MICHAEL K. JEANES, Clerk
By A. Marquez
Deputy

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THE CAVANAGH LAW FIRM
A Professional Association

13250 North Del Webb Blvd.
SUITE B
SUN CITY, ARIZONA 85351
(602) 263-2809

Minute Entries Email: EDocket@cavanaghlaw.com
Other Emails Directly to: sravenscroft@cavanaghlaw.com

Sharon Ravenscroft SBN 011679
Attorneys for Personal Representative

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Estate of
[REDACTED]
Deceased.

NO. [REDACTED]

**ORDER ALLOWING
WITHDRAWAL OF
COUNSEL FOR GUARDIAN**

The Court having considered the Motion to Withdraw as Counsel with Consent and good cause appearing therefor,

IT IS ORDERED that Sharon Ravenscroft of The Cavanagh Law Firm, P.A. is withdrawn as the attorney of record for Personal Representative CONDIT AND ASSOCIATES, LLC.

DONE IN OPEN COURT this 3 day of January, 2011.

Harriett Chavez
Honorable Harriett Chavez
Judge of the Superior Court