

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE 6/17/15

**SUBMITTAL TO THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

587A



FROM: Don Kent, Treasurer/Tax Collector

SUBMITTAL DATE:

JUN 17 2015

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 194, Item 5. Last assessed to: Martha Ramos and Edward F. Small, a single man and undivided 1/2 interest as tenants in common. District 2 [\$94,835] Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Martha Delgado aka Martha Ramos, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 179070007-9; (continued on page two)

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, The Tax Collector conducted the February 4, 2013 public auction sale. The deed conveying title to the purchasers at the auction was recorded April 1, 2013. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on April 24, 2013, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of lot book reports as well as Assessor's and Recorder's records, and various research methods were used to obtain current mailing addresses for these parties of interest.

(continued on page two)

Don Kent
 Don Kent
 Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 94,835	\$ 0	\$ 94,835	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale	Budget Adjustment: N/A
	For Fiscal Year: 15/16

C.E.O. RECOMMENDATION:

APPROVE

BY: *Samuel Wong 7/13/15*
 Samuel Wong

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.:

District: 2

Agenda Number:

9-42

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 194, Item 5. Last assessed to: Martha Ramos and Edward F. Small, a single man and undivided ½ interest as tenants in common. District 2 [\$94,835] Fund 65595 Excess Proceeds from Tax Sale.

DATE: JUN 17 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Approve the claim from the Estate of Edward F. Small, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 179070007-9;
3. Deny the claim from Warren Small;
4. Authorize and direct the Auditor-Controller to issue warrants to Martha Delgado aka Martha Ramos in the amount of \$47,417.74 and the Estate of Edward F. Small in the amount of \$47,417.74, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

BACKGROUND:

Summary (continued)

The Treasurer-Tax Collector has received three claims for excess proceeds:

1. Claim from Martha Delgado aka Martha Ramos based on a Grant Deed recorded November 19, 1985 as Instrument No. 260861.
2. Claim from the Estate of Edward F. Small based on a Grant Deed recorded March 14, 2011 as Instrument No. 2011-0115509, an Affidavit for Collection of Personal Property dated June 20, 2014, a Will Deposit of Edward Small filed May 14, 2014, and the death certificate of Edward Fitzgerald Small.
3. Claim from Warren Small based on a Deed of Trust and Assignment of Rents recorded December 31, 1985 as Instrument No. 295387.

Pursuant to Section 4675 (a) & (e) & (f) of the California Revenue and Taxation Code, it is the recommendation of this office that Martha Delgado aka Martha Ramos be awarded excess proceeds in the amount of \$47,417.74 and the Estate of Edward F. Small be awarded excess proceeds in the amount of \$47,417.74. The claim from Warren Small be denied since he was unable to substantiate his claim. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation has been sent to the claimants by certified mail.

Impact on Citizens and Businesses

Excess proceeds are being released to the last assesseees of the property.

ATTACHMENTS (if needed, in this order):

Copies of the Excess Proceeds Claim forms and supporting documentation are attached.

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 194 Item 5 Assessment No.: 179070007-9

Assessee: RAMOS, MARTHA & SMALL, EDWARD F

Situs:

Date Sold: February 4, 2013

Date Deed to Purchaser Recorded: April 1, 2013

Final Date to Submit Claim: April 1, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 47,417.24 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. _____; recorded on _____. A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 17 day of May, 2013 at Riverside County
County, State

Martha Delgado
Signature of Claimant

Signature of Claimant

Martha Delgado
Print Name

Print Name

23889 Post Rd
Street Address

Street Address

Perris, Ca 92570
City, State, Zip

City, State, Zip

cell 951-202-4801
Phone Number

Phone Number

work 951-955-3226

Order No.
Escrow No.
Loan No.

260961 X

WHEN RECORDED, MAIL TO
ROBERT RAMOS
3797 N JEMESCAL
NORCO, CA: 91760

RECEIVED FOR RECORD
Min. Part. 10/10/81

NOV 19 1985 X
Recorded in Official Records
of Riverside County, California
William E. Young
RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO.

DOCUMENTARY TRANSFER TAX \$.....

..... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

Signature of Declarant or Agent determining tax Firm Name

GRANT DEED X

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RUDY G. DELGADO, a married man as his sole and separate property ✓

hereby GRANT(S) to **ROBERT M. RAMOS AND MARTHA RAMOS**,
husband and wife as joint tenants X

the real property in the City of **RUBIDOUX** State of California, described as
County of **Riverside**

Legal description is attached hereto as "EXHIBIT A" and made a part hereof -

Dated, October 14, 1983

STATE OF CALIFORNIA
COUNTY OF Orange
On November 7th, 1983

before me, the undersigned, a Notary Public in and for said State, personally appeared Rudy G. Delgado

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same

WITNESS my hand and official seal.

Signature Teresa R. Salas
Teresa R. Salas

Rudy G. Delgado
RUDY G. DELGADO



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (8/82)

EXHIBIT "A"

196092

That portion of Lot II of the Miller and Newman Survey of RUBIDOUK RANCHO, as shown by Map on file in Book 7 page 36 of Maps, Records of San Bernardino County, California described as follows:

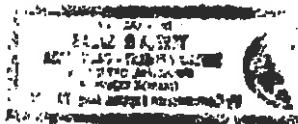
BEGINNING at a point on the Southeasterly line of Riverview Drive (formerly "A" Street) which bears Northeasterly 450 feet from the intersection of said Southeasterly line with the Northeasterly line of the land described in the deed to the State of California, of recorded January 17, 1941 in Book 489 page 157 of Official Records of Riverside County, California, said point being the most Westerly corner of the land described in the deed to Circle K Corporation, a Texas Corporation, records of January 2, 1968 as Instrument No. 54 of Official Records of Riverside County, California;

THENCE South 45° 59' east on the Southwesterly line of said land conveyed to Circle K Corporation to a point on the Northwesterly line of the "Tract" deeded to Crandall by Daley" as shown by Map on file in Book 4 page 103 of Maps, Records of Riverside County, California;

THENCE Southwesterly on said Northwesterly line to the most Easterly corner of land described in the deed to Donald S. Sheney, et ux, recorded October 9, 1952 as Instrument No. 43421 of Official Records of Riverside County California;

THENCE North 45° 59' West, 114.21 feet on the Northeasterly line of last said land to a point on said Southeast line of Riverview Drive;

THENCE Northeasterly, 200 feet on said Southeast line to the point of beginning.



NO COR FILED

RECORDING REQUESTED BY

M/M ROBERT M. RAMOS

AND WHEN RECORDED MAIL TO

ROBERT M. RAMOS
c/o WARREN J. SMALL, ESQ.
Post Office Box 1665
Riverside, CA 92502-1665



RECEIVED FOR RECORD

DEC 31 1985

Recorded in Official Records of Riverside County, California

W. E. Contrl. RECORDER

7/2

295386

REC'D

REC'D

SPACE ABOVE THIS LINE FOR RECORDERS USE

MAIL TAX STATEMENTS TO

ROBERT M. RAMOS
3997 Temescal
Norco, CA 91760

DOCUMENTARY TRANSFER TAXES	5.50
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED	
OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE	
Signature of Declarant or Agent determining tax from Name	

GRANT DEED

(Exem. No.)

By this instrument dated December 3, 1985 ROBERT M. RAMOS presently holding title to the herein described property as a Joint Tenant with MARTHA RAMOS for a valuable consideration.

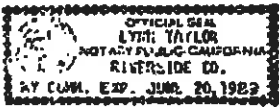
hereby GRANTS an undivided interest in said property to himself as a Tenant in Common with MARTHA RAMOS with said grant being for the express purpose of terminating the previously created Joint Tenancy by deed recorded November 19, 1985, as Instrument No. 260061 the following described Real Property in the State of California, County of RIVERSIDE

City of RUBIDOUX

Legal description is attached hereto as EXHIBIT "A" and made a part hereof by reference thereto.

Robert M. Ramos
ROBERT M. RAMOS

STATE OF CALIFORNIA } On December 3, 1985
COUNTY OF RIVERSIDE } County and State, personally appeared ROBERT M. RAMOS
person whose name is subscribed in the within instrument, and acknowledged to me that he executed the same



Notary's Signature: *Lynn Taylor*
LYNNE TAYLOR

MAIL TAX STATEMENTS AS DIRECTED ABOVE

ADDENDUM TO CASE NUMBER: FAM61034

Dissolution granted. ~~Marital Status Terminates 9/2/97.~~ *caj*

Child support as of 7/1/97 is set at zero.

Spousal support is ordered terminated and not further orders are to be made.

Martha Ramos awarded the family residence 6184 Chadbourne Avenue, Riverside as Martha Ramos sole and separate property. Respondent to cooperate with the transfer of the title of the home within 30 days from 9/2/97.

Former name of Delgado restored to Martha Ramos.

Restraining Orders granted and good for 3 years.

SA ~~THE RESTRAINING ORDERS~~
This order shall expire at midnight on 9/3/00.

Dated: _____

NOV 19 1997

Jean Jeffrey Leonard

Judge of the Superior Court *caj*

JUDGE JEAN LEONARD

This must be in red to be a
"CERTIFIED COPY"

Each document to which this certificate
is attached is certified to be a full,
true and correct copy of the original
on file and of record in my office



ARTHUR A. SIMS, CLERK
Superior Court of California
County of Riverside

JUL 18 2001

Dated:

Certification must be in red to be a
"CERTIFIED COPY"



Order No.
Escrow No.
Loan No.

RECEIVED FOR RECORD
Min. Post-Office

NOV 18 1985

Recorder in Official Capacity
of Riverside County, California
William E. Shively
Recorder

260861

WHEN RECORDED, MAIL TO
ROBERT RAMOS
3997 N JEMESCAL
NORCO. CA: 91760

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO.

DOCUMENTARY TRANSFER TAX \$ _____
..... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.
Signature of Decedent or Agent determining tax Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RUDY G. DELGADO, a married man as his sole and separate property

hereby GRANT(S) to **ROBERT M. RAMOS AND MARTHA RAMOS**,
husband and wife as joint tenants

the real property in the City of **RUBIDOUX** State of California, described as
County of **Riverside**

Legal description is attached hereto as "EXHIBIT A" and made a part hereof -

Dated October 14, 1983
STATE OF CALIFORNIA
COUNTY OF Orange
On November 7th, 1983
before me, the undersigned, a Notary Public in and for said State, per-
sonally appeared Rudy G. Delgado

Rudy G. Delgado
RUDY G. DELGADO

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) here subscribed to the
within instrument and acknowledged to me that he/she/they executed
the same



WITNESS my hand and official seal.
Signature: *Teresa R. Salas*
Teresa R. Salas

(This area for official notarial seal)

1002 (1/86)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME: WARREN J. SMALL, Jr.
ADDRESS: 3666 University Avenue
Suite 400
CITY & STATE ZIP: Riverside, CA 92501

Title Order No. Escrow No.

110971

RECEIVED FOR RECORD AT 1:00 O'CLOCK P.M.

APR - 7 1989

Recorded in Office of Records of Riverside County, California

William P. Burke
Recorder
Page 8

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ADN 179-070-007-9

GRANT DEED

The undersigned declares that documentary transfer tax is \$.....0..... and is

- computed on the full value of the interest or property conveyed, or is
- computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in
- unincorporated area city of RUBIDOUX and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ROBERT M. RAMOS

hereby GRANT(S) to

WARREN J. SMALL, Jr.

the following described real property in the City of Rubidoux
county of Riverside, state of California:

Legal description is attached hereto as EXHIBIT "A" and made a part hereof by reference thereto.

Dated 3-23-89

Robert M. Ramos
ROBERT M. RAMOS

STATE OF CALIFORNIA } ss.
COUNTY OF Riverside
On March 23, 1989 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert M. Ramos

to be the person whose name is subscribed to the within in my presence and acknowledged that he executed the same.

Kathleen Burke
Signature of Notary

FOR NOTARY SEAL OR STAMP



Assessor's Parcel No.

295387

RECORDING REQUESTED BY

WARREN J. SMALL, JR., ESQ.

AND WHEN RECORDED MAIL TO

ROBERT M. RAMOS
WARREN J. SMALL, ESQ.
3666 University Ave., #300
P.O. Box 1665
Riverside, CA 92502-1665

RECEIVED FOR RECORD
Mfr. Post-Lo each day

DEC 1 1985

Recorded in Official Records
of Riverside County, California
William J. Small
Recorder
Page 8

7/2

Title Order No. _____ Entry No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST AND ASSIGNMENT OF RENTS

By this DEED OF TRUST made this 3rd day of December, 1985, between ROBERT M. RAMOS, whose address is 3997 Temescal, Norco, California 91760

and CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation, herein called TRUSTEE, and WARREN J. SMALL, JR., ESQ., herein called BENEFICIARY.

TRUSTOR GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE in trust, with Power of Sale, that property in Riverside County, California, described as:

Legal description is attached hereto as EXHIBIT "A" and made a part hereof by reference thereto.

TRUSTOR also assigns to BENEFICIARY all rents, issues and profits from said real property RESERVING, HOWEVER, the right to collect and use the same so long as there is no existing default hereunder, and DOES HEREBY AUTHORIZE BENEFICIARY to collect and recover the same in the name of TRUSTOR or his successor in interest by use of any lawful means

FOR THE PURPOSE OF SECURING: (1) payment of the sum of Five Thousand Dollars and no/cents (\$ 5,000.00) Dollars with interest thereon according to the terms of a promissory note or notes of even date herewith made by TRUSTOR, payable to order of BENEFICIARY, and extensions or renewals thereof, (2) the performance of each agreement of TRUSTOR incorporated by reference or contained herein, and (3) payment of any additional sums and advances hereafter made by BENEFICIARY or his assignee to TRUSTOR or his successor in ownership of the real property encumbered hereby

TO PROTECT THE SECURITY OF THIS DEED OF TRUST TRUSTOR AGREES that all of the provisions of Section A, Paragraphs 1 through 5, and IT IS MUTUALLY AGREED that all of the provisions of Section F, Paragraphs 1 through 9, both of that certain Fictitious Deed of Trust recorded on the date, as the instrument number and in the book and at the page of Official Records in the office of the County Recorder of the county where said property is located, noted below opposite the name of such county, viz:

Table with columns: COUNTY, BOOK, PAGE, COUNTY, BOOK, PAGE, COUNTY, BOOK, PAGE, COUNTY, BOOK, PAGE. Lists various counties and their corresponding deed recording information.

(which provisions, if stated in all counties, are printed on the reverse side hereof) are hereby incorporated herein, and the parties hereto agree to be bound thereby as though fully set forth herein. All references to property, obligations and parties in the provisions of said Fictitious Deed of Trust are the property, obligations and parties set forth in this Deed of Trust.

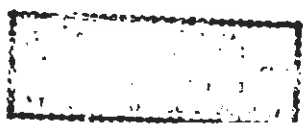
The undersigned TRUSTOR reports that a copy of my Notice of Default and my Notice of Sale hereunder be mailed to him at the address set forth above.

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
On this 3rd day of December, 1985, before me the undersigned a Notary Public in and for said County and State, personally appeared ROBERT M. RAMOS

Signature of Trustor
ROBERT M. RAMOS

personally known to me for proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same

Signature of Notary
LYNN FAYLOR



Order No.
Escrow No.
Loan No.

260861

WHO RECEIVED MAIL TO
ROBERT RAMOS
3777 N JENSEN
NORCO, CA: 91760

RESERVED FOR RECORDER
Mtn. Post-Box 20000

NOV 19 1985

Recorder is Official Recorder
of Riverside County, California

William E. Young
Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

DOCUMENTARY TRANSFER TAX \$

..... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

Signature of Declarant or Agent determining tax Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

RUDY G. DELGADO, a married man as his sole and separate property
hereby GRANT(S) to **ROBERT H. RAMOS AND MARTHA RAMOS**,
husband and wife as joint tenants

the real property in the City of **RUBIDOUX** State of California, described as
County of **Riverside**

Legal description is attached hereto as "EXHIBIT A" and made a part hereof -

Dated: October 14, 1983

STATE OF CALIFORNIA
COUNTY OF Orange

On November 7th, 1983
before me, the undersigned a Notary Public in and for said State, per-
sonally appeared Rudy G. Delgado

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed
the same

WITNESS my hand and official seal.

Signature: *Teresa R. Salas*
Teresa R. Salas

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (8/88)

County Administrative Center - 4th Floor
4080 Lemon Street, P.O. Box 12005
Riverside, CA 92502-2205
(951) 955-3900
(951) 955-3990 - Fax
E-mail: ttc@co.riverside.ca.us
www.countytreasurer.org



**COUNTY OF RIVERSIDE
TREASURER AND TAX COLLECTOR**

NOTICE OF SALE OF TAX-DEFAULTED PROPERTY

JANUARY 26, 2011

DELGADO, MARTHA
23889 POST RD
GOOD HOPE, CA 92570

The records in this office indicate that you may have some interest in the property that is subject to tax sale. Please disregard this notice if you have no interest in the property described as follows:

OUTSIDE CITY
179070007-9

LAST ASSESSED TO: RAMOS, MARTHA & SMALL, WARREN J JR

Unless a redemption of this Tax-Defaulted Property is received in the Tax Collector's Office on or before 5:00 p.m. on March 14, 2011, I will offer this property for sale to the highest bidder, beginning at 9:00 a.m. on Tuesday, March 15, 2011 at the Riverside Convention Center, 3443 Orange Street, in the City of Riverside, State of California.

If this parcel remains unsold after the March 15, 2011 Public Auction, it may be reoffered within a 90-day period. If you wish to bid at the Tax Sale you must register prior to the Sale at the Tax Collector's office. Should it become necessary to postpone the tax sale, the Tax Collector may postpone the tax sale within seven days from the original fixed date. The Tax Collector will announce the postponement at the time and place originally fixed for the public auction.

If this property is sold at public auction, you have the right to claim excess proceeds remaining after the tax liens and costs have been satisfied. The amount you can claim is in proportion to your interest in the property with other claims of equal priority. To file a claim for excess proceeds, you must be a party of interest as defined in Section 4675 of the California Revenue and Taxation Code. Your claim for excess proceeds must be filed within one year of the recordation of the Tax Collector's deed to the purchaser.

The law protects parties of interest by requiring that any assignment of the right to claim excess proceeds to another party be made only by a dated, written document stating specifically that the right to claim the excess proceeds is being assigned and that each party to the transaction has informed the other of the value of the right being assigned.

If you have any questions about this notice or about filing a claim for excess proceeds, please contact the Tax Sale Operations Unit at the above address.

FROM _____

ZIP CODE _____

ATTN **ADRIAN POTENCIANO**

DATE _____

ASSESSMENT NUMBER

-



1000

92502

U.S. POSTAGE
PAID
PERRIS, CA
92570
MAY 17, 2013
AMOUNT

\$0.66

00029366-1

TREASURER-TAX COLLECTOR

MAY 20 2013

RECEIVED

**RIVERSIDE COUNTY TREASURER
P.O. BOX 12005
RIVERSIDE, CA 92502-2205**



CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2014 APR -1 PM 1:15

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC 194 Item 5 Assessment No.: 179070007-9

Assessee: RAMOS, MARTHA & SMALL, EDWARD F

Situs:

Date Sold: February 4, 2013

Date Deed to Purchaser Recorded: April 1, 2013

Final Date to Submit Claim: April 1, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 47,000 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2011-0115569, recorded on 3/14/2011. A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 1st day of April, 2014 at Riverside
County, State

[Signature]
Signature of Claimant

Signature of Claimant

EDWARD SMALL
Print Name

Print Name

12161 Calle Sombra #199
Street Address

Street Address

Morano Valley, CA 92557
City, State, Zip

City, State, Zip

951-235-0739
Phone Number

Phone Number

DOC # 2011-0115509

03/14/2011 05:00P Fee:28.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:

EDWARD F. SMALL

WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENTS TO:

EDWARD F. SMALL
5940 KITTYHAWK DRIVE
RIVERSIDE, CA 92504

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2						5
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
dttd					IT:	CTY	UNI	509	

A.P.N. 179-070-007-9

Title Order No. _____
Escrow No. _____

33

GRANT DEED



THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is CITY TAX is

- ___ computed on the full value of the property conveyed, or
- ___ computed on full value less value of liens or encumbrances remaining at the time of sale,
- ___ Realty not sold
- Unincorporated area ___ City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

WARREN J. SMALL, JR., a single man

hereby GRANT(S) to

EDWARD F. SMALL, a single man and undivided 1/2 interest as tenants in common of

the following described real property in the city of RIVERSIDE, County of RIVERSIDE, State of California.

THAT PORTION OF LOT 11 OF THE MILLER AND NEWMAN SURVEY OF RUBIDOUX RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 36 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CA., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF RIVERVIEW DRIVE (FORMERLY "A" STREET) WHICH BEARS NORTHEASTERLY 450 FEET FROM THE INTERSECTION OF SAID SOUTHEASTERLY LINE WITH THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED JANUARY 17, 1941 IN BOOK 789 PGE 157 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO CIRCLE K CORPORATION, RECORDS OF JANUARY 2, 1968 AS INSTRUMENT NO. 54 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 45°59' EAST ON THE SOUTHWESTERLY LINE OF SAID LAND CONVEYED TO CIRCLE K CORPORATION TO A POINT ON THE NORTH-WESTERLY LINE

OF THE "TRACT DEEDED TO CRANDALL BY DALEY" AS SHOWN BY MAP ON FILE IN BOOK 4 PAGE 103 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 47°37'42" EAST, 200 FEET MORE OR LESS, ON SAID NORTHWESTERLY LINE TO THE MOST EASTERLY CORNER OF LAND DESCRIBED IN THE DEED TO DONALD S. SHENEY, ET UX, RECORDED OCTOBER 9, 1952 AS INSTRUMENT NO. 43421 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 45°59' WEST, 114.21 FEET TO THE SOUTH-EASTERLY LINE OF OF RIVERVIEW DRIVE; THENCE NORTH EASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID RIVERVIEW DRIVE, 200 FEET TO THE POINT OF BEGINNING

And commonly known as 3742 Riverview Drive, Riverside, California

A.P.N. 179-070-007-9

Dated: 3-14-11

Warren J. Small Jr.
WARREN J. SMALL JR., GRANTOR

STATE OF California)
COUNTY OF Riverside)

On 03/14/11 before me,
Leticia B. Ramirez A Notary Public
(here insert name and title of the officer), personally appeared
Warren J. Small Jr.

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature] (Seal)
Signature



Mail Tax Statements as Directed Above



2011-0115509
03/14/2011 05:08P
2 of 2

AFFIDAVIT FOR COLLECTION OF PERSONAL PROPERTY

The undersigned state(s) as follows:

1. Edward Fitzgerald Small died April 16, 2014
(DECEDENT) (DATE OF DEATH)

in the County of Riverside, State of California;

2. At least 40 days have elapsed since the death of the decedent, as shown by the attached certified copy of the decedent's death certificate;
3. No proceeding is now being or has been conducted in the State of California for administration of the decedent's estate;
4. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in section 13050 of the California Probate Code, does not exceed \$150,000.00;
5. The following property is to be paid, transferred or delivered to the undersigned under the provisions of California Probate Code Section 13100 (please describe the property in below space):

Claim for excess proceeds from the sale of tax defaulted property

6. The successor(s) of the decedent, as defined in California Probate Code Section 13006, is/are:

Philip Small Jr.

7. The undersigned (please check which box(s) applies):



Is successor(s) of the decedent to the decedent's interest in the described property, or



Is authorized under California Probate Code Section 13051 to act on behalf of the successor(s) of the decedent with respect to the decedent's interest in the described property;

8. No other person has a superior right to the interest of the decedent in the described property;

9. The undersigned request that the described property be paid, delivered or transferred to the undersigned.

I/We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

June 20th 2014

(DATE)

Philip Small Jr.

(TYPE OR PRINT NAME OF PARTY MAKING DECLARATION)



(SIGNATURE)

ACKNOWLEDGMENT

Personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Please see attachment!

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Riverside

On June 20, 2014 before me, Kimberly L Harrington (Notary public)
(Here insert name and title of the officer)

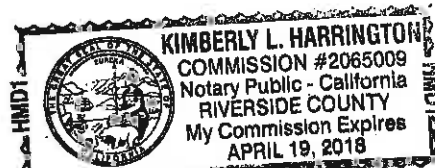
personally appeared Philip Small Jr

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kimberly L Harrington
Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, ~~is/are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ✦ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ✦ Indicate title or type of attached document, number of pages and date.
 - ✦ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

Affidavit for Collection
(Title or description of attached document)

of personal property
(Title or description of attached document continued)

Number of Pages 1 Document Date 06/20/14

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

MC-013

FOR COMPLETION BY

ESTATE OF:

CONSERVATORSHIP OF:

GUARDIANSHIP OF:

MATTER OF:

Will of Edward Small

Receipt on 5/14/14 of a Will of Edward Small, deceased dated 8/9/12, pursuant to Sec. 320 Probate Code, is hereby acknowledged.

CLERK-SUPERIOR COURT
By [Signature] Deputy

CASE NUMBER:
RND 1400075

DOCUMENT COVERSHEET

Full Document Title:

Will Deposit of Edward Small

If the document is not officially titled, please provide the description of what is being filed.

Other File Clerk Notes:

* Superior Court of California - Countywide PROBATE *
* www.riverside.courts.ca.gov *
* Riverside Probate Division *

* Receipt # 201405140039 Oper: RPADO Date: 5/14/14 *
* Case # RWD1400075 Case Type: Will Deposit - Riverside *
* *Small* *
* Name: WILL OF EDWARD ~~SMITH~~ *
* *WV* Will Deposit (Prob.C 8200) *
* Payment Type: CASH *
* *
*Received: \$50.00 *
* Fee : \$50.00 *
*Change: \$0.00 *

To EDWARD SMITH
Deduce as follows
The date is
August 9, 2012. His
writing is intended
as a holographic
will. It is my
only will at
testimony. If any
will is alleged

To produce the
one I desire
that will include

In all respects

I hereby appoint

Philip Smith, Jr. as

my agent at the Chicago
with Phil Smith, Jr. (V)

is my agent, A.C.

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CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 194 Item 5 Assessment No.: 179070007-9

Assessee: RAMOS, MARTHA & SMALL, EDWARD F

Situs:

Date Sold: February 4, 2013

Date Deed to Purchaser Recorded: April 1, 2013

Final Date to Submit Claim: April 1, 2014

RECEIVED
2014 MAR 24 AM 8:38
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$94,835.46 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. _____; recorded on _____. A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

owner + lien holder

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 24 day of March, 2014 at Riverside County, Ca.
County, State

Warren Small
Signature of Claimant

Signature of Claimant

WARREN SMALL
Print Name

Print Name

3638 University Ave
Street Address

Street Address

Riverside, Ca. 92504
City, State, Zip

City, State, Zip

951-781-5950
Phone Number

Phone Number

September 17, 2014

Warren Small
6000 Kitty Hawk Dr.
Riverside, CA 92504

Re: APN: 179070007-9
TC 194, Item 5
Date of Sale: February 4, 2013

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100 | <input type="checkbox"/> Original Note/Payment Book |
| <input type="checkbox"/> Notarized Statement of different/mispelled name | <input type="checkbox"/> Updated Statement of Monies Owed (up to the date of tax sale) |
| <input type="checkbox"/> Notarized Statement Giving Authorization to Certified Death Certificates for | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock) |
| <input checked="" type="checkbox"/> Copy of Birth Certificate for Edward Small | <input type="checkbox"/> Court Order Appointing Administrator |
| <input type="checkbox"/> Copy of Marriage Certificate for | <input type="checkbox"/> Deed (Quitclaim/Grant etc...) |
| | <input type="checkbox"/> Other - |

Please provide the additional documentation by October 17, 2014.

If you should have any questions, please contact me at the number listed below.

Sincerely,

Shawana Green

Shawana Green
Tax Sales Operation
(951) 955-3947
(951) 955-3990 Fax

November 3, 2014

Warren Small
6000 Kitty Hawk Dr.
Riverside, CA 92504

FINAL NOTICE

Re: APN: 179070007-9
TC 194, Item 5
Date of Sale: February 4, 2013

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.

- Notarized Affidavit for Collection of Personal Property under California Probate Code 13100
- Notarized Statement of One and the Same as Warren J. Small, Jr. as referenced on Doc #2011-0115509
- Notarized Statement Giving Authorization to Certified Death Certificates for
- Copy of Birth Certificate for
- Copy of Marriage Certificate
- Original Note/Payment Book
- Updated Statement of Monies Owed (up to the date of tax sale)
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other -

If your documentation is not re

If you should have any questions,

Sincerely,

Shawana Green

Shawana Green
Tax Sales Operation
(951) 955-3947
(951) 955-3990 Fax

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Complete items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece. Do not write on the front if space permits.	A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below <input type="checkbox"/> No
Article Addressed to Warren Small 6000 Kitty Hawk Dr. Riverside, CA 92504	3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes

2 Article Number (Transfer from service tag) 7003 2260 0004 1562 4211

March 25, 2015

Warren Small
6000 Kitty Hawk Dr.
Riverside, CA 92504

Re: APN: 179070007-9
TC 194, Item 5
Date of Sale: February 4, 2013

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.

<input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100	<input checked="" type="checkbox"/> Original Promissory Note/Payment Book
<input type="checkbox"/> Notarized Statement of One and the Same as Warren J. Small, Jr. as referenced on Doc #2011-0115509	<input checked="" type="checkbox"/> Updated Statement of Monies Owed (up to the date of tax sale)
<input type="checkbox"/> Notarized Statement Giving Authorization to Certified Death Certificates for	<input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock)
<input type="checkbox"/> Copy of Birth Certificate for Edward Small	<input type="checkbox"/> Court Order Appointing Administrator
<input type="checkbox"/> Copy of Marriage Certificate for	<input type="checkbox"/> Deed (Quitclaim/Grant etc...)
	<input type="checkbox"/> Other -

If your documentation is not received within 10 business days (April 8, 2015), your claim will be denied.

If you should have any questions, please contact me at the number listed below.

Sincerely,

Shawana Green

Shawana Green
Tax Sales Operation
(951) 955-3947
(951) 955-3990 Fax

June 1, 2015

Final Notice

Warren Small
6000 Kitty Hawk Dr.
Riverside, CA 92504

Re: APN: 179070007-9
TC 194, Item 5
Date of Sale: February 4, 2013

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.

- | | |
|--|---|
| <input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100 | <input checked="" type="checkbox"/> Original Note/Payment Book |
| <input type="checkbox"/> Notarized Statement of different/misspelled | <input checked="" type="checkbox"/> Updated Statement of Monies Owed (as of the date of the tax sale) |
| <input type="checkbox"/> Notarized Statement Giving Authorization to claim on behalf of | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock) |
| <input type="checkbox"/> Certified Death Certificate for | <input type="checkbox"/> Court Order Appointing Administrator |
| <input type="checkbox"/> Copy of Birth Certificates for | <input type="checkbox"/> Deed (Quitclaim/Grant etc...) |
| <input type="checkbox"/> Copy of Marriage Certificate for | <input type="checkbox"/> Other - |

If your documentation is not received within 15 days (June 16, 2015), your claim will be denied.

If you should have any questions, please contact me at the number listed below.

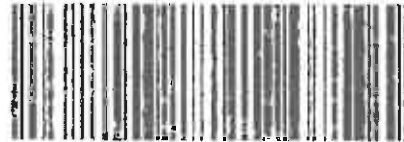
Sincerely,

Jennifer Pazicni
Tax Sale Operations Unit
(951) 955-3336
(951) 955-3990 Fax



DON KENT
 TREASURER
 P.O. BOX 12005
 RIVERSIDE, CA 92502

CERTIFIED MAIL



7003 2260 0004 1548 9605

7003 2260 0004 1548 9605

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
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For delivery information, visit usps.com

Postage is Prepaid

Return Receipt For Signature Restricted Delivery Insurance Registered Mail Signature Confirmation Certified Mail Registered Mail Signature Confirmation Certified Mail Registered Mail Signature Confirmation Certified Mail Registered Mail Signature Confirmation

Total Postage & Fees \$

Postmark

Send To: Warren Small
 6000 Kitty Hawk Dr.
 Riverside, CA 92504

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>Warren Small 6000 Kitty Hawk Dr. Riverside, CA 92504</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p>EP 194-5</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

7003 2260 0004 1548 9605