

FORM APPROVED COUNTY COUNSEL 6/29/15  
 BY: GREGORY P. PRIAMOS DATE

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

603A



**FROM:** Don Kent, Treasurer/Tax Collector

**SUBMITTAL DATE:**

JUN 29 2015

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 196, Item 642. Last assessed to: Ani J. Jragatsbanyan, an unmarried woman. District 4 [\$500] Fund 65595 Excess Proceeds from Tax Sale.

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the claim from Ani Jragatsbanyan aka Ani J. Jragatsbanyan, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 721224017-8;  
 (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 April 29, 2013 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 20, 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 July 17, 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	\$ 500	\$ 0	\$ 500	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale	<b>Budget Adjustment:</b> N/A
	<b>For Fiscal Year:</b> 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
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 4

Agenda Number:

9-58

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

**FORM 11:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 196, Item 642. Last assessed to: Ani J. Jragatsbanyan, an unmarried woman. District 4 [\$500] Fund 65595 Excess Proceeds from Tax Sale.

**DATE:** JUN 29 2015

**PAGE:** Page 2 of 2

**RECOMMENDED MOTION:**

2. Authorize and direct the Auditor-Controller to issue a warrant to Ani Jragatsbanyan aka Ani J. Jragatsbanyan in the amount of \$500.88 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 one claim for excess proceeds:

1. Claim from Ani Jragatsbanyan aka Ani J. Jragatsbanyan based on a Quitclaim Deed recorded January 7, 2008 as Instrument No. 2008-0007474.

Pursuant to Section 4675 (a) of the California Revenue and Taxation Code, it is the recommendation of this office that Ani Jragatsbanyan aka Ani J. Jragatsbanyan be awarded excess proceeds in the amount of \$500.88. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion.

**Impact on Citizens and Businesses**

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

**ATTACHMENTS (if needed, in this order):**

A copy of the Excess Proceeds Claim form 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 196 Item 642 Assessment No.: 721224017-8

Assessee: JRAGATSBANYAN, ANI J

Situs:

Date Sold: April 29, 2013

Date Deed to Purchaser Recorded: June 20, 2013

Final Date to Submit Claim: June 20, 2014

RECEIVED  
2014 JUN 19 PM 4:39  
RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 500.88 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. 2013-0295587; recorded on 6/20/2013. 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.

I have attached a copy of the tax deed to purchaser of tax defaulted property that shows me as the owner and have requested a copy of my original deed from the recorders office once I receive it I will submit that also.

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 11th day of June, 2014 at Los Angeles, CA  
County, State

Ani Jagatsbanyan  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

Ani Jagatsbanyan  
Print Name

\_\_\_\_\_  
Print Name

1356 Irving Ave  
Street Address

\_\_\_\_\_  
Street Address

Glendale CA 91201  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

(818) 731-8718  
Phone Number

\_\_\_\_\_  
Phone Number

DOC # 2008-0007474

01/07/2008 08:00A Fee: 10.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY  
Ani J. Jragatsbanyan



WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO

NAME Ani Jragatsbanyan  
ADDRESS 1356 Irving Ave.  
CITY Glendale  
STATE & ZIP CA 91201

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			2						4
M	A	L	465	426	PCOR	INCOR	SMF	NCHG	EQM
					T:		CITY	UNI	026

TITLE ORDER NO. ESCROW OR LOAN NO. APN NO. 721-224-017

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX is \$ 0 CITY TAX \$ 0  
Computed on full value of property conveyed, or computed on full value less value of liens or  
Encumbrances remaining at time of sale.  
Unincorporated area: City of \_\_\_\_\_, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Mkrtych Gabikyan, a married man as his sole and separate property.  
Hereby remise, release and forever quitclaim to  
Ani J. Jragatsbanyan, an unmarried woman.  
The following described real property in the County of Riverside, State of California, described as:  
Legal description to be attached as exhibit "A" and made hereof.

Dated December 26, 2007

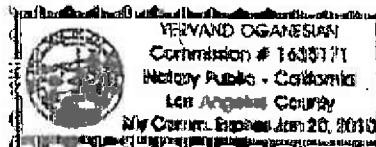
Mkrtych Gabikyan  
Mkrtych Gabikyan

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES ) S.S.

On THIS 26TH DAY OF DECEMBER, 2007 before me, YERVAND OGANESIAN, NOTARY PUBLIC (here  
insert name and title of this officer), personally appeared MKRTYCH GABIKYAN  
~~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/it~~ executed the same in his/~~her/its~~ authorized capacity(ies), and that by his/~~her/its~~ signature(s) on the instrument  
me person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



**EXHIBIT "A"**

All that certain real property situated in the County of Riverside, State of California, described as follows:

Lot 472 of Tract 2337, in the County of Riverside, State of California, as shown by map on file in Book 43, Pages 45 to 49 of Maps, in the Office of the County Recorder of said County.

EXCEPT therefrom all oil, gas, minerals, and other hydrocarbon substances lying below the surface of said land, but with no right of surface entry, as provided in deeds of record.

Assessor's Parcel Number: 721-224-017

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

I hereby certify the foregoing instrument to which this stamp has been affixed consisting of 2 pages to be a full, true and correct copy of the original on file and of record in my office.

*Larry Wilford*  
 Assessor - County Clerk - Recorder  
 County of Riverside, State of California

Date: JUN 12 2014 Rm.



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

Attention: Excess proceeds

et. 196 item #642 & 649.

Ani Tragatsbanyan

Please attach copy of deeds to  
claim for excess proceeds application

Assessment No: 721224017-8

&

723063017-5

Total pages faxed (17) including cover sheet



S	R	U	PAGE	SIZE	OK	MISC	LONG	RFD	COPY
M	A	L	455	426	PCOR	RCOR	SMF	NCHG	ESM
NO SMF T: CTY UNI 18-09									

TRA 068-162

Doc. Trans. Tax - computed on full value of property conveyed \$ 4.55  
Don Kent, Tax Collector  
*Don Kent*  
Signature of Declarant

C 039

**TAX DED TO PURCHASER OF TAX-DEFAULTED PROPERTY**

On which the legally levied taxes were a lien for Fiscal Year 2006-2007  
and for nonpayment were duly declared to be in default 2007-721224017-0000  
Deed Number

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and F.V. JETTA D EMPLOYEE PROFIT SHARING PLAN 401 (K), A TRUST FROM ANOTHER STATE ("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real property described herein which the SELLER sold to the PURCHASER at a public auction held on APRIL 29, 2013 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 1, Revenue and Taxation Code, for the sum of \$4,301.00.

NO TAXING AGENCY objected to the sale.

In accordance with law, the SELLER, hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to JRAGATSBANYAN, ANI J., described as follows:

Assessor's Parcel Number: 721224017.8

OUTSIDE CITY

SEE PAGE 2 ENTITLED "LEGAL DESCRIPTION"

State of California Executed on  
County of Riverside APRIL 29, 2013 By *Don Kent*  
Tax Collector

On June 12, 2013, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Larry W. Ward, Assessor, Clerk-Recorder

By: *Larry W. Ward* Seal  
Deputy

