

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS DATE: 8/19/15

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

241 A



**SUBMITTAL DATE:  
 AUG 19 2015**

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

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Item 138. Last assessed to: Josephine Agwuenu, a married woman as her sole and separate property. District 1 [\$997] Fund 65595 Excess Proceeds from Tax Sale.

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

1. Approve the claim from Caroline N. Gwacham for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 266281007-8;

(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 March 20, 2012 public auction sale. The deed conveying title to the purchasers at the auction was recorded May 11, 2012. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on June 6, 2012, 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	\$ 997	\$ 0	\$ 997	\$ 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 9/10/15  
 Samuel Wong

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

Positions Added  
 Change Order

A-30  
 4/5 Vote

Prev. Agn. Ref.: \_\_\_\_\_ District: 1 Agenda Number: \_\_\_\_\_

9-16

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

**FORM 11:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Item 138. Last assessed to: Josephine Agwuenu, a married woman as her sole and separate property. District 1 [\$997] Fund 65595 Excess Proceeds from Tax Sale.

**DATE:** AUG 19 2015

**PAGE:** Page 2 of 2

**RECOMMENDED MOTION:**

2. Deny the claim from Josephine Agwuenu;
3. Authorize and direct the Auditor-Controller to issue a warrant to Caroline N. Gwacham in the amount of \$997.48, no sooner than ninety days from the date of the 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 two claims for excess proceeds:

1. Claim from Caroline N. Gwacham based on a Deed of Trust with Assignment of Rents recorded May 16, 2006 as Instrument No. 2006-0353436.
2. Claim from Josephine Agwuenu based on a Grant Deed recorded September 20, 2005 as Instrument No. 2005-0774489.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Caroline N. Gwacham be awarded excess proceeds in the amount of \$997.48. Since the amount claimed by Caroline N. Gwacham exceeds the amount of excess proceeds available, there are no funds available for consideration for the claim from Josephine Agwuenu. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

**Impact on Citizens and Businesses**

Excess proceeds are being released to the Deed of Trust holder 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 192 Item 138 Assessment No.: 266281007-8

Assessee: AGWUENU, JOSEPHINE

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

RECEIVED  
2012 JUN 19 PM 12:19  
RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 3072.36 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. 2005 774489 recorded on 9-20-2005. 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 18<sup>th</sup> day of June, 2012 at Sanbernadino California  
County, State

[Signature]  
Signature of Claimant

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

CAROLINE GWAEHAY  
Print Name

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

3076 BUCKHAUSEN RD  
Street Address

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

CHINO HILLS, CA 91709  
City, State, Zip

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

(909) 836-4824  
Phone Number

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

NO

Order No.  
Escrow No.  
Loan No.

DOC # 2006-0353436

05/16/2006 08:00A Fee:19.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO:

Josephine Agwuenu  
3076 Buckhaven Road  
Chino Hills, CA 91709

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
✓	2		2		1				
					4				✓
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**DEED OF TRUST WITH ASSIGNMENT OF RENTS**  
(SHORT FORM)



This DEED OF TRUST, made September 16, 2005, between Josephine Agwuenu herein called TRUSTOR, whose address is 3076 Buckhaven Road, Chino Hills, CA 91709,

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called TRUSTEE, and Caroline N. Gwacham, herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in Riverside County, State of California, described as:

Vacant Land - APN No. 266-281-007

Lot 64, Glen Valley Farms Tract No., as shown by map on file in Book 16, Page(s) 16, Records of Riverside County Records.

together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits for the purpose of securing (1) payment of the sum of \$78,000.00 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 additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964, 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, namely:

(CONTINUED ON NEXT PAGE)

1158 (1/94)  
Page 1 of 4


Public Record

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpina	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	506	762
Amador	133	438	Lassen	192	367	Riverside	3778	347	Solano	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	5039	124	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	San Benito	300	405	Stanislaus	1970	56
Colusa	323	391	Marin	1849	122	San Bernardino	6213	768	Sutter	655	585
Contra Costa	4684	1	Mariposa	90	453	San Francisco	A-804	596	Tehama	457	183
Del Norte	101	549	Mendocino	667	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Merced	1660	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	San Mateo	4778	175	Tuolumne	177	160
Glenn	469	76	Mono	69	302	Santa Barbara	2065	881	Ventura	2607	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6626	664	Yolo	769	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	363	94	Shasta	800	633			
Kern	3756	690	Orange	7182	18	San Diego	SERIES 5 Book 1964, Page 149774				

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B, (identical in all counties, and printed on pages 3 and 4 hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by law.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

Signature of Trustor

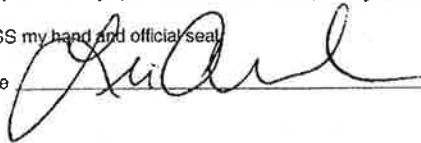
  
Josephine Agwuenu

STATE OF CALIFORNIA }  
COUNTY OF San Bernardino } ss

On May 15, 2006 before me, Lisa Anderson, a notary public, personally appeared Josephine Agwuenu, 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 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.

WITNESS my hand and official seal

Signature





(This area for official notarial seal)

(CONTINUED ON NEXT PAGE)

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](mailto:ttc@co.riverside.ca.us)  
[www.countytreasurer.org](http://www.countytreasurer.org)



**COUNTY OF RIVERSIDE  
TREASURER - TAX COLLECTOR**

**NOTICE OF SALE OF TAX-DEFAULTED PROPERTY**

JANUARY 31, 2012

CAROLINE N. GWACHAM  
C/O JOSEPHINE AGWUENU  
3076 BUCKHAVEN ROAD  
CHINO HILLS, CA 91709

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**

ASSESSMENT NUMBER 266281007-8  
LAST ASSESSED TO: AGWUENU, JOSEPHINE

Unless a redemption of this Tax-Defaulted Property is received in the Tax Collector's Office on or before 5:00 PM on March 19, 2012, I will offer this property for sale to the highest bidder, beginning at 9:00 AM on Tuesday, March 20, 2012 at the Riverside Convention Center, 3443 Orange Street, in the City of Riverside, State of California.

If this parcel remains unsold after the March 20, 2012 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.

Don Kent  
Treasurer-Tax Collector

**PLEASE RETURN THIS STUB WITH YOUR PAYMENT TO:**

COUNTY OF RIVERSIDE, TREASURER-TAX COLLECTOR, P.O. BOX 12005, RIVERSIDE, CA 92502-2205  
ATTN: TAX SALE OPERATIONS

TC 192 ITEM # 138

ASSESSMENT NUMBER 266281007-8

**Only cash or Cashier's Check will be accepted for the redemption of this property. Please do not send cash through the mail.**

<u>AMOUNT REQUIRED TO REDEEM</u>	<u>IF PAID DURING</u>	<u>AND BEFORE 5 P.M. ON</u>
\$11,822.76	FEBRUARY 2012	FEBRUARY 29, 2012
\$11,927.64	MARCH 2012	MARCH 19, 2012

In the event it has been necessary to serve personal notice of the sale, pursuant to Revenue and Taxation Code Section 3704.7, a fee of \$100.00 will be added to the above redemption amount

Riverside County Treasurer

P. O. Box 12005

Riverside, CA 92505-2205

November 13, 2014

To whom it may concern

This is an Updated Statement of Monies Owed as of March 20, 2012.

My name is Caroline N. Gwacham also known as Caroline Gwacham without middle initial as reference in Doc. #2006-0353436. There is no Monies owed on this land and I have never received and monies from the sale of this land either.

Re: APN: 266281007-8

TC 192 Item 138.

Please send me the balance left from the sale of this land according to sale paper \$15,000.00 minus the Tax of \$11,927.64.

Thanks,

Caroline Gwacham

7481 Clementine Dr.

Corona, CA 92880-9069

A handwritten signature in black ink, appearing to read 'Caroline Gwacham', with a stylized flourish at the end.

November 3, 2014

Caroline Gwacham  
7481 Clementine Dr.  
Corona, CA 92880-9069

Re: APN: 266281007-8  
TC 192 Item 138  
Date of Sale: March 20, 2012

Dear Caroline Gwacham:

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 type="checkbox"/> Original Excess Proceeds Claim Form
<input checked="" type="checkbox"/> Notarized Statement of one and the same person as Caroline N. Gwacham as referenced on Doc #2006-0353436	<input checked="" type="checkbox"/> Updated Statement of Monies Owed (as of date of 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"/> Copy of Trust/Will (Complete) for	<input type="checkbox"/> Court Order Appointing Administrator
<input type="checkbox"/> Certified Death Certificate's for	<input checked="" type="checkbox"/> Deed of Trust With Assignment of Rents Doc #2006-0353436
<input type="checkbox"/> Copy of Marriage Certificate for	<input checked="" type="checkbox"/> Other – Copy of Promissory Note

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

Sincerely,

*Shawana Green*

Shawana Green  
County of Riverside  
Treasurer-Tax Collector  
Tax Sale Operations  
(951) 955-3947  
(951) 955-3990 Fax



July 22, 2015

Caroline Gwacham  
7481 Clementine Dr.  
Corona, CA 92880-9069

Re: APN: 266281007-8  
TC 192 Item 138  
Date of Sale: March 20, 2012

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 type="checkbox"/> Updated Statement of Monies Owed (as of dated of tax sale)  |
| <input type="checkbox"/> Notarized Statement of different/misspelled   | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock)   |
| <input type="checkbox"/> Notarized Statement Giving Authorization to claim on behalf of                              | <input type="checkbox"/> Court Order Appointing Administrator  |
| <input type="checkbox"/> Certified Death Certificate for   | <input type="checkbox"/> Deed (Quitclaim/Grant etc...)   |
| <input type="checkbox"/> Copy of Birth Certificates for  | <input checked="" type="checkbox"/> <b>Other – Notarized statement of money owed and what the terms of the loan were. Please send any loan documents you have for this loan between Ms. Gwacham and Ms. Agwuenu, if available.</b> |
| <input type="checkbox"/> Copy of Marriage Certificate for  |  |
| <input type="checkbox"/> Original Note/Payment Book  |  |

Please send in all documents within 30 days (**August 21, 2015**). 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  
[jpazicni@co.riverside.ca.us](mailto:jpazicni@co.riverside.ca.us)

RECEIVED

2015 JUL 27 PM 2: 32

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

Riverside County Tax Collector

P O Box 12005

Riverside, CA 92502-2205

07/08/2015

Attention: Jennifer Pavicni

RE: APN: 266281007-8

TC 192 Items 138

Date of sale: March 20, 2012

Regarding the Loan of \$78,000.00 which was giving on Sept. 16<sup>th</sup> 2005, I haven't received any payment from Josephine Agwuenu. The said land has been auctioned and the balance of proceed should come to me.

Thank you,



Caroline Gwacham

3076 Buckhaven Rd

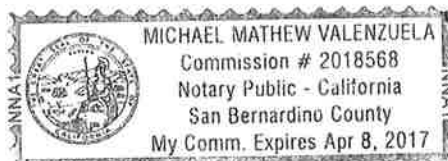
Chino Hills, CA 91709

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Bernardino  
Subscribed and sworn to (or affirmed) before me on  
this 24th day of July, 2015  
by Caroline Gwacham  
proved to me on the basis of satisfactory evidence to be  
the person(s) who appeared before me.

(seal)

Signature 



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 192 Item 138 Assessment No.: 266281007-8

Assessee: AGWUENU, JOSEPHINE

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

RECEIVED  
2012 JUN 19 AM 6:10  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of 072,348 balance from the sale of the above mentioned real property. I/We were the  lienholder  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. 2005774289; recorded on 9-20-2005. 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 15 day of June, 2012 at Sanbernardino, CA  
County, State

[Signature]  
Signature of Claimant

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

JOSEPHINE AGWUENU  
Print Name

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

3076 BUCKHAVEN RD  
Street Address

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

CHINO HILLS, CA 91709  
City, State, Zip

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

909-214-1920 cell  
Phone Number

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

2

RECORDING REQUESTED BY  
FIDELITY NATIONAL TITLE INSURANCE CO.  
INLAND EMPIRE DIVISION  
RECORDING REQUESTED BY:

Escrow No. 31876JP  
Title Order No.

When Recorded Mail Document  
and Tax Statement To:  
Mrs. Lynn C. Scott  
2570 3rd Street  
Riverside, CA 92507

DOC # 2005-0774489

89/20/2005 08:00A Fee:30.00  
Page 1 of 2 Doc 1 Tax Paid  
Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOA	NOGOR	DEF	MISC
	1		2				1		
									J
A	R	L	COPY	LONG	REFUND	NOHD	ERAM		

APN: 286-281-007

GRANT DEED

SPACE ABOVE THIS LINE FOR RECEIPT TO GO

TRA: 098-024

The undersigned grantor(s) declare(s)  
Documentary transfer tax is \$ 123.20

- [ X ] computed on full value of property conveyed, or
- [ ] computed on full value less value of liens or encumbrances remaining at time of sale,
- [ X ] Unincorporated Area

T  
L  
30

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Rosendo Miramontes, An Unmarried Man

heraby GRANT(S) to Josephine Agwuenu, a married woman as her sole and separate property

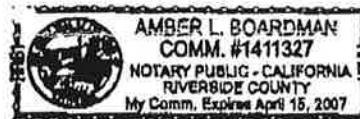
the following described real property in the  
County of Riverside, State of California  
Lot 64, Map of of Glen Valley Farms, Tract No. 1 filed, Map Book 16, Page(s) 16, County Records.

DATED: July 1, 2005

STATE OF CALIFORNIA  
COUNTY OF Riverside  
ON July 1, 2005 before me,  
Amber L. Boardman personally appeared  
Rosendo Miramontes

Rosendo Miramontes  
Rosendo Miramontes

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is 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.



Witness my hand and official seal.

Signature Amber L. Boardman

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow No. 31676JP  
Title Order No.

**EXHIBIT ONE**

Lot 64, Map of of Glen Valley Farms, Tract No. 1 filed , Map Book 16, Page(s) 16, County Records.



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	428	PCOR	NCOR	SMF	NCHG	ESAM
NO SMF									026

TRA 098-024  
Doc. Trans. Tax - computed on full value of property conveyed \$ 16.50

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

On which the legally levied taxes were a lien for Fiscal Year 2005-2006

and for nonpayment were duly declared to be in default 2006-266281007-0000

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and  
BOTTOM LINE SOLUTIONS, INC, A CORPORATION Default Number

("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 MARCH 20, 2012

pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6,  
Chapter 7 Revenue and Taxation Code, for the sum of \$15,000.00

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  
AGYVENU, JOSEPHINE, described as follows: 266281007-8  
Assessor's Parcel Number

OUTSIDE CITY

LOT 64 OF GLEN VALLEY TRACT NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 16 OF MAPS, RECORDS OF RIVERSIDE  
COUNTY, CALIFORNIA.

State of California Executed on  
County of Riverside MARCH 20, 2012 By: *Don Kent*

On MAY 1, 2012, 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: *Don Kent* Seal  
Deputy



This page intentionally left blank



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951)486-7000

www.riversideacr.com

5/17/2012

**COURTESY NOTICE**

Document: 2012-0218136

AGWUENU JOSEPHINE  
3076 BUCKHAVEN RD  
CHINO HILLS CA 91709

**CONFIRMATION OF RECORDING OF A DOCUMENT**

Dear Homeowner,

The Assessor-County Clerk-Recorder of the County of Riverside is committed to protecting its residents from fraudulent land transactions. In that regard, we are monitoring all recordings of Deeds and Deeds of Trust and other similar documents and are sending out Courtesy Notices regarding recent property recording transactions.

Our records indicate that a document affecting your real property was recently recorded. A copy of the first two pages of the document is shown on the reverse side.

**IF THE TRANSACTION IS CORRECT, NO ACTION IS REQUIRED ON YOUR PART.**

If you are unaware of this transaction, you may wish to telephone the County of Riverside District Attorney's Real Estate Fraud Unit at 1-877-723-7779. You may also fill out a Special Prosecution Complaint Form, which can be forwarded to the District Attorney's office. This form may be found on the District Attorney's website at: [http://www.rivcoda.org/pdf/SPS\\_ComplaintForm.pdf](http://www.rivcoda.org/pdf/SPS_ComplaintForm.pdf). You may also telephone your local law enforcement agency to have this matter investigated.

Sincerely,  
County of Riverside  
By:

Larry Ward  
Assessor-County Clerk-Recorder

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](mailto:ttc@co.riverside.ca.us)  
[www.countytreasurer.org](http://www.countytreasurer.org)



**COUNTY OF RIVERSIDE  
TREASURER - TAX COLLECTOR**

**NOTICE OF SALE OF TAX-DEFAULTED PROPERTY**

JANUARY 31, 2012

CAROLINE N. GWACHAM  
C/O JOSEPHINE AGWUENU  
3076 BUCKHAVEN ROAD  
CHINO HILLS, CA 91709

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**

ASSESSMENT NUMBER 266281007-8  
LAST ASSESSED TO: AGWUENU, JOSEPHINE

Unless a redemption of this Tax-Defaulted Property is received in the Tax Collector's Office on or before 5:00 PM on March 19, 2012, I will offer this property for sale to the highest bidder, beginning at 9:00 AM on Tuesday, March 20, 2012 at the Riverside Convention Center, 3443 Orange Street, in the City of Riverside, State of California.

If this parcel remains unsold after the March 20, 2012 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.

Don Kent  
Treasurer-Tax Collector

**PLEASE RETURN THIS STUB WITH YOUR PAYMENT TO:**

COUNTY OF RIVERSIDE, TREASURER-TAX COLLECTOR, P.O. BOX 12005, RIVERSIDE, CA 92502-2205  
ATTN: TAX SALE OPERATIONS

TC 192 ITEM # 138

ASSESSMENT NUMBER 266281007-8

**Only cash or Cashier's Check will be accepted for the redemption of this property. Please do not send cash through the mail.**

<u>AMOUNT REQUIRED TO REDEEM</u>	<u>IF PAID DURING</u>	<u>AND BEFORE 5 P.M. ON</u>
\$11,822.76	FEBRUARY 2012	FEBRUARY 29, 2012
\$11,927.64	MARCH 2012	MARCH 19, 2012

In the event it has been necessary to serve personal notice of the sale, pursuant to Revenue and Taxation Code Section 3704.7, a fee of \$100.00 will be added to the above redemption amount.