

FORM APPROVED COUNTY COUNSEL
 BY: *G.P.P.* 8/12/15
 DATE: GREGORY P. PRAMOS

Departmental Concurrence

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

256A



**SUBMITTAL DATE:
 AUG 12 2015**

FROM: Don Kent, Treasurer-Tax Collector

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 196, Item 251. Last assessed to: Sandra K. Castonguay and Lucien A. Castonguay, as tenants in common. District 1 [\$7,050] Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Sandra K. Castonguay, last assessee for payment of excess proceeds resulting from the Treasurer-Tax Collector's public auction sale associated with parcel 375124011-2;

(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 Treasurer-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	\$ 7,050	\$ 0	\$ 7,050	\$ 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 9/10/15*
 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: 1

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. 196, Item 251. Last assessed to: Sandra K. Castonguay and Lucien A. Castonguay as tenants in common. District 1 [\$7,050] Fund 65595 Excess Proceeds from Tax Sale.

DATE: AUG 12 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Approve the claim from Michael A. Castonguay, heir to the Estate of Lucien A. Castonguay, last assessee for payment of excess proceeds resulting from the Treasurer-Tax Collector's public auction sale associated with parcel 375124011-2
3. Authorize and direct the Auditor-Controller to issue warrants to Sandra K. Castonguay in the amount of \$5,287.69 and Michael A. Castonguay, heir to the Estate of Lucien A. Castonguay in the amount of \$1,762.56, 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 two claims for excess proceeds:

1. Claim from Sandra K. Castonguay based on a Quitclaim Deed recorded May 10, 1979 as Instrument No. 95920, a Quitclaim Deed recorded June 5, 1985 as Instrument No. 120459 and a Quitclaim Deed recorded June 5, 1985 as Instrument No. 120457.
2. Claim from Michael A. Castonguay, heir to the Estate of Lucien A. Castonguay based on a Quitclaim Deed recorded June 5, 1985 as Instrument No. 120457, an Affidavit of Probate Code 13100 and the death certificate of Lucien Odulle Castonguay.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Sandra K. Castonguay be awarded excess proceeds in the amount of \$5,287.69 and Michael A. Castonguay, heir to the Estate of Lucien A. Castonguay be awarded excess proceeds in the amount of \$1,762.56. Supporting documentation has been provided. The Treasurer-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 last assessee of the property and the heir to the Estate of last assessee 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)

RECEIVED
2014 JUN 10 PM 12:49
RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 196 Item 251 Assessment No.: 375124011-2

Assessee: CASTONGUAY, SANDRA K & LUCIEN A

Situs:

Date Sold: April 29, 2013

Date Deed to Purchaser Recorded: June 20, 2013

Final Date to Submit Claim: June 20, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 3525.00 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.

This property was part of an inheritance, from Emma Horton to Sandra Castonguay, Gary Back and Dewey Back 1979 095920. Dewey Back sold to Sandra Castonguay & Gary Back 1985 120459. Gary Back sold to Sandra Castonguay & Lucien Castonguay 1985 120457

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 2 day of June, 2014 at Orange, California
County, State

Sandra Castonguay
Signature of Claimant

Signature of Claimant

Sandra Castonguay
Print Name

Print Name

14152 Purdy St
Street Address

Street Address

Westminster CA 92683
City, State, Zip

City, State, Zip

714-897-5801
Phone Number

Phone Number

95920

Order No.
Escrow No.
Loan No.

WHEN RECORDED MAIL TO:

Sandra Castonguay
14152 Purdy St.
Westminster, CA 92683

RECEIVED FOR RECORD
AT 11:00 O'CLOCK A.M.
At Request of

ATTORNEY

Book 1979, Page 95920

MAY 10 1979

Recorded in Official Records
of Riverside County, California

Donald D. Sullivan - Recorder

FEES \$ 3.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Sandra Castonguay
14152 Purdy St.
Westminster, CA 92683

DOCUMENTARY TRANSFER TAX \$ None required
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE
EXECUTOR'S DEED

Signature of Declarant or Agent determining tax - Firm Name

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SANDRA CASTONGUAY, as Executor of the Will of MARY EMMA HORTON

do es hereby REMISE, RELEASE AND FOREVER QUITCLAIM to the following named
devisees, each as to an undivided one-third: SANDRA CASTONGUAY, GARY LYNN
BACK and DEWEY BACK

the real property in the City of Elsinore
County of Riverside

State of California, described as

Lot 52, Unit 9 of Country Club Heights at Lake Elsinore, in the
County of Riverside, State of California, as per map thereof
recorded in Book 13, Page 63 of maps in the office of the
County Recorder of said County.

Dated January 24, 1979
STATE OF CALIFORNIA
COUNTY OF ORANGE ss.

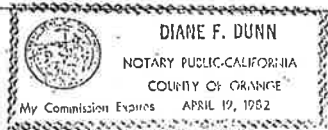
Sandra Castonguay
SANDRA CASTONGUAY, Executor of the
Will of MARY EMMA HORTON

On January 26, 1979
before me, the undersigned, a Notary Public in and for said
State, personally appeared
Sandra Castonguay

known to me to be the person whose name is
subscribed to the within instrument and acknowledged that
she executed the same.

WITNESS my hand and official seal.

Signature Diane F. Dunn



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1085 (10/69)

END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER

120459

RECORDING REQUESTED BY
COMMONWEALTH LAND TITLE CO.
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO.

NAME: Sandra K. Castonguay
STREET: 1512 PURDY
ADDRESS: WESTMINSTER CA.
CITY: WESTMINSTER CA.
STATE: CA.
ZIP: 92683

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.
COMMONWEALTH LAND
JUN 5 1985
Recorded in Official Records
of Riverside County, California
William E. Dewey
Notary Public

51

Title Order No. _____ Escrow No. _____
SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ 114.64
 computed on full value of property conveyed, or
 computed on full value less value of liens and encumbrances remaining at the time of sale.
Signature of Declarant or Agent Determining Tax _____ Firm Name _____

9763
587562-NO

THE UNDERSIGNED GRANTOR(S) DECLARE(S) FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, hereby remise, release and forever quitclaim to Sandra K. Castonguay and Gary L. Back as
TENANTS IN COMMON.
the following described real property in the County of Riverside, State of California:

Lot Fifty-two (52) of Country Club Heights Unit 9, & 5
shown by map on file in book 13 page 63 of maps,
records of Riverside County, California.

THIS DOCUMENT FILED FOR RECORD BY
COMMONWEALTH LAND TITLE COMPANY AS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN
EXAMINED AS TO ITS EXECUTION OR AS TO ITS
EFFECT UPON THE TITLE.

Assessor's parcel No. 375124011-2

Executed on Nov. 4, 1982, at Oroville California
Dewey A. Back
Dewey A. Back

THIS DOCUMENT FILED FOR RECORD BY
COMMONWEALTH LAND TITLE COMPANY AS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN
EXAMINED AS TO ITS EXECUTION OR AS TO ITS
EFFECT UPON THE TITLE.

STATE OF CALIFORNIA }
COUNTY OF BUTTE } ss.
On November 4, 1982 before me, the
undersigned, a Notary Public in and for said State, personally appeared
Dewey A. Back

This document filed for record by
Commonwealth Land Title Company as an
accommodation only. It has not been
examined as to its execution or as to
its effect upon the title.

_____ known to me
to be the person _____ whose name is subscribed to the within
Instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.
Signature Rebecca A. NIMZ

REBECCA A. NIMZ
NOTARY PUBLIC
Butte County
State of California
My Commission Expires Nov. 25, 1983

MAIL TAX STATEMENTS TO Same as above
NAME _____ ADDRESS _____ ZIP _____

END RECORDED DOCUMENT

120457

RECORDING COMPANY LAND TITLE CO.

MAIL TAX STATEMENT TO

WHEN RECORDED MAIL TO
Name: SANDRA K. CASTONGVAY
Street: 14152 PURDY
City: WESTMINSTER CA.
State: 92683
Zip: 92683

RECEIVED FOR RECORD

AT 8:30 O'CLOCK A.M.
COMMONWEALTH LAND

JUN 5 1985

Recorded in Official Records
of Riverside County, California
William E. Spang
RECORDER
Fees \$ 15

51

ORDER NO.
ESCROW NO.

RECORDERS USE ONLY

DOCUMENTARY TRANSFER TAX \$ N/A 5.17
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
REMAINING THEREON AT TIME OF SALE.

QUITCLAIM DEED

Signature of declarant or agent determining tax - Firm Name
Unincorporated Area City of
TAX PARCEL NUMBER

9763
587562-107

FOR A VALUABLE CONSIDERATION, I → GARY L. BACK
HEREBY QUITCLAIM to SANDRA K. CASTONGVAY AND
LUCIEN A. CASTONGVAY AS TENANTS IN COMMON

the real property in the
County of RIVERSIDE, State of California, described as:
LOT FIFTY TWO (52) OF
COUNTRY CLUB HEIGHTS UNIT 9, AS SHOWN BY MAP ON FILE
IN BOOK 13, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA

THIS DOCUMENT FILED FOR RECORD BY
COMMONWEALTH LAND TITLE COMPANY AS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN
EXAMINED AS TO ITS EXECUTION OR AS TO ITS
EFFECT UPON THE TITLE.

This document filed for record by
Commonwealth Land Title Company as an
accommodation only. It has not been
examined as to its execution or as to
its effect upon the title.

THIS DOCUMENT FILED FOR RECORD BY
COMMONWEALTH LAND TITLE COMPANY AS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN
EXAMINED AS TO ITS EXECUTION OR AS TO ITS
EFFECT UPON THE TITLE.

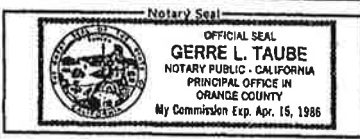
Dated: MAY 10, 1985

Gary L. Back
GARY L. BACK

STATE OF CALIFORNIA
COUNTY OF ORANGE s.s.
On MAY 10, 1985,
before me, the undersigned, a Notary Public in and for said
County and State, personally appeared
GARY L. BACK

known to me to be the person whose name IS
subscribed to the within instrument and acknowledged that
HE executed the same.

WITNESS my hand and official seal.
Gerre L. Taube
Notary Public in and for said County and State.



MAIL TAX STATEMENT AS DIRECTED ABOVE

END RECORDED DOCUMENT

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 251 Assessment No.: 375124011-2

Assessee: CASTONGUAY, SANDRA K & LUCIEN A

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 20 PM 12:57 RIVERSIDE COUNTY TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 3525.00 from the sale of the above mentioned real property. I/We were the [] lienholder(s), [x] 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.

This property went from Emma Horton 1979 095920 to Sandra Castonguay, Gary Back + Dewey Back. Dewey Back sold to Sandra Castonguay + Gary Back. 1985 120459 Gary Back sold to Lucien Castonguay 1985 120457. The death certificate (see attached)

If the property is held in Joint Tenancy, the tax sale 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 June 2014 at Orange County, State

[Signature] Signature of Claimant

[Signature] Signature of Claimant

Michael [Signature] Castonguay Print Name Box 190 10014 Kalispell, MT Print Name

737 E California St # 9 59904 Print Name

Kalispell MT 59901 Street Address

(406) 407-2115 City, State, Zip Phone Number

for Lucien Castonguay is included. I am
his only child Michael Castonguay. I am
The representative for and heir to his estate.
I have enclosed the documentation I was
able to obtain showing I am the representative
of the estate. Sandra Castonguay was
Co owner of the property with my father.
She ~~was~~ can be reached at

714-897-5801

Sandra Castonguay
14152 Purdy St.
Westminster CA
92683

INSTRUCTIONS FOR FILING CLAIM

(See Claim Form on Reverse Side)

The California Revenue and Taxation Code, Section 4675, states in part (paraphrased):

For the purposes of this article, parties of interest and their order of priority are:

- (a) First, lienholders of record prior to the recordation of the tax deed to the purchaser in the order of their priority; and
- (b) Then, any person with title of record to all or any portion of the property prior to the recordation of the tax deed to the purchaser.

If you consider yourself to be a party of interest in the sale of tax-defaulted property as defined above, please fill out the reverse of this form stating how you have determined your status as a party of interest. If you need help in filling out the form, please contact our office by telephone at 951-955-3842, mail, or in person.

You must attach copies of documents to support your claim as follows:

1. In case (a), attach a copy of your trust deed or other evidence of lien or security interest, along with a statement under penalty of perjury setting forth the original amount of the lien or interest, the total amount of payments received reducing the original amount of the lien or interest, and the amount still due and payable as of the date of the sale of the tax defaulted property by the Tax Collector.
2. In case (b), attach copies of any other documents (e.g., deed, certified death certificate, will, court order, etc.) supporting your claim.

PLEASE NOTE: We cannot, by law, begin processing of claims until one year has passed from the date of the deed to the purchaser. In order to receive consideration by the Riverside County Board of Supervisors, claims must be filed **ON OR BEFORE THE EXPIRATION OF ONE YEAR** following the date of the recording of the deed to the purchaser. Please see the "Date Deed to Purchaser Recorded" appearing on the attached notice (Form 117-170). The Tax Collector will submit a recommendation to the County Board of Supervisors as to what disposition should be made on your claim. Following the Board's review, the claim will either be approved or denied. The Clerk of the Board of Supervisors will notify you of the action taken by the Board. Should the claim be approved, the Auditor-Controller will issue a County warrant in payment. By law, the Auditor-Controller cannot issue a warrant in payment of the approved claim until 90 days following the action taken by the Board.

MAIL COMPLETED FORMS TO:

Don Kent, Treasurer-Tax Collector
Post Office Box 12005
Riverside, CA 92502-2205

Attention: Excess Proceeds

95920

Order No.
Escrow No.
Loan No.

WHEN RECORDED MAIL TO:

Sandra Castonguay
14152 Purdy St.
Westminster, CA 92683

RECEIVED FOR RECORD
AT 11:00 O'CLOCK A.M.
At Request of
ATTORNEY

Book 1979, Page 95920
MAY 10 1979

Recorded in Official Records
of Riverside County, California

Donald D. Sullivan Recorder
FEE \$ 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Sandra Castonguay
14152 Purdy St.
Westminster, CA 92683

DOCUMENTARY TRANSFER TAX \$ None required

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED

COMPUTED ON FULL VALUE LESS LIENS AND

ENCUMBRANCES REMAINING AT TIME OF SALE

EXECUTOR'S DEED

Signature of Declarant or Agent determining tax - Firm Name

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SANDRA CASTONGUAY, as Executor of the Will of MARY EMMA HORTON

do es hereby REMISE, RELEASE AND FOREVER QUITCLAIM to the following named
devises, each as to an undivided one-third: SANDRA CASTONGUAY, GARY LYNN
BACK and DEWEY BACK

the real property in the City of Elsinore
County of Riverside

, State of California, described as

Lot 52, Unit 9 of Country Club Heights at Lake Elsinore, in the
County of Riverside, State of California, as per map thereof
recorded in Book 13, Page 63 of maps in the office of the
County Recorder of said County.

Dated January 26, 1979
STATE OF CALIFORNIA
COUNTY OF ORANGE

Sandra Castonguay
SANDRA CASTONGUAY, Executor of the
Will of MARY EMMA HORTON

On January 26, 1979
before me, the undersigned, a Notary Public in and for said
State, personally appeared
Sandra Castonguay

known to me to be the person whose name is
subscribed to the within Instrument and acknowledged that
she executed the same.

WITNESS my hand and official seal.

Signature Diane F. Dunn

DIANE F. DUNN
NOTARY PUBLIC-CALIFORNIA
COUNTY OF ORANGE
My Commission Expires APRIL 17, 1982
7950 WESTMINSTER AVENUE
WESTMINSTER, CALIFORNIA 92683
(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1085 (10/69)

END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER

120459

RECORDING REQUESTED BY
COMMONWEALTH LAND TITLE CO.
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME: SMORA K CASTOROVAN
STREET ADDRESS: 1152 PURDY
CITY STATE ZIP: WESTMINSTER, CA. 92683

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.
COMMONWEALTH LAND
JUN 5 1986
Recorded in Official Records
of Riverside County, California
William E. Gandy
RECORDER
Page 2

5

Title Order No. _____ Escrow No. _____
SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ NA 457
 computed on full value of property conveyed, or
 computed on full value less value of liens and encumbrances remaining at the time of sale.
Signature of Declarant or Agent Determining Tax _____ Firm Name _____

9763 587562-00

THE UNDERSIGNED GRANTOR(S) DECLARE(S) FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, hereby remise, release and forever quitclaim to Sandra K. Castorovey and Gary L. Back as tenants in common. the following described real property in the County of Riverside, State of California:

Lot Fifty-two (52) of Country Club Heights Unit 4, & 5 shown by map on file in book 13 page 63 of maps, records of Riverside County, California.

THIS DOCUMENT FILED FOR RECORD BY COMMONWEALTH LAND TITLE COMPANY AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.

Assessor's parcel No. 375124011-2

Executed on Nov. 4, 19 82, at Oroville, California
Dewey A. Back
Dewey A. Back

THIS DOCUMENT FILED FOR RECORD BY COMMONWEALTH LAND TITLE COMPANY AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.

STATE OF CALIFORNIA }
COUNTY OF BUTTE } ss.
On November 4, 1982 before me, the undersigned, a Notary Public in and for said State, personally appeared DEWEY A. BACK

This document filed for record by Commonwealth Land Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

_____ known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.
Signature Rebecca A. NIMZ

REBECCA A. NIMZ
NOTARY PUBLIC
Butte County
State of California
My Commission Expires Nov. 25, 1983

MAIL TAX STATEMENTS TO Same as above
NAME ADDRESS ZIP

END RECORDED DOCUMENT

120457

COMMONWEALTH LAND TITLE CO.

MAIL TAX STATEMENT TO

WHEN RECORDED MAIL TO
SANDRA K. CASTONGUAY
14152 PURDY
WESTMINSTER CA.
92663

Name
Street
Address
City
State
Zip

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.
COMMONWEALTH LAND
JUN 5 1985
Recorded in Official Records
of Riverside County, California
W. L. ...
RECORDER
Fee \$

5

ORDER NO.
ESCROW NO.

RECORDERS USE ONLY

DOCUMENTARY TRANSFER TAX \$ W/IN FIFT
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
REMAINING THEREON AT TIME OF SALE.
Signature of declarant or agent determining tax - Firm Name
Unincorporated Area City of
TAX PARCEL NUMBER

QUITCLAIM DEED

97163
587582
201-295285

FOR A VALUABLE CONSIDERATION, I, GARY L. BACK HEREBY QUITCLAIM to SANDRA K. CASTONGUAY AND
LUCIEN A. CASTONGUAY AS TENANTS IN COMMON

the real property in the
County of RIVERSIDE, State of California, described as: LOT FIFTY TWO (52) OF
COUNTRY CLUB HEIGHTS UNIT 9, AS SHOWN BY MAP ON FILE
IN BOOK 13, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA

THIS DOCUMENT FILED FOR RECORD BY
COMMONWEALTH LAND TITLE COMPANY AS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN
EXAMINED AS TO ITS EXECUTION OR AS TO ITS
EFFECT UPON THE TITLE.

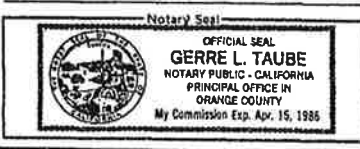
This document filed for record by
Commonwealth Land Title Company as an
accommodation only. It has not been
examined as to its execution or as to
its effect upon the title.

Dated: May 10, 1985

Gary L. Back
GARY L. BACK

STATE OF CALIFORNIA }
COUNTY OF ORANGE } s.s.
On MAY 10, 1985
before me, the undersigned, a Notary Public in and for said
County and State, personally appeared
GARY L. BACK

known to me to be the person whose name IS
subscribed to the within instrument and acknowledged that
HE executed the same.
WITNESS my hand and official seal.
Gerre L. Taube
Notary Public in and for said County and State.



MAIL TAX STATEMENT AS DIRECTED ABOVE

END RECORDED DOCUMENT

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF ORANGE

CLERK-RECORDER

CERTIFICATE OF DEATH

3-88-30-003386

STATE FILE NUMBER		18. MIDDLE		11C. LAST		LOCAL REGISTRATION DISTRICT AND CERTIFICATE NUMBER		28. HOUR EST.	
1A. NAME OF DECEDENT—FIRST		18. MIDDLE		11C. LAST		2A. DATE OF DEATH (MONTH, DAY, YEAR)		28. HOUR EST.	
3. SEX		4. RACE/ETHNICITY		5. SPANISH/HISPANIC		6. DATE OF BIRTH		7. AGE	
MALE		WHITE		NO		FEBRUARY 4, 1937		51 YEARS	
8. BIRTHPLACE OF DECEDENT (STATE OR FOREIGN COUNTRY)		9. NAME AND BIRTHPLACE OF FATHER				10. BIRTH NAME AND BIRTHPLACE OF MOTHER			
MAINE		GILBERT CASTONGUAY-MAINE				CECILE NOLETTE-CANADA			
11A. CITIZEN OF WHAT COUNTRY		11B. IF DECEASED WAS EVER IN MILITARY GIVE DATES OF SERVICE.		12. SOCIAL SECURITY NUMBER		13. MARITAL STATUS		14. NAME OF SURVIVING SPOUSE OF WIFE, ENTER BIRTH NAME	
USA		19unk. to 19 unk.				Divorced			
15. PRIMARY OCCUPATION		16. NUMBER OF YEARS THIS OCCUPATION		17. EMPLOYER OF SELF-EMPLOYED, SO STATE		18. KIND OF INDUSTRY OR BUSINESS			
SUPERINTENDENT		30		RADOS CONSTRUCTION		CONSTRUCTION			
19A. USUAL RESIDENCE—STREET ADDRESS (STREET AND NUMBER OR LOCATION)		19B.		19C. CITY OR TOWN					
8661 Westminster Ave., #F				Garden Grove					
19D. COUNTY		19E. STATE		20. NAME AND ADDRESS OF INFORMANT—RELATIONSHIP					
Orange		CA		YVETTE TYLER-SISTER 43043 Tyler Street Aguanga, CA 92302					
21A. PLACE OF DEATH		21B. COUNTY		21C. STREET ADDRESS (STREET AND NUMBER OR LOCATION)					
Residence		Orange		8661 Westminster #F					
21D. CITY OR TOWN		21E. GARDEN GROVE							
22. DEATH WAS CAUSED BY: IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR A, B, AND C)		(A) Cerebral laceration and edema		(B) Gunshot wound, head		(C)		24. WAS DEATH REPORTED TO CORONER?	
CONDITIONS, IF ANY, WHICH GAVE RISE TO THE IMMEDIATE CAUSE, STATING THE UNDERLYING CAUSE LAST.								88-1533-SS	
25. WAS BIOPSY PERFORMED?								No	
26. WAS AUTOPSY PERFORMED?								Yes	
23. OTHER SIGNIFICANT CONDITIONS—CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 22A								27. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEMS 22 OR 23? TYPE OF OPERATION	
								No	
28A. I CERTIFY THAT DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED.		28B. PHYSICIAN—SIGNATURE AND DEGREE OR TITLE		28C. DATE SIGNED		28D. PHYSICIAN'S LICENSE NUMBER			
I ATTENDED DECEDENT SINCE I LAST SAW DECEDENT ALIVE (ENTER MO. DA. YR.)		28E. TYPE PHYSICIAN'S NAME AND ADDRESS							
29. SPECIFY ACCIDENT, SUICIDE, ETC.		30. PLACE OF INJURY		31. INJURY AT WORK		32A. DATE OF INJURY—MONTH, DAY, YEAR		32B. HOUR EST.	
Suicide		Residence		No		March 15, 1988		1000	
33. LOCATION (STREET AND NUMBER OR LOCATION AND CITY OR TOWN)		34. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)							
8661 Westminster #F, Garden Grove		Self-inflicted handgun wound							
CORONER'S USE ONLY		35A. I CERTIFY THAT DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED, AS REQUIRED BY LAW I HAVE HELD AN INQUEST- INVESTIGATION		35B. CORONER—SIGNATURE AND DEGREE OR TITLE		35C. DATE SIGNED			
Investigation				BRAD GATES		03-17-88			
36. DISPOSITION		37. DATE—MONTH, DAY, YEAR		38. NAME AND ADDRESS OF CEMETERY OR CREMATORY		39. EMBALMER'S SIGNATURE AND ADDRESS			
Burial		Mar. 23, 1988		RIVERSIDE NATIONAL CEMETERY 22495 Van Buren Blvd., Riverside, CA		6617			
40A. NAME OF FUNERAL DIRECTOR (OR PERSON ACTING AS SUCH)		40B. LICENSE NO.		41. LOCAL REGISTRAR—SIGNATURE		42. DATE ACCEPTED BY LOCAL REGISTRAR			
PEEK FAMILY COLONIAL F.H.		F 946		[Signature]		MAR 18 1988			
STATE REGISTRAR									

069982



CERTIFIED COPY OF VITAL RECORDS
STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS. DATE ISSUED JUN 18 2014

Hugh Nguyen
HUGH NGUYEN
CLERK-RECORDER
ORANGE COUNTY, CALIFORNIA

This is a true and exact reproduction of the document officially registered and placed on file in the office of the Orange County Clerk-Recorder.

This copy not valid unless prepared on engraved border displaying seal and signature of Clerk-Recorder.
FINCO (Rev.) 09/13

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF ORANGE

CLERK-RECORDER

INFORMATIONAL,
NOT A VALID DOCUMENT
TO ESTABLISH IDENTITY

BOOK 221 PAGE 788

STATE FILE NUMBER		CERTIFICATE OF LIVE BIRTH				LOCAL REGISTRATION DISTRICT AND NUMBER
STATE OF CALIFORNIA—DEPARTMENT OF PUBLIC HEALTH		STATE OF CALIFORNIA—DEPARTMENT OF PUBLIC HEALTH				3000 6878
THIS CHILD	1A. NAME OF CHILD—FIRST NAME	1B. MIDDLE NAME	1C. LAST NAME			
	Michael	Anthony	Castonguay			
PLACE OF BIRTH	2. SEX	3A. THIS BIRTH, SINGLE, TWIN, OR TRIPLET?	3B. IF TWIN OR TRIPLET, THIS CHILD BORN 1ST, 2ND, 3RD?	4A. DATE OF BIRTH—MONTH, DAY, YEAR	4B. HOUR	
	Male	Single	--	April 12, 1964	4:31 A.	
MOTHER OF CHILD	5A. PLACE OF BIRTH—NAME OF HOSPITAL	5B. STREET ADDRESS (GIVE STREET OR RURAL ADDRESS OR LOCATION. DO NOT USE P. O. BOX NUMBERS)		5C. COUNTY		
	Santa Ana Community Hospital	600 E. Washington Avenue		Orange		
FATHER OF CHILD	6A. MAIDEN NAME OF MOTHER—FIRST NAME	6B. MIDDLE NAME	6C. LAST NAME	7. COLOR OR RACE OF MOTHER		
	Betty	Ann	Johnston	Cauc.		
USUAL RESIDENCE OF MOTHER (WHERE DOES MOTHER LIVE?)	8. AGE OF MOTHER AT TIME OF THIS BIRTH	9. BIRTHPLACE (STATE OR FOREIGN COUNTRY)	10. MAILING ADDRESS OF MOTHER—IF DIFFERENT FROM USUAL RESIDENCE—FOR NOTIFICATION OF BIRTH			
	26	Missouri	Same			
FATHER OF CHILD	11A. USUAL RESIDENCE OF MOTHER—STREET ADDRESS—DO NOT USE P. O. BOX NUMBERS	11B. IF INSIDE CORPORATE LIMITS CHECK ONE: <input type="checkbox"/> ON A FARM <input type="checkbox"/> NOT ON A FARM	11C. STATE			
	13762 Milton Avenue		California			
INFORMANT'S CERTIFICATION	12A. NAME OF FATHER—FIRST NAME	12B. MIDDLE NAME	12C. LAST NAME	13. COLOR OR RACE OF FATHER		
	Lucien	Odile	Castonguay	Cauc.		
ATTENDANT'S CERTIFICATION	14. AGE OF FATHER (AT TIME OF THIS BIRTH)	15. BIRTHPLACE (STATE OR FOREIGN COUNTRY)	16A. PRESENT OR LAST OCCUPATION	16B. KIND OF INDUSTRY OR BUSINESS		
	27	Maine	Carpenter	Construction		
REGISTRAR'S CERTIFICATION	17A. PARENT OR OTHER INFORMANT—SIGNATURE (PARENT SPECIFY)		17B. DATE SIGNED BY INFORMANT			
	<i>Mrs. S.O. Castonguay</i>		April 13, 1964			
REGISTRAR'S CERTIFICATION	18A. PHYSICIAN (OR OTHER LEAVE OFFICER) SIGNATURE		18B. ADDRESS			
	<i>Dr. Benjamin M. D.</i>		2101 W. Edinger Santa Ana, California			
REGISTRAR'S CERTIFICATION	19. DATE ON WHICH NAME ADDED BY SUPPLEMENTAL REPORT		20. LOCAL REGISTRAR'S SIGNATURE		21. DATE RECEIVED BY LOCAL REGISTRAR	
			<i>John H. Schaefer, M.D.</i>		MAY 18 1964	

NOT A VALID DOCUMENT
TO ESTABLISH IDENTITY



STATE OF CALIFORNIA } CERTIFIED COPY OF VITAL RECORDS
COUNTY OF ORANGE } SS DATE ISSUED JUN 17 2014

Hugh Nguyen
HUGH NGUYEN
CLERK-RECORDER
ORANGE COUNTY, CALIFORNIA

This is a true and exact reproduction of the document officially registered and placed on file in the office of the Orange County Clerk-Recorder.

This copy not valid unless prepared on engraved border displaying seal and signature of Clerk-Recorder.
PENC018rev 06/03



Citizen's Title
CT-22264

(4)

90177 12340

DEED OF DISTRIBUTION

D

THIS INSTRUMENT is executed the 26th day of January, 1989, by the undersigned in the capacity of the duly appointed, qualified and acting personal representative of the Estate of Lucien O. Castonguay, deceased.

Proceedings for the administration of the estate being filed as Cause No. DP-88-103A, in the District Court of the Eleventh Judicial District at Kalispell, Montana, the undersigned, as personal representative has paid and discharged all obligations of the estate, determined the persons entitled to distribution of the estate properties according to law, and has paid and discharged all estate and inheritance taxes upon said estate, all as appears from the files in said Cause.

NOW, THEREFORE, for the purpose of closing said estate and making proper distribution, as provided by law, the undersigned, as such personal representative, hereby assigns, transfers and conveys to Michael A. Castonguay of P. O. Box 839, Bigfork, Montana 59911, the real property situated in Flathead County, Montana, and particularly described as follows:

Lot 9 in Block 11 of the Original Townsite of Columbia Falls, Flathead County, Montana, according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana.

IN WITNESS WHEREOF, the undersigned executes and acknowledges this instrument as of the date above stated.

Michael A. Castonguay
Personal Representative of
the Estate of Lucien O.
Castonguay, Deceased.
(aka Michael Castonguay)

STATE OF MONTANA)
County of Flathead)

On this 26 day of January, 1989, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Michael A. Castonguay, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Sharon J. Hawley
Notary Public for the State of
Montana. Residing at Kalispell,
Montana. My commission expires
June 25, 1992

90177 12340



Return: Michael A. Castonguay
Box 839
Bigfork, MT. 59911

STATE OF MONTANA)
County of Flathead)
This instrument is subject to
the 20 year term of the
mortgage
\$5,000
Mr. Michael A. Castonguay
Deputy

88222 14100

Order No. M1-9620C

(Joint Tenancy)
DEED OF CONVEYANCE

This instrument is executed the 2^d day of August, 1988, by the undersigned in the capacity of the duly appointed, qualified and acting personal representative of the estate of Lucien O. Castonguay, deceased.

Proceedings for the administration of the estate are filed as Cause No. DP-88-103A in the District Court of the Eleventh Judicial District at Kalispell, Montana, and the undersigned, as personal representative has sold to the party hereafter named the property of said estate as hereafter described, pursuant to authority as provided by law.

NOW, THEREFORE, for the purpose of completing said sale by and from said estate, the undersigned hereby sells, assigns, transfers and conveys all of the right, title and interest of said estate unto, MARVIN O. LARSON and EDNA F. LARSON, husband and wife, of 2208 Mission Way South, Kalispell, Montana 59901, as joint tenants with right of survivorship (and not as tenants in common), in and to the real property situated in Flathead County, Montana, and particularly described as follows:

That part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18, Township 30 North, Range 20 West, M.F.M., Flathead County, Montana, described as follows:

Beginning at a point on the West boundary of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 18, which is a distance of 715.60 feet southerly from the Northwest corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence southerly along the West boundary of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, a distance of 290.60 feet to a point; thence Easterly and parallel with the North boundary of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, a distance of 120.60 feet to a point; thence Northerly and parallel with the West boundary of the said NW $\frac{1}{4}$ NW $\frac{1}{4}$, a distance of 290.60 feet to a point; thence Westerly and parallel with the North boundary of the said NW $\frac{1}{4}$ NW $\frac{1}{4}$, a distance of 120.60 feet to the Place of Beginning.

EXCEPTING public roads and rights of way.

SUBJECT TO easement recorded in Book 519 at page 721, records of Flathead County, Montana.

TO HAVE AND TO HOLD the same unto the said Grantees, as joint tenants with right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named joint tenants, forever.

IN WITNESS WHEREOF, the undersigned executes and acknowledges this instrument as of the date above stated

Michael A. Castonguay
Michael A. Castonguay, Personal Representative of the Estate of Lucien O. Castonguay, deceased.

STATE OF MONTANA)
County of Flathead) ss.

On this 2nd day of August, 1988, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Michael A. Castonguay, personal representative of the Estate of Lucien O. Castonguay, deceased, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same as such personal representative.

8-2-88
10:50 AM
06-5-88

85222 14100

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.



Sharon L. Parley
Notary Public for the State of Montana
Residing at Kalispell, Montana
My commission expires 6/25/89

MAIL TO: Marvin O. Larson
163 S. Milltop Rd,
Columbia Falls, MT 59012

STATE OF MONTANA,
County of Flathead } SS

Recorded at the request of Chicago
this 9 day of Aug 1988 at 2:10 o'clock PM and recorded in
the records of Flathead County, State of Montana.

Fee 10.00 Pd.

RECEPTION NO.

85222 14100

Susan M. Haverfield
Flathead County Clerk and Recorder

RETURN TO

Gregory C. Kaufman
Deputy

AFFIDAVIT

to comply with California Probate Code §§ 13100-13115

1. The undersigned hereby declare(s):
2. [I/We] make this declaration to induce [holder of property] to transfer to [me/us] the described property pursuant to California Probate Code §§13100-13115.
3. [Name of decedent] died at Lucian Castonguay, while a resident of the City of Westminster, County of Orange, California, on or about 20 1985, leaving [a/d] will.
4. At least 40 days have elapsed since the death of the decedent, as shown in a certified copy of the decedent's death certificate attached to this affidavit or declaration.
5. No proceeding is now being or has been conducted in California for administration of the decedent's estate.
6. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in California Probate Code §13050 does not exceed one hundred
7. fifty thousand dollars (\$150,000) and includes the following: [Describe the property to be transferred with sufficient detail to be identifiable.]
Lakeview property sold for more than the back taxes was paid

8. The affiant or declarant is the successor of the decedent [as defined in California Probate Code §13006] to the decedent's interest in the described property.
9. No other person has a superior right to the interest of the decedent in the described property.
10. [My/Our] name(s), address(es), relationship(s) to the decedent and age(s) are as follows: [List]
Michael Anthony Castonguay I am the only child
117 7th Ave W Kalispell MT 59901 Lucian was my father

11. The affiant or declarant requests that the described property be paid, delivered, or transferred to the affiant or declarant.
12. [I/We jointly and severally] agree to hold [property holder] free and harmless and indemnify [him/her] against all liability, claims, demands, loss, damages, costs and expense whatsoever that [he/she/it may] incur because of the transfer, payment, or delivery to [me/us] of the property.
13. The affiant or declarant affirms or declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: 7-8-15

Signature: [Handwritten Signature]

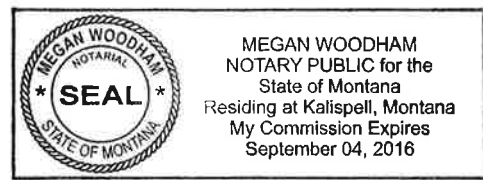
Dated: _____

Signature: _____

Subscribed and sworn to me before this 8th day of July, 2015

State of Montana
County of Flathead
Megan Woodham
Notary Public in and for said County and State

My Commission expires on: 9-4-2016



AFFIDAVIT

To comply with California Probate Code §§13100-13115

AFFIDAVIT

to comply with California Probate Code §§ 13100-13115

1. The undersigned hereby declare(s):
2. [I/We] make this declaration to induce [holder of property] to transfer to [me/us] the described property pursuant to California Probate Code §§13100-13115.
3. [Name of decedent] died at Lucian Castonguay while a resident of the City of Westminster, County of Orange, California, on or about 20-1989, leaving [a/no] will.
4. At least 40 days have elapsed since the death of the decedent, as shown in a certified copy of the decedent's death certificate attached to this affidavit or declaration.
5. No proceeding is now being or has been conducted in California for administration of the decedent's estate.
6. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in California Probate Code §13050 does not exceed one hundred
7. fifty thousand dollars (\$150,000) and includes the following: [Describe the property to be transferred with sufficient detail to be identifiable.]

lake Alsonor property sold for more than what the value of the back taxes.

8. The affiant or declarant is the successor of the decedent [as defined in California Probate Code §13006] to the decedent's interest in the described property.
9. No other person has a superior right to the interest of the decedent in the described property.
10. [My/Our] name(s), address(es), relationship(s) to the decedent and age(s) are as follows: [List]

Michael Anthony Castonguay
117 7th Ave West Kallispell MT 59901
Lucian Castonguay is my father I'm the only child

11. The affiant or declarant requests that the described property be paid, delivered, or transferred to the affiant or declarant.
12. [I/We jointly and severally] agree to hold [property holder] free and harmless and indemnify [him/her] against all liability, claims, demands, loss, damages, costs and expense whatsoever that [he/she/it may] incur because of the transfer, payment, or delivery to [me/us] of the property.
13. The affiant or declarant affirms or declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

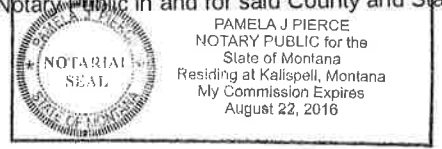
Dated: 7/7/15
Dated: _____

Signature: Michael Castonguay
Signature: _____

Subscribed and sworn to me before this 7th day of July, 2015

Pamela J. Pierce
Flathead Co. Montana
Notary Public in and for said County and State

My Commission expires on: 8/22/2016



AFFIDAVIT

To comply with California Probate Code §§13100-13115

AFFIDAVIT

to comply with California Probate Code §§ 13100-13115

1. The undersigned hereby declare(s):
2. [I/We] make this declaration to induce [holder of property] to transfer to [me/us] the described property pursuant to California Probate Code §§13100-13115.
3. [Name of decedent] died at Lucien O Castonguay, while a resident of the City of Gardena, County of Orange, California, on or about March 18 1984 leaving [a/n] will.
4. At least 40 days have elapsed since the death of the decedent, as shown in a certified copy of the decedent's death certificate attached to this affidavit or declaration.
5. No proceeding is now being or has been conducted in California for administration of the decedent's estate.
6. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in California Probate Code §13050 does not exceed one hundred
7. fifty thousand dollars (\$150,000) and includes the following: [Describe the property to be transferred with sufficient detail to be identifiable.]

The Lake Calsonor sold for more than the property value on back taxes

8. The affiant or declarant is the successor of the decedent [as defined in California Probate Code §13006] to the decedent's interest in the described property.
9. No other person has a superior right to the interest of the decedent in the described property.
10. Our name(s), address(es), relationship(s) to the decedent and age(s) are as follows: [List]
Michael Anthony Castonguay
117 7th Ave W Kalispell MT 59901
Lucien my father I am the only child
11. The affiant or declarant requests that the described property be paid, delivered, or transferred to the affiant or declarant.
12. [I/We jointly and severally] agree to hold [property holder] free and harmless and indemnify [him/her] against all liability, claims, demands, loss, damages, costs and expense whatsoever that [he/she/it] may incur because of the transfer, payment, or delivery to [me/us] of the property.
13. The affiant or declarant affirms or declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: 7/18/15

Signature: [Signature]

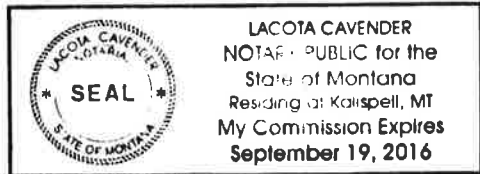
Dated: _____

Signature: _____

Subscribed and sworn to me before this 18th day of July, 2015

[Signature]
Notary Public in and for said County and State

My Commission expires on: 9-19-16



AFFIDAVIT

To comply with California Probate Code §§13100-13115

July 27, 2015

On the deed to Lake Elsonor property has Lucian A Castonguay his name is Lucian O Castonguay they are the same person. When the deed was typed up they entered the wrong middle initials.

If need more information you can contact Sandy Castonguay. She is the other person on the deeds.

Michael A Castonguay

Subscribed and Sworn To Before Me
This 27 Day of July 2015

Notary Public, State of Montana
County of Flathead

Residing at Kalispell, MT

My Commission Expires 10-15-2016

