

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE 10/1/15

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

630A



FROM: Don Kent, Treasurer-Tax Collector

SUBMITTAL DATE:
OCT 01 2015

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 199, Item 144. Last assessed to: Floyd C. Jewett and Carolyn F. Jewett, husband and wife as joint tenants. District 1 [\$3,741]. Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Floyd C. Jewett, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 361238013-5;

(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, 2014 public auction sale. The deed conveying title to the purchasers at the auction was recorded March 21, 2014. 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 22, 2014 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)

[Signature of 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	\$ 3,741	\$ 0	\$ 3,741	\$ 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: *[Signature of Samuel Wong]*
 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:

9-30

Departmental Concurrence

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

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 199, Item 144. Last assessed to: Floyd C. Jewett and Carolyn F. Jewett, husband and wife as joint tenants. District 1 [\$3,741]. Fund 65595 Excess Proceeds from Tax Sale.

DATE: OCT 01 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Authorize and direct the Auditor-Controller to issue a warrant to Floyd C. Jewett in the amount of \$3,741.95, 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 Floyd C. Jewett based on a Grant Deed recorded January 22, 1990 as Instrument No. 025749 and the death certificate of Carolyn Fay Jewett.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Floyd C. Jewett be awarded excess proceeds in the amount of \$3,741.95. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimant by certified mail.

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

TREASURER-TAX COLLECTOR

TC 199 Item 144 Assessment No.: 361238013-5

MAR 23 2015

Assessee: JEWETT, FLOYD C & CAROLYN F

RECEIVED

Situs:

Date Sold: February 4, 2014

Date Deed to Purchaser Recorded: March 21, 2014

Final Date to Submit Claim: March 23, 2015

I/~~we~~, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$4827.09 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. 25750; recorded on 4/22/1990. A copy of this document is attached hereto. 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.

- * 4/22/1990 Deed of Trust between Floyd & Carolyn Jewett & Willie D. King (3 lots - 20, 21, 22) APN 361238013-5.
- * 9/2/1997 Permanent Rider to original Deed of Trust between Floyd & Carolyn Jewett & Larry Arpan, Pensco Trust Co.
- * 9/25/2007 Unrecorded Full Reconveyance from Pensco. to F. Jewett

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 23rd day of March, 2015 at Riverside County, CA
County, State

Floyd C. Jewett
Signature of Claimant

Signature of Claimant

Floyd C. Jewett
Print Name

Carolyn Jewett
Print Name

6124 Harold Street
Street Address

Street Address

Riverside CA 92503
City, State, Zip

City, State, Zip

951/352-1504
Phone Number

Phone Number

Deceased - see attached -

025749

1/6/460.2

RECORDING REQUESTED BY

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

NAME: Mr. & Mrs. Floyd C. Jewett
 STREET: c/o Fay Jones
 ADDRESS: 28450 Red Gum
 CITY: Lake Elsinore, Ca. 92330
 STATE: CA

Title Order No. _____ Escrow No. 7222-17

PAID
 Doc. Transfer Tax
 WILLIAM L. COMERY
 Riv. Co. Recorder

RECEIVED FOR RECORD

John Post (Signature)

JAN 22 1990
Recorded in Official County
at the Recorder's Office

William L. Comery
Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

JOINT TENANCY

DOCUMENTARY TRANSFER TAX \$ 38.50
 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. _____ Firm Name _____

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), Willie D. King
Richard Warner and William King (name of grantor(s))
 grant to Floyd C. Jewett AND Carolyn F. Jewett
HUSBAND AND WIFE (name of grantee(s)) AS JOINT TENANTS,
 all that real property situated in the City of unincorporated area
 (or in an unincorporated area of) Riverside County, California,
 described as follows (insert legal description):

LOTS (20) TWENTY, (21) TWENTY ONE AND (22) TWENTY TWO,
 IN BLOCK FORTY-ONE (41), OF LAKE ELSINORE COUNTRY CLUB
 HOME ACRES, AS SHOWN BY MAP ON FILE IN BOOK 13 (THIRTEEN),
 PAGES 2 AND 3 OF MAPS OF RECORD IN THE ASSESSORS OFFICES
 IN THE COUNTY OF RIVERSIDE, RIVERSIDE, CALIFORNIA.
 WATER RIGHTS GRANTED AS RESERVED OF RECORD FROM
 CONVEYANCE OF LOT 2 AND WELL THEREON, AS DESCRIBED,
 SUBJECT TO ANY EASEMENTS OF RECORD.

Assessor's parcel No. 361-238-010-2

Executed on January 1, 1990, at Riverside, California
Willie D. King
Richard Warner

STATE OF CALIFORNIA }
 COUNTY OF Riverside } ss.
 On this 4th day of January, in the year 1990,
 before me, the undersigned, a Notary Public in and for said State, personally appeared Willie D. King and Richard Warner

personally known to me (or 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 she executed it.

WITNESS my hand and official seal.



Dorothy E. Thissen
 Notary Public in and for said State.
 Dorothy E. Thissen

MAIL TAX STATEMENTS TO same as above

BRD-GRAH1-JOINT 11/8/85
 WOLCOTT'S FORM 104-REV 5-83
 © 1981 WOLCOTT'S, INC.

This standard form is intended for the typical situations encountered in the field indicated. However, before you begin, read it and all details and make whatever changes are appropriate and necessary to your particular situation. Consult a lawyer if you doubt the form's fitness for your purpose and use.

1101760.025750

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

Mr. Willie D. King
P.O. Box 70286
Riverside, Ca. 92503

RECEIVED FOR RECORDER
Min. Past 4 o'clock P.M.

JAN 22 1990

Recorded in Official Records
of Riverside County, California

Willie D. King
Recorder

Fees \$

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST AND ASSIGNMENT OF RENTS

By this DEED OF TRUST, made this 19th day of January, 19 90, between

FLOYD C. JEWETT AND CAROLYN F. JEWETT, husband and wife as joint tenants
herein called TRUSTOR,

whose address is 22863 Kirby, San Jacinto, Ca. 92383
(Number and Street) (City) (State—Zip)

SMTD Corporation, a California corporation, herein called Trustee, and

WILLIE D. KING, a married man as his sole and separate property
herein called Beneficiary,

Trustor grants, transfers and assigns to trustee, in trust, with power of sale, that property in
Riverside County, California, described as:

Lots 20, 21, 22 in Block 41 of Lake Elsinore Country Club Acres as per map recorded
in Book 13, Pages 2 and 3 of Maps in the Office of the County Recorder of said Riverside
County.

Also, all shares of the capital stock of any water company, standing in the name of or owned by one or more of Trustor, and representing water used on said property or
evidencing any water right connected therewith.

Trustor also assigns to Beneficiary absolutely, and not as security, all rents, issues and profits of said property reserving the right to collect and use the same except during
continuance of default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any
party hereto.

For the purpose of securing: 1. Payment of the indebtedness evidenced by one or more promissory notes in the total principal sum of \$ 29,500.00
even date herewith, payable to Beneficiary, and any extensions or renewals thereof; 2. the payment of any money that may be advanced by the Beneficiary to Trustor, or his
successors, with interest thereon, evidenced by additional notes (indicating they are so secured) or by endorsement on the original note(s), executed by Trustor or his suc-
cessor; 3. performance of each agreement of Trustor incorporated by reference or contained herein.

On October 25, 1973, identical fictitious Deeds of Trust were recorded in the offices of the County Recorders of the Counties of the State of California, the first page thereof
appearing in the book and at the page of the records of the respective County Recorder as follows:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	3540	89	Kings	1018	394	Placer	1528	440	Siskiyou	697	407
Alpine	18	753	Lake	743	552	Plumas	227	443	Solano	1880	581
Almador	250	243	Lassen	271	367	Riverside	1973	139405	Sonoma	2810	975
Butte	1870	678	Los Angeles	T8512	751	Sacramento	731025	59	Stanislaus	2587	332
Calaveras	368	92	Madera	1176	234	San Benito	388	94	Sutter	817	182
Colusa	409	347	Marin	2736	463	San Bernardino	8294	877	Tehama	630	522
Contra Costa	7077	178	Mariposa	143	717	San Francisco	8820	585	Trinity	161	393
Del Norte	174	528	Mendocino	942	242	San Joaquin	3813	6	Tulare	3137	567
El Dorado	1229	594	Merced	1940	361	San Luis Obispo	1750	491	Tuolumne	396	309
Fresno	6227	411	Modoc	225	668	San Mateo	6491	800	Ventura	4182	662
Glenn	565	290	Mono	160	215	Santa Barbara	2486	1244	Yolo	1081	335
Humboldt	1213	31	Monterey	877	243	Santa Clara	0623	713	Yuba	564	163
Imperial	1355	801	Napa	922	96	Santa Cruz	2358	744			
Inyo	205	660	Nevada	665	303	Shaata	1195	293	San Diego	File No.	
Kern	4809	2351	Orange	10981	398	Sierra	59	439		73-299568	

The provisions contained in Section A, including paragraphs 1 through 5, and the provisions contained in Section B, including paragraphs 1 through 9 of said fictitious Deeds
of Trust are incorporated herein as fully as though set forth at length and in full herein. Trustor hereby requests that a copy of any notice of default and a copy of any notice of
sale under this Deed of Trust be mailed and addressed to Trustor at "General Delivery" at the City in which this Deed of Trust is recorded, which is hereby adopted as Trustor's
address unless another address is set out above in which latter event Trustor adopts the address set out above as his address and requests that a copy of each such notice
be mailed to Trustor at such address. Trustor shall pay a reasonable charge not to exceed fifty dollars, or such greater amount as may then be permitted under applicable law,
to Beneficiary for each statement requested by Trustor from Beneficiary regarding the obligation secured by this Deed of Trust. Trustor authorizes Trustee to destroy the
original note(s) and Trust Deed upon issuance of a full reconveyance unless Trustee receives from Trustor within not more than three months after the date of recordation of
the said reconveyance a written request for the return of said instruments.

STATE OF CALIFORNIA }
COUNTY OF Riverside } ss
On Jan. 19, 1990 before me, the
undersigned, a Notary Public in and for the above named County and State,
personally appeared Floyd C. Jewett and
Carolyn F. Jewett

IN WITNESS WHEREOF, Trustor has executed this instrument
Floyd C. Jewett
FLOYD C. JEWETT
Carolyn F. Jewett
CAROLYN F. JEWETT

personally known to me (or proved to me on the basis of satisfactory evidence)
to be the person S whose names are
subscribed to the within instrument, and acknowledged to me that
they executed the same.

WITNESS my hand and official seal.
Lindy Jeffers
Notary Public in and for said County and State



DO NOT RECORD

The following is a copy of Section A, including paragraphs 1 through 5, and Section B, including paragraphs 1 through 9 of the recorded fictitious Deeds of Trust referred to in the annexed Deed of Trust:

A. TO PROTECT THE SECURITY HEREOF, TRUSTOR AGREES:

(1) To keep said property in good condition and repair, preserve thereon the buildings, complete construction begun, restore damage or destruction, and pay the cost thereof; to commit or permit no waste, no violation of laws or covenants or conditions relating to use, alterations or improvements; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which the character or use of said property and the estate or interest in said property secured by this Deed of Trust may require to preserve this security.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or Beneficiary may release all or any part thereof to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear.

(4) To pay, at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof. Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any incumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at seven per cent per annum, and to pay for any statement provided for by law regarding the obligations secured hereby in the amount demanded by Beneficiary, not exceeding the maximum amount permitted by law at the time of the request therefor.

B. IT IS MUTUALLY AGREED THAT:

(1) Any award of damages in connection with any condemnation for public use or injury to said property or any part thereof is hereby assigned to Beneficiary, who may apply or release such moneys received by him in the same manner and with the same effect as provided for disposition of proceeds of fire or other insurance.

(2) By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require payment when due of all other sums so secured or to declare default for failure so to pay.

(3) At any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map thereof; join in granting any easement thereon; or join in any agreement extending or subordinating the lien or charge hereof.

(4) Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

(5) Upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause said property to be sold, which notice Trustee shall cause to be duly filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

Trustee shall give notice of sale as then required by law, and without demand on Trustor, at least three months having elapsed after recordation of such notice of default, shall sell said property at the time and place of sale fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest

bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, expressed or implied. The recitals in such deed of any matters, or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at seven per cent per annum; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(6) This Deed applies to, inures to the benefit of, and binds all parties hereto, their legal representatives and successors in interest. The term Beneficiary shall include any future owner and holder, including pledgees, of the note secured hereby. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(7) Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

(8) The Trusts created hereby are irrevocable by Trustor.

(9) Beneficiary may substitute a successor Trustee from time to time by recording in the Office of the Recorder or Recorders of the county where the property is located an instrument stating the election by the Beneficiary to make such substitution, which instrument shall identify the Deed of Trust by recording reference, and by the name of the original Trustor, Trustee and Beneficiary, and shall set forth the name and address of the new Trustee, and which instrument shall be signed by the Beneficiary and duly acknowledged.

REQUEST FOR FULL RECONVEYANCE

To: SMTD Corporation
1201 East Highland Avenue
San Bernardino, CA 92404

The undersigned is the legal owner and holder of the note or notes of all other indebtedness secured by the within deed of trust. All indebtedness secured by said deed of trust and all amendments thereto have been fully paid and satisfied and you are hereby requested on payment to you of any sums owing to you under the terms of said deed of trust to cancel all notes or other evidences of indebtedness delivered to you herewith together with said deed of trust and to reconvey, without warranty, to the person or persons legally entitled thereto, the estate held by you under said deed of trust.

Mail Reconveyance to:

PENSCO Trust Company Custodian
FBO LARRY ARDAN
IRA Account Number _____
c/o PENSCO, Inc. 450 Sansome Street, 19th Floor
San Francisco, CA 94111-3306
(415) 274-5600 Fax (415) 956-3016
Tax ID: _____

John RVP 2/15/07

The Deed of Trust and the note which it secures must be delivered to the Trustee for endorsement before Reconveyance will be made.

DO NOT DESTROY THIS NOTE
NOTE SECURED BY DEED OF TRUST
(INSTALLMENT — INTEREST INCLUDED)

\$ 29,500.00 Sun City, California January 19, 19 90

In installments as herein stated, for value received, I promise to pay to:

WILLIE D. KING, a married man as his sole and separate property

or order, at place designated by payee the sum of
---TWENTY NINE THOUSAND FIVE HUNDRED AND 00/100--- (\$29,500.00) ----- Dollars,
with interest from ----- on unpaid principal at the rate of
Ten (10.0%) per cent per annum principal and interest payable in installments of
\$ -----THREE HUNDRED AND 00/100----- (\$300.00) -----
or more, on the same day of each calendar month, beginning on the 15th day of
February, 1990

and continuing until all of said principal sum and interest thereon shall have been fully paid.

Prepayment of principal on this note may be made in full or in part, at any time, without penalty.

Each payment received shall be credited first on interest then due and the remainder, if any, on principal; and interest shall thereupon cease upon the principal so credited. Should default be made in the payment of any installment when due, then at any time during the continuance of such default the entire balance of principal and interest shall, at the option of the holder of this note, become due and payable. Principal and interest payable in lawful money of the United States. I also agree to pay any and all costs of collection and a reasonable attorney's fee in case this note be not paid when due and an attorney be employed to enforce collection. This note is secured by a deed of trust to SMTD Corporation, a California corporation, as Trustee.



FLOYD C. JEWETT



CAROLYN F. JEWETT

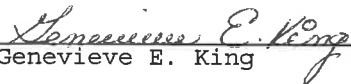
DO NOT DESTROY THIS NOTE: When paid, this note, with deed of trust securing same, must be surrendered to Trustee for cancellation.

Date: September 2, 1997

PROMISSORY NOTE ENDORSEMENT

Pay to the order of Security Trust Company, as Trustee of IRA# 010520 FBO Larry Arpan.

This endorsement is to be attached as a permanent rider to that certain original promissory note dated January 19, 1990, executed by Floyd C. Jewett and Carolyn F. Jewett Promisor, in the original sum of \$29,500.00, secured by a Deed of Trust dated January 19, 1990, and recorded January 22, 1990, Instrument Number 25748, of the Official Records in the office of the County Recorder of Riverside County, State of California.


Genevieve E. King

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Floyd Jevett
6124 Harold St.
Riverside, CA 92503

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	485	425	PCOR	NCOR	SMF	WCHS	DRP
						T:	CTY	LNK	

Escrow No.
Order No.

SPACE ABOVE THIS LINE FOR RECORDERS USE

FULL RECONVEYANCE

as trustee, or Successor Trustee, or Substituted Trustee, under Deed of Trust dated January 19, 1990 executed by
Floyd C. Jevett and Carolyn F. Jevett, husband and wife
as joint tenants

Trustor, and recorded as instrument No. 25748 Riverside on January 22 . of 1990
Official Records in the office of the Recorder of
County, California, describing land therein as:

MORE FULLY DESCRIBED IN SAID DEED OF TRUST

having received from holder of the obligations thereunder a written request to reconvey, reciting that all sums secured by said Deed of Trust have been fully paid, and said Deed of Trust and the note or notes secured thereby having been surrendered to said Trustee for cancellation, does hereby RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate no held by it thereunder.

Date

STATE OF CALIFORNIA
COUNTY OF San Francisco) s.s.

On September 25, 2007 before me,

Timothy T. Lawler

a Notary Public in and for said County and State, personally appeared

Jeanny Lo, VP of Investments, PENSCO

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 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.

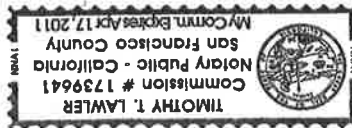
By: [Signature] VP 9/25/07
Trustee

Print Name:

PENSCO Trust Company Custodian
FBO Larry Ardan
IRA Account Number _____
c/o PENSCO, Inc. 450 Sansome Street, 14th Floor
San Francisco, CA 94111-3306
(415) 274-5600 Fax (415) 956-3016
Tax ID: _____

[Signature]
NOTARY'S SIGNATURE

(THIS AREA FOR OFFICIAL NOTARIAL SEAL OR STAMP)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

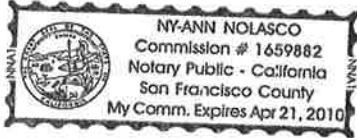
State of California

County of San Francisco } ss.

On February 5, 2007 before me, Ny Ann Nolasco, Notary Public
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Jeanne Lo, VP- Investments
Name(s) of Signer(s)
PENSCO Trust Company

personally known to me



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.

Place Notary Seal Above

[Signature]
 Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Request for Full Reconveyance

Document Date: n/a Number of Pages: 1 pg

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____
 Signer Is Representing: _____



Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____
 Signer Is Representing: _____



CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

STATE FILE NUMBER		CERTIFICATE OF DEATH		3200933010609	
1. NAME OF DECEDENT - FIRST (Given)		2. MIDDLE		3. LAST (Surname)	
CAROLYN		FAY		JEWETT	
4. DATE OF BIRTH mm/dd/yyyy		5. AGE Yrs		6. SEX	
02/11/1949		60		F	
7. DATE OF DEATH mm/dd/yyyy		3. HOUR (24 Hours)		8. DECEASED'S RACE - List in 3 cases may be listed (see worksheet on back)	
10/25/2009		1900		CAUCASIAN	
13. EDUCATION - Highest Level (Degrees and work done on back)		14.15. WAS DECEDENT HIGH SCHOOL GRADUATE? (If yes, see worksheet on back)		16. DECEASED'S RACE - List in 3 cases may be listed (see worksheet on back)	
HS GRADUATE		YES		CAUCASIAN	
17. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED		18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.)		19. YEARS IN OCCUPATION	
RETAIL CASHIER		RETAIL		7	
20. DECEDENT'S RESIDENCE (Street and number or location)					
6124 HAROLD ST.					
21. CITY		22. COUNTY/PRIOR COUNTY		23. ZIP CODE	
RIVERSIDE		RIVERSIDE		92503	
24. YEARS IN COUNTY		25. STATE/FOREIGN COUNTRY			
50		CA			
26. INFORMANT'S NAME, RELATIONSHIP			27. INFORMANT'S MAILING ADDRESS (Street and number or rural route number, city or town, state, ZIP)		
FLOYD JEWETT, HUSBAND			6124 HAROLD ST., RIVERSIDE, CA 92503		
28. NAME OF SURVIVING SPOUSE - FIRST		29. MIDDLE		30. LAST (Surname)	
FLOYD		C.		JEWETT	
31. NAME OF FATHER - FIRST		32. MIDDLE		33. LAST	
FLOYD		SECIL		JEWETT	
34. BIRTH STATE		35. NAME OF MOTHER - FIRST		36. MIDDLE	
IN		MURIEL		ELAINE	
37. LAST (Surname)		38. LAST (Surname)		39. BIRTH STATE	
TIMM		TIMM		MI	
40. DISPOSITION DATE mm/dd/yyyy		41. PLACE OF FINAL DISPOSITION			
11/02/2009		RES FLOYD JEWETT 6124 HAROLD ST., RIVERSIDE, CA 92503			
42. TYPE OF DISPOSITION(S)		43. SIGNATURE OF EMBALMER		44. LICENSE NUMBER	
CR/RES		NOT EMBALMED			
45. NAME OF FUNERAL ESTABLISHMENT		46. LICENSE NUMBER		47. SIGNATURE OF LOCAL REGISTRAR	
MILLER-JONES MORTUARY-SUN CITY		FD1490		ERIC K. FRYKMAN, M.D.	
48. DATE mm/dd/yyyy		49. DATE mm/dd/yyyy			
11/02/2009		11/02/2009			
101. PLACE OF DEATH		102. IF HOSPITAL, SPECIFY ONE		103. IF OTHER THAN HOSPITAL, SPECIFY ONE	
VISTA HOSPITAL OF RIVERSIDE		<input checked="" type="checkbox"/> Hospital		<input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other	
104. COUNTY		105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number or location)		106. CITY	
RIVERSIDE		2224 MEDICAL CENTER DR.		PERRIS	
107. CAUSE OF DEATH					
Enter the chain of events - (external, internal, or combination) - that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventilator failure without showing the etiology. DO NOT ABBREVIATE.					
IMMEDIATE CAUSE (Final disease or condition resulting in death)					
I. CARDIORESPIRATORY FAILURE					
II. SEPTICEMIA					
III. CHRONIC OSTEOMYELITIS					
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE IMMEDIATE CAUSE (Specify as ICD-10)					
STAPHYLOCOCCUS SIMILANS, MARASMUS, DECUBITUS ULCERS, SEPSIS, FAILURE TO THRIVE, DIABETES MELLITUS					
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEMS 107 OR 112? (If yes, list type of operation and date.)					
NO					
114. CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED		115. SIGNATURE AND TITLE OF CERTIFIER		116. LICENSE NUMBER	
Decedent Attended Since: Decedent Last Seen Above		SARATH CHULA WITANA M.D.		A50338	
117. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE		118. DATE mm/dd/yyyy			
SARATH CHULA WITANA M.D. 24080 FIR AVE STE A, MORENO VALLEY, CA 92553		10/30/2009			
119. CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED		120. INJURED AT WORK?		121. INJURY DATE mm/dd/yyyy	
MANNER OF DEATH: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> LINK			
122. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)					
123. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)					
124. LOCATION OF INJURY (Street and number, or location, and city, and ZIP)					
125. SIGNATURE OF CORONER / DEPUTY CORONER		127. DATE mm/dd/yyyy		128. TYPE, NAME, TITLE OF CORONER / DEPUTY CORONER	
STATE REGISTRAR		FAX AUTH. #		CENSUS TRACT	
A B C D E					

CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS

This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, Department of Health.

Nov 19, 2009

Eric Frykman, M.D., Local Registrar
RIVERSIDE COUNTY, CALIFORNIA

DATE ISSUED

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

**STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD**

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

AFFIDAVIT TO AMEND A RECORD

NO ERASURES, WHITEOUTS, PHOTOCOPIES,
OR ALTERATIONS

3200933010609

STATE FILE NUMBER

LOCAL REGISTRATION NUMBER

1.1

BIRTH DEATH FETAL DEATH

TYPE OR PRINT CLEARLY IN BLACK INK ONLY - THIS AMENDMENT BECOMES AN ACTUAL PART OF THE OFFICIAL RECORD

PART I INFORMATION TO LOCATE RECORD

INFORMATION AS IT APPEARS ON ORIGINAL RECORD	1A. NAME—FIRST CAROLYN	1B. MIDDLE FAY	1C. LAST JEWETT	
	2. SEX F	3. DATE OF EVENT—MMDDCCYY 10/25/2009	4. CITY OF EVENT PERRIS	5. COUNTY OF EVENT RIVERSIDE
	6. FULL NAME OF FATHER/PARENT AS STATED ON ORIGINAL RECORD FLOYD SECIL JEWETT		7. FULL NAME OF MOTHER/PARENT AS STATED ON ORIGINAL RECORD MURIEL ELAINE TIMM	

PART II STATEMENT OF CORRECTIONS TO BIRTH, DEATH, OR FETAL DEATH RECORD

8. ITEM NUMBER TO BE CORRECTED	9. INCORRECT INFORMATION THAT APPEARS ON ORIGINAL RECORD	10. CORRECTED INFORMATION AS IT SHOULD APPEAR
31	FLOYD	CARL
32	SECIL	CLIFTON
33	JEWETT	JONES
34	IN	OK
35	MURIEL	WILMA
36	ELAINE	FAY
37	TIMM	MILLSAP
38	MI	OK

NOF

11. TO CORRECT THE RECORD.

AFFIDAVITS AND SIGNATURES

We, the undersigned, hereby certify under penalty of perjury that we have personal knowledge of the above facts and that the information given above is true and correct.

12A. SIGNATURE OF FIRST PERSON BRENDA MIRAMONTES	12B. PRINTED NAME BRENDA MIRAMONTES	12C. TITLE/RELATIONSHIP TO PERSON IN PART I DOCUMENT SECRETARY
12D. ADDRESS (STREET and NUMBER, CITY, STATE, ZIP) 26245 PALOMAR ROAD, ROMOLAND, CA 92585	12E. DATE SIGNED—MMDDCCYY 11/11/2009	
13A. SIGNATURE OF SECOND PERSON KIMBERLY JONES	13B. PRINTED NAME KIMBERLY JONES	13C. TITLE/RELATIONSHIP TO PERSON IN PART I DOCUMENT SECRETARY
13D. ADDRESS (STREET and NUMBER, CITY, STATE, ZIP) 26245 PALOMAR RD, ROMOLAND, CA 92585	13E. DATE SIGNED—MMDDCCYY 11/11/2009	
14. OFFICE OF VITAL RECORDS OR LOCAL REGISTRAR ERIC K. FRYKMAN, M.D.	15. DATE ACCEPTED FOR REGISTRATION 11/12/2009	

STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC HEALTH, OFFICE OF VITAL RECORDS FORM VS 24e (REV. 1/08) 1.1

CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS

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Nov 19, 2009

Eric Frykman, M.D., Local Registrar
RIVERSIDE COUNTY, CALIFORNIA

DATE ISSUED

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ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

REQUESTED BY:
 ALIAGSHAR KHATIBI
 4603 HURFORD TERRACE
 ELICING, CA 91436

DOC # 2014-0104711
 03/21/2014 10:55:59 Fee:18.00
 Page 1 of 2 Dec 1 Tax Paid
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder

361238013-5

LEGAL DESCRIPTION

IN THE CITY OF WILDOMAR

LOTS 20, 21 AND 22 IN BLOCK 41 OF THE LAKE ELSINORE COUNTRY CLUB HOME ACRES TRACT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGES 2 THROUGH 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

S	R	U	PAGE	SIZE	DA	MISC	LONG	RPD	COPY
			1	485	428	PCOR	NCOR	SNF	NCHG
NO SNF									
T: CTY UNI									

18
 C 042

TRA 025-001
 Doc. Trans. Tax - computed on full value of property conveyed \$ 12.85
 Don Kent, Tax Collector
 Signature of Assessor

TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for Fiscal Year 2007-2008
 and for nonpayment were duly declared to be in default. 2008-361238013-0000
 Detail Number

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and ALIAGSHAR KHATIBI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROP ("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 FEBRUARY 4, 2014, 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 \$11,100.00

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 JEWETT, FLOYD C & CAROLYN E, described as follows:

Assessor's Parcel Number 361238013-5

IN THE CITY OF WILDOMAR

SEE PAGE 2 ENTITLED "LEGAL DESCRIPTION"

Don Kent
 Tax Collector

State of California Executed on
 County of Riverside FEBRUARY 4, 2014 By

On March 5, 2014, 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.

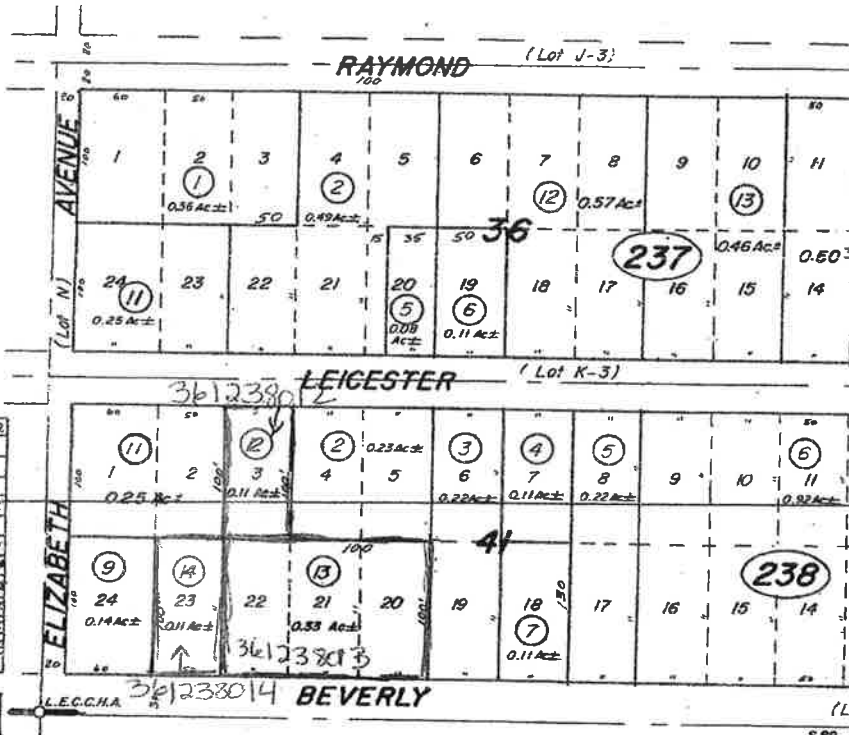


WITNESS my hand and official seal
 Larry W. Ward, Assessor, Clerk Recorder
 By: *Larry W. Ward* Deputy Seal

§§3708 & 3804 R&T Code

TD. 6-19 (6-87)

1" = 100'



DATE	OLD NO.	NEW NO.
4/81	231-234	235
4/81	235-8	48
6/82	235-10	49, 52
"	235-21-33	50-52, 54
"	235-49	236-1
"	235-11-20	236-2-11
"	235-50-62	236-12-24
"	235-1-4	237-1-4, 5
"	235-7-9	237-5-7, 8
"	235-18	237-8, 30
"	235-34-40	238-1-7, 8
"	235-46-47	238-1-7, 8

DATE	OLD NO.	NEW NO.
8/82	238-1	8, 9
11-84	237-4	8, 9
"	237-7, 9	10
2/85	238-8	238-10, 11
2/87	237-3	12, 13
3/90	238-12	12-14
5/90	8-10	237-14

M.B.13/283, Lake Elsinore Country Club Home Acres

APRIL 1981