

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE: 12/28/15

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



FROM: Don Kent, Treasurer-Tax Collector

SUBMITTAL DATE:
DEC 28 2015

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 200, Item 570. Last assessed to: Andrew Lee Woods, an unmarried man. District 4 [\$504]. Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:
 1. Approve the claim from Andrew Lee Woods, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 721241016-0;
 (continued on page two)

BACKGROUND:
Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, The Tax Collector conducted the April 29, 2014 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 20, 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 July 16, 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)

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	\$ 504	\$ 0	\$ 504	\$ 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 1/14/16*
 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: 4 Agenda Number: _____

9-22

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

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 200, Item 570. Last assessed to: Andrew Lee Woods, an unmarried man. District 4 [\$504]. Fund 65595 Excess Proceeds from Tax Sale.

DATE: DEC 28 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Authorize and direct the Auditor-Controller to issue a warrant to Andrew Lee Woods in the amount of \$504.86, 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 Andrew Lee Woods based on a Quitclaim Deed recorded August 31, 2005 as Instrument No. 2005-0716878, a Grant Deed recorded August 31, 2005 as Instrument No. 2005-0717215 and a Grant Deed recorded January 31, 2013 as Instrument No. 2013-0056074.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Andrew Lee Woods be awarded excess proceeds in the amount of \$504.86. 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 is 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 200 Item 570 Assessment No.: 721241016-0

Assessee: WOODS, ANDREW & ROBERTS, KEITH A

Situs:

Date Sold: April 29, 2014

Date Deed to Purchaser Recorded: June 20, 2014

Final Date to Submit Claim: June 22, 2015

RECEIVED
2015 FEB -4 PM 2:56
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

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

THE GRANT DEED FROM + KEITH ROBERTS
AND COURT RECORDED FILE IS ATTACHED TO THE
BACK OF THIS FORM

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 20th day of JUN, 2015 at LOS ANGELES CALIF.
County, State

Andrew Woods
Signature of Claimant

N/A
Signature of Claimant

ANDREW WOODS
Print Name

N/A
Print Name

4223 DEGNAN BL #3
Street Address

Street Address

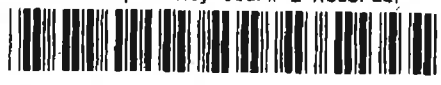
LOS ANGELES CA 90008
City, State, Zip

City, State, Zip

323-292-1017
Phone Number

Phone Number

RECORDING REQUESTED BY
 ANDREW LEE WOODS



Ⓟ

WHEN RECORDED MAIL TO
 AND MAIL TAX STATEMENTS TO

NAME ANDREW LEE WOODS
 ADDRESS PO BOX 875522
 CITY LOS ANGELES
 STATE & ZIP CALIFORNIA, 90087 ✓

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MSC
	1		1			✓			
					3				Ⓟ
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

TITLE ORDER NO. _____ ESCROW OR LOAN NO. _____ APN NO. 721-241-016-0 ✓
QUITCLAIM DEED ✓



THE UNDERSIGNED GRANTOR(s) DECLARE(s)
 DOCUMENTARY TRANSFER TAX is \$ 0 CITY TAX

- computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated area: City of _____

and
 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, KEITH A ROBERTS, a single man hereby remise, release and forever quitclaim his undivided 50% interest in said property to ANDREW LEE WOODS, an unmarried man

the following described real property in the County of Riverside, State of California:
 Lot 282 of Tract 2337, as shown by map on file in Book 43, Pages 45, 46, 47, 48, and 49 of Maps, in the office of the county recorder of said county.

Dated JUNE 24, 2004
 Keith A. Roberts
 KEITH A ROBERTS

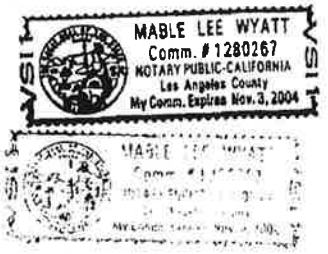
STATE OF CALIFORNIA,
 COUNTY OF LOS ANGELES } S.S.

On JUNE 24, 2004 before me, MABLE LEE WYATT, NOTARY PUBLIC
 (here insert name and title of the officer), personally appeared KEITH A ROBERTS-

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 Mable Lee Wyatt



DOCUMENT PROVIDED BY STEWART TITLE OF CALIFORNIA, INC.

QUITCLM.DOC



10

RECORDING REQUESTED BY:

Andrew Lee Woods

When Recorded Mail Document and Tax Statement To:

Andrew Lee Woods
P.O. Box 875522
Los Angeles, Calif. 90087 ✓

M	S	U	PAGE	SIZE	DA	PCOR	NCCOR	SMF	MISC.
	1		1			✓			
					3				8
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

GRANT DEED ✓

APN 721-241-016-0 ✓

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ NONE No tax due, no consideration paid

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of _____



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

ANDREW LEE WOODS AND KEITH A. ROBERTS, SUCCESSOR TRUSTEES OF THE CELIA A. DUMAS LIVING TRUST DATED SEPTEMBER 13, 1996 ✓

hereby GRANT(S) to

ANDREW LEE WOODS, AN UNMARRIED MAN, as to an undivided 25% interest, LOUIS A. HARRIS, a married man as his Sole and separate property as to an undivided 25% interest, and KEITH A. ROBERTS, a single man as to an undivided 50% interest

the following described real property in the City of Riverside State of California
County of Riverside

Lot 282 of Tract 2337, as shown by map on file in Book 43, Pages 45, 46, 47, 48 and 49 of Maps, in the office of the county recorder of said county.

DATED October 22, 2001

STATE OF CALIFORNIA
COUNTY OF ~~LOS ANGELES~~ RIVERSIDE

On MARCH 7, 2003 before me, the undersigned, Personally appeared Andrew Lee Woods and Keith A. Roberts 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.

Andrew Lee Woods
ANDREW LEE WOODS
Keith A. Roberts
KEITH A. ROBERTS

Witness my hand and official seal.

Signature Mable Lee Wyatt
MAIL TAX STATEMENT AS DIRECTED ABOVE



RECORDING REQUESTED BY:

COMSTOCK & SHARPE, INC.

AND WHEN RECORDED MAIL TO:

ANDREW WOODS
c/o COMSTOCK & SHARPE, INC
11100 Washington Boulevard
Culver City, CA 90232 ✓

Order No.:

Escrow No.:

Assessor Parcel Number: **721-241-016** ✓

DOC # 2013-0056074 ✓

01/31/2013 04:37P Fee:21.00

Page 1 of 3

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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028

GRANT DEED ✓
(Title of Document)

(This page added to provide adequate space for Recording Information - Additional Recording Fee applies.)

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s):

DOCUMENTARY TRANSFER TAX is \$ _____ CITY TAX \$ _____

- computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated area: City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, grantor, SEVENA HARRIS, as the duly authorized Representative and Administrator of the Estate of Louis Harris, Sr., hereby **grants** to ANDREW WOODS, grantee, a one-fourth(25%) interest in the following described real property.

RESIDENTIAL VACANT LAND, known as:

Lot 282 of Tract 2337, as per maps in Book 43, Pages 45-49, of Maps in the Office of the County Recorder of the County of Riverside, State of California (Assessor Parcel Number: 721-241-016).

Dated: 4/18/12

Sevena Harris
SEVENA HARRIS

Subscribed and sworn to (or affirmed) before me on this _____ day of _____,

by _____,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

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

Witness my hand and official seal.

Signature _____

(This area for notary stamp)

State of California

County of Los Angeles

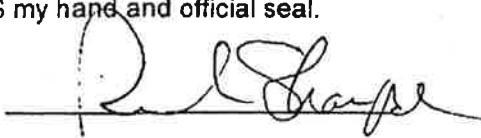
On January 15, 2013 before me, RICHARD W. SHARPE, Notary Public,
(Insert Name of Notary Public and Title)
personally appeared SEVENA HARRIS

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

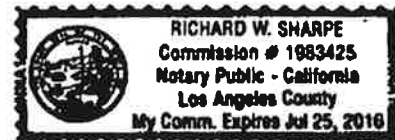
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



ACK PARA WPOP (Rev 05/08)

1 Albert Passaretti, Esq.
 2 Attorney at Law, SBN 79522
 3 3660 Wilshire Boulevard, Ste 1132
 4 Los Angeles, California 90010
 5 Telephone (213) 480-1960
 6 Attorney for Petitioner, Co-Trustee
 7 Andrew Lee Woods

ORIGINAL FILED
 NOV 21 2006
**LOS ANGELES
 SUPERIOR COURT**

SUPERIOR COURT OF CALIFORNIA
 LOS ANGELES COUNTY

10 In Re Estate of:

12 CELIA A. DUMAS,

14 Decedent

CASE NO.: BP 093 282

[Related to BP 097 857 and BP 097 858]

ORDER APPROVING FIRST AND
 FINAL ACCOUNT OF ANDREW LEE
 WOODS

[Assigned to Judge Aviva K. Bobb]

Date: October 25, 2006
 Time: 8:30 A.M.
 Dept: Department 11

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED:

- 20 1. The first and final account and petition for its settlement of Trustee Andrew Lee Woods
 21 is confirmed and approved; all the transactions, distributions, and proceedings of set
 22 forth in the first and final account and report are confirmed and approved.
- 24 2. Celia A. Dumas, died on August 20, 2000, being a resident of Los Angeles County, State
 25 of California.
- 27 3. On or about September 13, 1996, prior to decedent's death, Decedent executed a
 28

1 Crestline Property was transferred by deed executed by Andrew Lee Woods and Keith A.
2 Roberts 75% to Andrew Lee Woods and 25% to Louis Harris.
3

4 17. **Palmdale/Lancaster Vacant Lots, Los Angeles County, State of California, Lots 213**
5 **and 214 of Tract 28484, as per maps in book 765, Pages 24 to 32 (the "Palmdale**
6 **Lots").** Title to the Palmdale Lots were held in the Trust on the date of death of
7 decedent. On October 22, 2001 Keith A. Roberts and Andrew Lee Woods transferred
8 the Palmdale Lots 50% to Keith A. Roberts, 25% to Andrew Lee Woods, and 25% to
9 Louis Harris. On June 24, 2004 Keith A. Roberts transferred his 50% interest to Andrew
10 Lee Woods; the current title of the Palmdale Lots is held 75% by Andrew Lee Woods
11 and 25% by Louis Harris.
12

13 18. **Riverside Vacant Lot, Lot 282 of Tract 2337, as per maps in book 43, Pages 45-49,**
14 **Riverside County Recorder (the "Riverside Lot").** Title to the Riverside Lot was
15 held in the Trust on the date of death of decedent. On October 22, 2001 Keith A.
16 Roberts and Andrew Lee Woods transferred the Riverside Lot 50% to Keith A. Roberts,
17 25% to Andrew Lee Woods, and 25% to Louis Harris. On June 24, 2004 Keith A.
18 Roberts transferred his 50% interest to Andrew Lee Woods; the current title of the
19 Riverside Lot is held 75% by Andrew Lee Woods and 25% by Louis Harris.
20

21 19. **Trust Distribution to Sevena Harris and Louis Harris.** In addition to the above
22 mentioned conveyances, transfers, and distributions Andrew Lee Woods will distribute
23 the sum of \$43,000 to Sevena Harris and Louis Harris, payable \$21,500 from Andrew
24 Lee Woods' share of the sale proceeds directly from the sale escrow of the Vermont
25 Property and \$21,500 from Andrew Lee Woods' share of the sale proceeds directly
26 from the sale escrow of the Crestline Property.
27

28 20. **Partition by Sale.** Andrew Lee Woods, Sevena Harris and Louis Harris will partition by