

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

956A



FROM: Don Kent, Treasurer/Tax Collector

SUBMITTAL DATE:
MAY 11 2010

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 177, Item 317.

Last assessed to: Jacqueline Michele Ellman, an unmarried woman as to an undivided 1/2 interest and N. E. Fadhl, an unmarried woman as to an undivided 1/2 interest.


RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Approve the claim from First American Title Insurance Company, assignee for Jacqueline Michele Ellman, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 812141001-2;
- 2) Approve the claim from Nancy Fadhl AKA N.E. Fadhl, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 812141001-2;

(Continued on Page 2)

BACKGROUND: In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the March 12, 2007 public auction sale. The deed conveying title to the purchasers at the auction was recorded May 3, 2007. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on June 4, 2007, 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, Treasurer/Tax Collector

FINANCIAL DATA


Current F.Y. Total Cost:	\$29,774.29	In Current Year Budget:	NO
Current F.Y. Net County Cost:	\$0	Budget Adjustment:	N/A
Annual Net County Cost:	\$0	For Fiscal Year:	2009-10

SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

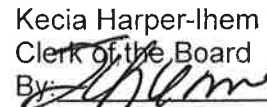
BY: 
Christopher M. Hans

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: June 8, 2010
xc: Treasurer, Auditor

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.:

District: 4

Agenda Number:

9.23

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

COUNTY OF RIVERSIDE COUNTY MANAGER
 BY: Dale A. Gardner
 DATE: 5/11/10

Dept't Recomm.: Policy
 Per Exec. Ofc.: Policy
 Consent:
 Consent:

BOARD OF SUPERVISORS

Form 11:

Page 2

RECOMMENDED MOTION: (Continued)

- 3) Deny the claim from Jacqueline Michele Ellman, last assessee;
 - 4) Authorize and direct the Auditor-Controller to issue warrants to First American Title Insurance Company, assignee for Jacqueline Michele Ellman in the amount of \$14,887.15 and Nancy Fadhl AKA N.E. Fadhl in the amount of \$14,887.14, no sooner than ninety days from the date of this order, unless pursuant to the California Revenue and Taxation Code Section 4675, an appeal has been filed in Superior Court.
-

The Treasurer-Tax Collector has received three claims for excess proceeds:

- 1) Claim from First American Title Insurance Company, assignee for Jacqueline Michele Ellman based on an Assignment of Right to Collect Excess Proceeds dated March 31, 2008 and a Quitclaim Deed recorded March 7, 2007 as Instrument No. 2007-0157119.
- 2) Claim from Nancy Fadhl AKA N.E. Fadhl based on a Quitclaim Deed recorded March 7, 2007 as Instrument No. 2007-0157119.
- 3) Claim from Jacqueline Michele Ellman based on a Quitclaim Deed recorded March 7, 2007 as Instrument No. 2007-0157119.

Pursuant to Section 4675 (a) & (b) of the California Revenue and Taxation Code, it is the recommendation of this office that First American Title Insurance Company, assignee for Jacqueline Michele Ellman be awarded excess proceeds in the amount of \$14,887.15 and Nancy Fadhl AKA N.E. Fadhl be awarded excess proceeds in the amount of \$14,887.14. The claim from Jacqueline Michele Ellman be denied since she had assigned her right to file a claim to First American Title Insurance Company. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

2008 APR 24 AM 7:57

RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

To: Paul McDonnell, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TCIT Item 37 Assessment No.: 812 141 001-2

Assessee: SIPES, FLORENCE JACOBS & JACOBS, VALERIE

Situs: None

Date Sold: MARCH 12, 2007

Date Deed to Purchaser Recorded: May 3, 2007

Final Date to Submit Claim: May 3, 2008

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$29,774.29 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.

Riverside County Recorder's Doc. No. 2007-0144746 on 3/1/07.
Assignment of Right to Collect Excess Proceeds

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 11th day of April, 2008 at Riverside, CA
County, State

Dan Buchanan, Ast. Treas.
Signature of Claimant

Signature of Claimant

Dan Buchanan for
First American Title Co.
Print Name

Print Name

3625 14th St.
Street Address

Street Address

Riverside CA 92501
City, State, Zip

City, State, Zip

(951) 787-1700
Phone Number

Phone Number

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, mail, or in person--our telephone number is (951) 955-3842. 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, 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 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 cannot issue you a warrant in payment of the approved claim until 90 days following the action taken by the Board.

MAIL COMPLETED FORMS TO:

Paul McDonnell, Treasurer-Tax Collector
Post Office Box 12005
Riverside, CA 92502-2205

Attention: Tax Enforcement Unit

RECORDING REQUESTED BY:
First American Title

AND WHEN RECORDED MAIL TO:

Ms. Jacqueline Michele Ellman
1420 Sabita Way
Palm Springs, CA 92262

DOC # 2007-0144746
03/01/2007 08:00A Fee:10.00
Page 1 of 2 Doc T Tax Paid
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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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM

Title Order No.: 2707922 -30

TRA 085.000

GRANT DEED

812-141-002-3 + 812-141-001-2

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$8.80

- 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,

Florence Jacobs Sipes, a widow

hereby GRANT(s) to:

Jacqueline Michele Ellman, an Unmarried Woman

the real property in the County of Riverside, State of California, described as:

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 7, Township 5 South, Range 22 East, San Bernardino Base and Meridian

Also Known as: vacant land

AP#: 812-141-001 and 812-141-002

Excepting therefrom that portion included in the right of way of California Southern Railroad Company.

DATED February 14, 2007

STATE OF CALIFORNIA FLORIDA

COUNTY OF RIVERSIDE

On February 18, 2007

Before me, Mary Van Vlack

A Notary Public in and for said State, personally appeared

Florence Jacobs Sipes

Florence Jacobs Sipes
Florence Jacobs Sipes

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.

NOTARY PUBLIC-STATE OF FLORIDA



Mary Van Vlack

Commission # DD549416

My Comm. Expires: 05/08/2010

Signature Mary Van Vlack

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

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013

ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby assign to **FIRST AMERICAN TITLE INSURANCE COMPANY** my right to collect the excess proceeds to which I am entitled from the sale of Riverside County Assessor's Parcel Number 812-141-001 sold at public auction on March 12, 2007. I understand that the total of excess proceeds available for refund is \$29,774.29 and that I AM GIVING UP MY RIGHT TO COLLECT SUCH REFUND. FOR VALUABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

Jacqueline M. ELLMAN
(Signature of Party of Interest/Assignor)

JACQUELINE MICHELE ELLMAN
(Name Printed)

1420 Sabita Way
(Address)

Palm Springs Ca 92262
(City/State/Zip)

760 831-1100
(Area Code/Telephone Number)

STATE OF CALIFORNIA }
COUNTY OF Riverside } S.S.

On March 31, 2008 before me,
Notary Public in and for Jacqueline Michele ELLMAN
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.

LISA C. FEILING, Notary Public a
said State, personally appeared
who proved to me on the basis of satisfactory

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 Lisa C. Feiling



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right (s)he is assigning, that I have disclosed to him/her the full amount of excess proceeds available, and that I HAVE ADVISED HIM/HER OF HIS/HER RIGHT TO FILE A CLAIM ON HIS/HER OWN WITHOUT ASSIGNING THAT RIGHT.

Dan Bohannon, Asst Vice Pres.
(Signature of Assignee)

FIRST AMERICAN TITLE INSURANCE COMPANY
(Name Printed)

3625 14th St.
(Address)

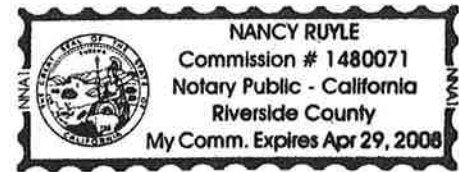
Riverside CA 92501
(City/State/Zip)

STATE OF CALIFORNIA
COUNTY OF Riverside } S.S.

On April 11, 2008 before me, Nancy Ruyle a
Notary Public in and for said State, personally appeared
Dan Buchanan 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 Nancy Ruyle

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

To: Paul McDonnell, Treasurer and Tax Collector

RECEIVED

Re: Claim for Excess Proceeds

2008 APR 28 PM 2:54

TCIT Item 317 Assessment No.: 812141001-2

RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

Assessee: SIPES, FLORENCE JACOBS + JACOBS, VALERIE

Situs: NONE

Date Sold: MARCH 12, 2007

Date Deed to Purchaser Recorded: MAY 3, 2007

Final Date to Submit Claim: MAY 3, 2008

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 31,000.00 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 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.

Grant Deed

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tentants 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 28th day of April, 2008 at _____ County, State

[Signature]
Signature of Claimant

Signature of Claimant

Nancy FADHL
Print Name

Print Name

999 ROSE AVE
Street Address

Street Address

PALM SPRINGS, CA 92262
City, State, Zip

City, State, Zip

760-449-0493
Phone Number

Phone Number

RECORDING REQUESTED BY:
First American Title Company

AND WHEN RECORDED MAIL TO:

RECEIVED

Ms. Jacqueline Michele Ellman & N.E. Fadhl
1420 Sabita Way
Palm Springs, CA 92262

2007 APR 28 PM 2:54



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			1						
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									013

812-141-001-2 and 002-3

Title Order No.: 2707922-30 Escrow No.: 17683-KC

TRA: 085-000

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE

- 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**

7
013

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

Jacqueline Michele Ellman, an unmarried woman

do(es) hereby remise, release and forever quitclaim to:

Jacqueline Michele Ellman, an unmarried woman as to an undivided 1/2 interest and N.E. Fadhl, an unmarried woman as to an undivided 1/2 interest

the real property in the County of Riverside, State of California, described as:

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 7, Township 5 South, Range 22 East, San Bernardino Base and Meridian

Also Known as: vacant land

A.P. # 812-141-001 and 812-141-002

First American Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein.

DATED March 2, 2007

STATE OF CALIFORNIA

COUNTY OF Riverside

On March 2, 2007

Before me, Kristy J. Cordele

A Notary Public in and for said State, personally appeared

Jacqueline Michele Ellman

Jacqueline Michele Ellman
Jacqueline Michele Ellman

~~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 Kristy Cordele

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

August 3, 2009

Nancy Fadhl
999 Rose Ave
Palm Springs, CA 92262

Re: Apn: 812141001-2
TC 177 Item 317
Date of Sale: March 12, 2007

Dear Nancy Fadhl:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.

- | | |
|--|---|
| <input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100 | <input type="checkbox"/> Original Note/Payment Book |
| <input type="checkbox"/> Notarized Statement of different/misspelled name for | <input type="checkbox"/> Updated Statement of Monies Owed (as of dated of tax sale) |
| <input type="checkbox"/> Notarized Statement Giving Rights to Collect/Claim on behalf of | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock) |
| <input type="checkbox"/> Copy of Trust/Will (Complete) | <input type="checkbox"/> Court Order Appointing Administrator |
| <input type="checkbox"/> Certified Death Certificate's of | <input type="checkbox"/> Deed (Quitclaim/Grant etc...) |
| <input type="checkbox"/> Copy of Birth Certificate | <input checked="" type="checkbox"/> Other –Please provide the connection between yourself and our last assessee N. E. Fadhl listed on title to the address of 1420 Sabita Way Palm Springs, CA 92262 |
| <input type="checkbox"/> Copy of Marriage Certificate for | |

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

Sincerely,

Desiree Taylor

Desiree Taylor
Tax Enforcement Unit
(951) 955-3842
(951) 955-3990 Fax

Taylor, Desiree

From: nfadh1@aol.com
Sent: Wednesday, August 12, 2009 11:29 AM
To: Taylor, Desiree
Subject: Fwd: RE: Excess proceeds
Attachments: TEXT.htm; Document.pdf; Mime.822

Desiree,

Please find attached document. Thank you.

Nancy Fadh1

-----Original Message-----

From: Ellman, Jacqueline M <Jacqueline.Ellman@ironmountain.com>
To: nfadh1@aol.com
Sent: Tue, Aug 11, 2009 4:12 pm
Subject: RE: Excess proceeds

Please see attached.? I believe it is what you are looking for.?

?

From: nfadh1@aol.com [mailto:nfadh1@aol.com]

Sent: Tuesday, August 11, 2009 3:59 PM

To: Ellman, Jacqueline M

Subject: Excess proceeds

?

Dear Jacqueline,

I received correspondence from Desiree Taylor from the County of Riverside. She has requested a letter or document from you making an association between NE Fadhl and Nancy Fadhl which is reflected on the Trust Deed.? The APN # is 812-141-001-2.

Thank you.

?

The information contained in this email message and its attachments is intended only for the private and confidential use of the recipient(s) named above, unless the sender expressly agrees otherwise. Transmission of email over the Internet is not a secure communications medium. If you are requesting or have requested the transmittal of personal data, as defined in applicable privacy laws by means of email or in an attachment to email you must select a more secure alternate means of transmittal that supports your obligations to protect such personal data. If the reader of this message is not the intended recipient and/or you have received this email in error, you must take no action based on the information in this email and you are hereby notified that any dissemination, misuse, copying, or disclosure of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by email and delete the original message.

Jacqueline Ellman
1420 Sabita Way
Palm Springs, CA 92262
323-326-7761
Jacqueline_ellman@yahoo.com

August 11, 2009

Nancy Fadhl
999 Rose Street
Palm Springs, CA 92262
760-449-0493

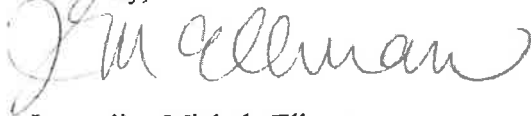
RE: Riverside County, APN: 812-141-001-2 Blythe, CA

Per your request I am providing you with my written acknowledgement as identifying you as NE Fadhl and Nancy Fadhl.

I also recognize that NE Fadhl referred to on the Grant Deed for APN# 812-141-001-2 is one in the same as Nancy Fadhl.

Please let me know if you have any further questions.

Sincerely,

A handwritten signature in cursive script that reads "J M Ellman". The signature is written in dark ink and is positioned above the printed name.

Jacqueline Michele Ellman

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

To: Paul McDonnell, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TC 177 Item 317 Assessment No.: 812141001-2

Assessee: SIPES, FLORENCE JACOBS & JACOBS, VALERIE

Situs:

Date Sold: March 12, 2007

Date Deed to Purchaser Recorded: May 3, 2007

Final Date to Submit Claim: May 3, 2008

RECEIVED
07 MAY 23 PM 11:50
RIVERSIDE COUNTY
TREASURER/TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 30,120.79 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. 2007-0144746; recorded on 3-1-07. 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.

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tentants 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 7th day of June, 2007 at Riverside, Ca
County, State

Giuganni Michele Ellman
Signature of Claimant

Signature of Claimant

Jacqueline Michele Ellman
Print Name

Print Name

1420 Sabita Way
Street Address

Street Address

Palm Springs, Ca 92262
City, State, Zip

City, State, Zip

760-831-1110
Phone Number

Phone Number

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, mail, or in person--our telephone number is (951) 955-3842. 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, 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 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 cannot issue you a warrant in payment of the approved claim until 90 days following the action taken by the Board.

MAIL COMPLETED FORMS TO:

Paul McDonnell, Treasurer-Tax Collector
Post Office Box 12005
Riverside, CA 92502-2205

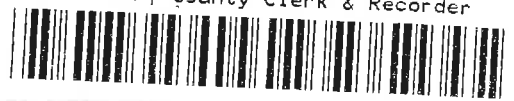
Attention: Tax Enforcement Unit

RECORDING REQUESTED BY:
First American Title

AND WHEN RECORDED MAIL TO:

Ms. Jacqueline Michele Ellman
1420 Sabita Way
Palm Springs, CA 92262

DOC # 2007-0144746
03/01/2007 08:00A Fee:10.00
Page 1 of 2 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM

Title Order No.: 2707922 -30

TRA 085.000

GRANT DEED

812-141-002-3 + 812-141-001-2

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$8.80

- 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,

Florence Jacobs Sipes, a widow

hereby GRANT(s) to:

Jacqueline Michele Ellman, an Unmarried Woman

the real property in the County of Riverside, State of California, described as:

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 7, Township 5 South, Range 22 East, San Bernardino Base and Meridian

Also Known as: vacant land

AP#: 812-141-001 and 812-141-002

Excepting therefrom that portion included in the right of way of California Southern Railroad Company.

DATED February 14, 2007

STATE OF CALIFORNIA ~~FLORIDA~~

COUNTY OF ~~PIEDMONT~~ PIEDMONT

On February 18, 2007

Before me, Mary Van Vlack

A Notary Public in and for said State, personally appeared

Florence Jacobs Sipes

Florence Jacobs Sipes
Florence Jacobs Sipes

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.

NOTARY PUBLIC-STATE OF FLORIDA



Mary Van Vlack

Commission # DD549416

My Comm. Expires: 05/08/2010

Signature

Mary Van Vlack

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

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Title Order Number:

File Number: 0625-2707922

Exhibit "A"

Real property in the ~~City of~~, County of Riverside, State of California, described as follows:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER GOVERNMENT SURVEY THEREOF.

EXCEPTING THEREFROM THAT PORTION INCLUDED ~~IN THE RIGHT OF WAY OF CALIFORNIA SOUTHERN RAILROAD COMPANY.~~

APN: 812-141-002-3

RECORDING REQUESTED BY:
First American Title Company

AND WHEN RECORDED MAIL TO:

RECEIVED

Ms. Jacqueline Michele Ellman & N.E. Fadhl
1420 Sabita Way
Palm Springs, CA 92262

2007 APR 28 PM 2:54



RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

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812-141-001-2 and 002.3

Title Order No.: 2707922-30

Escrow No.: 17683-KC

TRA: 055.000

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE

[X] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale.

[X] Unincorporated area [] City of AND

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

Jacqueline Michele Ellman, an unmarried woman

do(es) hereby remise, release and forever quitclaim to:

Jacqueline Michele Ellman, an unmarried woman as to an undivided 1/2 interest and N.E. Fadhl, an unmarried woman as to an undivided 1/2 interest

the real property in the County of Riverside, State of California, described as:

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 7, Township 5 South, Range 22 East, San Bernardino Base and Meridian

Also Known as: vacant land

A.P. # 812-141-001 and 812-141-002

First American Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein.

DATED March 2, 2007

STATE OF CALIFORNIA

COUNTY OF Riverside

On March 2, 2007

Before me, Kristy J. Cordell

A Notary Public in and for said State, personally appeared

Jacqueline Michele Ellman

Jacqueline Michele Ellman
Jacqueline Michele Ellman

~~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 Kristy Cordell

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE: