

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



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

**SUBMITTAL DATE:**

JUL 28 2010

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 179, Item 146.  
Last assessed to: Byron Sheldon and Joan D. Sheldon.

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

- 1) Deny the claim from Craland Properties, Inc., agent for Wilma Jean Drury for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 525063032-0;
- 2) Deny the claim, unless pursuant to the California Revenue and Taxation Code Section 4675, an appeal has been filed in Superior Court.

**BACKGROUND:** (Continued on page two)

  
Don Kent, Treasurer-Tax Collector

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	NO
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010-11

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

**C.E.O. RECOMMENDATION:**

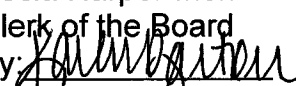
APPROVE  
BY:   
Christopher M. Hans

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Buster 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: September 14, 2010  
xc: Treasurer, Auditor

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

**9.75**

**Prev. Agn. Ref. ATTACHMENTS FILED District: 5 Agenda Number:**  
WITH THE CLERK OF THE BOARD

FORM APPROVED COUNTY COUNSEL  
BY:  DATE: 7/28/10  
DALE A. GARDNER  
Departmental Concurrence

Consent  Policy   
Consent  Policy

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

BOARD OF SUPERVISORS

Form 11:

Page 2

**BACKGROUND:** (Continued)

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 17, 2008 public auction sale. The deed conveying title to the purchasers at the auction was recorded May 12, 2008. 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 9, 2008, 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.

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The Treasurer-Tax Collector has received one claim for excess proceeds:

- 1) Claim from Craland Properties, Inc., agent for Wilma Jean Drury based on an Authorization for Agent to Collect Excess Proceeds dated February 5, 2009, a Quitclaim Deed recorded February 26, 1985 as Instrument No. 38955, the Will of Byron Russell Sheldon and the death certificates of Byron Russell Sheldon and Joan Doloros Sheldon.

Pursuant to Section 4675 (a) & (c) of the California Revenue and Taxation Code, it is the recommendation of this office that Craland Properties, Inc., agent for Wilma Jean Drury be denied since they were unable to substantiate their claim. Since there are no other claimants the excess proceeds of \$6,979.37 will remain unclaimed. 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.

**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 Item Assessment No.:

179 146 525-063-032-0  
Assessee:

Situs: **SHELDON, BYRON and JOAN D**

Date Sold: **MARCH 17, 2008**

Date Deed to Purchaser Recorded: **MAY 12, 2008**

Final Date to Submit Claim: **MAY 12, 2009**

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 6,979.37 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. 38955; recorded on 2/26/1985. 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.**

As heir to the late Byron R. Sheldon and for the reasons set out in the attached Declaration signed by me, I am entitled to claim, as I hereby do, the sum of \$6,979.37, being the excess proceeds resulting from the Tax Default Sale of above property.

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 5<sup>th</sup> day of February, 2009 at Shreveport, Louisiana  
County, State

Wilma J. Drury  
Signature of Claimant

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

WILMA JEAN DRURY  
Print Name

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

8079 CALM STREET  
Street Address

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

SHREVEPORT, LA 71107  
City, State, Zip

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

[But please call Issie Cramer  
(318) 309-3082 at (310) 276-0431 regarding any query]  
Phone Number

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

**DECLARATION BY WILMA JEAN DRURY IN SUPPORT  
OF HER CLAIM FOR \$6,979.37 EXCESS PROCEEDS RESULTING FROM TAX  
DEFAULT SALE OF AP NO. 525-063-032-0 BY THE RIVERSIDE COUNTY  
TAX COLLECTOR AT TAX DEFAULT SALE NO. TC 179 DURING MARCH,  
2008.**

I, the undersigned, WILMA JEAN DRURY, of 8079 Calm Street, Shreveport, LA 71107, declare hereby as follows:

1. That I was married to BYRON R. SHELDON (whose middle name was RUSSELL) on February 28, 1998, as will appear from Exhibit "A" hereto, being a copy of my marriage certificate to said BYRON R. SHELDON. At the time of my said marriage I was known as WILMA J. TOW.
2. Said BYRON R. SHELDON died at Fresno, California, on July 25, 2003, as will appear from Exhibit "B" hereto, being a copy of his Death Certificate. A certified copy of said Death Certificate is attached, also marked "B", to my Declaration dated November 30, 2007 attached to my claim for the excess proceeds of \$9,779.03 resulting from the Tax Default Sale of AP No. 525-111-01-0 at Tax Sale No. 177, Item No. 200. To save me the expense of obtaining a further certified copy of such Death Certificate, I respectfully request that my reference to said certified copy of my late husband's Death Certificate be regarded as adequate and sufficient for the purposes of this claim.
3. As appears from Quitclaim Deed, Document No. 38955 recorded in the Riverside County Recorder's Office on February 26, 1985, a copy of which is attached hereto marked "C", said BYRON R. SHELDON and his then-spouse, JOAN D. SHELDON, became the owners of record of the real property commonly referred to as AP No. 525-063-032-0, which was sold at the Riverside County Tax Default Sale No. TC 179 held during March, 2008, resulting in excess proceeds of \$6,979.37.
4. Said JOAN D. SHELDON died on September 28, 1994, as will appear from Exhibit "D" hereto, being a copy of AFFIDAVIT - DEATH OF JOINT TENANT, attached to which was a certified copy of a Death Certificate of said JOAN D. SHELDON, which Affidavit was recorded in the Office of Fresno County Recorder on September 6, 1999 as Instrument No. 1999-0133749. I also attach hereto, marked "E" a copy of Grant Deed recorded in the Fresno County Recorder's Office on September 6, 1999 as Instrument No. 1999-0133750 in terms whereof said BYRON R. SHELDON conveyed to

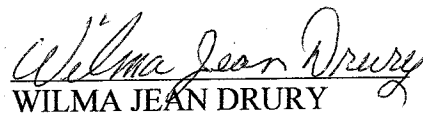
BYRON R. SHELDON and WILMA J. SHELDON (i.e. me) " Husband and Wife as JOINT TENANTS" the real property previously owned as joint tenants by himself and said late JOAN D. SHELDON. Because of the fact that I do not fall within the category of persons entitled, in terms of the California Health and Safety Code, to obtain a certified copy of the Death Certificate of said JOAN D. SHELDON, I am unable to obtain and furnish such certified copy of her Death Certificate, but it is respectfully submitted that the certification by the Fresno County Recorder of Exhibit "D" hereto should be accepted as a certification of the copy of the Death Certificate forming part of Exhibit "D" hereto. Certified copies of the documents constituting Exhibits "D" and "E" hereto were also attached to my said Declaration dated November 30, 2007, forming part of my claim for the excess proceeds of said AP No. 525-111-01-9 sold at Tax Sale No. 177 as Item No. 200. For reasons of economy as stated in Paragraph 2 above, I also respectfully request that my reference herein to said certified copies of Exhibits "D" and "E" hereto be regarded as adequate and sufficient for the purposes of this claim.

5. Said AP No. 525-063-032-0 acquired jointly on February 26, 1985 by said late BYRON R SHELDON and JOAN D. SHELDON during their marriage, comprised community property, and, on the death of said JOAN D. SHELDON, her interest in said property passed to said BYRON R. SHELDON, her surviving spouse.
6. I attach hereto, marked "F", copy of a Notarially certified copy of the Last Will and Testament of said late BYRON R. SHELDON. The Clause titled **Debt Clause** at page 2 thereof provides, in relevant part: **I direct that all my debt and obligation.....be paid as soon after my death as practical.** The Clause titled **Principal Distribution Clause** at the top of page 3 thereof provided in relevant part as follows: **I give, devise and bequeath to wife, WILMA JEAN SHELDON all of the residue and remainder of my gross estate, after the expenses, taxes, administrative costs and individual distributions.**" A notarially certified copy of said Will, Exhibit "F" hereto, is also attached to my said Declaration dated November 30, 2007, forming part of my claim for the excess proceeds of said AP No.525-111-01-9 sold at Tax Sale No. 177 as Item No. 200, and, for reasons of economy, I also respectfully request that said Notarially certified copy of Exhibit "F" hereto be regarded as sufficient and adequate for the purposes of this claim.
7. I married KURT DRURY on December 20, 2001 as appears from Exhibit "G" hereto, being a copy of my marriage certificate.
8. Having furnished all the relevant facts for an understanding of the matter above, I now proceed to declare as follows in terms of California Probate Code, Section 13101:

9. The DECEDENT is BYRON R. SHELDON.
10. The DECEDENT died at Fresno, California, on July 25, 2003.
11. At least 40 days have elapsed since the death of DECEDENT as shown in the Death Certificate, Exhibit "B" hereto.
12. The current gross fair market value of the DECEDENT'S real and personal property in California, excluding property described in Section 13050 of the California probate Code, does not exceed one hundred thousand dollars (\$100,000.00).
13. The following is a description of the property of the DECEDENT that is to be paid, transferred or delivered to me:

***The sum of \$ 6,979.37, representing the excess proceeds resulting from the Tax Default Sale by the Riverside County Tax Collector during May, 2008 at Tax Default Sale No. TC 179 of AP No. 525-063-032-0 of which the DECEDENT was, by virtue of the facts set forth above, the beneficial owner in its entirety.***

14. By virtue of the facts set forth above, more particularly in Paragraph 6, I am the successor of the DECEDENT to the property described in Paragraph 13 above.
15. No other person has a superior right to the interest of the DECEDENT in the property described in Paragraph 13 above.
16. I request that the property described in Paragraph 13 above be paid, delivered or transferred to me.
17. Under penalty of perjury under the laws of the State of California, I declare the foregoing to be true and correct.

  
WILMA JEAN DRURY

Date: Feb. 5, 2009

# Marriage Certificate

"A"

Clark County, Nevada

No. C 931537

This is to Certify that the undersigned did on the 28th day of February, 1998  
at, 309 S. Third Street, Las Vegas  
Address or Church City, Nevada, join in lawful wedlock

BYRON R. SHELDON of FRESNO, CALIFORNIA  
City State

and WILMA J. TOW of FRESNO, CALIFORNIA  
City State

with their mutual consent, in the presence of Glade Covington  
Type or Print Name of Witness

Type or Print Official's Name & Title  
LORETTA BOWMAN (Commissioner of Civil Marriage)

Type or Print Church or Affiliation  
309 South Third Street

Type or Print Address of Official  
Las Vegas, Nevada 89155

Type or Print City, State, Zip

Linda Gailey  
Signature of Official

**JUDITH A. VANDEVER, RECORDER**

8:40 AM

STATE OF CALIFORNIA  
**CERTIFICATION OF VITAL RECORD**

**COUNTY of FRESNO**

FRESNO, CALIFORNIA

B

**CERTIFICATE OF DEATH**

3200310 003458

STATE FILE NUMBER		STATE OF CALIFORNIA USE BLACK INK ONLY / NO ERASURES, WHITEOUTS OR ALTERATIONS VS-1 (REV. 1/05)		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT -- FIRST (Given) Byron		2. MIDDLE Russell		3. LAST (Family) Sheldon	
ASK: ALBO KNOWN AS -- Include full AKA (FIRST, MIDDLE, LAST)		4. DATE OF BIRTH mm/dd/yyyy 04/29/1926		5. AGE Yrs 77	
8. BIRTH STATE/FOREIGN COUNTRY NE		10. SOCIAL SECURITY NUMBER 507-22-0047		11. EVER IN U.S. ARMED FORCES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
12. MARITAL STATUS (at Time of Death) Divorced		7. DATE OF DEATH mm/dd/yyyy 07/25/2003		8. HOUR (24 Hours) 2206	
13. EDUCATION -- Highest Level/Type (see worksheet on back) 9		14/15. WAS DECEDENT SPANISH/SPANIC/LATINO? (If yes, see worksheet on back.) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		16. DECEDENT'S RACE -- Up to 3 races may be listed (see worksheet on back) Caucasian	
17. USUAL OCCUPATION -- Type of work for most of life. DO NOT USE RETIRED Welder		18. KIND OF BUSINESS OR INDUSTRY (e.g. grocery store, road construction, employment agency, etc.) Iron Workers Union #155		19. YEARS IN OCCUPATION 50	
20. DECEDENT'S RESIDENCE (Street and number or location) 2003 E Terrace		21. CITY Fresno		22. COUNTY/PROVINCE Fresno	
23. ZIP CODE 93703		24. YEARS IN COUNTY 50		25. STATE/FOREIGN COUNTRY CA	
26. INFORMANT'S NAME, RELATIONSHIP Eldon Sheldon - Brother		27. INFORMANT'S MAILING ADDRESS (Street and number or rural route number, city or town, state, ZIP) 846 Cortez Ave, Lady Lake, FL 32159			
28. NAME OF SURVIVING SPOUSE -- FIRST -		29. MIDDLE -		30. LAST (Maiden Name) -	
31. NAME OF FATHER -- FIRST Fred		32. MIDDLE -		33. LAST Sheldon	
34. BIRTH STATE NE		35. NAME OF MOTHER -- FIRST Blanche		36. MIDDLE -	
37. LAST (Maiden) Michaels		38. BIRTH STATE NE		39. DISPOSITION DATE mm/dd/yyyy 08/02/2003	
40. PLACE OF FINAL DISPOSITION Belmont Memorial Park, Fresno CA		41. TYPE OF DISPOSITION(S) CR/BU		42. SIGNATURE OF EMBALMER Not embalmed	
43. LICENSE NUMBER -		44. NAME OF FUNERAL ESTABLISHMENT Whitehurst Funeral Chapel		45. LICENSE NUMBER FD 1146	
46. SIGNATURE OF LOCAL REGISTRAR <i>[Signature]</i>		47. DATE mm/dd/yyyy 07/31/2003		48. SIGNATURE OF LOCAL REGISTRAR <i>[Signature]</i>	
101. PLACE OF DEATH St Agnes Medical Center		102. IF HOSPITAL, SPECIFY ONE <input type="checkbox"/> IP <input checked="" type="checkbox"/> ER/OP <input type="checkbox"/> OCA		103. IF OTHER THAN HOSPITAL, SPECIFY ONE <input type="checkbox"/> Hospice <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other	
104. COUNTY Fresno		105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number or location) 1303 E Herndon		106. CITY Fresno	
107. CAUSE OF DEATH Enter the chain of events -- diseases, injuries, or complications -- that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. IMMEDIATE CAUSE (Final disease or condition resulting in death): (A) Cardio pulmonary arrest (B) Cerebrovascular disease Secondarily, but conditions, if any, leading to cause on Line A: Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST: (C) (D)		108. DEATH REPORTED TO CORONER? Onset and Death (A) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Mins 7-217 (B) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Yrs (C) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (D) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		109. BIOPSY PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> 110. AUTOPSY PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> 111. USED IN DETERMINING CAUSE? YES <input type="checkbox"/> NO <input type="checkbox"/>	
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107: Diabetes mellitus					
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date) No					
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Decedent Attended Since: Decedent Last Seen Alive: 02/06/2002 04/15/2003		115. SIGNATURE AND TITLE OF CERTIFIER <i>[Signature]</i>		116. LICENSE NUMBER A78177	
117. DATE mm/dd/yyyy 07/30/2003		118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE Adim Saini MD, 7300 N Fresno, Fresno CA 93720			
119. I CERTIFY THAT BY MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. MANNER OF DEATH: <input 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		120. INJURED AT WORK? YES <input type="checkbox"/> NO <input type="checkbox"/> UNK <input type="checkbox"/>		121. INJURY DATE mm/dd/yyyy	
122. HOUR (24 Hours)		123. PLACE OF INJURY (e.g. home, construction site, wooded area, etc.)			
124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)					
125. LOCATION OF INJURY (Street and number, or location, and city, and ZIP)					
126. SIGNATURE OF CORONER / DEPUTY CORONER		127. DATE mm/dd/yyyy		128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	
STATE REGISTRAR		A B C D E		FAX AUTH # 93638	
				CENSUS TRACT	

CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA  
 COUNTY OF FRESNO

SS DATE ISSUED NOV 5 2007

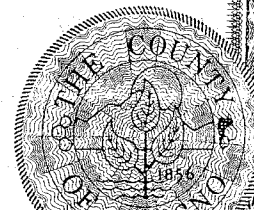


\*000633817\*

This is a true and exact reproduction of the document officially registered and placed on file in the OFFICE OF THE FRESNO COUNTY RECORDER.

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

*Robert C. Werner*  
 ROBERT C. WERNER  
 COUNTY RECORDER





"C"

RECORDING REQUESTED BY  
*Joan D. Sheldon*  
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

PAID

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

FEB 26 1985

Received in Official Records  
of Riverside County, California  
*William S. Gentry*  
RECORDER

38955  
NEW  
STREET  
ADDRESS  
CITY  
STATE  
ZIP

Byron Sheldon  
c/o Mary Jackson  
1404 E. Simpson  
Fresno, Ca. 93704

Title Order No. \_\_\_\_\_ Exemption No. \_\_\_\_\_

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX 1.55  
 computed on full value of property conveyed, or  
 computed on full value less value of liens and  
encumbrances remaining at the time of sale.  
*Joan D. Sheldon*  
Signature of Declarant or Agent Determining Tax \_\_\_\_\_ Print Name

THE UNDERSIGNED GRANTOR(S) DECLARE(S) FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

CLIFFORD LOVE AND CORA E. LOVE  
hereby remise release and forever quitclaim to BYRON SHELDON AND JOAN D. SHELDON

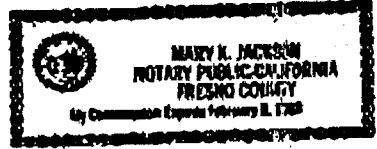
the following described real property in the  
County of RIVERSIDE State of California

LOT 764 NB 034/068 CABAZON SPRINGS

Assessor's parcel No. 525163112-01

Executed on DECEMBER 25 19 84 at FRESNO, CALIFORNIA  
*Clifford Love*  
CLIFFORD LOVE  
*Cora E. Love*  
CORA E. LOVE

STATE OF CALIFORNIA  
COUNTY OF FRESNO  
On this 25 day of Dec. in the year 84 before me  
the undersigned a Notary Public in and for said State personally appeared  
CLIFFORD LOVE and Cora E. Love



personally known to me, or known to me  
on the basis of satisfactory evidence to be the person or persons whose  
name is subscribed to the within instrument and acknowledged to me that  
he or she executed it

WITNESS my hand and official seal  
*Mary K. Jackson*  
Notary Public in and for said State

(This area for official notary seal)

MAIL TAX STATEMENTS TO Byron Sheldon P.O. Box #7 Dunlap, Ca. 93621  
NAME ADDRESS ZIP

NOTARY PUBLIC STATE OF CALIFORNIA  
BY MARY K. JACKSON

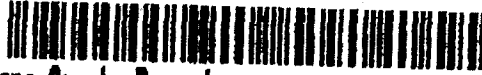
This instrument is deemed by the public authority to be a recorded instrument and upon  
recording it shall be deemed to be a recorded instrument and the recording fee shall be  
based on the value of the instrument and the recording fee shall be based on the value of the  
instrument and the recording fee shall be based on the value of the instrument

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED TO:

NAME Byron R. Sheldon  
STREET ADDRESS 2003 E Terrace  
CITY, STATE & ZIP CODE Fresno Ca 93703

TITLE ORDER NO. \_\_\_\_\_ EBCROW NO. \_\_\_\_\_



Fresno County Recorder  
William C. Greenwood  
DOC- 1999-0133749

Wednesday, SEP 08, 1999 13:54:06  
TCF \$1.00 MOD \$2.00 MIC \$1.00  
DRF \$5.00  
Ttl Pd \$10.00 Nbr-000186821

rgf/R4/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### AFFIDAVIT - DEATH OF JOINT TENANT

STATE OF Calif  
COUNTY OF Fresno

Byron R. Sheldon, of legal age, being first duly sworn, deposes and says:  
That JOAN D Sheldon, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as JOAN D Sheldon named as one of the parties in that certain Grant Deed dated 4-19-1993, executed by Floise I Stroman to Byron R. Sheldon and Joan D Sheldon Husband and Wife as JOINT TENANTS as joint tenants, recorded as Instrument No. 44905603 on April 19, 1993 in Book 12, Page 62, of the Official Records in the Office of the County Recorder of Fresno County, State of Calif, concerning the following described real property situated in the City of Fresno, County of Fresno, State of Calif:

lot 64 of Routh Tract No 2 in the city of Fresno, County of Fresno, State of California, according to MAP Thereof recorded in Book 12 Page 62 of PLATS, Fresno County Records.

That the value of all real and personal property owned by the decedent at the date of death, including the full value of the above described real property, did not then exceed the sum of \$ 40000.

Dated Sept 4, 1999.

Byron R. Sheldon  
(SIGNATURE OF JOINT TENANT)

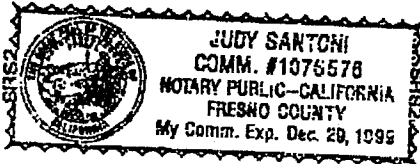
BYRON R. SHELDON  
(TYPE OR PRINT FULL NAME OF JOINT TENANT)

\_\_\_\_\_  
(SIGNATURE OF JOINT TENANT)

\_\_\_\_\_  
(TYPE OR PRINT FULL NAME OF JOINT TENANT)

SUBSCRIBED AND SWORN TO BEFORE ME  
this 4 day of SEPTEMBER, 1999.

Judy Santoni  
(SIGNATURE OF NOTARY)



(SEAL)

MAIL TAX STATEMENT TO:

WOLCOTT'S FORM 300 - Rev. 8-94  
AFFIDAVIT - DEATH OF JOINT TENANT  
(price class 3A)  
©1994 WOLCOTT'S FORMS, INC.

Before you use this form, read it, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. Wolcott's makes no representation or warranty, express or implied, with respect to the merchantability or fitness of this form for an intended use or purpose.



7 67775 39300 2

CERTIFICATION OF VITAL RECORD

# COUNTY of FRESNO

DEPARTMENT OF HEALTH  
FRESNO, CALIFORNIA

CERTIFICATE OF DEATH 394100 04234

STATE FILE NUMBER		FRESNO COUNTY DEPARTMENT OF HEALTH		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEASED - FIRST SURNAME		2. SURNAME		3. LAST SURNAME	
JOAN		DOLOROS		SHELDON	
4. DATE OF BIRTH MM/DD/CCYY		5. SEX		6. RACE	
10/05/1926		67		F	
7. DATE OF DEATH MM/DD/CCYY		8. HOUR		9. TIME	
09/28/1994		1940			
10. STATE OF BIRTH		11. SOCIAL SECURITY NO.		12. MARRIAGE	
Canada		557-38-1170		Married	
13. SEX		14. RACE		15. OCCUPATION	
White		White		Self-Employed	
16. OCCUPATION		17. TYPE OF RESIDENCE		18. PLACE IN OCCUPATION	
Homemaker		Own Home		30	
19. USUAL RESIDENCE					
2003 E. Terrace					
20. CITY		21. COUNTY		22. STATE OF BIRTH OR RESIDENCE	
Fresno		Fresno		CA	
23. NAME OF DECEASED					
Byron Sheldon - Husband					
24. ADDRESS OF DECEASED					
2003 E. Terrace - Fresno, CA 93703					
25. NAME OF SURVIVING SPOUSE		26. SURNAME		27. NAME OF SURVIVING SPOUSE	
Byron		Russell		Sheldon	
28. NAME OF SURVIVING SPOUSE		29. SURNAME		30. NAME OF SURVIVING SPOUSE	
Charles		Roy		Allenson	
31. NAME OF SURVIVING SPOUSE		32. SURNAME		33. NAME OF SURVIVING SPOUSE	
Coris		Elvira		Richardson	
34. DATE OF BIRTH MM/DD/CCYY		35. NAME OF BIRTH INFORMATION		36. FREEMAN NO.	
16/03/1994		Reinmont Memorial Park - Fresno, CA		7337	
37. TYPE OF BURIAL					
Burial					
38. NAME OF FUNERAL HOME		39. ADDRESS OF FUNERAL HOME		40. CITY OF FUNERAL HOME	
Whitehurst Chapel		FDJ 146		Fresno	
41. NAME OF DECEASED					
Joan Doloros Sheldon					
42. ADDRESS OF DECEASED					
2003 E. Terrace - Fresno, CA 93703					
43. DATE OF DEATH					
09/28/1994					
44. PLACE OF DEATH					
Fresno Community Hospital					
45. STREET ADDRESS					
Fresno & R Streets					
46. CITY					
Fresno					
47. DEATH AND BURIAL CLAUSE					
I, the undersigned, being a duly qualified registrar, do hereby certify that the above is a true and correct copy of the original as filed in my office.					
48. DEATH AND BURIAL CLAUSE					
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I, the undersigned, being a duly qualified registrar, do hereby certify that the above is a true and correct copy of the original as filed in my office.					

173189

CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA  
COUNTY OF FRESNO

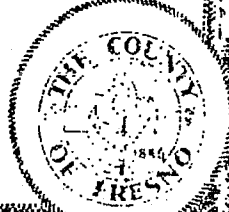
ISSUED  
OCT 14 1994

This is a true and exact reproduction of the document officially registered and placed on file in the VITAL RECORDS SECTION, FRESNO CO. DEPARTMENT OF HEALTH

*John Reinach*

JOHN REINACH, M.D.  
REGISTRAR OF VITAL STATISTICS

This copy not valid unless prepared on computer, for displaying seal and signature of Registrar.



RECORDING REQUESTED BY

"E"

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

NAME Byron R. Sheldon  
STREET ADDRESS 2003 E Terrace  
CITY STATE ZIP FRESNO Ca 95703

Fresno County Recorder  
William C. Greenwood  
DOC- 1999-0133750

Wednesday, SEP 08, 1999 13:55:12  
TCP \$0.00 MOD \$1.00 MIC \$1.00  
DRP \$5.00  
Tel Pd \$7.00 Nbr-0000186822  
rgr/R4/1-1

Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED  
JOINT TENANCY**

DOCUMENTARY TRANSFER TAX \$  
 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 FORM NAME

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), Byron R. Sheldon

grant to Byron R Sheldon AND Wilma J. Sheldon  
HUSBAND & WIFE AS JOINT TENANTS,

all that real property situated in the City of FRESNO (or in an unincorporated area of FRESNO County, State of CALIF, described as follows (insert legal description):

Lot 64 of Routh Tract No. 2 in city of Fresno, County of Fresno, state of California, according to the MAP Thereof Recorded in Book 12 Page 62 of PLATS, Fresno County Records.

Assessor's parcel No. 445-252-15

Executed on SEPTEMBER 9, 1999, at FRESNO, CALIFORNIA

STATE OF CALIFORNIA  
COUNTY OF FRESNO

Byron R. Sheldon  
SIGNATURE OF BYRON SHELDON

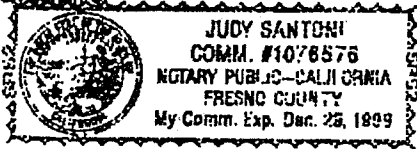
On 9-4-99 before me, JUDY SANTONI, NOTARY

personally appeared Byron R Sheldon

RIGHT THUMBPRINT (Optional)  
TOP OF THUMB HERE

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.



CAPACITY CLAIMED BY SIGNER(S)  
 INDIVIDUAL(S)  
 CORPORATE  
OFFICERS \_\_\_\_\_ (TITLE)  
 PARTNER(S)  LIMITED  GENERAL  
 ATTORNEY IN FACT  TRUSTEE(S)  
 GUARDIAN/CONSERVATOR  
 OTHER \_\_\_\_\_

MAIL TAX STATEMENT TO: 2003 E Terrace  
FRESNO CA 95703

WOLCOTT'S FORM 788 - (once class 3A)  
GRANT DEED JOINT TENANCY-Rev. 3-84a

Before you use this form, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. Wolcott's makes no representation or warranty, express or implied, with respect to the merchantability or fitness of this form for an intended use or purpose.



"F"

THE  
LAST WILL AND TESTAMENT  
OF  
BYRON RUSSELL SHELDON

Introductory Clause

I, BYRON RUSSELL SHELDON, a resident of Fresno County, State of California, and being of sound and disposing mind and memory, do hereby make, publish and declare this to be my Last Will and Testament, thereby revoking and making null and void any and all other Last Wills and Testaments and/or Codicils to Last Wills and Testaments heretofore made by me. All reference herein to this Will shall be construed as referring to this Last Will and Testament only.

I am married to WILMA JEAN SHELDON. My wife and I have no children.

I was previously married to Joyce Sheldon (deceased) and Joan Sheldon (deceased). During my marriage to Joyce Sheldon, she had two children, Donald Sheldon and Kathy Jo Sheldon. During my marriage to Joan, I helped to raise my step-children, Bobby Jackson, Sharon Jackson, and Russell Nelson. We had no natural children and I did not adopt my step-children.

I HEREBY CERTIFY THIS TO BE A TRUE  
COPY OF THE ORIGINAL OF THIS  
DOCUMENT GIVEN TO ME FOR  
COPYING AND CERTIFYING THIS 3/2

DAY OF October, 20 07

*[Handwritten signature]*

*[Handwritten mark]*

**Residency Clause**

**FIRST:** In the event that I may temporarily reside outside of, or simply be absent from, the State of California, my domicile at the time of my death, I elect and hereby declare this Will and each and every disposition and provision contained herein shall be construed and regulated by and in accordance with the laws of California; and the validity and effect of this Will and each and every disposition and provision contained herein shall be governed by the laws of the State of California.

**Debt Clause**

**SECOND:** I direct that all my debts and obligation, including funeral expenses, and expenses incident to my last illness be paid as soon after my death as practical; excepting any mortgage indebtedness or long term contractual indebtedness secured either by real or personal property or both, which may exist as part of this, my estate, may be continued and assumed by the beneficiary of said property.

**Survivorship Clause**

**THIRD:** If any person named and designated a beneficiary, other than the principal beneficiary, shall not survive me, then that share of my estate shall be given to the principal beneficiary.

I HEREBY CERTIFY THIS TO BE A TRUE  
COPY OF THE ORIGINAL OF THIS  
DOCUMENT GIVEN TO ME FOR  
COPYING AND CERTIFYING THIS 3/2

DAY OF October, 20 07





**Principal Distribution Clause**

FOURTH: I give, devise and bequeath to wife, WILMA JEAN SHELDON, all of the residue and remainder of my gross estate, after the expenses, taxes, administrative costs and individual distributions.

In the event my wife predeceases me, I leave all the residue and remainder of my gross estate, after the expenses, taxes, administrative costs and individual distributions, to my brother ELDON SHELDON (Smokey) of Lady Lake, Florida.

In the event ELDON SHELDON predeceases me, I leave all the residue and remainder of my gross estate, after the expenses, taxes, administrative costs and individual distributions to my brother FRED SHELDON, Jr., of Las Vegas, Nevada.


**General Appointment Clause**

FIFTH: I hereby name, nominate and appoint WILMA JEAN SHELDON, as Administer and Executor of my estate, to act without bond; and to have all the powers to sell, transfer, lease or mortgage any of the property of my estate in her absolute discretion as she deems necessary or advisable to the proper or convenient administration of my estate.

In the event Wilma Jean Sheldon is unwilling or unable to serve as Administer and Executor of my estate, I appoint ELDON SHELDON to so serve under the same terms and conditions.

I HEREBY CERTIFY THIS TO BE A TRUE COPY OF THE ORIGINAL OF THIS DOCUMENT GIVEN TO ME FOR COPYING AND CERTIFYING THIS

DAY OF October, 2021



Carl W. Copes, Notary Public No. 5246

~~In the event that I am unable to serve as~~  
**Administer and Executor of my estate, I appoint Fred Sheldon to so serve**  
under the same terms and conditions.

**Individual Distribution Clause**

**SIXTH:** As separate and individual distributions, I bequeath the following:

1. To my step-children, **BOBBY JACKSON, SHARON JACKSON,** and **RUSSELL NELSON,** I leave the full and only sum of One Dollar (\$1.00) each.

2. To **DONALD SHELDON** and **KATHY JO SHELDON** (married name unknown), regardless of whether they are my biological children or otherwise, I leave the full and only sum of One Dollar (\$1.00) each.

**Savings Clause**

**SEVENTH:** In the event any of the separate provisions of this Will should be held invalid, the invalidity of such provision or provisions shall not affect any other provision hereof, as it is my intention that each of the separate provisions shall be independent of each of the others so that all valid provisions shall be strictly enforced irrespective of the invalidity of any of the others.

**No Contest Clause**

**EIGHTH:** In the event that anyone named or unnamed herein, including, but not limited to, my step-children, children, or any other relative,

I HEREBY CERTIFY THIS TO BE A TRUE  
COPY OF THE ORIGINAL OF THIS  
DOCUMENT GIVEN TO ME FOR  
COPYING AND CERTIFYING THIS 31<sup>st</sup>

DAY OF October, 2007

Carl W. Cones

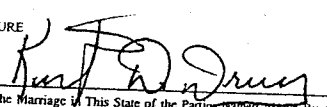
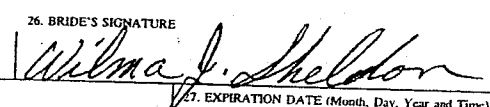
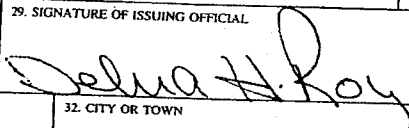
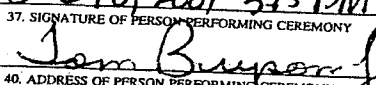
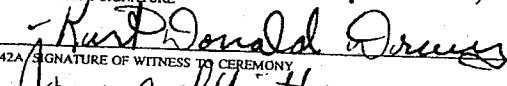
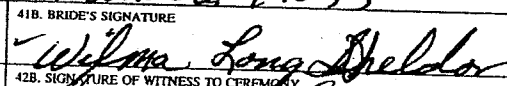
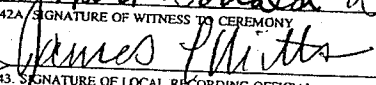
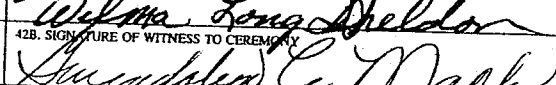


# STATE OF LOUISIANA CERTIFICATE OF MARRIAGE

17 21  
**G**

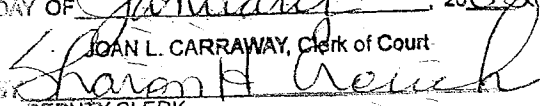
LICENSE NO. 48748

STATE FILE NO. 117

<b>GROOM</b>	1A. LAST NAME OF GROOM <b>DRURY</b>		1B. FIRST NAME <b>KURT</b>		1C. SECOND NAME <b>DONALD</b>	
	2. USUAL RESIDENCE - CITY, TOWN, OR LOCATION <b>SHREVEPORT</b>				3. IS RESIDENCE INSIDE CITY LIMITS? YES [ ] NO [ ] <b>Y</b>	4. PARISH/COUNTY <b>CADDO</b>
	6. RACE <b>WHITE</b>	7. DATE OF BIRTH (Month-Day-Year) <b>11/27/1943</b>	8. STATE OF BIRTH (If not in U.S.A., Name Country) <b>MINNESOTA</b>			
9. FATHER - NAME <b>ARTHUR C DRURY</b>		10. STATE OF BIRTH (If not in U.S.A., Name Country) <b>MINNESOTA</b>	11. MOTHER - MAIDEN NAME <b>MAXINE E ROST</b>		12. STATE OF BIRTH (If not in U.S.A., Name Country) <b>IOWA</b>	
<b>BRIDE</b>	13A. LAST NAME OF BRIDE <b>SHELDON</b>		13B. FIRST NAME <b>WILMA</b>		13C. SECOND NAME <b>JEAN</b>	
	14. USUAL RESIDENCE - CITY, TOWN, OR LOCATION <b>SHREVEPORT</b>				15. IS RESIDENCE INSIDE CITY LIMITS? YES [ ] NO [ ] <b>Y</b>	16. PARISH/COUNTY <b>CADDO</b>
	18. RACE <b>WHITE</b>	19. DATE OF BIRTH (Month-Day-Year) <b>09/12/1940</b>	20. STATE OF BIRTH (If not in U.S.A., Name Country) <b>CALIFORNIA</b>			
21. FATHER - NAME <b>DONALD LONG</b>		22. STATE OF BIRTH (If not in U.S.A., Name Country) <b>OKLAHOMA</b>	23. MOTHER - MAIDEN NAME <b>EZKIEL UPTON</b>		24. STATE OF BIRTH (If not in U.S.A., Name Country) <b>OKLAHOMA</b>	
<b>COVENANT MARRIAGES</b>	24A. Covenant Marriage: yes [ ] no [ <input checked="" type="checkbox"/> ] (If yes, complete the following statement.) We, _____ and _____ do hereby declare our intent to contract a Covenant Marriage and, accordingly, have executed a declaration of intent attached hereto.					
<b>SIGNATURE</b>	I/WE HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND THAT WE ARE FREE TO MARRY UNDER THE LAWS OF THIS STATE.					
<b>LICENSE TO MARRY</b>	25. GROOM'S SIGNATURE 		26. BRIDE'S SIGNATURE 			
	28. SUBSCRIBED TO AND SWORN TO BEFORE ME ON (Month, Day, Year) By: <b>DEC 10, 2001</b>		29. SIGNATURE OF ISSUING OFFICIAL 		27. EXPIRATION DATE (Month, Day, Year and Time) <b>JAN 9, 2002 2:40 PM</b>	
	31. PARISH <b>BOSSIER</b>	32. CITY OR TOWN <b>BENTON</b>		30. TITLE OF ISSUING OFFICIAL <b>DEPUTY CLERK</b>		
<b>CEREMONY</b>	34. I CERTIFY THAT THE ABOVE NAMED PERSONS WERE MARRIED ON: (Month, Day, Year) <b>Dec 10, 2001 3:45 PM</b>		35. WHERE MARRIED - CITY, TOWN, OR LOCATION <b>Shreveport</b>		36. PARISH <b>Cadco</b>	
	37. SIGNATURE OF PERSON PERFORMING CEREMONY 		38. NAME (Type/Print) <b>Tom Bryson Sr</b>		39. TITLE <b>Minister</b>	
	40. ADDRESS OF PERSON PERFORMING CEREMONY (Street and Number or Rural Route Number, City or Town, State, Zip Code) <b>8353 Janna Dr, Greenwood, La 71033</b>					
<b>RECORDING OFFICIAL</b>	41A. GROOM'S SIGNATURE 		41B. BRIDE'S SIGNATURE 			
	42A. SIGNATURE OF WITNESS TO CEREMONY 		42B. SIGNATURE OF WITNESS TO CEREMONY 			
	43. SIGNATURE OF LOCAL RECORDING OFFICIAL <b>Jan L. Carraway</b>		44. DATE FILED (Month, Day, Year) <b>JANUARY 2, 2002</b>			

STATE OF LOUISIANA  
PARISH OF BOSSIER

I HEREBY CERTIFY THAT THIS CERTIFICATE  
HAS BEEN DULY RECORDED IN MARRIAGE BOOK  
**79** PAGE **543** ON THIS THE **8th**  
DAY OF **January**, 20**02**

JOAN L. CARRAWAY, Clerk of Court  
  
DEPUTY CLERK

AUTHORIZATION FOR AGENT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the applicant's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby make Craland Properties, Inc my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 525-063-032-0 sold at public auction on 3/17/2008 at Sale No. 179. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

I also understand that the total amount of excess proceeds available for refund is \$ 6,979.37, and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

Wilma Jean Drury (Signature of Party of Interest)

WILMA JEAN DRURY (Name Printed) 8079 CALM STREET (Address) SHREVEPORT, LA 71107 (City/State/Zip) [But please call Issie Cramer at (310) 276-0431 regarding any query] (Area Code/Telephone Number)

STATE OF CALIFORNIA LOUISIANA )ss. COUNTY OF )

On February 05th 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared WILMA JEAN DRURY known to me (or proven 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.

WITNESS my hand and official seal.

Signature of Notary: CARL W. COPES, NOTARY PUBLIC, NOTARY ID # 55246, CADDO PARISH, LOUISIANA, MY COMMISSION IS FOR LIFE

(This area for official seal)

I, the undersigned, certify under penalty of perjury that I have disclosed to the above party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

Signature of Agent

ISAAC CRAMER, President of CRALAND PROPERTIES INC a California corporation P.O. Box 424 (Name Printed) (Address)

STATE OF CALIFORNIA )ss. COUNTY OF LOS ANGELES )

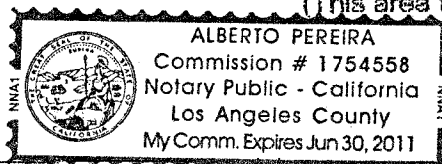
BEVERLY HILLS, CA 90213 (City/State/Zip)

On 02-12-09, before me, the undersigned, a Notary Public in and for said State, personally appeared ISAAC CRAMER known to me (or proven 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.

WITNESS my hand and official seal.

Signature of Notary

(This area for official seal)



# CRALAND PROPERTIES, INC.

**Phones:** (866) 807-3997 (Toll free)  
(310) 276-0431  
**Fax:** (310) 278-1599  
**E-mail:** [craland@sbcglobal.net](mailto:craland@sbcglobal.net)

P.O. Box 424,  
Beverly Hills, CA 90213

**Our Reference:** RIV8A-146

February 13, 2009

Paul McDonnell, Treasurer-Tax Collector,  
P.O. Box 12005,  
RIVERSIDE, CA 92502-2205

**BY CERTIFIED MAIL**

Re: Claim by Wilma Jean Drury for excess proceeds of \$6,979.37 resulting from Tax Default Sale of AP No. 525-063-032-0 at Tax Sale No. 179 – Item No. 146

Dear Sir:

As the Agent of above named claimant, Wilma Jean Drury, we enclose herewith, duly completed, Claim for Excess Proceeds form as well as Authorization for Agent to Collect Excess Proceeds. Please let me know if you require anything further.

Very truly yours,

CRALAND PROPERTIES, INC.

ISAAC CRAMER  
PRESIDENT

RECEIVED  
2009 FEB 14 PM 2:41  
RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

WILL of BYRON RUSSELL SHELDON

**PARAGRAPH ONE**

1.1 I, BYRON RUSSELL SHELDON, a resident of Fresno, California, declare this to be my will. I have also been known as BYRON R. SHELDON and BYRON SHELDON.

1.2 I revoke all wills and codicils that I have previously made.

1.3 I am not married now. I was married to JOAN SHELDON who has predeceased me. I have three stepchildren who are JOAN's biological children from a prior marriage: SHARON PHARES, ROBERT WILFORD JACKSON and RUSSELL NELSON. I have no biological children of my own. I have no deceased children.

1.4 After JOAN SHELDON died I married WILMA SHELDON. That marriage ended in divorce.

**PARAGRAPH TWO:**

2.1 I give all of my estate, which includes but is not limited to, any interest in real property, any business interest, investments, bank accounts, clothing, household furniture and furnishings, personal automobiles, jewelry, books, and other tangible articles of personal nature, not specifically disposed of in my will or in any other manner, together with any insurance on the property, outright to my brother ELDON L. SHELDON if he survives me by 30 days. If ELDON L. SHELDON fails to so survive me, I give this gift to my brother ROBERT ROY SHELDON if he survives me by 30 days, and if ROBERT ROY SHELDON does not so survive me, I give this gift to my nephew LYNN SHELDON or to his issue by right of representation.

2.2 If any beneficiary fails to have issue, his/her gift shall lapse and be redistributed among my heirs. The term "issue" shall refer to lineal descendants of all degrees, and shall include adopted persons.

2.3 My executor shall pay from my estate any storage, packing, shipping, delivery, insurance, and other charges relating to the distribution of property from my estate, and treat these payments as an administration expense.

2.4 If any beneficiary named in my will disclaims all or part of a gift, the portion of the gift disclaimed shall be distributed as if the disclaimant had not survived me as provided in my will.

2.5 Except when my will specifically provides otherwise, a beneficiary must survive me for 30 days before entitlement to his or her gift.

2.6 No devise in my will or in any codicil to it shall bear interest even if the devise is not paid or satisfied within any period prescribed by law.

**PARAGRAPH THREE:**

3.1 I nominate the persons listed below, in the order and priority indicated, as executor and alternate or successor executor of my will:

First: ELDON L. SHELDON

Second: ROBERT ROY SHELDON

3.2 The term "executor" includes any personal representative of my estate.

3.3 I request that no bond be required of any executor nominated in my will.

3.4 My executor may administer my estate under the California Independent Administration of Estates Act (Probate Code sections 10400-10600).

3.5 My executor may sell, with or without notice, at either public or private sale, for cash or terms, any property of my estate that my executor considers necessary for the estate's proper administration and distribution.

3.6 My executor may lease all or any part of the real or personal property of my estate on terms that my executor considers proper.

3.7 My executor may retain any asset of my estate (including unproductive, speculative, or fluctuating assets) for as long as the executor considers proper. My executor shall not be liable for any resulting losses unless the executor acts in bad faith, is grossly negligent, or engages in willful misconduct.

3.8 My executor may distribute a gift made in my will to any beneficiary who is under any legal disability, or who is unable in the executor's judgment to use or manage the property properly by

reason of mental or physical illness or disability, to the beneficiary's conservator of the estate. My executor may distribute the property to the beneficiary directly if, in the executor's judgment, the beneficiary has the capacity to use and manage the gift appropriately. The receipt of either the above-described distributees shall suffice for the executor's discharge with regard to the property.

3.9 In selecting estate property to be distributed in fulfillment of any nonspecific devise made in my will, my executor may determine which property to allocate to the portions to be distributed.

3.10 My executor may distribute estate property prorata or nonprorata when fulfilling devises of shares of my estate.

3.11 My executor may consider the income tax bases of estate assets when allocating property to fulfill devises. My executor may make adjustments to shares or gifts to compensate for the tax consequences of any distribution that my executor believes may directly or indirectly prefer one beneficiary or group over another; my executor's decisions in this regard shall be final. My executor may allocate property to fulfill devises without regard to the income tax bases of estate assets and shall not be liable for failure to exercise the powers to consider tax bases or to make compensatory adjustments provided above.

3.12 Except when my will specifically provides otherwise, my executor may satisfy any general pecuniary devise by cash, by in-kind property valued as of the date of distribution, or partially by each.

3.13 My executor may purchase, or exchange assets for, assets of my estate or any fractional interests in it for adequate consideration.

**PARAGRAPH FOUR:**

4.1 If any beneficiary of my estate is under age 25 at the time my property will be distributed, and my will names no custodian to receive the property for the minor under the applicable Uniform Transfers to Minors Act, I authorize my executor, in my executor's sole discretion, to distribute the property to (1) the legally appointed guardian of the beneficiary's estate; (2) an adult selected by the executor as custodian for the minor beneficiary under the Uniform Transfers to Minors Act (Probate Code sections 3900-3925) until the beneficiary reaches age 25; (3) the beneficiary's parents; or (4) the beneficiary directly, if, in the executor's judgment, the beneficiary has the capacity and maturity to use the gift

appropriately. The receipt of any of the above-described distributees shall suffice for the executor's discharge with regard to the property.

**PARAGRAPH FIVE:**

5.1 I intentionally and with full knowledge of the consequences do not provide in my will for my stepchildren who are: SHARON PHARES, ROBERT WILFORD JACKSON and RUSSELL NELSON. I intend that this disinheritance specifically defeat the application of any statutory heirship interest.

5.2 If any beneficiary under my will in any manner, directly or indirectly, contests my will or any of its provisions in any legal proceeding that is designed to thwart my wishes as expressed in my will, any share or interest in my estate given to that contesting beneficiary under my will is revoked and shall be disposed of under the terms of my will as if that contesting beneficiary had predeceased me without issue.

5.3 If any beneficiary under this will and I die simultaneously, or if it cannot be established by clear and convincing evidence whether that beneficiary or I died first, I shall be deemed to have survived that beneficiary, and this will shall be construed accordingly.

5.4 If any provision of my will is unenforceable, the remaining provisions shall remain in full effect.

5.5 All questions concerning the validity and interpretation of this will shall be governed by the laws of the State of California in effect at the time this will is executed.

Signed on April 30, 2002, at Fresno, California.

Byron Russell Sheldon  
BYRON RUSSELL SHELDON

On the date written below, the testator, BYRON RUSSELL SHELDON, declared to us that this instrument, consisting of five pages including this page, was the testator's will and asked us to witness it. The testator then signed this will in our presence, all of us being present at the same time. At the testator's request, in the testator's presence, and in the presence of one another, we subscribe our names as witnesses.

We believe that the testator is over age 18, is of sound mind, and is under no constraint or undue influence.

[Signature]

Flora Istanbulian

We declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on April 30, 2002, at Fresno, California.

[Signature]

Flora Istanbulian

NAME: Nicole Vukich

NAME: Flora Istanbulian

ADDRESS: 540 E. No. #156

ADDRESS: 5211 N. First St

FRESNO, CA 93720

Fresno, CA 93710



ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address): <b>STEVEN L. SHAHBAZIAN (Bar # 062733)</b> Attorney at Law 5200 N. Palm, Suite 408, Fresno, California 93704		TELEPHONE AND FAX NOS. (559) 241-7000 (559) 241-7119	FOR COURT USE ONLY  <b>FILED</b>  DEC - 9 2003  FRESNO COUNTY SUPERIOR COURT By _____ 98A-DEPUTY  CASE NUMBER <b>03 CE PR 01490</b>
ATTORNEY FOR (Name): <b>ELDON SHELDON</b>			
SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO STREET ADDRESS: 1100 Van Ness Avenue MAILING ADDRESS: CITY AND ZIP CODE: Fresno 93724 BRANCH NAME:			
ESTATE OF (Name): <b>BYRON RUSSELL SHELDON</b>  DECEDENT			
<b>ORDER APPOINTING</b> <input checked="" type="checkbox"/> <b>ORDER AUTHORIZING INDEPENDENT ADMINISTRATION OF ESTATE</b> <input checked="" type="checkbox"/> <b>with full authority</b> <input type="checkbox"/> <b>with limited authority</b>		<b>ORDER FOR PROBATE</b> <input checked="" type="checkbox"/> <b>Executor</b> <input type="checkbox"/> <b>Administrator with Will Annexed</b> <input type="checkbox"/> <b>Administrator</b> <input type="checkbox"/> <b>Special Administrator</b>	
<b>WARNING: THIS APPOINTMENT IS NOT EFFECTIVE UNTIL LETTERS HAVE ISSUED.</b>			

1. Date of hearing: **DEC - 9 2003** Time: \_\_\_\_\_ Dept./Room: \_\_\_\_\_ Judge: **JANE A. CARDOZA**

**THE COURT FINDS**

2. a. All notices required by law have been given.  
 b. Decedent died on (date): **July 25, 2003**  
 (1)  a resident of the California county named above.  
 (2)  a nonresident of California and left an estate in the county named above.  
 c. Decedent died  
 (1)  intestate  
 (2)  testate  
 and decedent's will dated: **April 30, 2002** and each codicil dated:  
 was admitted to probate by Minute Order on (date): **DEC - 9 2003**

**THE COURT ORDERS**

3. (Name): **ELDON L. SHELDON**  
 is appointed **personal representative**:  
 a.  executor of the decedent's will  
 b.  administrator with will annexed  
 c.  administrator  
 d.  special administrator  
 (1)  with general powers  
 (2)  with special powers as specified in Attachment 3d(2)  
 (3)  without notice of hearing  
 (4)  letters will expire on (date): \_\_\_\_\_  
 and letters shall issue on qualification.  
 4. a.  **Full authority** is granted to administer the estate under the Independent Administration of Estates Act.  
 b.  **Limited authority** is granted to administer the estate under the Independent Administration of Estates Act (there is no authority, without court supervision, to (1) sell or exchange real property or (2) grant an option to purchase real property or (3) borrow money with the loan secured by an encumbrance upon real property).  
 5. a.  Bond is not required.  
 b.  Bond is fixed at: \$ \_\_\_\_\_ to be furnished by an authorized surety company or as otherwise provided by law.  
 c.  Deposits of: \$ \_\_\_\_\_ are ordered to be placed in a blocked account at (specify institution and location): \_\_\_\_\_ and receipts shall be filed. No withdrawals shall be made without a court order.  Additional orders in Attachment 5c.  
 d.  The personal representative is not authorized to take possession of money or any other property without a specific court order  
 6.  (Name): **STEVEN D. DIEBERT** is appointed probate referee.

Date: **DEC 9 2003**

**JANE A. CARDOZA**  
 JUDGE OF THE SUPERIOR COURT

7. Number of pages attached: \_\_\_\_\_

SIGNATURE FOLLOWS LAST ATTACHMENT

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address): <b>STEVEN L. SHAHBAZIAN</b> (Bar # 062733) Attorney at Law 5200 N. Palm, Suite 408 Fresno, California 93704		TELEPHONE AND FAX NOS.: (559) 241-7000 (559) 241-7119	FOR COURT USE ONLY <b>FILED</b> <b>FRESNO COUNTY</b> <b>SUPERIOR COURT</b> <b>03 DEC -9 AM 9:18</b>
ATTORNEY FOR (Name): <b>ELDON L. SHELDON</b> <b>SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO</b> STREET ADDRESS: 1100 Van Ness Avenue MAILING ADDRESS: CITY AND ZIP CODE: Fresno 93724 BRANCH NAME:			
ESTATE OF (Name): <b>BYRON RUSSELL SHELDON</b>		DECEDENT	
<input checked="" type="checkbox"/> TESTAMENTARY <b>LETTERS</b> <input type="checkbox"/> OF ADMINISTRATION <input type="checkbox"/> OF ADMINISTRATION WITH WILL ANNEXED <input type="checkbox"/> SPECIAL ADMINISTRATION		CASE NUMBER: <b>03CEPR01490</b>	

**LETTERS**

- The last will of the decedent named above having been proved, the court appoints (name):  
**ELDON L. SHELDON**  
a.  executor.  
b.  administrator with will annexed.
- The court appoints (name):  
a.  administrator of the decedent's estate.  
b.  special administrator of decedent's estate  
(1)  with the special powers specified in the Order for Probate.  
(2)  with the powers of a general administrator.  
(3)  letters will expire on (date):
- The personal representative is authorized to administer the estate under the Independent Administration of Estates Act  with full authority  with limited authority (no authority, without court supervision, to (1) sell or exchange real property or (2) grant an option to purchase real property or (3) borrow money with the loan secured by an encumbrance upon real property).
- The personal representative is not authorized to take possession of money or any other property without a specific court order.

**AFFIRMATION**

- PUBLIC ADMINISTRATOR: No affirmation required (Prob. Code, § 7621(c)).
- INDIVIDUAL: I solemnly affirm that I will perform the duties of personal representative according to law.
- INSTITUTIONAL FIDUCIARY (name):  
  
I solemnly affirm that the institution will perform the duties of personal representative according to law. I make this affirmation for myself as an individual and on behalf of the institution as an officer.  
(Name and title):
- Executed on (date): **November 26, 2003**  
at (place): **Fresno**, California.

▶ Eldon L. Sheldon  
(SIGNATURE)

**CERTIFICATION**

I certify that this document is a correct copy of the original on file in my office and the letters issued the personal representative appointed above have not been revoked, annulled, or set aside, and are still in full force and effect.

WITNESS, clerk of the court, with seal of the court affixed.

(SEAL)

Date: **DEC 9 2003**  
Clerk, by  
**ALICE TIMKEN**  
\_\_\_\_\_  
(DEPUTY)

(SEAL)

Date:  
Clerk, by  
\_\_\_\_\_  
(DEPUTY)