

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

165 A



FROM: Don Kent, Treasurer/Tax Collector

SUBMITTAL DATE:

FEB 26 2014

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 179, Item 45.

Last assessed To: Ramon Zuniga and Josefina Zuniga, husband and wife, as joint tenants. District 1/5 [\$37,737]
Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Global Discoveries, Ltd., assignee for Ruben D. Arana for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 343112013-4;

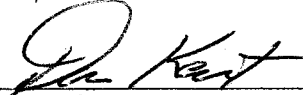
(continued on page two)

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, The Tax Collector conducted the 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.

(continued on page two)


Don Kent

Treasurer-Tax Collector

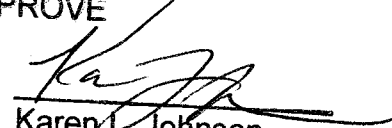
FORM APPROVED COUNTY COUNSEL
BY:  DALEA GARDNER
2/26/14
DATE
Departmental Concurrence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 37,737	\$ 0.	\$ 37,737	\$ 0.	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0.	\$ 0.	\$ 0.	\$ 0.	

SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale	Budget Adjustment: N/A
	For Fiscal Year: 13/14

C.E.O. RECOMMENDATION:

APPROVE

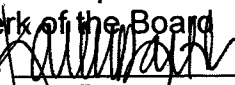
BY: 
Karen L. Johnson

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: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: April 22, 2014
xc: Treasurer, Auditor

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.:

District: 1/5

Agenda Number:

9-9

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

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 179, Item 45.

Last Assessed To: Ramon Zuniga and Josefina Zuniga, husband and wife, as joint tenants. District 1/5 [\$37,737.22] Fund 65595 Excess Proceeds from Tax Sale.

DATE: FEB 26 2014

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Approve the claim from Ramon Zuniga and Josefina Zuniga, last assesses for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 343112013-4;
2. Authorize and direct the Auditor-Controller to issue warrants to Global Discoveries, Ltd. assignee for Ruben D. Arana in the amount of \$4,500.00 and Ramon Zuniga and Josefina Zuniga in the amount of \$33,237.22, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

BACKGROUND:

Summary (continued)

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

1. Claim from Global Discoveries, Ltd., assignee for Ruben D. Arana based on an Assignment of Right to Collect Excess Proceeds dated May 11, 2009, a Deed of Trust recorded December 13, 2001 as Instrument No. 2001-620092 and a Verification of Amount Owed dated August 3, 2012.
2. Claim from Ramon Zuniga and Josefina Zuniga based on a Grant Deed recorded December 13, 2001 as Instrument No. 2001-620091.

Pursuant to Section 4675 (a) & (b) & (c) of the California Revenue and Taxation Code, it is the recommendation of this office that Global Discoveries, Ltd., assignee for Ruben D. Arana be awarded excess proceeds in the amount \$4,500.00 and Ramon Zuniga and Josefina Zuniga be awarded excess proceeds in the amount of \$33,237.22. 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.

Impact on Citizens and Businesses

Excess proceeds are being released to a lien holder and to the last assesses of the property.

ATTACHMENTS (if needed, in this order):

Copies of the Excess Proceeds Claim forms and supporting documentation are attached.

CLAIM SUMMARY

To: Riverside County Treasurer and Tax Collector

Assessors Parcel Number: 343-112-013-4
Last Assessee: ZUNIGA RAMON & JOSEFINA
Sale Date: 3/17/2008
Tax Sale Number: TC179
Item Number: 45
Deadline Date: 5/12/2009

RECEIVED
2009 MAY 12 PM 3:18
RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

Dear Treasurer/Tax Collector:

1. Claimant(s): Global Discoveries, Ltd.

The following proof of claim(s) for excess proceeds and documents are attached:

1. Deed of Trust from Ramon Zuniga and Josefina Zuniga to Ruben Arana
2. Statement of Amount Due and Owing
3. Lost Note Affidavit
4. Amount Due and Payable Calculation
5. Assignment of Excess Proceeds signed by Ruben Arana
6. Claim form(s) signed by Global Discoveries
7. Photo ID for Assignor: Ruben Arana

Upon approval, claimant(s) request that the Treasurer and Tax Collector issue its warrant(s) as follows:

- One warrant in the amount of \$25,445.83+/- or 100% of the claimant's share of the excess proceeds made payable to Global Discoveries, Ltd. and mailed to P.O. Box 1748, Modesto, California 95353-1748.

Please address questions regarding the attached claim(s) to Jed Byerly, Chief Operating Officer, at (209) 593-3913, or e-mail to jed@globaldiscoveries.com.

The Client(s) and the staff of Global Discoveries, Ltd., thank you in advance for your timely review and approval of the attached claim(s).

DOC # 2001-620092

12/13/2001 08:00A Fee:17.00

Page 1 of 4

Recorded in Official Records
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

RAMON, ZUNIGA, C.
522 N. JENKINS ST.
SANTA ANA CA.
92703

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MIC
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A	R	L				COPY	LONG	REFUND	ACMG

17

SPACE ABOVE FOR RECORDER'S USE ONLY

C
YS

Deed of TRUST

Title of Document

**THIS AREA FOR
RECORDER'S
USE ONLY**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

STC-SCSD 800a (Rev 8/97)

Recording requested by

and when recorded mail this deed and tax statements to:

Ramon Zuniga and Josefina Zuniga
8601 Trask Ave CT
Garden Grove CA 92844

For recorder's use

DEED OF TRUST

RAMON ZUNIGA AND JOSEFINA ZUNIGA

RUBEN ARANA, Trustor(s), hereby grants
real property in the City of PERRIS, County of RIVERSIDE, California, with power of sale, the following
SEE EXHIBIT A. ATTACHED HERETO

together with its rents, issues and profits, subject to the Beneficiary's rights to collect and apply rents, issues and profits, given by paragraph 10 of the provisions of the fictitious deed of trust incorporated herein by reference.

This deed is executed to secure payment of the debt evidenced by a promissory note signed by Trustor(s) March 30 192001 in favor of RUBEN D. ARANA Beneficiary, in the sum of \$ 15,000.

Trustor agrees that by execution and delivery of the deed of trust and the note it secures, provisions one through 14 of the fictitious deed of trust recorded October 18, 1961 in Santa Barbara and Sonoma Counties and in all other counties October 23, 1961, as set out below, are adopted and incorporated herein and that Trustor will observe those provisions.

The fictitious deed of trust incorporated herein is recorded with the county recorder of each California county as follows:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	833	Placer	895	301	Shasta	684	528
Alpine	1	250	Lake	362	39	Plumas	151	5	Sierra	29	335
Amador	104	348	Lesser	171	471	Riverside	3005	523	Siskiyou	468	181
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	82	Solano	1105	182
Calaveras	145	152	Madera	810	170	San Benito	271	383	Sonoma	1851	689
Colusa	256	617	Marin	1508	339	San Bernardino	5587	61	Stanislaus	1715	1458
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Butter	572	297
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Tahama	491	289
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Trinity	93	366
Fresno	4826	572	Modoc	184	851	San Mateo	4078	420	Tulare	2294	275
Glenn	422	184	Mono	52	429	Santa Barbara	1878	860	Tuolumne	125	47
Humboldt	857	527	Monterey	2194	538	Santa Clara	5338	342	Ventura	2082	386
Imperial	1091	501	Napa	839	86	Santa Cruz	1431	494	Yuba	653	245
Inyo	147	598	Nevada	305	320	San Diego	Series 2	Page			
Kern	3427	60	Orange	5889	811		Book 1961	183887			

A copy of any Notice of Default and any Notice of Sale under this deed of trust shall be mailed to Trustor(s) at:

RUBEN ARANA

Date: JUNE 26, 2001

Date: JUNE 26, 2001

State of CALIFORNIA

County of ORANGE

County of _____

Ramon Zuniga
Signature of Trustor

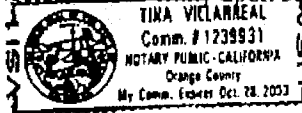
Josefina Zuniga R.
Signature of Trustor

RAMON ZUNIGA
JOSEFINA ZUNIGA

TINA VILLARREAL

On JUNE 26, 2001 before me, _____ a notary public in and for said state, personally appeared RAMON ZUNIGA JOSEFINA ZUNIGA 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.

Tina Villarreal
Signature of Notary TINA VILLARREAL



[SEAL.]

Use 06 1982 R1/21
26893-1892



DO NOT RECORD

The following is a copy of provisions (1) to (14), inclusive, of the fictitious deed of trust, recorded in each county in California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

To Protect the Security of This Deed of Trust, Trustor agrees:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly, and in good and workmanlike manner, any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which, from the character or use of said property, may be reasonably necessary, the specific enumerations herein not excluding the general.

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

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

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

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

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof, regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

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

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

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

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

(10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits, and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

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

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

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

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

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



Exhibit A

Schedule A

Lot 5, Block C of Mountain Glen Tract together with that portion of the East one-half of a certain un-named alley as shown in document recorded July 27, 1978 as Instrument No. 156692 of Official Records of Riverside County, California, lying Northerly of the Westerly prolongation of the southerly line of said Lot 5 and Southerly of the Westerly prolongation of the Northerly line of said Lot 5, as shown by Map on file in Book 11 page 520 of Maps Records of San Diego County, California.

Excepting therefrom one-half of all crude oil, petroleum and minerals from said land.

APN: 343-112-013-4



2001-620092
12/13/2001 00:00A
4 of 4

STATEMENT OF AMOUNT DUE AND OWING

The undersigned hereby states that the original amount of the lien or security interest against Assessor's Parcel Number(s) 343-112-013-4 was \$15,000.00. No payments have been received towards this Deed of Trust. The amount still due and owing as of the 3/17/2008 sale of the tax-defaulted property by the Riverside County Tax Collector was at least \$25,445.83.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

✓ 5/11/2009
DATE: MONTH, DAY, YEAR

✓ Ruben D. Arana
Ruben D. Arana

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

State of JALISCO

County of MEXICO

On 5/11/2009 before me, Guillermo Rivas Barba, personally appeared
(Date) (here insert name and title of the officer)

RUBEN D. ARANA, 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.

WITNESS my hand and official seal.

Signature of Notary Public

Guillermo Rivas Barba

(seal)



LOST NOTE AFFIDAVIT

The undersigned Affiant(s) states as follows:

1. Affiant(s) has exercised due diligence to locate the lost Note, but have been unable to find it since moving to Mexico.
2. The Affiant(s) is the owner of the Note secured by the Deed of Trust, executed by Ramon & Josefina Zuniga, as Trustor(s), to Ruben Arana, as Trustee, in favor of Ruben D. Arana, as Beneficiary. The Deed of Trust was recorded in Riverside County, California, on 12-13-2001 as Instrument Number(s) 2001-620092, to secure a lien against the property(ies) identified by Assessors Parcel Number(s) 343-112-013-4.
3. The terms of the original Note are as follows:
 - a) Date of the Note is 3/30/2001.
 - b) Interest rate is 10% per annum.
 - c) Original Loan amount was \$15,000.00.

The affiant(s) affirms, under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

✓ 5/11/2009 ✓ [Signature]
 DATE: MONTH, DAY, YEAR Ruben D. Arana

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

State of JALISCO

County of MEXICO

On 5/11/2009 before me GUILLERMO RIVAS BARBA
 (Date) (here insert name and title of the officer)
RUBEN D. ARANA

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.

WITNESS my hand and official seal.

Signature of Notary Public

(seal)



GD Number: 9840-145650

ASSIGNMENT OF RIGHT 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 assignor 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 assign to GLOBAL DISCOVERIES, LTD. my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 343-112-013-4, Tax Sale Number TC179, Item 45 sold at public auction on 3/17/2008. I understand that the total of excess proceeds available for refund is \$ 37,737.22+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. 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.

✓ [Signature]
(Signature of Party of Interest/Assignor) (Date)

Ruben D. Arana RUBEN D. ARANA
(Name Printed)

✓ Tax ID/SS# [Redacted]

Calle Nino Mexicano #10, Avenida Efren Gonzales y Vallarta
(Address)

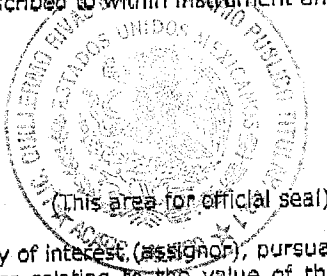
El Refugio Paredones, Jalisco, C.P. 45475-CR-45471
(City/State/Zip)

STATE OF CALIFORNIA)
COUNTY OF JIUVISO) ss.
MEXICO)

✓ 378-715-2604
(Area Code/Telephone Number)

On 5/11/2009, before me, the undersigned, a Notary Public in and for said State, personally appeared RUBEN D. ARANA 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 within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.
[Signature]
(Signature of Notary)
Guillermo Rios Bria.



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 he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

[Redacted]
(Signature of Assignee)

Jed Byerly, Chief Operating Officer
(Name Printed)

Tax ID/SS# [Redacted]

Global Discoveries, Ltd.
(Address)

STATE OF CALIFORNIA) ss.
COUNTY OF Stanislaus)

P.O. Box 1748
Modesto, California 95353-1748
(City/State/Zip)

Phone: (209) 593-3913

On _____, before me, the undersigned, a Notary Public in and for said State, personally appeared ***Jed Byerly*** 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.
[Redacted]
(Signature of Notary)

(This area for official seal)

MAY 8 2009 3:53PM

NO. 766 P. 2

ASSIGNMENT OF RIGHT 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 assignor 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 assign to GLOBAL DISCOVERIES, LTD. my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 343-112-013-4, Tax Sale Number TC179, Item 45 sold at public auction on 3/17/2008. I understand that the total of excess proceeds available for refund is \$ 37,737.22+/- and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. 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.

✓ [Signature] (Signature of Party of Interest/Assignor) (Date)

Ruben D. Arana Ruben D. ARANA (Name Printed)

✓ Tax ID/SS# [Redacted]

Calle Nino Mexicano #10, Avenida Eren Gonzales y Vallarta (Address)

El Refugio Paredones, Jalisco, C.P. 45475-CR-45471 (City/State/Zip)

STATE OF CALIFORNIA JALISCO) ss. COUNTY OF MEXICO)

✓ 378-715-2604 (Area Code/Telephone Number)

On 5/11/2009, before me, the undersigned, a Notary Public in and for said State, personally appeared RUBEN D. ARANA, 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 within the instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

[Signature] (Signature of Notary) GUILLERMO RIVERO BARRON



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 he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

[Signature] (Signature of Assignee)

Jed Eyerly, Chief Operating Officer (Name Printed)

Tax ID/SS# [Redacted]

Global Discoveries, Ltd. (Address)

STATE OF CALIFORNIA) ss. COUNTY OF Stanislaus)

P.O. Box 1748 Modesto, California 95353-1748 (City/State/Zip)

Phone: (209) 593-3913

On [Date], before me, the undersigned, a Notary Public in and for said State, personally appeared ***Jed Eyerly*** 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] (Signature of Notary) See attached Acknowledgment

(This area for official seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Stanislaus

On May 12, 2009 before me, Linda J. Hunnel, Notary Public
Date Here Insert Name and Title of the Officer

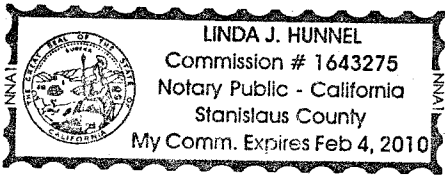
personally appeared Jed Byerly
Name(s) of Signer(s)

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 Linda J. Hunnel
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

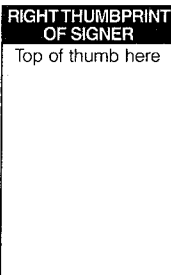
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

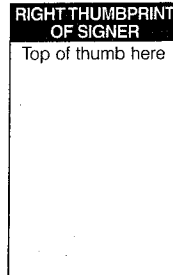
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX DEFAULTED PROPERTY

To: Riverside County Treasurer and Tax Collector

Assessor's Parcel No: 343-112-013-4

Tax Sale Number: TC179

Item Number: 45

Date of Sale: 3/17/2008

The undersigned claimant, Global Discoveries, Ltd., claims \$25,445.83+/- or 100% of the claimant's share of the actual amount of excess proceeds from the sale of the property referenced above.

Global Discoveries, Ltd., claims its status as a party of interest pursuant to Section 4675 of the California Revenue and Taxation Code based upon the attached documentation:

Please refer to Claim Summary and attached Documents

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 12th day of May, 2009 at Modesto, California.

By: Jed Byerly
Jed Byerly, Chief Operating Officer
Global Discoveries, Ltd. Tax ID # 77-0558969
P.O. Box 1748
Modesto, CA 95353-1748
(209) 593-3913

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

State of California)

County of Stanislaus)

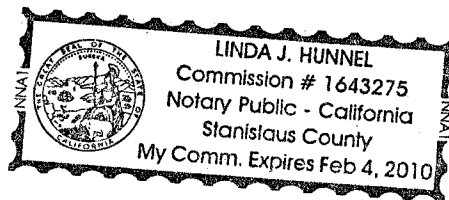
On May 12, 2009 before me, Linda J. Hunnel, Notary Public personally appeared
(Date) (here insert name and title of the officer)

Jed Byerly, 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.

Linda J. Hunnel (seal)
Signature of Notary Public



Amount Due and Payable Calculation

Trustor(s) or Debtor(s): Ramon & Josefina Zuniga
Beneficiary(ies) or Creditor(s): Ruben Arana
Instrument Number: 2001-620092
County: Riverside
APN: 343-112-013-4

Original Principal Balance of Loan: \$15,000.00
Interest Rate: 10%
Payment Received: \$0.00

Last Payment Received Date: 3/30/2001
Interest Accrual to Date: 3/17/2008
Total in Years: 6.96

Total Interest Due: \$10,445.83

Interest Due: \$10,445.83
Unpaid Principal Balance Due: \$15,000.00

Total Due to Date: \$25,445.83

February 10, 2010

VIA CERTIFIED MAIL

Desiree Taylor
Treasurer & Tax Collector
RIVERSIDE COUNTY
4080 Lemon St. 4th Floor
Riverside, CA 92502

APN: 343-112-013-4
TC179 Item 45

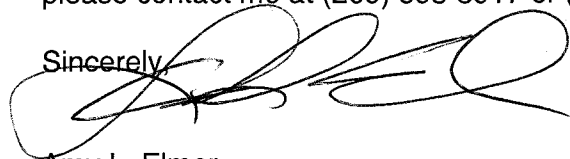
Dear Ms. Taylor:

On May 12, 2009, we submitted a claim for the above referenced parcel. Enclosed are the following original documents signed by Ruben D. Arana, which belong with that claim:

- *Statement of Amount Due and Owing*
- *Lost Note Affidavit*
- *Assignment of Excess Proceeds*

Please remove the photocopies of these documents, which were submitted with the claim, and replace them with the original executed documents enclosed. If there is anything further that you may need, please contact me at (209) 593-3917 or (800) 710-1703. Thank you for your time and patience.

Sincerely,



Amy L. Elmer
Manager of Claims Processing

Enclosure

9840/lh

Certified Receipt # 70081140000285098575

VERIFICATION OF AMOUNT OWED RE: EXCESS PROCEEDS CLAIM
Riverside County APN 343-112-013

We, Ramon Zuniga and Josefina Zuniga, do hereby declare:

1. We are over the age of 18 and residents of Orange County, CA. The facts set forth herein are true.
2. Our full legal names are Ramon Zuniga and Josefina Zuniga.
3. We filed a claim for the entire amount of excess proceeds on the parcel referenced above in the amount of approximately \$37,737.22 on or before the May 12, 2009 deadline.
4. We initially owed to Ruben D. Aranya \$15,000, which was secured by a Deed of Trust recorded on December 13, 2001, as Instrument Number 2001-620092 in Riverside County California.
5. Ruben D. Aranya assigned his right to claim the excess proceeds to Global Discoveries, Ltd., for Riverside County APN 343-112-013 on May 11, 2009.
6. Global Discoveries, Ltd., filed a claim for the excess proceeds on the parcel referenced above in the amount of \$25,445.83 on the May 12, 2009 deadline.
7. We have spoken to Ruben Aranya. We agree that the total amount owed on the subject Deed of Trust as of March 17, 2008, including interest at 10%, is \$4500.
8. Global Discoveries, Ltd. will lower the amount of their excess proceeds claim to \$4500.
9. We hereby accept as payment in full the entire amount of excess proceeds remaining after paying \$4500 to Global Discoveries, Ltd. We hereby agree to waive the 90 day appeal period, and request that payment be made forthwith.

5/21/10
Date

Ramon Zuniga
Ramon Zuniga

5/21/10
Date

Josefina Zuniga
Josefina Zuniga

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

State of California

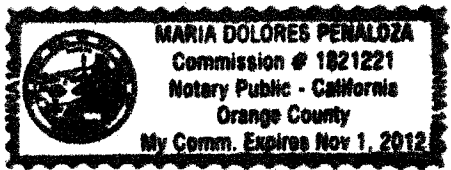
County of Orange

On May 21 2010 before me, Maria Dolores Penaloza personally appeared
(Date) (here insert name and title of the officer)

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

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

WITNESS my hand and official seal.
[Signature] (seal)



May 24, 2010

VIA CERTIFIED MAIL

Desiree Taylor
Treasurer & Tax Collector
RIVERSIDE COUNTY
4080 Lemon St. 4th Floor
Riverside, CA 92502

APN: 343-112-013-4
EP179 Item 45

Dear Ms. Taylor:

We recently received a request for additional documentation to support our claims for excess proceeds for the above referenced parcel. Specifically the county is requesting the following:

1. *Original Note and Payment book*

We would like to bring to the County's attention that the Original Note & Payment Book has been lost as per the Lost Note Affidavit. However, when we contacted the Trustor's on the Deed of Trust (Ramon & Josefina Zuniga) for verification of the balance, we learned that the amount owed plus interest as of the date of the Tax Sale is \$4,500). Ruben Arana and the Zuniga's both have agreed on this balance.

Therefore, we have obtained an original notarized statement signed by the Trustor's verifying this. Obviously, in light of this new information obtained by the Trustor's and our Client, we are reducing our claim to \$4,500. Please see the enclosed:

• **Verification of Amount Owed**

If you any further questions, please do hesitate to contact me at (209) 593-3917 or (800) 710-1703. Thank you for your time and patience.

Sincerely,


Amy Elmer
Manager of Claims Processing

Enclosure

9840/cs

Certified Receipt # 7009 3410 0001 7917 7057



STATEMENT OF AMOUNT DUE AND OWING

The undersigned hereby states that the original amount of the lien or security interest against Assessor's Parcel Number(s) 343-112-013-4, Situs Address: was \$15,000.00. The amount still due and owing as of the 3/17/2008 sale of the tax-defaulted property by the Riverside County Tax Collector was at least \$4,500.00

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

08/03/2012
DATE: MONTH, DAY, YEAR

Ruben Arana
Ruben Arana

~~RECEIVED~~
2012 JUL 31 AM 9:05
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

RECEIVED
2012 AUG - 6 AM 9:05
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

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 179 Item 45 Assessment No.: 343112013-4

Assessee: ZUNIGA, RAMON & JOSEFINA

Situs: NONE

Date Sold: March 17, 2008

Date Deed to Purchaser Recorded: May 12, 2008

Final Date to Submit Claim: May 12, 2009

RECEIVED
2008 SEP 22 AM 10:16
RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ _____ from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2001-620091; recorded on DEC. 13, 2001. 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.

APN: 343-112-013-4

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 16 day of June, 2008 at Riverside CA
County, State

Ramon Zuniga
Signature of Claimant

Josefina Zuniga
Signature of Claimant

Ramon Zuniga
Print Name

Josefina Zuniga
Print Name

1214 S. Virlee ST
Street Address

1214 S. Virlee ST.
Street Address

Santa Ana CA 92704
City, State, Zip

Santa Ana CA. 92704
City, State, Zip

951-657-4687
Phone Number

951-657-4687
Phone Number

Brother
Alternate # 714-775-5265

Recording requested by

Ramon Zuniga
Josefina Zuniga

and when recorded mail
this deed and tax statements to:

8601 Trask Ave CT
Garden Grove CA 92844

Tra: 087



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GRANT DEED

C 15
YS

- This transfer is exempt from the documentary transfer tax.
 - The documentary transfer tax is \$ 17.05 and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the value of liens or encumbrances remaining thereon at the time of sale.
- The property is located in an unincorporated area the city of Perris

For a valuable consideration, receipt of which is hereby acknowledged,
Deonicio Mercado, a widowed man

hereby grant(s) to
Ramon Zuniga and JOSEFINA ZUNIGA, HUSBAND AND WIFE,
AS JOINT TENANTS

the following real property in the City of Perris County of Riverside
California:
See attached schedule A hereto

Date: 06/26/01 Deonicio Mercado
 Date: _____
 Date: _____
 Date: _____

State of California
County of Orange

On 26th June 2001, before me, Tina Villarreal, a notary public in and for said state,
personally appeared Deonicio Mercado, 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.

Tina Villarreal
Signature of Notary

[SEAL]

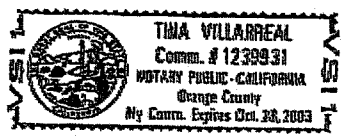


Exhibit A

Schedule A

Lot 5, Block C of Mountain Glen Tract together with that portion of the East one-half of a certain un-named alley as shown in document recorded July 27, 1978 as Instrument No. 156692 of Official Records of Riverside County, California, lying Northerly of the Westerly prolongation of the southerly line of said Lot 5 and Southerly of the Westerly prolongation of the Northerly line of said Lot 5, as shown by Map on file in Book 11 page 520 of Maps Records of San Diego County, California.

Excepting therefrom one-half of all crude oil, petroleum and minerals from said land.

APN: 343-112-013-4

This must be in red to be a
"CERTIFIED COPY"

Each document to which this certificate
is attached is certified to be a full,
true and correct copy of the original
as the same is on file and of record in my office

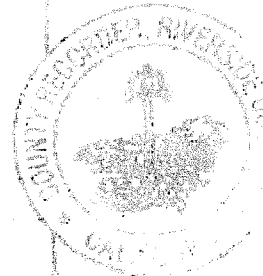
Henry A. Jones

CLERK OF RECORD
County of Riverside, State of California

DEC 13 2001

Witness:

[Signature]
This document must be in red to be a
"CERTIFIED COPY"



JON CHRISTENSEN
ASSISTANT TREASURER-TAX COLLECTOR

SUE BAUER
SR. CHIEF DEPUTY TREASURER-TAX COLLECTOR

DEBBIE BASHE
INFORMATION TECHNOLOGY OFFICER II

GIOVANE PIZANO
INVESTMENT MANAGER



DON KENT
TREASURER

GARY COTTERILL
CHIEF DEPUTY TREASURER-TAX COLLECTOR

MATT JENNINGS
CHIEF DEPUTY TREASURER-TAX COLLECTOR

MELISSA JOHNSON
CHIEF DEPUTY TREASURER-TAX COLLECTOR

ADRIANNA GOMEZ
ADMINISTRATIVE SERVICES MANAGER I

April 1, 2010

Ramon Zuniga and Josefina Zuniga
1214 S. Virlee St
Santa Ana, CA 92704

Re: Apn: 343112013-4
TC 179 Item 45
Date of Sale: March 17, 2008

Dear Ramon Zuniga and Josefina Zuniga

This office is in receipt of your claim for excess proceeds from the abovementioned 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"/> Updated Statement of Monies Owed (as of dated of tax sale) |
| <input type="checkbox"/> Notarized Statement of different/misspelled name | <input type="checkbox"/> Articles of Incorporation(if applicable Statement by Domestic Stock) |
| <input type="checkbox"/> Notarized Statement Giving Rights to Collect/Claim on behalf of | <input type="checkbox"/> Court Order Appointing Administrator |
| <input type="checkbox"/> Copy of Trust/Will (Complete)for | <input type="checkbox"/> Deed (Quitclaim/Grant etc..) |
| <input type="checkbox"/> Certified Death Certificates for | <input checked="" type="checkbox"/> Other -Please provide the connection between our last assesses whose address was 8601 Trask Ave C7 Garden Grove CA 92844 and your claim at 1214 S. Virlee St Santa Ana CA 92704 |
| <input type="checkbox"/> Copy of Birth Certificats for | |
| <input type="checkbox"/> Copy of Marriage Certificatefor | |
| <input type="checkbox"/> Original Note/Payment Book | |

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

RIVERSIDE COUNTY TREASURER-TAX COLLECTOR

4080 LEMON STREET, 4TH FLOOR ★ P.O. BOX 12005 ★ RIVERSIDE, CALIFORNIA 92502
WWW.RIVERSIDETAXINFO.COM ★ (951) 955-3900 ★ 1(877) 748-2689 ★ FAX (951) 955-3923

JON CHRISTENSEN
ASSISTANT TREASURER-TAX COLLECTOR

SUE BAUER
SR. CHIEF DEPUTY TREASURER-TAX COLLECTOR

DEBBIE BASHE
INFORMATION TECHNOLOGY OFFICER II

GIOVANE PIZANO
INVESTMENT MANAGER



DON KENT
TREASURER

GARY COTTERILL
CHIEF DEPUTY TREASURER-TAX COLLECTOR

MATT JENNINGS
CHIEF DEPUTY TREASURER-TAX COLLECTOR

MELISSA JOHNSON
CHIEF DEPUTY TREASURER-TAX COLLECTOR

ADRIANNA GOMEZ
ADMINISTRATIVE SERVICES MANAGER I

April 1, 2010

Ramon Zuniga and Josefina Zuniga
1214 S. Virlee St
Santa Ana, CA 92704

Re: Apn: 343112013-4
TC 179 Item 45
Date of Sale: March 17, 2008

Dear Ramon Zuniga and Josefina Zuniga

This office is in receipt of your claim for excess proceeds from the abovementioned 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"/> Updated Statement of Monies Owed (as of dated of tax sale) |
| <input type="checkbox"/> Notarized Statement of different/misspelled name | <input type="checkbox"/> Articles of Incorporation(if applicable Statement by Domestic Stock) |
| <input type="checkbox"/> Notarized Statement Giving Rights to Collect/Claim on behalf of | <input type="checkbox"/> Court Order Appointing Administrator |
| <input type="checkbox"/> Copy of Trust/Will (Complete)for | <input type="checkbox"/> Deed (Quitclaim/Grant etc..) |
| <input type="checkbox"/> Certified Death Certificates for | <input checked="" type="checkbox"/> Other -Please provide the connection between our last assesses whose address was 8601 Trask Ave C7 Garden Grove CA 92844 and your claim at 1214 S. Virlee St Santa Ana CA 92704 |
| <input type="checkbox"/> Copy of Birth Certificats for | |
| <input type="checkbox"/> Copy of Marriage Certificatefor | |
| <input type="checkbox"/> Original Note/Payment Book | |

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

RIVERSIDE COUNTY TREASURER-TAX COLLECTOR

4080 LEMON STREET, 4TH FLOOR ★ P.O. BOX 12005 ★ RIVERSIDE, CALIFORNIA 92502
WWW.RIVERSIDETAXINFO.COM ★ (951) 955-3900 ★ 1(877) 748-2689 ★ FAX (951) 955-3923

April 5, 2010

From: Ramon Zuniga and Josefina Zuniga

Re: Apn: 343112013-4

TC 179 Item 45

To Whom it may Concern,

This is in response to the letter received to provide the connection between the address 8601 Trask Ave. C7 Garden Grove CA 92844 which was our previous addresss and 1214 S. Virlee St. Santa Ana CA. 92704, This is my brothers house and also our mailing address.

Ramon Zuniga



Josefina Zuniga



RECEIVED
2010 APR 20 PM 12: 17
RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

Recording requested by

and when recorded mail this deed and tax statements to:
Ramon Zuniga and Josefina Zuniga
8601 Trask Ave C7
Garden Grove CA 92844

For recorder's use

DEED OF TRUST

RAMON ZUNIGA AND JOSEFINA ZUNIGA

RUBEN ARANA, Trustor(s), hereby grants
real property in the City of PERRIS, County of RIVERSIDE, Trustee, with power of sale, the folk
SEE EXHIBIT A. ATTACHED HERETO, California:

together with its rents, issues and profits, subject to the Beneficiary's rights to collect and apply rents, issues and profits, given by paragraph 10 of the provisions of the fictitious deed of trust incorporated herein by reference.

This deed is executed to secure payment of the debt evidenced by a promissory note signed by Trustor(s) March 30, 1961 in favor of Ruben D. Arana Beneficiary, in the sum of \$ 15,000

Trustor agrees that by execution and delivery of the deed of trust and the note it secures, provisions one through 14 of the fictitious deed of trust recorded October 18, 1961 in Santa Barbara and Sonoma Counties and in all other counties October 23 1961, as set out below, are adopted and incorporated herein and that Trustor will observe those provisions.

The fictitious deed of trust incorporated herein is recorded with the county recorder of each California county as follows:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	633	Placer	895	361	Shasta	684	5
Alpine	1	250	Lake	362	39	Pumas	151	5	Sierra	29	3
Amador	104	348	Lassen	171	471	Riverside	3005	523	Siskiyou	468	11
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Solano	1165	11
Calaveras	145	152	Madera	810	170	San Benito	271	383	Sonoma	1851	61
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Stanislaus	1715	145
Contra Costa	3878	47	Mariposa	77	292	San Francisco	A332	905	Sutter	572	29
Del Norte	78	414	Mendocino	579	538	San Joaquin	2478	311	Tehama	491	29
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Trinity	93	36
Fresno	4626	572	Modoc	184	851	San Mateo	4078	420	Tulare	2294	27
Glenn	422	184	Monro	52	429	Santa Barbara	1878	860	Tuolumne	135	4
Humboldt	657	527	Monterey	2194	538	Santa Clara	5336	342	Yuba	2062	366
Imperial	1091	581	Napa	639	86	Santa Cruz	1431	494			
Inyo	147	598	Nevada	305	320	San Diego	Series 2	Page			
Kern	3427	60	Orange	5889	611		Book 1961	1961			

A copy of any Notice of Default and any Motion...

Recording requested by

Ramon Zuniga
Josefina Zuniga
and when recorded mail
this deed and tax statements to:

8601 Trask Ave CT
Garden Grove CA 92844
Tra: 087

Gary L. Orso
Assessor, County Clerk & Recorder



AS	S	U	PAGE	SIZE	DA	PCOF	MODOL	SNF	MISC.
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GRANT DEED

C 15
YS

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$ 17.05 and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the value of liens or encumbrances remaining thereon at the time of sale.

The property is located in an unincorporated area the city of Perris

For a valuable consideration, receipt of which is hereby acknowledged,
Deonicio Mercado, a widowed man

hereby grant(s) to
Ramon Zuniga and JOSEFINA ZUNIGA, HUSBAND AND WIFE,
AS JOINT TENANTS

the following real property in the City of Perris, County of Riverside
California:
See attached schedule A hereto

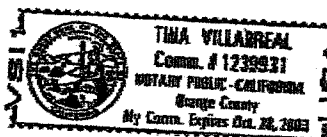
Date: 06/26/01 Deonicio Mercado
 Date: _____ _____
 Date: _____ _____
 Date: _____ _____

State of California }
 Orange }
County of _____ }

On 26th June 2001, before me, Tina Villarreal, a notary public in and for said state, personally appeared Deonicio Mercado, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) / 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.

Tina Villarreal
Signature of Notary

[SEAL]



DOC # 2001-620092

12/13/2001 08:00R Fee:17.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

RAMON, ZUNIGA. C.
522 N. JENKINS ST.
SANTA ANA CA.
92703

M	S	U	PAGE	SIZE	DA	PCOR	NOCDR	SMF	MISC.
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A	R	L			COPY	LONG	REFUND	NCNG	EXAM

17

SPACE ABOVE FOR RECORDER'S USE ONLY

C
YS

Deed of Trust

Title of Document

**THIS AREA FOR
RECORDER'S
USE ONLY**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

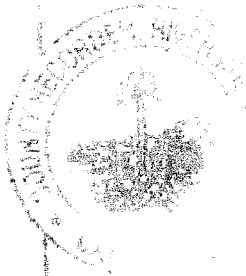
This must be in red to be a
"CERTIFIED COPY"

Each document to which this certificate
is attached is certified to be a true
and correct copy of the original
on file with me in my office.

Henry A. Jones

COUNTY RECORDER
County of Riverside, State of California

DEC 13 2001



This must be in red to be a
"CERTIFIED COPY"

Exhibit A

Schedule A

Lot 5, Block C of Mountain Glen Tract together with that portion of the East one-half of a certain un-named alley as shown in document recorded July 27, 1978 as Instrument No. 156692 of Official Records of Riverside County, California, lying Northerly of the Westerly prolongation of the southerly line of said Lot 5 and Southerly of the Westerly prolongation of the Northerly line of said Lot 5, as shown by Map on file in Book 11 page 520 of Maps Records of San Diego County, California.

Excepting therefrom one-half of all crude oil, petroleum and minerals from said land.

APN: 343-112-013-4