

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS DATE: 9/12/15

Departmental Concurrence

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

256A



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

**SUBMITTAL DATE:**  
**AUG 12 2015**

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 196, Item 251. Last assessed to: Sandra K. Castonguay and Lucien A. Castonguay, as tenants in common. District 1 [\$7,050] Fund 65595 Excess Proceeds from Tax Sale.

**RECOMMENDED MOTION:** That the Board of Supervisors:  
 1. Approve the claim from Sandra K. Castonguay, last assessee for payment of excess proceeds resulting from the Treasurer-Tax Collector's public auction sale associated with parcel 375124011-2;

(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 Treasurer-Tax Collector conducted the April 29, 2013 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 20, 2013. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 17, 2013 to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of lot book reports as well as Assessor's and Recorder's records, and various research methods were used to obtain current mailing addresses for these parties of interest.

(continued on page two)

Don Kent  
 Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 7,050	\$ 0	\$ 7,050	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

**SOURCE OF FUNDS:** Fund 65595 Excess Proceeds from Tax Sale  
**Budget Adjustment:** N/A  
**For Fiscal Year:** 15/16

**C.E.O. RECOMMENDATION:**  
 APPROVE  
 BY: Samuel Wong 9/10/15  
 County Executive Office Signature Samuel Wong

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Benoit and Ashley  
 Nays: None  
 Absent: Washington  
 Date: September 22, 2015  
 xc: Treasurer

Kecia Harper-Ihem  
 Clerk of the Board  
 By: Kecia Harper-Ihem  
 Deputy

Prev. Agn. Ref.: | District: 1 | Agenda Number:

9-42

A-30  
 Positions Added  
 4/5 Vote  
 Change Order

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

**FORM 11:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 196, Item 251. Last assessed to: Sandra K. Castonguay and Lucien A. Castonguay as tenants in common. District 1 [\$7,050] Fund 65595 Excess Proceeds from Tax Sale.

**DATE:** AUG 12 2015

**PAGE:** Page 2 of 2

**RECOMMENDED MOTION:**

2. Approve the claim from Michael A. Castonguay, heir to the Estate of Lucien A. Castonguay, last assessee for payment of excess proceeds resulting from the Treasurer-Tax Collector's public auction sale associated with parcel 375124011-2
3. Authorize and direct the Auditor-Controller to issue warrants to Sandra K. Castonguay in the amount of \$5,287.69 and Michael A. Castonguay, heir to the Estate of Lucien A. Castonguay in the amount of \$1,762.56, 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 Sandra K. Castonguay based on a Quitclaim Deed recorded May 10, 1979 as Instrument No. 95920, a Quitclaim Deed recorded June 5, 1985 as Instrument No. 120459 and a Quitclaim Deed recorded June 5, 1985 as Instrument No. 120457.
2. Claim from Michael A. Castonguay, heir to the Estate of Lucien A. Castonguay based on a Quitclaim Deed recorded June 5, 1985 as Instrument No. 120457, an Affidavit of Probate Code 13100 and the death certificate of Lucien Odulle Castonguay.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Sandra K. Castonguay be awarded excess proceeds in the amount of \$5,287.69 and Michael A. Castonguay, heir to the Estate of Lucien A. Castonguay be awarded excess proceeds in the amount of \$1,762.56. Supporting documentation has been provided. The Treasurer-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 the last assessee of the property and the heir to the Estate of last assessee of the property.

**ATTACHMENTS (if needed, in this order):**

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

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 196 Item 251 Assessment No.: 375124011-2

Assessee: CASTONGUAY, SANDRA K & LUCIEN A

Situs:

Date Sold: April 29, 2013

Date Deed to Purchaser Recorded: June 20, 2013

Final Date to Submit Claim: June 20, 2014

RECEIVED  
2014 JUN 10 PM 12:49  
RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 3525.00 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. \_\_\_\_\_; recorded on \_\_\_\_\_. A copy of this document is attached here to. 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.

This property was part of an inheritance, from Emma Horton to Sandra Castonguay, Gary Back and Dewey Back 1979 095920. Dewey Back sold to Sandra Castonguay & Gary Back 1985 120459. Gary Back sold to Sandra Castonguay & Lucien Castonguay 1985 120457

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 2 day of June, 2014 at Orange, California  
County, State

Sandra Castonguay  
Signature of Claimant

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

Sandra Castonguay  
Print Name

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

14152 Purdy st  
Street Address

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

Westminster CA 92683  
City, State, Zip

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

714-897-5801  
Phone Number

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

95920

Order No.  
Escrow No.  
Loan No.

WHEN RECORDED MAIL TO:

Sandra Castonguay  
14152 Purdy St.  
Westminster, CA 92683

RECEIVED FOR RECORD  
AT 11:00 O'CLOCK A.M.  
At Request of  
ATTORNEY

Book 1979, Page 95920  
MAY 10 1979

Recorded in Official Records  
of Riverside County, California  
D. Sullivan  
Recorder  
FEE \$ 3.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Sandra Castonguay  
14152 Purdy St.  
Westminster, CA 92683

DOCUMENTARY TRANSFER TAX \$ None required  
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED  
COMPUTED ON FULL VALUE LESS LIENS AND  
ENCUMBRANCES REMAINING AT TIME OF SALE  
EXECUTOR'S DEED

Signature of Declarant or Agent determining tax - Firm Name

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
SANDRA CASTONGUAY, as Executor of the Will of MARY EMMA HORTON

do es hereby REMISE, RELEASE AND FOREVER QUITCLAIM to the following named  
devisees, each as to an undivided one-third: SANDRA CASTONGUAY, GARY LYNN  
BACK and DEWEY BACK

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

Lot 52, Unit 9 of Country Club Heights at Lake Elsinore, in the  
County of Riverside, State of California, as per map thereof  
recorded in Book 13, Page 63 of maps in the office of the  
County Recorder of said County.

Dated January 24, 1979  
STATE OF CALIFORNIA  
COUNTY OF ORANGE ss.

Sandra Castonguay  
SANDRA CASTONGUAY, Executor of the  
Will of MARY EMMA HORTON

On January 26, 1979  
before me, the undersigned, a Notary Public in and for said  
State, personally appeared  
Sandra Castonguay

known to me to be the person whose name is  
subscribed to the within instrument and acknowledged that  
she executed the same.

WITNESS my hand and official seal.  
Signature Diane F. Dunn

DIANE F. DUNN  
NOTARY PUBLIC-CALIFORNIA  
COUNTY OF ORANGE  
My Commission Expires APRIL 19, 1982  
7950 WESTMINSTER AVENUE  
WESTMINSTER, CALIFORNIA 92687  
(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1085 (10/89)

END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER

120459

RECORDING REQUESTED BY  
**COMMONWEALTH LAND TITLE CO.**  
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO.

NAME: SANDRA K CASTONGUAY  
STREET ADDRESS: 1152 PURAY  
CITY: WESTMINSTER, CA.  
STATE: ZIP: 92683

RECEIVED FOR RECORD  
AT 8:30 O'CLOCK A.M.  
COMMONWEALTH LAND  
JUN 5 1985  
Recorded in Official Records  
of Riverside County, California  
William P. Gandy  
RECORDER  
Page 5

5

Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

DOCUMENTARY TRANSFER TAX \$ 114.667  
 computed on full value of property conveyed, or  
 computed on full value less value of liens and encumbrances remaining at the time of sale.  
Signature of Declarant or Agent Determining Tax \_\_\_\_\_ Firm Name \_\_\_\_\_

587562-110  
9763

THE UNDERSIGNED GRANTOR(S) DECLARE(S) FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, hereby remise, release and forever quitclaim to Sandra K. Castonguay and Gary L. Back as TENANTS IN COMMON. the following described real property in the County of Riverside, State of California:

Lot Fifty-two (52) of Country Club Heights Unit 9, as shown by map on file in book 13 page 63 of maps, records of Riverside County, California.

THIS DOCUMENT FILED FOR RECORD BY COMMONWEALTH LAND TITLE COMPANY AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.

Assessor's parcel No. 375124011-2

Executed on Nov. 4, 1982 at Oroville, California  
Dewey A. Back  
Dewey A. Back

THIS DOCUMENT FILED FOR RECORD BY COMMONWEALTH LAND TITLE COMPANY AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.

STATE OF CALIFORNIA }  
COUNTY OF BUTTE } ss.  
On November 4, 1982 before me, the undersigned, a Notary Public in and for said State, personally appeared Dewey A. Back

This document filed for record by Commonwealth Land Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

\_\_\_\_\_ known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.  
Signature Rebecca A. Niz

REBECCA A. NIMZ  
NOTARY PUBLIC  
Butte County  
State of California  
My Commission Expires Nov. 25, 1983

MAIL TAX STATEMENTS TO Same as above  
NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

WOLCOTT'S FORM 700, Rev. 1-81  
QUITCLAIM DEED

This standard form covers most usual problems in the field indicated. Before you sign, read it, fill in all blanks, and make changes proper to your transaction. Consult a lawyer if you doubt the form's fitness for your purpose.  
©1981 WOLCOTT'S, INC.

END RECORDED DOCUMENT

120457

COMMONWEALTH LAND TITLE CO.

MAIL TAX STATEMENT TO

WHEN RECORDED MAIL TO

Name  
Street  
Address  
City  
State  
Zip

SANDRA K. CASTONGUAY  
14152 PURDY  
WESTMINSTER CA.  
92683

RECEIVED FOR RECORD

AT 8:30 O'CLOCK A.M.

COMMONWEALTH LAND

JUN 5 1985

Recorded in Official Records  
of Riverside County, California

WILLIAM S. TAUBE  
RECORDER

5

ORDER NO.  
ESCROW NO.

RECORDERS USE ONLY

DOCUMENTARY TRANSFER TAX \$ W/A GIFT  
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR  
COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES  
REMAINING THEREON AT TIME OF SALE.

QUITCLAIM DEED

Signature of declarant or agent determining tax - Firm Name  
Unincorporated Area \_\_\_\_\_ City of \_\_\_\_\_  
TAX PARCEL NUMBER \_\_\_\_\_

97103  
587588-107

FOR A VALUABLE CONSIDERATION, GARY L. BACK I HEREBY QUITCLAIM TO SANDRA K. CASTONGUAY AND  
LUCIEN A. CASTONGUAY AS TENANTS IN COMMON

the real property in the  
County of RIVERSIDE, State of California, described as: LOT FIFTY TWO (52) OF  
COUNTRY CLUB HEIGHTS UNIT 9, AS SHOWN BY MAP ON FILE  
IN BOOK 13, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY,  
CALIFORNIA

THIS DOCUMENT FILED FOR RECORD BY  
COMMONWEALTH LAND TITLE COMPANY AS AN  
ACCOMMODATION ONLY. IT HAS NOT BEEN  
EXAMINED AS TO ITS EXECUTION OR AS TO ITS  
EFFECT UPON THE TITLE.

This document filed for record by  
Commonwealth Land Title Company as an  
accommodation only. It has not been  
examined as to its execution or as to  
its effect upon the title.

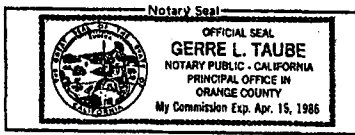
Dated: May 10, 1985

Gary L. Back  
GARY L. BACK

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_  
On ORANGE MAY 10, 1985,  
before me, the undersigned, a Notary Public in and for said  
County and State, personally appeared  
GARY L. BACK

known to me to be the person 15  
subscribed to the within instrument and acknowledged that  
HE executed the same.

WITNESS my hand and official seal.  
Gerre L. Taube  
Notary Public in and for said County and State.



MAIL TAX STATEMENT AS DIRECTED ABOVE

END RECORDED DOCUMENT

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 196 Item 251 Assessment No.: 375124011-2

Assessee: CASTONGUAY, SANDRA K & LUCIEN A

Situs:

Date Sold: April 29, 2013

Date Deed to Purchaser Recorded: June 20, 2013

Final Date to Submit Claim: June 20, 2014

RECEIVED  
2014 JUN 20 PM 12:57  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 3525.00 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. \_\_\_\_\_; recorded on \_\_\_\_\_. A copy of this document is attached here to. 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.

This property went from Emma Horton 1979 095920 To Sandra Castonguay, Gary Back + Dewey Back. Dewey Back sold to Sandra Castonguay + Gary Back. 1985 120459 Gary Back sold to Lucien Castonguay 1985 120457. The death certificate (see attached)

If the property is held in Joint Tenancy, the tax sale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.  
I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 17 day of JUNE, 2014 at Orange County, State \_\_\_\_\_  
\_\_\_\_\_  
Signature of Claimant Signature of Claimant

Michael J. Castonguay  
Print Name Box 190 10014 Kalispell, MT Print Name \_\_\_\_\_  
737 E California St #9 5990959904  
Street Address Street Address  
Kalispell MT 59901  
City, State, Zip City, State, Zip  
(406) 407-2115  
Phone Number Phone Number

for Lucien Castonguay is included. I am  
his only child Michael Castonguay. I am  
The representative for and heir to his estate.  
I have enclosed the documentation I was  
able to obtain showing I am the representative  
of the estate. Sandra Castonguay was  
Co owner of the property with my father.  
She ~~was~~ can be reached at

714-897-5801

Sandra Castonguay  
14152 Purdy St.  
Westminster CA  
92683



**INSTRUCTIONS FOR FILING CLAIM**

(See Claim Form on Reverse Side)

The California Revenue and Taxation Code, Section 4675, states in part (paraphrased):

For the purposes of this article, parties of interest and their order of priority are:

- (a) First, lienholders of record prior to the recordation of the tax deed to the purchaser in the order of their priority; and
- (b) Then, any person with title of record to all or any portion of the property prior to the recordation of the tax deed to the purchaser.

If you consider yourself to be a party of interest in the sale of tax-defaulted property as defined above, please fill out the reverse of this form stating how you have determined your status as a party of interest. If you need help in filling out the form, please contact our office by telephone at 951-955-3842, mail, or in person.

You must attach copies of documents to support your claim as follows:

- 1. In case (a), attach a copy of your trust deed or other evidence of lien or security interest, along with a statement under penalty of perjury setting forth the original amount of the lien or interest, the total amount of payments received reducing the original amount of the lien or interest, and the amount still due and payable as of the date of the sale of the tax defaulted property by the Tax Collector.
- 2. In case (b), attach copies of any other documents (e.g., deed, certified death certificate, will, court order, etc.) supporting your claim.

**PLEASE NOTE:** We cannot, by law, begin processing of claims until one year has passed from the date of the deed to the purchaser. In order to receive consideration by the Riverside County Board of Supervisors, claims must be filed **ON OR BEFORE THE EXPIRATION OF ONE YEAR** following the date of the recording of the deed to the purchaser. Please see the "Date Deed to Purchaser Recorded" appearing on the attached notice (Form 117-170). The Tax Collector will submit a recommendation to the County Board of Supervisors as to what disposition should be made on your claim. Following the Board's review, the claim will either be approved or denied. The Clerk of the Board of Supervisors will notify you of the action taken by the Board. Should the claim be approved, the Auditor-Controller will issue a County warrant in payment. By law, the Auditor-Controller cannot issue a warrant in payment of the approved claim until 90 days following the action taken by the Board.

**MAIL COMPLETED FORMS TO:**

Don Kent, Treasurer-Tax Collector  
Post Office Box 12005  
Riverside, CA 92502-2205

Attention: Excess Proceeds

95920

Order No.  
Escrow No.  
Loan No.

WHEN RECORDED MAIL TO:

Sandra Castonguay  
14152 Purdy St.  
Westminster, CA 92683

RECEIVED FOR RECORD  
AT 11:00 O'CLOCK A.M.  
At Request of  
ATTORNEY

Book 1979, Page 95920  
MAY 10 1979

Recorded in Official Records  
of Riverside County, California  
D. D. Sullivan, Recorder  
FEE \$ 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Sandra Castonguay  
14152 Purdy St.  
Westminster, CA 92683

DOCUMENTARY TRANSFER TAX \$ None required  
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED  
COMPUTED ON FULL VALUE LESS LIENS AND  
ENCUMBRANCES REMAINING AT TIME OF SALE  
EXECUTOR'S DEED

Signature of Declarant or Agent determining tax - Firm Name

**QUITCLAIM DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
SANDRA CASTONGUAY, as Executor of the Will of MARY EMMA HORTON

do es hereby REMISE, RELEASE AND FOREVER QUITCLAIM to the following named  
devisees, each as to an undivided one-third: SANDRA CASTONGUAY, GARY LYNN  
BACK and DEWEY BACK

the real property in the City of Elsinore  
County of Riverside

State of California, described as

Lot 52, Unit 9 of Country Club Heights at Lake Elsinore, in the  
County of Riverside, State of California, as per map thereof  
recorded in Book 13, Page 63 of maps in the office of the  
County Recorder of said County.

Dated January 24, 1979  
STATE OF CALIFORNIA  
COUNTY OF ORANGE

Sandra Castonguay  
SANDRA CASTONGUAY, Executor of the  
Will of MARY EMMA HORTON

On January 26, 1979  
before me, the undersigned, a Notary Public in and for said  
State, personally appeared  
Sandra Castonguay

known to me to be the person whose name is  
subscribed to the within instrument and acknowledged that  
she executed the same.

WITNESS my hand and official seal.  
Signature Diane F. Dunn

DIANE F. DUNN  
NOTARY PUBLIC, CALIFORNIA  
COUNTY OF ORANGE  
My Commission Expires APRIL 19, 1982  
7950 WESTMINSTER AVENUE  
WESTMINSTER, CALIFORNIA 92681  
(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1085 (10/69)

END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER

120459

RECORDING REQUESTED BY  
**COMMONWEALTH LAND TITLE CO.**  
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO.

NAME: SANDRA H. CASTONGUAY  
STREET ADDRESS: 1152 PURDY  
CITY: WESTMINSTER, CA.  
STATE: CA.  
ZIP: 92683

RECEIVED FOR RECORD  
AT 8:30 O'CLOCK A.M.  
COMMONWEALTH LAND  
JUN 5 1988  
Recorded in Official Records  
of Riverside County, California  
*William E. Gray*  
Notary Public

5

Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDER'S USE

### QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ 114.64  
 computed on full value of property conveyed, or  
 computed on full value less value of liens and encumbrances remaining at the time of sale.  
Signature of Declarant or Agent Determining Tax \_\_\_\_\_ Firm Name \_\_\_\_\_

97163 587562-00

THE UNDERSIGNED GRANTOR(S) DECLARE(S) FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, hereby remise, release and forever quitclaim to Sandra H. Castonguay and Gary L. Back as tenants in common.  
the following described real property in the County of Riverside, State of California:

Lot Fifty-two (52) of Country Club Heights Unit 9, as shown by map on file in book 13 page 63 of maps, records of Riverside County, California.

THIS DOCUMENT FILED FOR RECORD BY COMMONWEALTH LAND TITLE COMPANY AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.

Assessor's parcel No. 375124011-2

Executed on Nov 4, 1982 at Oroville, California  
Dewey A. Back  
Dewey A. Back

THIS DOCUMENT FILED FOR RECORD BY COMMONWEALTH LAND TITLE COMPANY AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.

STATE OF CALIFORNIA }  
COUNTY OF BUTTE } ss.  
On November 4, 1982 before me, the undersigned, a Notary Public in and for said State, personally appeared Dewey A. Back

This document filed for record by Commonwealth Land Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

\_\_\_\_\_ known to me to be the person he whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.  
Signature: Rebecca A. Niz

REBECCA A. NIMZ  
NOTARY PUBLIC  
Butte County  
State of California  
My Commission Expires Nov. 25, 1983

MAIL TAX STATEMENTS TO Same as above  
NAME ADDRESS ZIP

END RECORDED DOCUMENT

120457

RECORDING REALTY LAND TITLE CO.  
 MAIL TAX STATEMENT TO

WHEN RECORDED MAIL TO  
 SAMARA K. CASTONGUAY  
 14152 PURDY  
 WESTMINSTER CA. 92683

ORDER NO.  
 ESCROW NO.

**QUITCLAIM DEED**

RECEIVED FOR RECORD  
 AT 8:30 O'CLOCK A.M.  
 COMMONWEALTH LAND  
 JUN 5 1985  
 Recorded in Official Records  
 of Riverside County, California  
 William E. Stearns  
 Filing Recorder

RECORDERS USE ONLY

DOCUMENTARY TRANSFER TAX \$ Nil Gift  
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR  
 COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES  
 REMAINING THEREON AT TIME OF SALE.

Signature of declarant or agent determining tax - Firm Name  
 Unincorporated Area City of  
 TAX PARCEL NUMBER

9703 587562-102

FOR A VALUABLE CONSIDERATION, I GARY L. BACK HEREBY QUITCLAIM TO SAMARA K. CASTONGUAY AND  
 LUCIEN A. CASTONGUAY AS TENANTS IN COMMON

the real property in the  
 County of RIVERSIDE, State of California, described as: LOT FIFTY TWO (52) OF  
COUNTRY CLUB HEIGHTS UNIT 9, AS SHOWN BY MAP ON FILE  
IN BOOK 13, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY,  
CALIFORNIA

THIS DOCUMENT FILED FOR RECORD BY  
 COMMONWEALTH LAND TITLE COMPANY AS AN  
 ACCOMMODATION ONLY. IT HAS NOT BEEN  
 EXAMINED AS TO ITS EXECUTION OR AS TO ITS  
 EFFECT UPON THE TITLE.

THIS DOCUMENT FILED FOR RECORD BY  
 COMMONWEALTH LAND TITLE COMPANY AS AN  
 ACCOMMODATION ONLY. IT HAS NOT BEEN  
 EXAMINED AS TO ITS EXECUTION OR AS TO ITS  
 EFFECT UPON THE TITLE.

This document filed for record by  
 Commonwealth Land Title Company as an  
 accommodation only. It has not been  
 examined as to its execution or as to  
 its effect upon the title.

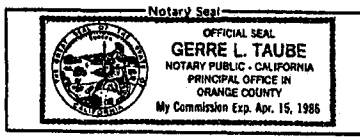
Dated: May 10, 1985

STATE OF CALIFORNIA  
 COUNTY OF ORANGE } s.s.  
 On MAY 10, 1985  
 before me, the undersigned, a Notary Public in and for said  
 County and State, personally appeared  
GARY L. BACK

known to me to be the person whose name is  
 subscribed to the within instrument and acknowledged that  
HE executed the same.

WITNESS my hand and official seal.  
Gerre L. Taube  
 Notary Public in and for said County and State.

GARY L. BACK



MAIL TAX STATEMENT AS DIRECTED ABOVE

END RECORDED DOCUMENT

# STATE OF CALIFORNIA

## CERTIFICATION OF VITAL RECORD

# COUNTY OF ORANGE

### CLERK-RECORDER

#### CERTIFICATE OF DEATH

3-88-30-003386

STATE FILE NUMBER			LOCAL REGISTRATION DISTRICT AND CERTIFICATE NUMBER		
1A. NAME OF DECEDENT—FIRST	1B. MIDDLE	1C. LAST	2A. DATE OF DEATH (MONTH, DAY, YEAR)		2B. HOUR EST. 1000
LUCIEN	ODULLE	CASTONGUAY	March 15, 1988		
3. SEX	4. RACE/ETHNICITY	5. HISPANIC/HISPANIC	6. DATE OF BIRTH	7. AGE	IF UNDER 1 YEAR MONTHS
MALE	WHITE	P	FEBRUARY 4, 1937	51 YEARS	
8. BIRTHPLACE OF DECEDENT (STATE OR FOREIGN COUNTRY)			9. NAME AND BIRTHPLACE OF FATHER		
MAINE			GILBERT CASTONGUAY-MAINE		
11A. CITIZEN OF WHAT COUNTRY			11B. IF DECEASED WAS EVER IN MILITARY GIVE DATES OF SERVICE	12. SOCIAL SECURITY NUMBER	
USA			19unk. to 19 unk.	13. MARITAL STATUS	
15. PRIMARY OCCUPATION			16. NUMBER OF YEARS THIS OCCUPATION	17. EMPLOYER IF SELF-EMPLOYED, SO STATE	
SUPERINTENDENT			30	RADOS CONSTRUCTION	
18A. USUAL RESIDENCE—STREET ADDRESS (STREET AND NUMBER OR LOCATION)			18B.		19. KIND OF INDUSTRY OR BUSINESS
8661 Westminster Ave., #F					CONSTRUCTION
19D. COUNTY			19E. STATE	20. NAME AND ADDRESS OF INFORMANT—RELATIONSHIP	
Orange			CA	YVETTE TYLER—SISTER	
21A. PLACE OF DEATH			21B. COUNTY	43043 Tyler Street	
Residence			Orange	Aguanga, CA 92302	
21C. STREET ADDRESS (STREET AND NUMBER OR LOCATION)			21D. CITY OR TOWN		
8661 Westminster #F			Garden Grove		
22. DEATH WAS CAUSED BY: (ENTER ONLY ONE CAUSE PER LINE FOR A, B, AND C)					
IMMEDIATE CAUSE					
CONDITIONS, IF ANY, WHICH GAVE RISE TO THE IMMEDIATE CAUSE, STATING THE UNDERLYING CAUSE LAST.					
(A) Cerebral laceration and edema					
DUE TO, OR AS A CONSEQUENCE OF					
(B) Gunshot wound, head					
DUE TO, OR AS A CONSEQUENCE OF					
(C)					
23. OTHER SIGNIFICANT CONDITIONS—CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 22A					
24. WAS DEATH REPORTED TO CORONER? 88-1533-SS					
25. WAS BIOPSY PERFORMED? No					
26. WAS AUTOPSY PERFORMED? Yes					
27. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEMS 22 OR 23? TYPE OF OPERATION					
No					
28A. I CERTIFY THAT DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED.		28B. PHYSICIAN—SIGNATURE AND DEGREE OR TITLE		28C. DATE SIGNED	28D. PHYSICIAN'S LICENSE NUMBER
LAWYER/DECEDENT SINCE I LAST SAW DECEDENT ALIVE (ENTER MO. DA. YR.)		28E. TYPE PHYSICIAN'S NAME AND ADDRESS			
29. SPECIFY ACCIDENT, SUICIDE, ETC.		30. PLACE OF INJURY	31. INJURY AT WORK	32A. DATE OF INJURY—MONTH, DAY, YEAR	32B. HOUR EST. 1000
Suicide		Residence	No	March 15, 1988	
33. LOCATION (STREET AND NUMBER OR LOCATION AND CITY OR TOWN)			34. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RELATED IN INJURY)		
8661 Westminster #F, Garden Grove			Self-inflicted handgun wound		
35A. I CERTIFY THAT DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED, AS REQUIRED BY LAW I HAVE HELD AN INQUEST- INVESTIGATION			35B. CORONER—SIGNATURE AND DEGREE OR TITLE		35C. DATE SIGNED
Investigation			BRAD GATES		03-17-88
36. DISPOSITION			37. DATE—MONTH, DAY, YEAR	38. NAME AND ADDRESS OF CEMETERY OR PLACE OF BURIAL	
Burial			Mar. 23, 1988	RIVERSIDE NATIONAL CEMETERY	
40A. NAME OF FUNERAL DIRECTOR (FOR PERSON ACTING AS SUCH)			40B. LICENSE NO.	41. LOCAL REGISTRAR—SIGNATURE	
PEEK FAMILY COLONIAL F.H.			F 946	MAR 18 1988	
42. DATE REPORTED BY LOCAL REGISTRAR					

069982



CERTIFIED COPY OF VITAL RECORDS  
 STATE OF CALIFORNIA }  
 COUNTY OF ORANGE } SS  
 DATE ISSUED JUN 18 2014

*Hugh Nguyen*  
 HUGH NGUYEN  
 CLERK-RECORDER  
 ORANGE COUNTY, CALIFORNIA

This is a true and exact reproduction of the document officially registered and placed on file in the office of the Orange County Clerk-Recorder.

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



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF ORANGE

CLERK-RECORDER

INFORMATIONAL,  
NOT A VALID DOCUMENT  
TO ESTABLISH IDENTITY

BOOK 221 PAGE 788

STATE FILE NUMBER		CERTIFICATE OF LIVE BIRTH				LOCAL REGISTRATION DISTRICT AND NUMBER
		STATE OF CALIFORNIA—DEPARTMENT OF PUBLIC HEALTH				3000 6878
THIS CHILD	1a. NAME OF CHILD—FIRST NAME	1b. MIDDLE NAME	1c. LAST NAME			
	2. SEX	3a. THIS BIRTH, SINGLE, TWIN, OR TRIPLET?	3b. IF TWIN OR TRIPLET, THIS CHILD BORN 1ST, 2ND, 3RD?	4a. DATE OF BIRTH—MONTH, DAY, YEAR	4b. HOUR	
PLACE OF BIRTH	5a. PLACE OF BIRTH—NAME OF HOSPITAL			5b. STREET ADDRESS (GIVE STREET OR RURAL ADDRESS OR LOCATION; DO NOT USE P. O. BOX NUMBERS)		
	5c. CITY OR TOWN			5d. COUNTY		
MOTHER OF CHILD	6a. MAIDEN NAME OF MOTHER—FIRST NAME	6b. MIDDLE NAME	6c. LAST NAME		7. COLOR OR RACE OF MOTHER	
	8. AGE OF MOTHER AT TIME OF THIS BIRTH (YEARS)	9. BIRTHPLACE (STATE OR FOREIGN COUNTRY)	10. MAILING ADDRESS OF MOTHER—REGISTRATION		11. IF DIFFERENT FROM USUAL RESIDENCE—FOR NOTIFICATION OF BIRTH	
USUAL RESIDENCE OF MOTHER (WHERE DOES MOTHER LIVE?)	11a. USUAL RESIDENCE OF MOTHER—STREET ADDRESS (GIVE STREET OR RURAL ADDRESS OR LOCATION; DO NOT USE P. O. BOX NUMBERS)			11b. IF INSIDE CORPORATE LIMITS, CHECK ONE:		IF OUTSIDE CITY CORPORATE LIMITS, CHECK ONE:
	11c. CITY OR TOWN			11d. COUNTY		11e. STATE
FATHER OF CHILD	12a. NAME OF FATHER—FIRST NAME	12b. MIDDLE NAME	12c. LAST NAME		13. COLOR OR RACE OF FATHER	
	14. AGE OF FATHER (AT TIME OF THIS BIRTH) YEARS	15. BIRTHPLACE (STATE OR FOREIGN COUNTRY)	16a. PRESENT OR LAST OCCUPATION		16b. KIND OF INDUSTRY OR BUSINESS	
INFORMANT'S CERTIFICATION	I HAVE REVIEWED THE ABOVE STATED INFORMATION AND HEREBY CERTIFY THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		17a. PARENT OR OTHER INFORMANT—SIGNATURE (PRINT NAME)		17b. DATE SIGNED BY INFORMANT	
ATTENDANT'S CERTIFICATION	I HEREBY CERTIFY THAT I ATTENDED THIS BIRTH AND THAT THE CHILD WAS BORN ALIVE AT THE HOUR, DATE AND PLACE STATED ABOVE.		18a. PHYSICIAN (OR OTHER PERSON) AT BIRTH—NAME, ADDRESS, AND TITLE		18b. ADDRESS	
REGISTRAR'S CERTIFICATION	19. DATE ON WHICH NAME ADDED BY SUPPLEMENTAL MENTAL NAME REPORT		20. LOCAL REGISTRAR—SIGNATURE		21. DATE RECEIVED BY LOCAL REGISTRAR	

NOT A VALID DOCUMENT  
TO ESTABLISH IDENTITY



STATE OF CALIFORNIA } CERTIFIED COPY OF VITAL RECORDS  
COUNTY OF ORANGE } SS. DATE ISSUED JUN 17 2014

*Hugh Nguyen*  
HUGH NGUYEN  
CLERK-RECORDER  
ORANGE COUNTY, CALIFORNIA

This is a true and exact reproduction of the document officially registered and placed on file in the office of the Orange County Clerk-Recorder.

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





88222 14100

Order No. MI-36202

(Joint Tenancy)  
DEED OF CONVEYANCE

This instrument is executed the 27 day of August, 1988, by the undersigned in the capacity of the duly appointed, qualified and acting personal representative of the estate of Lucien O. Castonguay, deceased.

Proceedings for the administration of the estate are filed as Cause No. DP-88-103A in the District Court of the Eleventh Judicial District at Kalispell, Montana, and the undersigned, as personal representative has sold to the party hereafter named the property of said estate as hereafter described, pursuant to authority as provided by law.

NOW, THEREFORE, for the purpose of completing said sale by and from said estate, the undersigned hereby sells, assigns, transfers and conveys all of the right, title and interest of said estate unto; MARVIN O. LARSON and EDNA F. LARSON, husband and wife, of 2208 Mission Way South, Kalispell, Montana 59901, as joint tenants with right of survivorship (and not as tenants in common), in and to the real property situated in Flathead County, Montana, and particularly described as follows:

That part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 18, Township 30 North, Range 20 West, M.P.M., Flathead County, Montana, described as follows:

Beginning at a point on the West boundary of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 18, which is a distance of 715.60 feet southerly from the Northwest corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence southerly along the West boundary of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ , a distance of 290.60 feet to a point; thence Easterly and parallel with the North boundary of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ , a distance of 120.60 feet to a point; thence Northerly and parallel with the West boundary of the said NW $\frac{1}{4}$ NW $\frac{1}{4}$ , a distance of 290.60 feet to a point; thence Westerly and parallel with the North boundary of the said NW $\frac{1}{4}$ NW $\frac{1}{4}$ , a distance of 120.60 feet to the Place of Beginning.

EXCEPTING public roads and rights of way.

SUBJECT TO easement recorded in Book 519 at page 721, records of Flathead County, Montana.

TO HAVE AND TO HOLD the same unto the said Grantees, as joint tenants with right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named joint tenants, forever.

IN WITNESS WHEREOF, the undersigned executes and acknowledges this instrument as of the date above stated

*Michael A. Castonguay*  
Michael A. Castonguay, Personal Representative of the Estate of Lucien O. Castonguay, deceased.

STATE OF MONTANA)

County of Flathead)

On this 27 day of August, 1988, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Michael A. Castonguay, personal representative of the Estate of Lucien O. Castonguay, deceased, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same as such personal representative.

205 5-00  
P. 2-7-88



88222 14100

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.



*Sharon L. Parley*  
Notary Public for the State of Montana  
Residing at Kalispell, Montana  
My commission expires 6/23/89

MAIL TO: Marvin O. Larson  
163 S. Milltop Rd,  
Columbia Falls, MT 59012

STATE OF MONTANA, }  
County of Flathead } ss

Recorded at the request of Chicago  
this 9 day of Aug 19 88 at 2:10 o'clock PM and recorded in  
the records of Flathead County, State of Montana.  
Fee 10.00 Pd.

RECEPTION NO. 88222 14100

RETURN TO \_\_\_\_\_

*Susan H. Underfield*  
Flathead County Clerk and Recorder  
*Benjamin C. Kaufman*  
Deputy

**AFFIDAVIT**

to comply with California Probate Code §§ 13100-13115

1. The undersigned hereby declare(s):
2. [I/We] make this declaration to induce [holder of property] to transfer to [me/us] the described property pursuant to California Probate Code §§13100-13115.
3. [Name of decedent] died at Lucian Castonguay, while a resident of the City of Westminster, County of Orange, California, on or about, 20<sup>th</sup> 1985 leaving [a/No] will.
4. At least 40 days have elapsed since the death of the decedent, as shown in a certified copy of the decedent's death certificate attached to this affidavit or declaration.
5. No proceeding is now being or has been conducted in California for administration of the decedent's estate.
6. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in California Probate Code §13050 does not exceed one hundred
7. fifty thousand dollars (\$150,000) and includes the following: [Describe the property to be transferred with sufficient detail to be identifiable.]  
Lake Eleanor property sold for more than the back taxes was valued
8. The affiant or declarant is the successor of the decedent [as defined in California Probate Code §13006] to the decedent's interest in the described property.
9. No other person has a superior right to the interest of the decedent in the described property.
10. [My/Our] name(s), address(es), relationship(s) to the decedent and age(s) are as follows: [List]  
Michael Anthony Castonguay I am the only child  
117 7th Ave W Kalispell MT 59901 Lucian was my father
11. The affiant or declarant requests that the described property be paid, delivered, or transferred to the affiant or declarant.
12. [I/We jointly and severally] agree to hold [property holder] free and harmless and indemnify [him/her] against all liability, claims, demands, loss, damages, costs and expense whatsoever that [he/she/it may incur because of the transfer, payment, or delivery to [me/us] of the property.
13. The affiant or declarant affirms or declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: 7-8-15

Signature: [Handwritten Signature]

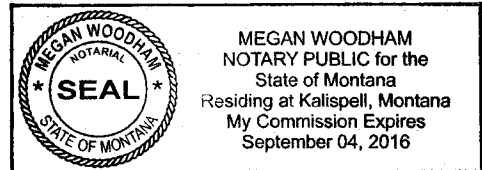
Dated: \_\_\_\_\_

Signature: \_\_\_\_\_

Subscribed and sworn to me before this 8<sup>th</sup> day of July, 2015

State of Montana  
County of Flathead  
Megan Woodham  
Notary Public in and for said County and State

My Commission expires on: 9-4-2016



**AFFIDAVIT**

To comply with California Probate Code §§13100-13115

**AFFIDAVIT**

to comply with California Probate Code §§ 13100-13115

1. The undersigned hereby declare(s):
2. [I/We] make this declaration to induce [holder of property] to transfer to [me/us] the described property pursuant to California Probate Code §§13100-13115.
3. [Name of decedent] died at Lucian Castonguay, while a resident of the City of Westminster, County of Orange, California, on or about 20-1989, leaving [a/no] will.
4. At least 40 days have elapsed since the death of the decedent, as shown in a certified copy of the decedent's death certificate attached to this affidavit or declaration.
5. No proceeding is now being or has been conducted in California for administration of the decedent's estate.
6. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in California Probate Code §13050 does not exceed one hundred
7. fifty thousand dollars (\$150,000) and includes the following: [Describe the property to be transferred with sufficient detail to be identifiable.]

Take Alsonor property sold for more than what the value of the back Taxes.

8. The affiant or declarant is the successor of the decedent [as defined in California Probate Code §13006] to the decedent's interest in the described property.
9. No other person has a superior right to the interest of the decedent in the described property.
10. [My/Our] name(s), address(es), relationship(s) to the decedent and age(s) are as follows: [List]

Michael Anthony Castonguay  
117 7th Ave West Kalispell MT 59901  
Lucian Castonguay is my father I'm the only child

11. The affiant or declarant requests that the described property be paid, delivered, or transferred to the affiant or declarant.
12. [I/We jointly and severally] agree to hold [property holder] free and harmless and indemnify [him/her] against all liability, claims, demands, loss, damages, costs and expense whatsoever that [he/she/it] may incur because of the transfer, payment, or delivery to [me/us] of the property.
13. The affiant or declarant affirms or declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: 7/7/15

Signature: Michael Castonguay

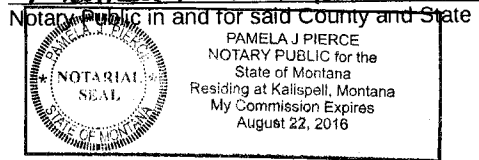
Dated: \_\_\_\_\_

Signature: \_\_\_\_\_

Subscribed and sworn to me before this 7th day of July, 20 15

Pamela J. Pierce  
Flathead Co. Montana

My Commission expires on: 8/22/2016



**AFFIDAVIT**

To comply with California Probate Code §§13100-13115

**AFFIDAVIT**

to comply with California Probate Code §§ 13100-13115

- 1. The undersigned hereby declare(s):
- 2. [I/We] make this declaration to induce [holder of property] to transfer to [me/us] the described property pursuant to California Probate Code §§13100-13115.
- 3. [Name of decedent] died at Lucien O Castonguay, while a resident of the City of Gardena, County of Orange, California, on or about March 15 1998 leaving  will.
- 4. At least 40 days have elapsed since the death of the decedent, as shown in a certified copy of the decedent's death certificate attached to this affidavit or declaration.
- 5. No proceeding is now being or has been conducted in California for administration of the decedent's estate.
- 6. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in California Probate Code §13050 does not exceed one hundred
- 7. fifty thousand dollars (\$150,000) and includes the following: [Describe the property to be transferred with sufficient detail to be identifiable.]

The Lake Culsonor sold for more than the property value on back taxes

- 8. The affiant or declarant is the successor of the decedent [as defined in California Probate Code §13006] to the decedent's interest in the described property.
- 9. No other person has a superior right to the interest of the decedent in the described property.
- 10.  [My/Our] name(s), address(es), relationship(s) to the decedent and age(s) are as follows: [List]

Michael Anthony Castonguay  
117 7<sup>th</sup> Ave W Kalispell MT 59901  
Lucien my father I am the only child

- 11. The affiant or declarant requests that the described property be paid, delivered, or transferred to the affiant or declarant.
- 12. [I/We jointly and severally] agree to hold [property holder] free and harmless and indemnify [him/her] against all liability, claims, demands, loss, damages, costs and expense whatsoever that [he/she/it may incur because of the transfer, payment, or delivery to [me/us] of the property.
- 13. The affiant or declarant affirms or declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: 7/18/15

Signature: [Signature]

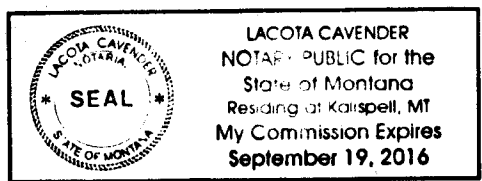
Dated: \_\_\_\_\_

Signature: \_\_\_\_\_

Subscribed and sworn to me before this 18<sup>th</sup> day of July, 2015

[Signature]  
Notary Public in and for said County and State

My Commission expires on: 9-19-16



**AFFIDAVIT**

To comply with California Probate Code §§13100-13115

July 27, 2015

On the deed to Lake Elsonor property has Lucian A Castonguay his name is Lucian O Castonguay they are the same person. When the deed was typed up they entered the wrong middle initials.

If need more information you can contact Sandy Castonguay. She is the other person on the deed.

Michael A Castonguay

Subscribed and Sworn To Before Me

This 27 Day of July 2015

Notary Public, State of Montana  
County of Flathead

Residing at Kalispell, MT

My Commission Expires 10-15-2016

