

FORM APPROVED COUNTY COUNSEL 8/12/15  
 BY: GREGORY P. PRIAMOS DATE

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

263A



**SUBMITTAL DATE:  
 AUG 12 2015**

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

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 196, Item 393. Last assessed to: Christi Duff, a single woman. District 5 [\$5,138] Fund 65595 Excess Proceeds from Tax Sale.

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

1. Approve the claim from Christi Duff, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 528114003-2;

(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 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*  
 Don Kent

Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 5,138	\$ 0	\$ 5,138	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

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

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

APPROVE

BY: *Samuel Wong 9/16/15*  
 Samuel Wong

County Executive Office Signature

**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: 5 Agenda Number:

9-46

- 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 393. Last assessed to: Christi Duff, a single woman. District 5 [\$5,138] Fund 65595 Excess Proceeds from Tax Sale.

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

**PAGE:** Page 2 of 2

**RECOMMENDED MOTION:**

2. Authorize and direct the Auditor-Controller to issue a warrant to Christi Duff in the amount of \$5,138.84 no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

**BACKGROUND:**

**Summary (continued)**

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

1. Claim from Christi Duff based on a Grant Deed recorded January 3, 2008 as Instrument No. 2008-0004380.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Christi Duff be awarded excess proceeds in the amount of \$5,138.84. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimant by certified mail.

**Impact on Citizens and Businesses**

Excess proceeds are being released to the last assessee of the property.

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

A copy of the Excess Proceeds Claim form and supporting documentation 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 393 Assessment No.: 528114003-2

Assessee: DUFF, CHRISTI

Situs: 52291 E DATE AVE CABAZON 92230

Date Sold: April 29, 2013

Date Deed to Purchaser Recorded: June 20, 2013

Final Date to Submit Claim: June 20, 2014

TREASURER-TAX COLLECTOR

JUN 20 2014

RECEIVED

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$5138.84 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. 2006 0654677 recorded on 4-5-2013. 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.

Grant Deed  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 19 day of June, 2014 at San Bernardino County, State CA

Christi Duff  
Signature of Claimant

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

Christi Duff  
Print Name

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

23820 Bluebill Ct.  
Street Address

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

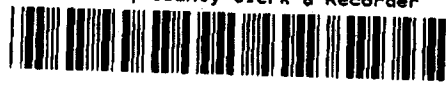
Moreno Valley Ca  
City, State, Zip

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

1-714-650-4690  
Phone Number

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

Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



Recording requested by:

CHRISTI DUFF  
 And when recorded, mail this deed and tax statements

to:  
 1040 S. Mt. Vernon, Suite 6236  
 Colton, CA 92324

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			5						5
M	A	L	465	426	PCOR	ICOR	SMF	NCHG	EXAM 514

GRANT DEED

TRA: \_\_\_\_\_

APN: 5281140032

This transfer is exempt from the documentary transfer tax.  
 The documentary transfer tax is \$ 0.00 and is computed on:  
 the full value of the interest or property conveyed.  
 the full value less the liens or encumbrances remaining thereon at the time of sale.  
 The property is located in  an unincorporated area  the city of \_\_\_\_\_

18  
 C  
 514

For a valuable consideration, receipt of which is hereby acknowledged,

LAKEVIEW ASSOCIATES, INC.  
 hereby grant(s) to

CHRISTI DUFF, A SINGLE WOMAN  
 the following real property in the City of CABAZON, County of RIVERSIDE, California:

5199 FDATE ST

LOT 271 OF CABAZON ESTATES #2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41, PAGES 63 AND 64, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Date: 1/2/08

Judy Guarienti Pres.  
 (Signature of declarant) Lakeview Associates, Inc.

Date: \_\_\_\_\_

(Signature of declarant)

State of California )  
 County of Orange )

On 1/2/08, before me, Larry Lang, a notary public in and for said state, personally appeared Judy Guarienti, 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Larry Lang  
 Signature of Notary





LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Be Forc Me  
Muarienti  
52291 Date 31

Date:

1-30-2008

Signature:

*J.P.*

Print Name:

John Powers

ACR 601P-AS4RE0 (Rev. 07/2005)

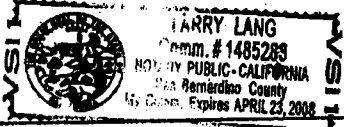


2008-0004380  
01/03/2008 08:00A  
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Public Record

**ACKNOWLEDGMENTS TAKEN IN CALIFORNIA ( CC-1180-1181 )**

Any acknowledgment taken within the State of California shall be in the form described in Civil Code Section 1189. The following is an example of that format:

State of California	)	
	)	SS.
County of <u>Orange</u>	)	
On <u>11/2/08</u> before me <u>Larry Lang Notary Public</u> , personally appeared <u>Judy Guenther</u> 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 is true and correct.		
WITNESS my hand and official seal.		
<u>Larry Lang</u>		[SEAL]

2008-0004380  
01/03/2008 08:08A  
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