

FORM APPROVED COUNTY COUNSEL 10/21/15
 BY: GREGORY P. PRAMOS DATE

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

122A



**SUBMITTAL DATE:
 OCT 21 2015**

FROM: Don Kent, Treasurer-Tax Collector

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 199, Item 323. Last assessed to: The Boghos Panossian Living Trust U/D/T dated March 25, 2008 Boghos Panossian, Trustee. District 4 [\$614]. Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:
 1. Approve the claim from Boghos Panossian, last assessee for payment of excess proceeds resulting from the Treasurer-Tax Collector's public auction sale associated with parcel 639201031-7;
 (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 February 4, 2014 public auction sale. The deed conveying title to the purchasers at the auction was recorded March 21, 2014. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on April 22, 2014 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	\$ 614	\$ 0	\$ 614	\$ 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 12/15/15*
 Samuel Wong

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: December 15, 2015
xc: Treasurer

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

Prev. Agn. Ref.: District: 4 **Agenda Number:**

9-14

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

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

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 199, Item 323. Last assessed to: The Boghos Panossian Living Trust U/D/T dated March 25, 2008 Boghos Panossian, Trustee. District 4 [\$614]. Fund 65595 Excess Proceeds from Tax Sale.

DATE: OCT 21 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Deny the claim from Silva Armoudikian;
3. Authorize and direct the Auditor-Controller to issue a warrant to Boghos Panossian in the amount of \$614.85, 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 Boghos Panossian based on a Grant Deed recorded May 26, 2005 as Instrument No. 2005-0422135, a Quitclaim Deed recorded January 23, 2008 as Instrument No. 2008-0035672 and a Trust Transfer Deed recorded April 2, 2008 as Instrument No. 2008-0162889.
2. Claim from Silva Armoudikian based on a Quitclaim Deed recorded May 26, 2005 as Instrument No. 2005-0422134 and a Grant Deed recorded May 26, 2005 as Instrument No. 2005-0422135.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Boghos Panossian be awarded excess proceeds in the amount of \$614.85. The claim from Silva Armoudikian be denied since she was not a party of interest at the time of the sale. 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 the 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 199 Item 323 Assessment No.: 639201031-7

Assessee: PANOSSIAN, BOGHOS TR

Situs:

Date Sold: February 4, 2014

Date Deed to Purchaser Recorded: March 21, 2014

Final Date to Submit Claim: March 23, 2015

RECEIVED
2014 MAY 21 AM 10:52
RIVERSIDE COUNTY
TREAS. TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 3,168.40 from the sale of the above mentioned real property. I/We were the ~~WF~~ WF lienholder(s), 3,071.60 ~~WF~~ 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. 2014-0104756 recorded on 03-21-2014. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint 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 12 day of MAY, 2014 at RIVERSIDE COUNTY, CA.
County, State

Boghos Panossian
Signature of Claimant

Silva Armondikian
Signature of Claimant

BOGHOS PANOSSIAN
Print Name

SILVA ARMONDIKIAN
Print Name

65814 6TH ST.
Street Address

65814. 6TH ST
Street Address

DSRT. HOT SPRS. CA. 92240
City, State, Zip

DSRT HOT SPRINGS CA. 92240
City, State, Zip

(818) 446-0854
Phone Number

626431-2887
Phone Number

FWJ

DOC # 2005-0422135

05/26/2005 08:00A Fee:7.00
Page 1 of 1 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:
The Escrow Connection

AND WHEN RECORDED MAIL TO:

Silva Armoudikian
10416 SHERMAN GROVE AVE.
SUNLAND, CA 91040

Order No. 33293587-JW
Escrow No. 34110-LZ
Parcel No. 639-201-031



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	1		1							
A	R	L				COPY	LONG	REFUND	NCHG	EXAM
										MH

TRA:014-007

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$63.80

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: City of **Desert Hot Springs**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Kirk Yee and Angela Yee, husband and wife as Joint Tenants

Hereby grants to Silva Armoudikian, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY
and Boghos Panossian, A SINGLE MAN, AS JOINT TENANTS

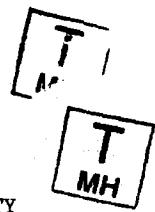
the following described real property in the County of Riverside, State of California:

LOT 20 IN BLOCK A OF DESERT HOT SPRINGS CABIN SITES, AS SHOWN BY MAP ON FILE IN
BOOK 19, PAGE(S) 66 AND 67, RIVERSIDE COUNTY.

Date May 16, 2005

Kirk Yee
Kirk Yee

Angela Yee
Angela Yee



STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) S.S.

On 05-19-05, before me, GUY L. HANN, Notary Public
personally appeared KIRK YEE & ANGELA YEE
personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are
subscribed to the within instrument and acknowledged to me that they executed the same in their authorized
capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons
acted, executed the instrument.

WITNESS my hand and official seal.
Signature *Guy L. Hann*



Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

RECORDING REQUESTED BY
Boghos Panossian

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

DOC # 2008-0035672

01/23/2008 08:00A Fee: 10.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



Name: Boghos Panossian
Address: 66164 7th Street
City, State Zip: Desert Hot Springs, CA
92240

Title Order No. N/A
Escrow No. N/A

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			2						1
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T:	CTY	UNI	044

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$0.00 CITY TAX is \$0.00

- computed on the full value of the property conveyed, or
- computed on full value less value of liens or encumbrances remaining at the time of sale,
- Realty not sold.
- Unincorporated area City of _____, and

THIS IS A BONAFIDE GIFT AND
GRANTOR RECEIVED NOTHING IN
RETURN. R & T 11911

C
044

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

SILVA ARMOUDI KIAN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

BOGHOS PANOSSIAN, A SINGLE MAN AS HIS SOLE AND SEPARATE PROPERTY, ALL OF HER INTEREST IN

the following described real property in the city of **DESERT HOT SPRINGS**, County of **RIVERSIDE**, State of California:

LOT 20 IN BLOCK A OF DESERT HOT SPRINGS, CABIN SITES, AS SHOWN BY MAP ON FILE IN BOOK 19, PAGE(S) 66 AND 67, RIVERSIDE COUNTY.

A.P.N. 639-201-031

Dated: January 14, 2008

Silva Armoudi Kian
SILVA ARMOUDI KIAN

STATE OF CALIFORNIA

COUNTY OF _____ } ss.

On _____ before me, the undersigned, a Notary Public In and for said State, personally appeared _____

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.

Notary Stamp or Seal

WITNESS my hand and official seal.

NOTARY SIGNATURE _____

NOTARY'S NAME (typed or legibly printed) _____

Mail Tax Statements as Directed Above
Form provided by OLD REPUBLIC TITLE COMPANY

DOD 103

Public Record

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On January 15, 2008

before me, Michelle E. Matti, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Silva Armoudikian

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

Michelle E. Matti

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: _____

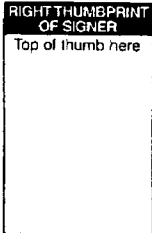
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

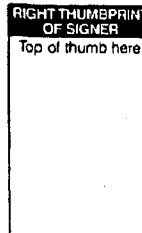
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



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: _____

DOC # 2008-0162889
 04/02/2008 08:00A Fee: 12.00
 Page 1 of 2
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



RECORDING REQUESTED BY
 Boghos Panossian

WHEN RECORDED MAIL TO
 AND MAIL TAX STATEMENTS TO

Name: Boghos Panossian
 Address: 66164 7th Street
 City, State Zip: Desert Hot Springs, CA
 92240

Title Order No. n/a
 Escrow No. n/a

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			2						1
M	A	L	465	426	COR	NCOR	SMF	NCHG	EXAM
					T:		CTY	UNI	061

TRUST TRANSFER DEED

13
 C
 061

THE UNDERSIGNED GRANTOR(S) DECLARE(S) under penalty of perjury that the following is true and correct:
 THERE IS NO CONSIDERATION FOR THIS TRANSFER.
 This is a Trust Transfer under § 62 of the Revenue and Taxation Code as a transfer to a revocable trust,
 DOCUMENTARY TRANSFER TAX is \$0.00 CITY TAX is \$0.00
 Unincorporated area City of , and

(Excluded from Reappraisal
 Under Proposition 13i.e.,
 California Constitution Article
 13A § 1 et. Seq.)

BOGHOS PANOSSIAN, AN UNMARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

hereby GRANT(S) to

THE BOGHOS PANOSSIAN LIVING TRUST U/D/T DATED MARCH 25, 2008, BOGHOS PANOSSIAN, TRUSTEE

the following described real property in the city of **DESERT HOT SPRINGS**, County of **RIVERSIDE**, State of California:
LOT 20 IN BLOCK A OF DESERT HOT SPRINGS, CABIN SITES, AS SHOWN BY MAP ON FILE IN BOOK 19, PAGE(S) 66 AND 67, RIVERSIDE COUNTY.

A.P.N. 639-201-031
 Dated: March 25, 2008

Boghos Panossian

 BOGHOS PANOSSIAN

STATE OF CALIFORNIA
 COUNTY OF _____ } ss.

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____

Notary Stamp or Seal

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

WITNESS my hand and official seal.

NOTARY SIGNATURE _____
 NOTARY'S NAME (typed or legibly printed) _____

Mail Tax Statements as Directed Above
 Form provided by **OLD REPUBLIC TITLE COMPANY**

DOD 109

Public Record

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On March 25, 2008 before me, Michelle E. Matti, Notary Public

Date Here Insert Name and Title of the Officer

personally appeared Boghos Panossian

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 Michelle E. Matti
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: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Boghos Panossian
65814 6th St.
Desert Hot Springs, CA 92240

EP 199-323

2. Article Number
(Transfer from service label)

7003 2260 0004 1558 9206

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

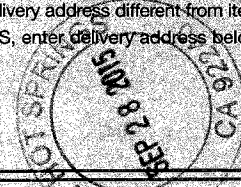
X Panossian

- Agent
- Addressee

B. Received by (Printed Name)
PANOSSIAN

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No



3. Service Type

- Certified Mail
- Express Mail
- Registered
- Return Receipt for Merchandise
- Insured Mail
- C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

September 23, 2015

Boghos Panossian
65814 6th St.
Desert Hot Springs, CA 92240

Re: APN: 639201031-7
TC 199 Item 323
Date of Sale: February 4

To Whom It May Concern:

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

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

- | | |
|--|--|
| <input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100 | <input type="checkbox"/> Original Note/Payment Book |
| <input type="checkbox"/> Notarized Statement of different/misspelled | <input type="checkbox"/> Updated Statement of Monies Owed (as of date of tax sale) |
| <input type="checkbox"/> Notarized Statement Giving Authorization to claim on behalf of | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock) |
| <input type="checkbox"/> Certified Death Certificate for | <input type="checkbox"/> Court Order Appointing Administrator |
| <input type="checkbox"/> Copy of Birth Certificates for | <input type="checkbox"/> Deed (Quitclaim/Grant etc...) |
| <input type="checkbox"/> Copy of Marriage Certificate for | <input checked="" type="checkbox"/> Other – Copy of the Boghos Panossian Living Trust U/D/T dated March 25, 2008. |

Please send in all documents within 30 days (**October 23, 2015**). If you should have any questions, please contact me at the number listed below.

Sincerely,

Jennifer Pazicni
Tax Sale Operations Unit
(951) 955-3336
(951) 955-3990 Fax
jpazicni@co.riverside.ca.us

LAW OFFICES OF
MICHELLE E. MATTI, APLC
300 W. Glenoaks Blvd. Ste 103
Glendale, California 91202
tel. (818) 551-7955
fax. (818) 546-1958

Date: September 30, 2015

To: Jennifer Pazicni/Tax Sale Operations Unit

FAX NUMBER: (951) 955-3990

From: Michelle E. Matti, Esq.

Number of Pages: 3
(including this sheet)

Dear Jennifer, I attach a copy of The Certification of Trust for Bogos Panossian. If you have any questions on the Certification, please contact me, otherwise please contact Mr. Panossian for all other matters concerning the tax sale. Thank you.

If there are any problems with this transmission, please call us immediately at (818) 551-7955.

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

CERTIFICATION OF TRUST

Pursuant to California Probate Code Section 18100.5, this Certification of Trust is signed by the currently acting Trustee of The Bogos Panossian Living Trust as amended and restated on December 23, 2009 (hereinafter referred to as "Trust"). An alternate name to the trust is also its former name, "The Boghos Panossian Living Trust dated March 25, 2008". Bogos Panossian declares as follows:

1. I am the Trustor and Trustee of the Trust.
2. The Trust is a revocable trust and is full force and effect.
3. There is one amendment to the Trust dated May 19, 2015.
4. The tax identification number of the Trustor's is the Trustor's Social Security Number and will be provided upon request.
5. Title to the assets held in the Trust may be titled as:

The Bogos Panossian Living Trust dated December 23, 2009, Bogos Panossian, Trustee or The Bogos Panossian Living Trust dated March 25, 2008

6. Any alternative description shall be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.
7. Excerpts from the trust agreement that establish the Trust, designate the Trustee and set forth the powers of the Trustee will be provided upon request. The powers of the Trustee include but not limited to the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage and deal with real and personal property interests.
8. The Trust has not been revoked, modified or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

Dated: September 30, 2015


Bogos Panossian

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On September 30, 2015 before me, Michelle E. Matti, Notary Public

Date

Here Insert Name and Title of the Officer

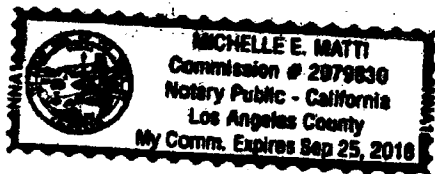
personally appeared Boghos Panossian

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/it~~ executed the same in his/~~her/its~~ authorized capacity~~s~~, and that by his/~~her/its~~ 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 Michelle E. Matti
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended 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: _____

Corporate Officer -- Title(s): _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer -- Title(s): _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

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 199 Item 323 Assessment No.: 639201031-7

Assessee: PANOSSIAN, BOGHOS TR

Situs:

Date Sold: February 4, 2014

Date Deed to Purchaser Recorded: March 21, 2014

Final Date to Submit Claim: March 23, 2015

RECEIVED
2014 MAY 21 AM 10:52
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 3,168.40 from the sale of the above mentioned real property. I/We were the ~~I/We~~ WE lienholder(s), 3,071.60 ~~WE~~ 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. 2014-0104756 recorded on 03-21-2014. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint 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 12 day of MAY, 2014 at RIVERSIDE COUNTY, CA.
County, State

Boghos Panossian
Signature of Claimant

BOGHOS PANOSSIAN
Print Name

65814 6TH ST.
Street Address

DSRT HOT SPRGS - CA. 92240
City, State, Zip

(818) 446-0854
Phone Number

Silva Armondikian
Signature of Claimant

SILVA ARMOUDI KIAN
Print Name

65814 6TH ST
Street Address

DSRT HOT SPRINGS CA. 92240
City, State, Zip

626431-2887
Phone Number

FNY

RECORDING REQUESTED BY:
The Escrow Connection

AND WHEN RECORDED MAIL TO:

Silva Armoudikian
10416 SHERMAN GROVE AVE.
SUNLAND, CA 91040

Order No. 33293587-JW
Escrow No. 34110-LZ
Parcel No. 639-201-031

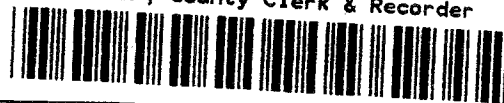
DOC # 2005-0422134

05/26/2005 08:00A Fee:27.00

Page 1 of 1

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



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A	R	L				COPY	LONG	REFUND	NCHG EXAM

TRA.014-007

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$-0-

- Computed on the consideration or value of property conveyed; OR
- Computed on the consideration or value less liens or encumbrances remaining at the time of sale.
- unincorporated area: **X Desert Hot Springs** and

27



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

Garabed Hagop Armoudikian, husband of Grantee herein

hereby REMISE, RELEASE AND QUITCLAIM to

Silva Armoudikian, his wife for the purpose of vesting title as a married woman as her sole and separate property

the real property in the City of Desert Hot Springs County of Riverside, State of California, described as:

LOT 20 IN BLOCK A OF DESERT HOT SPRINGS CABIN SITES, AS SHOWN BY MAP ON FILE IN BOOK 19, PAGE(S) 66 AND 67, RIVERSIDE COUNTY.

"This conveyance establishes sole and separate property of a spouse, R&T 11911."

"It is the express intent of the Grantor, being the spouse of the Grantee to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as her sole and separate property."

Dated May 17, 2005

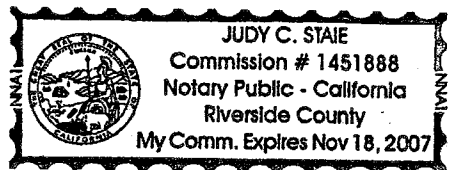
[Signature]
Garabed Hagop Armoudikian

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

On *5-18-05*, before me, *JUDY C STALE NOTARY, PUBLIC*

personally appeared *GARABED HAGOP ARMOUDIKIAN*
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature *Judy C Stale*



FWJ

DOC # 2005-0422135

05/26/2005 08:00A Fee:7.00
Page 1 of 1 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:
The Escrow Connection

AND WHEN RECORDED MAIL TO:

Silva Armodikian
10416 SHERMAN GROVE AVE.
SUNLAND, CA 91040

Order No. 33293587-JW
Escrow No. 34110-LZ
Parcel No. 639-201-031



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	1		1			/			
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TRA:014-007

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$63.80

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: City of **Desert Hot Springs, and**

7
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M
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MH

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Kirk Yee and Angela Yee, husband and wife as Joint Tenants

Hereby grants to **Silva Armodikian**, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY
and **Boghos Panossian**, A SINGLE MAN, AS JOINT TENANTS

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

LOT 20 IN BLOCK A OF DESERT HOT SPRINGS CABIN SITES, AS SHOWN BY MAP ON FILE IN BOOK 19, PAGE(S) 66 AND 67, RIVERSIDE COUNTY.

Date May 16, 2005

Kirk Yee
Kirk Yee

Angela Yee
Angela Yee

STATE OF CALIFORNIA }
 } S.S.
COUNTY OF **RIVERSIDE** }

On 05-19-05, before me, Guy L. HANN, Notary Public,
personally appeared KIRK YEE & ANGELA YEE
~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the persons whose names are
subscribed to the within instrument and acknowledged to me that they executed the same in their authorized
capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons
acted, executed the instrument.

WITNESS my hand and official seal.
Signature *Guy L. Hann*



REQUESTED BY:
TREASURER TAX COLLECTOR
STOP 1110 DON KENT TAX COLLECTOR
4080 LEMON ST. 4TH FLOOR
RIVERSIDE, CALIFORNIA 92501

RESOLUTION FUND MANAGEMENT SERIES 12.4
C/O JOEL BEARGE
510 31ST STREET, SUITE H
NEWPORT BEACH, CA 92863

DOC # 2014-0104756
03/23/2014 11:00A Fee: 18.00
Page 1 of 2 Doc 1 Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NO SMF									042

TRA 014-007
Doc. Trans. Tax - computed on full value of property conveyed \$ 7.15

TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for Fiscal Year 2007-2008
and for nonpayment were duly declared to be in default 2008-639201031-0000
Default Number

Dop-Kent Tax Collector
Signature of Deedant

C 042

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and RESOLUTION FUND MANAGEMENT SERIES 12.4, A NEVADA LIMITED LIABILITY COMPANY ("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real property described herein which the SELLER sold to the PURCHASER at a public auction held on FEBRUARY 4, 2014 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 2, Revenue and Taxation Code, for the sum of \$9,240.00.

NO TAXING AGENCY objected to the sale.

In accordance with law, the SELLER, hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to PANOSSIAN, BOGHOS TR, described as follows:

Assessor's Parcel Number 639201031-7

IN THE CITY OF DESERT HOT SPRINGS

SEE PAGE 2 ENTITLED "LEGAL DESCRIPTION"

State of California Executed on
County of Riverside FEBRUARY 4, 2014 By

[Signature]

Tax Collector

On March 5, 2014, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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,
Larry W. Ward, Assessor, Clerk Recorder

By *[Signature]* Deputy Seal



§ 3708 & 3804 R&T Code

TDL 8-19 (6-97)

LEGAL DESCRIPTION

IN THE CITY OF DESERT HOT SPRINGS
LOT 20 IN BLOCK A OF DESERT HOT SPRINGS CABIN SITES, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
AS SHOWN BY MAP ON FILE IN BOOK 19, PAGES 66-67 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY.