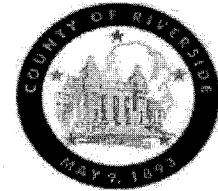


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



2454

**SUBMITTAL DATE:**  
September 22, 2016

**FROM :** TREASURER-TAX COLLECTOR::

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 203, Item 357. Last assessed to: Mary C. Callahan, a single woman. District 3 [\$49,373]. Fund 65595 Excess Proceeds from Tax Sale.

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

1. Approve the claim from Morgan Zo, heir to the Estate of Mary C. Callahan, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 460171024-3;
2. Authorize and direct the Auditor-Controller to issue a warrant to Morgan Zo, heir to the Estate of Mary C. Callahan in the amount of \$49,373.96, 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.

**Policy**

*Don Kent*  
Don Kent, Treasurer-Tax Collector 10/14/2016

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 49,373	\$ 0	\$ 49,373	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b>	16/17

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

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington and Ashley  
 Nays: None  
 Absent: Benoit  
 Date: November 1, 2016  
 xc: Treasurer

Kecia Harper-Ihem  
 Clerk of the Board  
 By *[Signature]*  
 Deputy

9-13

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

**Page 2**

**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 May 5, 2015 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 18, 2015. 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 22, 2015, 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.

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

1. Claim from Morgan Zo, heir to the Estate of Mary C. Callahan based on a Grant Deed recorded September 25, 1991 as Instrument No. 331898, an Affidavit for Collection of Personal Property Probate Code 13100 dated April 15, 2016 and the death certificate of Mary Chapin Callahan.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Morgan Zo, heir to the Estate of Mary C. Callahan be awarded excess proceeds in the amount of \$49,373.96. 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 Residents and Businesses**

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

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

**ATTACHMENT A. Claim Zo**

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2016 APR 18 PM 3:01

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 203 Item 357 Assessment No.: 460171024-3

Assessee: CALLAHAN, MARY C

Situs: 3810 REXFORD DR HEMET 92545

Date Sold: May 5, 2015

Date Deed to Purchaser Recorded: June 18, 2015

Final Date to Submit Claim: June 20, 2016

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$49,373.96 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. 331898 recorded on Sept. 25 1991. 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.

1. Affidavit<sup>13100</sup> For Collection of Personal Property notarized
2. Certified Copy of Death Certificate of Mary Chapin Callahan
3. Grant Deed with name: Mary C. Callahan
4. Tax Deed to Purchaser of Tax-Defaulted Property
5. Legal Name change; Morgan Zo from Morgan John Callahan

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 15<sup>th</sup> day of April, 2016 at Los Angeles County, CA.  
County, State

  
Signature of Claimant

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

Morgan Zo  
Print Name

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

5947 A Oak Ave.  
Street Address

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

Temple City, CA 91780  
City, State, Zip

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

626-4009521  
Phone Number

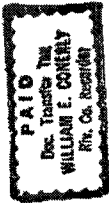
\_\_\_\_\_  
Phone Number

Continental Lawyers Title Co.

Order No.  
Escrow No. 2-2352-B  
Loan No.

WHEN RECORDED MAIL TO:  
Mary C. Callahan  
3810 Rexford Drive  
Hemet, Calif. 92543

331898



RECEIVED FOR RECORD AT 8:30 O'CLOCK A.M. AT REQUEST OF CONTINENTAL LAND TITLE CO.

SEP 25 1991

Notary Public, California  
By *Allen Lee Haid* Recorder  
Pages 2, 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:  
as shown above

DOCUMENTARY TRANSFER TAX \$ 101.20  
XX Computed on the consideration or value of property conveyed; OR  
..... Computed on the consideration or value less liens or encumbrances remaining at time of sale.

Signature of Declarant or Agent determining tax -- Firm Name

GRANT DEED

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

ANDREW HAID AND ANNETHA HAID, husband and wife

hereby GRANT(S) to

MARY C. CALLAHAN, a single woman

the real property in the City of  
County of Riverside

State of California, described as

Lot 88 of Tract No. 16090-1, in the City of Hemet, County of Riverside, State of California, as per map recorded in Book 119, Pages 76 through 79, inclusive of maps, in the office of the County Recorder of said County.

03 138893-23

Dated September 11, 1991

STATE OF CALIFORNIA  
COUNTY OF Riverside } ss.

On Sept 14, 1991 before me,

personally appeared Andrew Haid

*Andrew Haid by Allen Lee Haid*  
Andrew Haid, by Allen Lee Haid, his attorney-in-fact

*Annetta Haid by Allen Lee Haid*  
Annetta Haid, by Allen Lee Haid, his attorney-in-fact

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) here 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: *George F. Petton*



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (1/84)

3004 (8/82) - (Attorney in Fact) First American Title Company

331898

STATE OF CALIFORNIA  
COUNTY OF Riverside ) ss.  
On September 14, 1991  
said State, personally appeared Allen Lee Haid

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument as the Attorney in fact of Anneha Haid

and acknowledged to me that he/she subscribed the name(s) of Anneha Haid

thereto as principal(s), and his/her own name as Attorney in Fact.

WITNESS my hand and official seal.  
Signature George J. Petton



(This area for official notarial seal)

3004 (8/82) - (Attorney in Fact) First American Title Company

331898

STATE OF CALIFORNIA  
COUNTY OF Riverside ) ss.  
On September 14, 1991  
said State, personally appeared Allen Lee Haid

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument as the Attorney in fact of Andrew Haid

and acknowledged to me that he/she subscribed the name(s) of Andrew Haid

thereto as principal(s), and his/her own name as Attorney in Fact.

WITNESS my hand and official seal.  
Signature George J. Petton



(This area for official notarial seal)

# First American Title Insurance Company

A subsidiary of The First American Financial Corporation

**AFFIDAVIT FOR COLLECTION OF PERSONAL PROPERTY**

The undersigned state(s) as follows:

1. Mary Chapin Callahan (DECEDENT) died 03/03/2014 (DATE OF DEATH)  
in the County of Riverside, State of California;
2. At least 40 days have elapsed since the death of the decedent, as shown by the attached certified copy of the decedent's death certificate;
3. No proceeding is now being or has been conducted in the State of California for administration of the decedent's estate;
4. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in section 13050 of the California Probate Code, does not exceed \$150,000.00;
5. The following property is to be paid, transferred or delivered to the undersigned under the provisions of California Probate Code Section 13100 (please describe the property in below space):  
residential house/property at 3810 Rexford Dr.  
Parcel #: 460171024-3 Hemet, CA 92545
6. The successor(s) of the decedent, as defined in California Probate Code Section 13006, is/are:
7. The undersigned (please check which box(s) applies):
  - Is successor(s) of the decedent to the decedent's interest in the described property, or
  - Is authorized under California Probate Code Section 13051 to act on behalf of the successor(s) of the decedent with respect to the decedent's interest in the described property;
8. No other person has a superior right to the interest of the decedent in the described property;
9. The undersigned request that the described property be paid, delivered or transferred to the undersigned.

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

**ATTACHED:  
CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT**

4-15-16

(DATE)

Morgan Zo

(TYPE OR PRINT NAME OF PARTY MAKING DECLARATION)

[Signature]

(SIGNATURE)

**ACKNOWLEDGMENT**

Personally appeared \_\_\_\_\_

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 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.

**ATTACHED:  
CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT**

Signature \_\_\_\_\_ (Seal)

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.

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California )

County of Los Angeles )

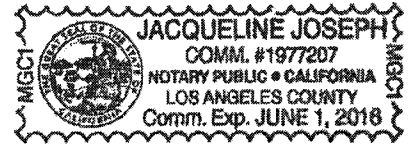
On 04/15/2016 before me, Jacqueline Joseph (Notary Public)  
(here insert name and title of the officer)

personally appeared Morgan Zo

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 Jacqueline Joseph

(Seal)

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

#### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence:	
<input type="checkbox"/> form(s) of identification	<input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signature Duplication
<input type="checkbox"/>	



STATE OF CALIFORNIA  
 CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

3052014081421

RIVERSIDE, CALIFORNIA  
 CERTIFICATE OF DEATH

3201433004826

1. NAME OF DECEDENT - FIRST (Given)		2. MIDDLE		3. LAST (Family)		4. SPECIAL PRESCRIPTION NUMBER	
MARY		CHAPIN		CALLAHAN			
5. AKA: ALSO KNOWN AS - Include full AKA (FIRST, MIDDLE, LAST)		6. DATE OF BIRTH (month/day/year)		7. AGE (Years, Months, Days)		8. SEX	
		03/10/1945		68		F	
9. BIRTH STATE (Foreign Country)		11. EVER IN ARMED SERVICES (If yes, list branch on back)		12. MARITAL STATUS (ROP) at Time of Death		13. DATE OF DEATH (month/day/year)	
NEW YORK		NO		NEVER MARRIED		03/03/2014	
14. EDUCATION - Highest Level (See worksheet on back)		16. WAS DECEDENT HISPANIC/LATINO (ROP) (If yes, list heritage on back)		17. DECEDENT'S RACE - (Use to 3 races may be listed (see worksheet on back))		18. HOUR (24 Hours)	
SOME COLLEGE		YES		CAUCASIAN		2304	
19. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED		20. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, retail store, construction, employment agency, etc.)		21. YEARS IN OCCUPATION			
CLERK		STOCK BROKERAGE		8			
22. DECEDENT'S RESIDENCE (Street and number or apartment)		23. CITY		24. COUNTY/PROVINCE		25. ZIP CODE	
3810 REXFORD DRIVE		HEMET		RIVERSIDE		92544	
26. INFORMANT'S NAME, RELATIONSHIP		27. ADDRESS (Street and number, or care home number, city or town, state and zip)		28. STATE OF BIRTH (Country)			
MORGAN ZO CALLAHAN, BROTHER		5947A OAK AVE., TEMPLE CITY, CA 91780		CA			
29. NAME OF SURVIVAL SPOUSE (ROP) - FIRST		30. MIDDLE		31. LAST (BIRTH NAME)			
32. NAME OF FATHER (ROP) - FIRST		33. MIDDLE		34. LAST		35. BIRTH STATE	
MORGAN		JOHN		CALLAHAN		NY	
36. NAME OF MOTHER (ROP) - FIRST		37. MIDDLE		38. LAST (BIRTH NAME)		39. BIRTH STATE	
HELEN				BARBER		CT	
40. DEPOSITION DATE (month/year)		41. PLACE OF FINAL DEPOSITION (Residence of Morgan Zo Callahan)		42. TYPE OF DEPOSITION		43. LICENSE NUMBER	
05/02/2014		5947A OAK AVE., TEMPLE CITY, CA 91780		OB/RIS		NOT EMBALMED	
44. NAME OF FUNERAL HOME (Business)		45. SIGNATURE OF LOCAL REGISTRAR		46. DATE (month/year)			
CREMATION SOCIETY COM		FD1445		CAMERON KAISER, MD		05/01/2014	
47. PLACE OF DEATH		48. FEDERAL SPECIFY ONE		49. IF OTHER THAN HOSPITAL, SPECIFY ONE			
HEMET VALLEY MEDICAL CENTER		P		Hospital			
50. COUNTY		51. FACILITY ADDRESS OR LOCATION (Street, P.O. Box, and number if building as certified street, respiratory clinic, or workshop location will be required for the ecology of death certificate)		52. CITY			
RIVERSIDE		117 EAST DEVONSHIRE AVENUE		HEMET			
53. CAUSE OF DEATH		54. ICD-10 CODE		55. DATE (month/year)			
IMMEDIATE CAUSE (Final cause of death resulting in death)		I20		2014-02-26			
→ IN CARDIOPULMONARY ARREST							
56. SEPTIC SHOCK		57. ISCHEMIC CARDIOMYOPATHY		58. CORONARY ARTERY DISEASE			
59. OTHER CONTRIBUTING CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE (OVER-101)		60. NECROSIS OF SMALL BOWEL, ISCHEMIC BOWEL		61. EXPLORATORY LAPAROTOMY 03/02/2014			
62. TYPE OF OPERATION PERFORMING FOR ANY CONTRIBUTION IN ITEM 60 (OP-101) (Type of operation and date)		63. IF FEMALE, PRESENT IN LAST YEAR?					
		YES		NO		LINK	
64. ICD-10 CODE TO THE BEST OF MY KNOWLEDGE (SNIP) COLLECTED AT THE HOUR, DATE, AND PLACE (ENTERED FROM 12 CATEGORIES)		65. SIGNATURE AND TITLE OF DEPICTOR		66. LICENSE NUMBER		67. DATE (month/year)	
02/24/2014		WEELEE EDDIE YEH M.D.		A67823		03/30/2014	
68. TYPE ATTENDING PHYSICIAN (NAME, MAILING ADDRESS, ZIP CODE)		69. TYPE ATTENDING PHYSICIAN (NAME, MAILING ADDRESS, ZIP CODE)		70. TYPE ATTENDING PHYSICIAN (NAME, MAILING ADDRESS, ZIP CODE)			
41511 E FLORIDA AVENUE, HEMET, CA 92544		41511 E FLORIDA AVENUE, HEMET, CA 92544		41511 E FLORIDA AVENUE, HEMET, CA 92544			
71. MANNER OF DEATH (Natural, Accidents, Homicide, Suicide, Unknown, Investigation, Could not be determined)		72. CALLED AT WORK?		73. BIRTH DATE (month/year) - 12, HOUR (24 Hours)			
Natural		NO		03/03/2014		2304	
74. PLACE OF INQUIRY (e.g., Home, construction site, accident scene, etc.)		75. DESCRIBE HOW INQUIRY OCCURRED (events which resulted in injury)		76. LOCATION OF INQUIRY (street and number, city, and state)			
77. SIGNATURE OF CORONER / DEPUTY CORONER		78. DATE (month/year)		79. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER			
80. STATE		81. COUNTY		82. CITY		83. ZIP CODE	
A		RIVERSIDE		HEMET		92544	

CERTIFIED COPY OF VITAL RECORDS  
 STATE OF CALIFORNIA }  
 COUNTY OF RIVERSIDE } SS

This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, Department of Health.

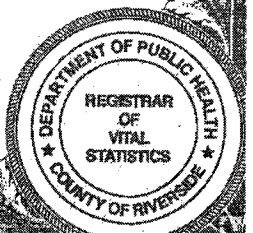
DATE ISSUED **May 15, 2014**

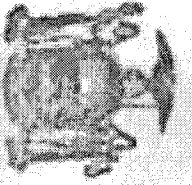
*Cameron Kaiser*  
 Dr. Cameron Kaiser, M.D., Health Officer  
 RIVERSIDE COUNTY, CALIFORNIA



This copy not valid unless prepared on engraved matter displaying seal and signature of Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE





STATE OF NEW YORK  
DEPARTMENT OF HEALTH

HERMAN E. MILLER, M.D.  
COMMISSIONER

DIVISION OF VITAL STATISTICS  
ALBANY 1

1-1-6-100-M

Certificate No. 2155

THIS IS TO CERTIFY

that Mary Chapin Callahan was born on March 10, 1945  
sex Female was born on March 10, 1945  
in Town of Hempstead, County of Nassau, State of New York  
as shown by the duly registered certificate of birth of said person on file in  
this Department

*[Signature]*  
Director

[SEAL]

Dated at Albany, N. Y.

October 7, 1949

Department of Health

Bureau of Records and Statistics

City of New York

# CERTIFICATION OF BIRTH

MORGAN ZOCALABIAN

THIS IS TO CERTIFY THAT

*Morgan Zocalian* was born in the City of New York on *Sept 24 1918*

according to Birth Record No. *34 2779* filed in the *Manhattan* Office of this Bureau on *Oct 24 1918*

In witness whereof, the seal of the Department of Health of the City of New York has been affixed hereto this *7th* day of *Sept* 19*18*

*Henry S. Mulvaney, M.D.*  
Commissioner of Health  
*Carroll Stodd*  
Register of Births

Warning: This certification is not valid if it has been altered in any way whatsoever or if it does not bear the printed name of the Department of Health.

4411 10001 2018 311

# Certificate of Baptism



Church of

St. Mary  
Norwalk Conn.

— This is to Certify —

That Margaret Loris

Child of Margaret J. Callahan

and Helen E. Barber

born in New York New York  
(CITY) (STATE)

on the 20<sup>th</sup> day of November 1944

was **Baptized**

on the 17<sup>th</sup> day of October 1945

According to the Rite of the Roman Catholic Church  
by the Rev. John J. Karach

the Sponsors being { Edward P. Barber  
Ann Speray

as appears from the Baptismal Register of this Church.

Dated Sept 27 1949

Thurs Callahan

ENTERED

VOL. 1577 PAGE 33

MAR 29 1977

CARL M. OLSEN, Clerk

By *[Signature]*  
Deputy Clerk

Attorney for \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Space below for use of County Clerk Only

FILED

San Francisco County Superior Court

MAR 28 1977

CARL M. OLSEN, Clerk

BY *[Signature]*

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF San Francisco

In the Matter of the Application of

Morgan John Callahan

No. 717915

DECREE CHANGING NAME

for Change of Name \_\_\_\_\_

The application of Morgan John Callahan

for an Order of Court changing his name to MORGAN ZO

in place of his present name \_\_\_\_\_, came on regularly to be heard in Department \_\_\_\_\_ of the above-entitled Court, this MAR 28 1977 day of \_\_\_\_\_, and proof having been made to the satisfaction of the Court that notice of hearing was given in the manner and form required by law and order of this Court, and no objections having been filed by any person, and evidence having been produced on behalf of petitioner \_\_\_\_\_ in support of said application, and the Court being satisfied that there is no reasonable objection to the petitioner \_\_\_\_\_ assuming the name \_\_\_\_\_ proposed; and

It appearing to the satisfaction of the Court that all the allegations of said application are true and that the order prayed for should be granted:

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that petitioner \_\_\_\_\_ name \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_ hereby changed to MORGAN ZO \_\_\_\_\_ be and the same

Dated: MAR 28 1977, 19 \_\_\_\_\_

*[Signature]*  
Judge of the Superior Court

It would seem most in the interests of the child to have certificates, whether issued by the New York State or New York City Department of Health, showing merely the name and the date and place of birth.

By record references the birth of Mary Chapin Callahan (March 10, 1945) is registered as No. 455, District No. 2950, Year 1945. The birth of Morgan Louis Callahan (November 20, 1941) is registered in the Bureau of Records and Statistics of the New York City Department of Health as Birth Record No. 34,779, Year 1944.

September 29, 1949.

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

DALIP S SETHI  
 1481 WOODVALE LANE  
 RIVERSIDE, CA 92506

**2015-0259346**

05/18/2015 11:18 AM Fee: \$ 18.00

Page 1 of 2

Recorded in Official Records  
 County of Riverside  
 Peter Aldana  
 Assessor-County Clerk-Recorder



149					R	A	Exam: 778		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cont	CC
2									
SIZE	NCOR	SMF	NCHG	T:					

18

TRA 006-027

Doc. Trans. Tax - computed on full value of property conveyed \$ 145.75

Don Kent, Tax Collector

*[Signature]*  
 Signature of Declarant

**TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY**

On which the legally levied taxes were a lien for Fiscal Year 1993-1994  
 and for nonpayment were duly declared to be in default 1994-453331024-0000  
 Default Number

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and **DALIP S SETHI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROP** ("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 MAY 5, 2015 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of \$132,301.00.

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 CALLAHAN, MARY C. described as follows:

Assessor's Parcel Number 460171024-3

IN THE CITY OF HEMET

SEE PAGE 2 ENTITLED "LEGAL DESCRIPTION"

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 Executed on  
 County of Riverside MAY 5, 2015 By *[Signature]*  
 Tax Collector

On May 26, 2015, before me, Peter Aldana, 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.  
 Peter Aldana, Assessor, Clerk Recorder

By: *[Signature]* Seal  
 Deputy



LEGAL DESCRIPTION

LOT 88 IN TRACT 16090-1, AS SHOWN BY MAP ON FILE IN BOOK 119, PAGES 76 THRU 79 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

1-5010 2015-0259346-3

