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



(ID # 11005)
MEETING DATE:

Tuesday, June 09, 2020

FROM: TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 212, Item 659. Last assessed to: Bonnie Lee E. Ahlberg, a single woman, as her sole and separate property. District 4. [\$81,362-Fund 65595 Excess Proceeds from Tax Sale]

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

- Approve the claim from David Ryan King, heir to the Estate of Bonnie Lee E. Ahlberg, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 616222016-2;
- 2. Approve the claim from Global Discoveries, LTD., assignee for Ronald Ahlberg, as heir to the estate of Bonnie Lee E. Ahlberg;
- 3. Authorize and direct the Auditor-Controller to issue a warrant to David Ryan King, heir to the Estate of Bonnie Lee E. Ahlberg in the amount of \$40,681.49 and Global Discoveries, LTD., assignee for Ronald Ahlberg, as heir to the estate of Bonnie Lee E. Ahlberg in the amount of \$40,681.48, 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.

**ACTION:Policy** 

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes:

Jeffries, Spiegel, Washington, Perez and Hewitt

Nays:

None None

ew Jennings, Assistant Treasurer-Tax Collector

Kecia R. Harper Clerk of the Board

Absent: Date:

June 9, 2020

Deputy

xc: Treasurer, Auditor

Page 1 of 3 ID# 11005 19.11

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$81,362	\$0	\$81,362	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS:	Fund 65595 Evenes Proc	Budget Adjustm	ent: N/A	
COUNCE OF TONDO.	Tulia 03030 Excess Proc	For Fiscal Year:	19/20	

C.E.O. RECOMMENDATION: Approve

#### **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 01, 2018 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 26, 2018. 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 18, 2018, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

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

- Claim from David Ryan King, heir to the Estate of Bonnie Lee E. Ahlberg based on a Grant Deed that was recorded May 24, 2005 as Instrument No. 2005-0413817, a marriage certificate for David Ryan King and Bonnie Lee E. Ahlberg, a death certificate for Bonnie Lee E. Ahlberg, and an Affidavit Under California Probate Code Section 13100 dated October 12, 2018.
- 2. Claim from Global Discoveries, LTD., assignee for Ronald Ahlberg, as heir to the estate of Bonnie Lee E. Ahlberg based on an Assignment of Right to collect Excess Proceeds dated July 27, 2018, a Grant Deed that was recorded May 24, 2005 as Instrument No. 2005-0413817, an Affidavit Under California Probate Code Section 13101 dated July 27, 2018, and a death certificate for Bonnie Lee E. Ahlberg.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that David Ryan King, heir to the Estate of Bonnie Lee E. Ahlberg be awarded excess proceeds in the amount of \$40,681.49 and Global Discoveries, LTD., assignee for Ronald Ahlberg, as heir to the estate of Bonnie Lee E. Ahlberg be awarded excess proceeds in the amount of \$40,681.48. 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.

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

#### **Impact on Residents and Businesses**

Excess proceeds will be released to the heirs of the last assessee of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim King

ATTACHMENT B. Claim Global

Gregory V. Priaplos, Director County Counsel 5/5/2020

## CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

To: Jon Christensen, Treasurer-Tax Collect	ctor	
Re: Claim for Excess Proceeds		
TC 212 Item 659 Assessment Number: 61	6222016-2 TREASURER-TAX COLLECTOR	
Assessee: AHLBERG, BONNIE LEE E	OCT 1 2 2018	
Situs: 81641 AVENUE 48 99 INDIO 92201	to be a street of the street as the state of	
Date Sold: May 1, 2018	RECEIVED	
Date Deed to Purchaser Recorded: June 26, 20	18	
Final Date to Submit Claim: June 26, 2019		
owner(s) [check in one box] at the time of the Document No 2005-04/38/7 recorded on rightful claimants by virtue of the attached assign of documentation supporting the claim submitted.	de Section 4675, hereby claim excess proceeds in the amount of the property we were the lienholder(s), property as is evidenced by Riverside County Reconstructions. A copy of this document is attached hereto. I/We are ment of interest. We have listed below and attached hereto each RED UNLESS THE DOCUMENTATION IS ATTACHED.	perty rder's re the
have to sign the claim unless the claimant submi	alle process has severed this Joint Tenancy, and all Joint Tenants its proof that he or she is entitled to the full amount of the claim,	will the
claimant may only receive his or her respective policy. I/We affirm under penalty of perjury that the forego		
Executed this 12th day of October	County, State	
Superture of Claimant Jan Kring	Signature of Claimant	
David Ryan King Print Name	Print Name	
71401 Painted Campont		
Olicel Addless	Street Address	
Palm DESETT CZ. 9220	60	
City, State, Zip	City, State, Zip	
760- 485-8097 Phone Number		
Davidking 1960 Qaol. com.	Phone Number	
Email Address	Email Address	

### Schedule of Documentation:

- 1. Claim for excess proceeds from the sale of tax default property
- 2. Affidavit of Small Estate Form 13400
- 3. Property Deeds
- 4. Property Trust Naming Bonnie Lee Alhberg Sole Successor
- 5. Death Certificate
- 6. Marriage Certificate
- 7. Statement from David King
- 8. Proof of Property Taxes paid by David King

. PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY

BONNIE LEE E. AHLBERG

AND WHEN REPORDED MAIL TO:

Bonnie Lee E. Ahlberg

81641 Avenue 48, #99

Indio, California 92201

DOC # 2005-0413817

05/24/2005 08:00A Fee:13.00 Page 1 of 3

Recorded in Official Records County of Riverside

Assessor, County Clerk & Recorder



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APN: 616-222-016-2

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GRANT DEED

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# RECORDERYS

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RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

BONNIE LEE E. AHLBERG 81641 Avenue 48, #99 Indio, California 92201

APN: 616-222-016-2

Space Above for Recorder's Use Documentary Transfer Tax -0-Inheritance - Parents to Child

#### GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

BONNIE LEE E. AHLBERG, SUCCESSOR TRUSTEE OF THE PHILLIP AND GEORGIE AHLBERG TRUST Under Trust Dated July 27, 2000,

hereby grants to

BONNIE LEE E. AHLBERG, a single woman, as her sole and separate property,

any and all right, title and interest of the PHILLIP AND GEORGIE AHLBERG TRUST Under Trust Dated July 27, 2000, in and to the following described real property in the City of Indio, County of Riverside, State of California, legally described as follows:

Lot 22 of Tract 12821-2, recorded in Map Book 103, pages 54 and 55, Records of Riverside County, California, and an undivided 1/40th interest in Common Lots A and B of Tract 12821-2

Commonly known as: 81641 Avenue 48, #99 Indio, California

Executed on April 13, 2005, at Palm Desert, California.

PHILLIP AND GEORGIE AHLBERG TRUST Under Trust Dated July 27, 2000

BONNIE LEE E. AHLBERG.

Successor Trustee

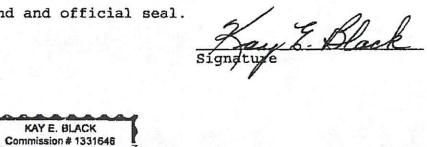
NOTARIAL ATTACHED

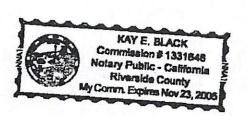
STATE OF CALIFORNIA SS. COUNTY OF RIVERSIDE

On April 13, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared BONNIE LEE E. AHLBERG, 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 and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

(SEAL)





Notary Public - California Riverside County My Corno, Lapites Him 23, 2005

PLEASE COMPLETE THIS INFORMATION

- RECORDING REQUESTED BY:

BONNIE LEE E. AHLBERG

OT JAM GEORGES HEHW GAA

Bonnie Lee E. Ahlberg

81641 Avenue 48, #99

Indio, California 92201

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AFFIDAVIT - DEATH OF TRUSTORS/TRUSTEES

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USE ONLY

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

RECORDING REQUESTED BY:

BONNIE LEE E. AHLBERG

AFTER RECORDING, MAIL TO:

Ms. Bonnie Lee E. Ahlberg 81641 Avenue 48, #99 Indio, Caifornia 92201

APN: 616-222-016-2

### AFFIDAVIT - DEATH OF TRUSTORS/TRUSTEES

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

The undersigned, of legal age, being first duly sworn, deposes and says:

- 1. PHILLIP E. AHLBERG and GEORGIE O. AHLBERG, as Trustors, entered into a REVOCABLE TRUST AGREEMENT dated July 27, 2000, pursuant to which was established the PHILLIP AND GEORGIE AHLBERG TRUST. Said Trust designated PHILLIP E. AHLBERG and GEORGIE O. AHLBERG as Trustors. Said Trust is unrecorded.
- 2. According to the terms of said REVOCABLE TRUST AGREEMENT, PHILLIP E. AHLBERG and GEORGIE O. AHLBERG were named, and consented to act, as Trustees of said Trust.
- 3. PHILLIP E. AHLBERG passed away on October 16, 2004, as evidenced by a certified copy of the Death Certificate which is attached hereto as "Exhibit A" and incorporated herein by this reference.
- 4. GEORGIE O. AHLBERG passed away on February 25, 2005, as evidenced by a certified copy of the Death Certificate which is attached hereto as "Exhibit B" and incorporated herein by this reference.
- 5. PHILLIP E. AHLBERG and GEORGIE O. AHLBERG, mentioned in the respective Certificates of Death, are the same persons as PHILLIP E. AHLBERG and GEORGIE O. AHLBERG named as the Trustors and Trustees of the PHILLIP AND GEORGIE AHLBERG TRUST executed on July 27, 2000.
- 6. The PHILLIP AND GEORGIE AHLBERG TRUST names BONNIE LEE E. AHLBERG as the Successor Trustee. BONNIE E. LEE AHLBERG hereby consents to act as Trustee of said Trust Agreement, and is

AFFIDAVIT - DEATH OF TRUSTORS/TRUSTEES

Page Two

executing this Affidavit to confirm her position as Trustee pursuant to said Trust Agreement.

7. PHILLIP E. AHLBERG mentioned in the Certificate of Death (Exhibit A), and GEORGIE O. AHLBERG mentioned in the Certificate of Death (Exhibit B), are the same persons as PHILLIP E. AHLBERG and GEORGIE O. AHLBERG named in that certain Quitclaim Deed dated August 10, 2000, executed by GEORGIE OWEN AHLBERG and PHILLIP ERNEST AHLBERG and recorded as Instrument Number 2000-311978 on August 10, 2000, in Book 2000, page 311978, Official Records of the County of Riverside, State of California, covering the following described property in the City of Indio, County of Riverside, State of California, legally described as:

Lot 22 of Tract 12821-2, recorded in Map Book 103, pages 54 and 55, Records of Riverside County, California, and an undivided 1/40th interest in Common Lots A and B of Tract 12821-2.

Commonly known as: 81641 Avenue 48, #99
Indio, California

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

Executed this 13 day of April, 2005, at Palm Desert, Riverside County, California.

BONNIE LEE E. AHLBERG

Successor Trustee

STATE OF CALIFORNÍA)

SS.

COUNTY OF RIVERSIDE)

Subscribed and sworn to (or affirmed) before me on this /3
day of April, 2005, by BONNIE LEE E. AHLBERG, personally known to
me or proved to me on the basis of satisfactory evidence to be
the person who appeared before me.

SEAL

Signature

Bay E. Black

KAY E. BLACK
Commission # 1331846
Notary Public - California
Riverside County
My Conwn. Explies Nov 23, 2005

AFFIDAVIT - DEATH OF TRUSTORS/TRUSTEES

Page Two

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BONNIE LEE E. AHLBERG Successor Trustee

STATE OF CALIFORNÍA)

SS.

COUNTY OF RIVERSIDE)

Subscribed and sworn to (or affirmed) before me on this 13 day of April, 2005, by BONNIE LEE E. AHLBERG, personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me.

SEAL

Signature

KAY E. BLACK
Commission # 1331646
Notary Public - Celifornia
Riverside County
My Correr, Expires Nov 23, 2005



## **COUNTY OF RIVERSIDE**

RIVERSIDE, CALIFORNIA

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COUNTY OF RIVERSIDE | SS

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DATE ISSUED 10/26/2004





## **COUNTY OF RIVERSIDE**

RIVERSIDE, CALIFORNIA

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COUNTY OF RIVERSIDE | SS

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DATE ISSUED 10/26/2004 

#### THIS LICENSE VALID ONLY IN COLORADO 30 DAYS FROM DATE OF ISSUE. EXPIRES: 08/01/2007

NOTE: THIS IS A MARRIAGE LICENSE - NOT A MARRIAGE CERTIFICATE. IF IT IS

IS DELIVERED MIST RETIRN IT PROMPTLY TO THE COUNTY OF THE AND RE



Larimer Caunty

#### GREETING:

To any person or religious society Authorized by Law to F You are hereby authorized to join in marriage

M. DAVID RYAN KING

A PALM DESERT, CALIFORNIA

BONNIE LEE ELVINA AHLBERG

af INDIO, CALIFORNIA

and of this license you will make due return to my office. Witness, my hand and the seal of my office at Estes this 2 day of July, 2007. Issued at 4:04

Scott Dayle, Country Clerg was 1 serve

Deputy Clerk

## MARRIAGE CERTIFICATE

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said county, the undersigned, a	
ficin in the haly bands of Matrimony in accordance with the	· laws of the state
Colorado and the authorization of the foregoing license	
A DAVID RYAN KING	
PALM DESERT, CALIFORNIA	
BONNIE LEE ELVINA AHLBERG	
INDIO, CALIFORNIA	
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### AFFIDAVIT OF SMALL ESTATE

#### STATE OF CALIFORNIA

#### COUNTY OF RIVERSIDE

### I, David Ryan King, upon oath state:

- a. My mailing address is: 71401 Painted Canyon Road, Palm Desert, California, 92260.
- b. My residential address is: 71401 Painted Canyon Road, Palm Desert, California, 92260.
- c. My telephone number is: 760-485-8097
- d. The affiant or declarant is the successor of the decedent (as defined in Section 13006 of the California Probate Code) to the decedent's interest in the described property.
- e. I am an heir.

### **DECEDENT'S INFORMATION:**

- a. The Decedent's full name is: Bonnie Lee Ahlberg King
- b. The date of the Decedent's death was November 04, 2018.
- c. The Decedent's place of death was: Rancho Mirage, California.
  - 1. I have attached a certified copy of the death certificate.
- d. 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.
- e. The Decedent's place of residence immediately before death was: 71401 Painted Canyon Rd, Palm Desert, California, 92260.
- f. No proceeding is now being or has been conducted in California for administration of the decedent's estate.
- g. This court has jurisdiction in this matter, because the Decedent resided in this State prior to death

### **DECEDENT'S ESTATE VALUE:**

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 one hundred fifty thousand dollars (\$150,000).

#### DECEDENT'S FUNERAL EXPENSES:

All of the Decedent's funeral expenses have been paid.

#### MEDICAID ESTATE RECOVERY ACT:

All money owed, if any, to the Department of Health and Human Services as a result of payment for benefits for Medicaid have been paid or provided for.

#### **DECEDENT'S CREDITOR CLAIMS:**

There is no known unpaid claimant or contested claim against the Decedent, except as stated in

the section entitled "Decedent's Funeral Expenses."

#### DECEDENT DIED:

The Decedent died without a will (intestate).

The names and places of residence of any surviving spouse, living minor child(ren), and living adult child(ren) of the Decedent are as follows:

David Ryan King

Husband

71401 Painted Canyon Rd Palm Desert, California, 92260

Portion of Estate: 100%

#### LIST OF ASSETS IN THE DECEDENT'S ESTATE

#### 1. DECEDENT'S PERSONAL PROPERTY TO BE DISTRIBUTED:

No other person has a superior right to the interest of the decedent in the described property. The affiant or declarant requests that the described property be paid, delivered, or transferred to those persons named below.

**Property Description** 

Fair Market Value

Excess proceeds from sale of tax-defaulted property

\$86,000.00

Recipient Name: David Ryan King

Total Fair Market Value of Decedent's Personal Property:

\$86,000.00

#### 2. DECEDENT'S REAL PROPERTY TO BE DISTRIBUTED:

Real Property Description

Fair Market Value

Excess proceeds from tax defaulted property, 81641 Avenue 48 #99

Indio, California, 92201

\$86,000.00

Recipient Name: David Ryan King

Total Fair Market Value of Decedent's Real Property:

\$86,000.00

#### 3. DECEDENT'S MOTOR VEHICLES:

The Decedent has no motor vehicles to distribute.

#### DECLARATION OF AFFIANT:

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.

#### SIGNATURE OF AFFIANT

David Ryan King 10/12/18

A notary public or other officer completing this certificate verifies only the identity of the individual(s) 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 RIVERSIDE

on October 12, 2018 before me, MANY SAMSON, notary public, personally appeared Navid Ryan King, who proved to me on the basis of satisfactory evidence to be the person(1) whose name is subscribed to the within Affidavit and acknowledged to me that he/she executed the same in his/her authorized capacity, and who, being first duly sworn on oath according to law, deposes and says that he/she has read the foregoing Affidavit subscribed by him/her, and that the matters stated herein are true to the best of his/her-information, knowledge and belief.

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.

(Notary Seal)

MARY SAMSON
Notary Public - California
Riverside County
Commission # 2148909
My Comm. Expires May 10, 2020

## RIVERSIDE CALIFORNIA

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REGISTRAR OF VITAL STATISTICS

### To Whom It May Concern:

I, David Ryan King am the sole successor of my wife Bonnie Lee Ahlberg King. Bonnie Lee Ahlberg was the sole successor of her parents' estate and inherited the property prior to our marriage at 81641 Avenue 48 #99, Indio, California 92201 in 2005. We were married in Colorado in July 2007 and lived together in the home at 81641 Avenue 49 #99, Indio California 92201 and subsequently at our home at 71401 Painted Canyon Road, Palm Desert, California 92260. Unfortunately Bonnie passed away in November 2015 after from Leukemia.

After Bonnie's death I continued to make all HOA, utility, insurance and property tax payments on the property at 81461 Avenue 48 #99, Indio, California 92201. Unfortunately I was unaware of payment arrangements my late wife had made on the property on prior year tax installments. All of the yearly tax payments were paid on time by David King prior to the tax sale. I was unaware of the tax sale due to being in the hospital dealing with my own medical conditions. The property was sold in May 2018 at a tax lien sale. I was Bonnie Lee Ahlberg King's sole successor at time of her death. I am requesting all proceeds from the sale be released to me as soon as possible.

Sincerely,

David Ryan King



Ph: 209-593-3900 or 800-370-0372 | Fx: 209-549-9299 | Info@gd-ltd.com

1120 13th Street, Suite A | Modesto, CA 95354

#### CLAIM SUMMARY

Date:

August 15, 2018

To:

Riverside County Treasurer and Tax Collector

Assessors Parcel Number:

616222016-2

Last Assessee:

AHLBERG BONNIE LEE E

Sale Date:

4/26/2018

TC:

TC 212

Item Number:

659

Deadline:

6/26/2019

Dear Treasurer/Tax Collector:

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

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

1. Explanation of Events

- 2. Certified Affidavit Death of Trustors/Trustees as Document Number: 2005-0413816, Recorded on May 24, 2005 in Riverside County, CA. (Please Note: The death certificates for Phillip Ernest Ahlberg and Georgie O. Ahlberg are enclosed with this document. Additionally, both death certificates list the usual residence as 81641 Ave. 48 Sp #99, Indio CA 92201; which is one and the same address for the above referenced parcel.)
- 3. Grant Deed granting interest to Bonnie Lee E. Ahlberg, a single woman, as her sole and separate property as Document Number: 2005-0413817, Recorded on May 24, 2005 in Riverside County, CA.
- 4. Certified Death Certificate for Bonnie Lee Ahlberg
- 5. Probate Affidavit for the Bonnie Lee Ahlberg
- 6. Birth Certificate for Ronald Owen Ahlberg (Please Note: The Father listed is Phillip Ernest Ahlberg and the Mother listed is Georgie Patterson Owen; which are both one and the same father and mother listed on the death certificate for Bonnie Lee Ahlberg.)
- 7. Affidavit
- 8. Assignment of Rights To Collect Excess Proceeds signed by Ronald Ahlberg, as heir to The Estate of Bonnie Lee E Ahlberg
- 9. Claim form(s) signed by Global Discoveries
- 10. Photo ID for Assignor: Ronald Ahlberg

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

One warrant in the amount of \$40,681.48 or 100% of the claimant's share of the excess proceeds made payable to Global Discoveries Ltd. and mailed to P.O. Box 1748, Modesto, CA 95353-1748. Please address questions regarding the attached claim(s) to Jed Byerly, Managing Member, at (209) 593-3913, or email to jed@gd-ltd.com.

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

Certified Tracking Number: 7018-0040-0000-8203-8980

# EXPLANATION OF EVENTS: Property: 616222016-2 (81641 AVENUE 48 #99 INDIO CA 92201-6749)

Bonnie Lee E. Ahlberg was the record owner of the above referenced property per the Grant Deed Recorded on May 24, 2005 in Riverside County, CA.

Per the above referenced Grant Deed list Bonnie Lee E. Ahlberg, a single woman, as her sole and separate property.

Bonnie Lee Ahlberg passed away on November 4, 2015. At the time of her death she left behind her husband, David King and her sibling, Ronald Ahlberg. She did not have any biological or adopted children.

To our knowledge Bonnie Lee Ahlberg left NO Last Will and Testament nor was her Estate ever probated in the State of California.

Due to the above, David King and Ronald Ahlberg are each entitled to collect 50% and/or \$40,681.48 of the \$81,362.97 which is from the Excess Proceeds generated for the above referenced property.

\*\*\*At this time, we are only filing a claim on behalf of Ronald Ahlberg\*\*\*\* PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

BONNIE LEE E. AHLBERG

AND WHEN RESORDED MAIL TO:

Bonnie Lee E. Ahlberg

81641 Avenue 48, #99 Indio, California 92201 DOC # 2005-0413816 05/24/2005 08:00A Fee:19.00

Page 1 of 5 Recorded in Official Records County of Riverside Larry W. Ward



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COPY LONG REFUND NOING EXAM

APN: 616-222-016-2

SPACE ABOVE FOR RECORDER'S USE ONLY

AFFIDAVIT - DEATH OF TRUSTORS/TRUSTEES

THIS AREA FOR

RECORDERS

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

FREE CETATIONET

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RECORDING REQUESTED BY:

BONNIE LEE E. AHLBERG

AFTER RECORDING, MAIL TO:

Ms. Bonnie Lee E. Ahlberg 81641 Avenue 48, #99 Indio. Caifornia 92201

APN: 616-222-016-2

#### AFFIDAVIT - DEATH OF TRUSTORS/TRUSTEES

STATE OF CALIFORNIA ) ss. COUNTY OF RIVERSIDE )

The undersigned, of legal age, being first duly sworn, deposes and says:

- PHILLIP E. AHLBERG and GEORGIE O. AHLBERG, as Trustors, entered into a REVOCABLE TRUST AGREEMENT dated July 27, 2000, pursuant to which was established the PHILLIP AND GEORGIE AHLBERG TRUST. Said Trust designated PHILLIP E. AHLBERG and GEORGIE O. AHLBERG as Trustors. Said Trust is unrecorded.
- 2. According to the terms of said REVOCABLE TRUST AGREEMENT, PHILLIP E. AHLBERG and GEORGIE O. AHLBERG were named, and consented to act, as Trustees of said Trust.
- PHILLIP E. AHLBERG passed away on October 16, 2004, as evidenced by a certified copy of the Death Certificate which is attached hereto as "Exhibit A" and incorporated herein by this reference.
- GEORGIE O. AHLBERG passed away on February 25, 2005, as evidenced by a certified copy of the Death Certificate which is attached hereto as "Exhibit B" and incorporated herein by this reference.
- PHILLIP E. AHLBERG and GEORGIE O. AHLBERG, mentioned in the respective Certificates of Death, are the same persons as PHILLIP E. AHLBERG and GEORGIE O. AHLBERG named as the Trustors and Trustees of the PHILLIP AND GEORGIE AHLBERG TRUST executed on July 27, 2000.
- The PHILLIP AND GEORGIE AHLBERG TRUST names BONNIE LEE E. AHLBERG as the Successor Trustee. BONNIE E. LEE AHLBERG hereby consents to act as Trustee of said Trust Agreement, and is



AFFIDAVIT - DEATH OF TRUSTORS/TRUSTEES

Page Two

executing this Affidavit to confirm her position as Trustee pursuant to said Trust Agreement.

7. PHILLIP E. AHLBERG mentioned in the Certificate of Death (Exhibit A), and GEORGIE O. AHLBERG mentioned in the Certificate of Death (Exhibit B), are the same persons as PHILLIP E. AHLBERG and GEORGIE O. AHLBERG named in that certain Quitclaim Deed dated August 10, 2000, executed by GEORGIE OWEN AHLBERG and PHILLIP ERNEST AHLBERG and recorded as Instrument Number 2000-311978 on August 10, 2000, in Book 2000, page 311978, Official Records of the County of Riverside, State of California, covering the following described property in the City of Indio, County of Riverside, State of California, legally described as:

Lot 22 of Tract 12821-2, recorded in Map Book 103, pages 54 and 55, Records of Riverside County, California, and an undivided 1/40th interest in Common Lots A and B of Tract 12821-2.

Commonly known as: 81641 Avenue 48, #99 Indio, California

88.

E. Black

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

Executed this 3 day of April, 2005, at Palm Desert, Riverside County, California.

BONNIE LEE E. AHLBERG Successor Trustee

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE)

Subscribed and sworn to (or affirmed) before me on this 13 day of April, 2005, by BONNIE LEE E. AHLBERG, personally known to me or the basis of satisfactory evidence to be the person who appeared before me.

SEAL

Signature

KAY E. BLACK
Commission \$ 1331646
Notary Public - California
Riverside County
My Comm. Expires Nov 23, 2005

2005-0413816 05/24/2005 08:00A

## **COUNTY OF RIVERSIDE**

RIVERSIDE, CALIFORNIA

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COUNTY OF RIVERSIDE | SS

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

DATE ISSUED 1 0 / 2 6 / 2004

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COUNTY OF RIVERSIDE | SS

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

03/08/2005

DATE ISSUED

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

\*000264788\*





. PLEASE COMPLETE THIS INFORMATION

RECOPDING REQUESTED ET:

BONNIE LEE E. AHLBERG

AND WHEN RECORDED MAIL TO:

Bonnie Lee E. Ahlberg

81641 Avenue 48, #99 Indio, California 92201 DOC # 2005-0413817

05/24/2005 08:00A Fee:13.00 Page 1 of 3 Recorded in Official Beauty

Recorded in Official Records County of Riverside Larry W. Ward



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APN: 616-222-016-2

SPACE ABOVE FOR RECORDER'S USE ONLY

DIT 007

GRANT DEED

Title of Document

REE CORDERS

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

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

BONNIE LEE E. AHLBERG 81641 Avenue 48, #99 Indio, California 92201

APN: 616-222-016-2

Space Above for Recorder's Use Documentary Transfer Tax -0-Inheritance - Parents to Child

Bonnie Ree E. Calberg.

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

BONNIE LEE E. AHLBERG, SUCCESSOR TRUSTEE OF THE PHILLIP AND GEORGIE AHLBERG TRUST Under Trust Dated July 27, 2000,

hereby grants to

BONNIE LEE E. AHLBERG, a single woman, as her sole and separate property,

any and all right, title and interest of the PHILLIP AND GEORGIE AHLBERG TRUST Under Trust Dated July 27, 2000, in and to the following described real property in the City of Indio, County of Riverside, State of California, legally described as follows:

Lot 22 of Tract 12821-2, recorded in Map Book 103, pages 54 and 55, Records of Riverside County, California, and an undivided 1/40th interest in Common Lots A and B of Tract 12821-2

Commonly known as: 81641 Avenue 48, #99 Indio, California

Executed on April 3, 2005, at Palm Desert, California.

PHILLIP AND GEORGIE AHLBERG TRUST Under Trust Dated July 27, 2000

BONNIE LEE E. AHLBERG,

Successor Trustee

NOTARIAL ATTACHED

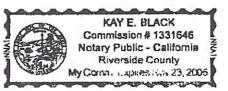
2005-0413817 05/24/2005 08:00A STATE OF CALIFORNIA ) ) ss.
COUNTY OF RIVERSIDE )

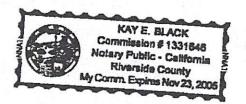
On April 3, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared BONNIE LEE E. AHLBERG, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signatufe Slack

(SEAL)





# OF RIVERSIDE

RIVERSIDE, CALIFORNIA

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CERTIFIED COPY OF VITAL RECORD STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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



CARIVERSOR

#### AFFIDAVIT FOR COLLECTION OF PERSONAL PROPERTY

The undersigned state(s) as follows:

- Bonnie Lee Ahlberg King died on 11/4/2015 in the County of Riverside. State of California;
- 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;
- No proceeding is now being or has been conducted in the State of California for administration of the decedent's estate;
- 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;
- 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):

The excess proceeds [as defined in *California Revenue and Taxation Code*, Section 4675, et seq] in the approximate amount of approximately \$79,736.00 +-, of which I am entitled to collect 50% and/or \$39,868.00 that generated from Assessor's Parcel Number(s) 616222016-2, sold at the Riverside County, California, public auction of tax-defaulted property held on 4/26/2018.

6. The successor(s) of the decedent, as defined in California Probate Code Section 13006, is/are:

Ronald Ahlberg

David King

- 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

COATE)

Printed Name

Signature

Approved for Optional Lise Riverside Superior Court RI-PR012 [Rev.1/1/12] AFFIDAVIT FOR COLLECTION OF PERSONAL PROPERTY

Probate Code 95 13100 -13116

riverside courts on par local/fres/local/free shirel

#### CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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 Thindis

on 7-27-2018 before me, Limberty Holst personally appeared (here insert name and title of the officer)

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.

Nilu Delli thet (seal)

OFFICIAL SEAL
KIMBERLY HOLST
Notary Public - State of Illinois
My Commission Expires May 5, 2019

Page 2 of 2

# DEPARTMENT OF PUBLIC HEALTH

ph	STATE STATE OF LIVE BIRTH REFILE NO. 56-11,7378 CERTIFICATE OF CAUFORNA—DEPARTMENT OF PUBLIC REALTY DIS	TOTAL THE PROPERTY OF THE PROP	
THIS CHILD  OUT THE GR  PRINT NAME:	RONALD CWEN	AHLBERG	
	Male	June 2 1956 8:15 A	H
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ATTENDANT'S CERTIFICATION	HEAV SIGNATURE OF ATTENDED THIS GIRTH HEAV SIGNATURE OF ATTENDANT AND PROCESSION	18s ADDRESS Los Angeles	-
REGISTRAR'S CERTIFICATION	July 16, 1956  Roy O. Gilbert, M. D.	ZI DATE ON WHICH NAME ADDED BY SUPPLEMENTAL NAME REPORT	7: 2
		The state of the s	

This is to certify that this document is a true copy of the official record filed with Vital Records DATE ISSUED

JAMES GREENE, MD, MS STATE REGISTRAR OF VITAL RECORDS

AUG -6 2018





#### **AFFIDAVIT**

- I, Ronald Ahlberg, as heir to The Estate of Bonnie Lee E Ahlberg, do hereby declare:
  - I am over the age of 18 and a resident of Yorkville, IL. The facts set forth herein are true of my own personal knowledge. If called to testify as a witness in a judicial proceeding, I could, and would, testify truthfully and competently thereto.
  - I am the biological sibling to Bonnie Lee E. Ahlberg who is one and the same person listed on the Grant Deed as Document Number: 2005-0413817, Recorded on May 24, 2005 in Riverside County, CA.
  - My sister Bonnie Ahlberg passed away on November 4, 2015 in Riverside County, CA. She is
    one and the same person who is listed on her death certificate as Bonnie Lee Ahlberg and
    Bonnie Lee Ahlberg King.
  - I, Ronald Ahlberg am one and the same person as Ronald Owen Ahlberg and Ronald O. Ahlberg.
  - I cannot provide any original or copies of Tax Bills, Title Insurance Policies, Utility Bills or any other supporting documentation to reference the <u>81641 AVENUE 48 #99 INDIO CA</u> <u>92201-6749</u> address; which is one and the same address that is on the above referenced Grant Deed.

Deed.	desired of the above referenced Grant
6. I assigned the exce Parcel Number	ess proceeds to Global Discoveries, Ltd., for <u>Riverside</u> County Assessors 516222016-2.
August, 2018, in	perjury that the foregoing is true and correct. Executed this 24 day of
	Ronald Ahlberg, as heir to The Estate of Bonnie Lee E Ahlberg  JURAT
A notary public or other office document to which this certifi	er completing this certificate verifies only the identity of the individual who signed the icate is attached, and not the truthfulness, accuracy, or validity of that document.
State of Ilinois	
County of Kendall	Subscribed and sworn to (or affirmed) before me on this  Out day of Apolott, 2018, by  Date Ron Ahlberg
OFFICIAL SEAL	Name of Signer

OFFICIAL SEAL
KIMBERLY HOLST
Notary Public - State of Illinois
My Commission Expires May 5, 2019

(Place Notary Seal Above)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me,

Signature Of Notary Public

### ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor as a "party of Interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

Sale Number W 212 Item 659 sold refund is \$ 79,736.00+/- and that I AM	at public auction on 4/2 GIVING UP MY RIGHT TO THE ASSIGNEE. I certific	6/2018	ne undersigned, do hereby assign to <u>Global Discoveries Ltd.</u> titled from the sale of assessment number <u>616222016-2 Tax</u> I understand that the total of excess proceeds available for l. FOR VAULABLE CONSIDERATION RECEIVED I HAVE SOLD that I have disclosed to the assignee all facts of which I am
	7817-10	Ronald Ahlbern	as heir to The Estate of Bonnie Lee E Ahlberg
(Signature of Party of Interest/Assignor)	(Date)	- Anna Anna Anna	(Name Printed)
Tax ID/SS#		_623 Hayden Dr	and the state of t
			(Address)
		Yorkville, IL, 60	1560
			(City/State/Zip)
		630-859-8423	
CE	RTIFICATE OF ACK		Code/Telephone Number) NOTARY PUBLIC
A notary public or other officer completing attached, and not the truthfulness, accura	this certificate verifies of that do	only the identity of the indi	vidual who signed the document to which this certificate is
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County of KPNCA!			
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Kongld Ahlberg	(here insert name and ti	tle of the officer)	
the person(s) whose name(s) Is/age subscri	bed to the within instru r/their signature(s) on ti	mant and admondadace	the proved to me on the basis of satisfactory evidence to be to me that he/she/they executed the same in his/her/their (s), or the entity upon behalf of which the person(s) acted,
I certify under PENALTY OF PERJURY under the	e laws of the State of Ca	lifornia that the foregoing	naragraph is true and correct
	3,,,,,,,	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	my
WITNESS my hand and official seal.	let In	OFFICIAL SEAL  IBERLY HOLST	
See (see	il) { Note	ry Public - State of Illinois	
Signature of Notary Public	My C	ommission Expires May 5, 2019	
I, the undersigned, certify under penalty of pe and Taxation Code, all facts of which I am aw processes available, and that I ALVE ADVISED		TLE A CLAIM ON HIS OWN	
(Signature of Assignee)			abing Member of Global Discoveries Ltd.  Name Printed)
Tax 10/SS# 77-0558969			,
77 0330303		P.O. Box 1748	(Address)
		Modesto, CA 9535	3-1748 (City/State/Zip)
CER	TIFICATE OF ACKN	Phone: (209) 593	
A notary public or other officer completing attached, and not the truthfulness, accuracy	this certificate verifies on	ly the Identity of the Indivi	idual who signed the document to which this certificate is
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County of STANISCOUS	1		
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I certify under PENALTY OF PERJURY under the	laws of the State of Cali	fornia that the foregoing n	paragraph is true and correct.
WITNESS my hand and official seal.			
Signature of Notary Public (seal	)		
117-174 (3/85) (Ret-Perm)		1	MADIA MENDOZA



## CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX DEFAULTED PROPERTY

To: Riverside County Treasurer and Tax Collector Assessor's Parcel No: 616222016-2 Tax Sale Number: TC 212 Item Number: 659 Date of Sale: 4/26/2018 The undersigned claimant, Global Discoveries, Ltd., claims \$40,681.48+/- or 100% of the claimant's share of the actual amount of excess proceeds from the sale of the property referenced above. Global Discoveries, Ltd., claims its status as a party of interest pursuant to Section 4675 of the California Revenue and Taxation Code based upon the attached documentation: Please refer to Claim Summary and attached Documents I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. day of Acrowst, 20 18 at Modesto, California. Executed this By: Jed Byerly, Managing Member Global Discoveries Ltd. Tax ID # 77-0558969 P.O. Box 1748 Modesto, CA 95353-1748 CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC 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 County of STANISLAUS (Date) (here insert name and title of the officer) \_, 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.

MARIA MENDOZA
Notary Public – California
Stanislaus County
Commission # 2212722
My Comm. Expires Sep 3, 2021

GD Number: 35306-223064