

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



ITEM: 19.9  
(ID # 12262)

**MEETING DATE:**  
Tuesday, March 30, 2021

**FROM:** TREASURER-TAX COLLECTOR:

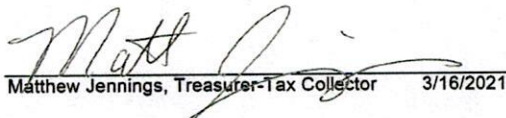
**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 209, Item 429. Last assessed to: Richard Wood, Jr., undivided 1/7 interest; Tammera Warner, undivided 1/7 interest; Tina D. Foraker, undivided 1/7 interest; Elizabeth Angela Carroll, undivided 1/7 interest; Shawn Ege, undivided 1/7 interest; Dwayne Ege, undivided 1/7 interest; and Ronaldlyn Ege, undivided 1/7 interest, District 4. [\$73,032 - 100% Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from Richard Wood, Jr., last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 641294015-8;
2. Approve the claim from Tammera Warner, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 641294015-8;
3. Approve the claim from Christina (Tina) Foraker AKA Tina D. Foraker, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 641294015-8;
4. Approve the claim from Elizabeth A. Carroll AKA Elizabeth Angela Carroll, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 641294015-8;

Continued on Page 2

**ACTION: Policy**

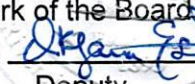
  
Matthew Jennings, Treasurer-Tax Collector 3/16/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, 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  
Absent: None  
Date: March 30, 2021  
xc: Treasurer, Auditor

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

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

5. Approve the claim from Shawnn Ege AKA Shawn Ege, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 641294015-8;
6. Approve the claim from Dwayne Ege, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 641294015-8;
7. Approve the claim from Ronaldlyn Ege, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 641294015-8;
8. Authorize and direct the Auditor-Controller to issue a warrant to Richard Wood, Jr. in the amount of \$10,433.27, Tammera Warner in the amount of \$10,433.26, Christina (Tina) Foraker AKA Tina D. Foraker in the amount of \$10,433.26, Elizabeth A. Carroll AKA Elizabeth Angela Carroll in the amount of \$10,433.26, Shawnn Ege AKA Shawn Ege in the amount of \$10,433.26, Dwayne Ege in the amount of \$10,433.26, and Ronaldlyn Ege in the amount of \$10,433.26, 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.

Continued on Page 3

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$73,032	\$ 0	\$73,032	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: 100% Fund 65595 Excess Proceeds from Tax Sale.</b>			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	20/21

**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 2, 2017 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 21, 2017. 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 24, 2017, 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 seven claims for excess proceeds:

1. Claim from Richard Wood, Jr. based on a Judgement Settling First and Final Account and Report of Personal Representative, Allowing Compensation, and of Final Distribution recorded on February 25, 2009 as Instrument No. 2009-0092106.
2. Claim from Tammera Warner based on a Judgement Settling First and Final Account and Report of Personal Representative, Allowing Compensation, and of Final Distribution recorded on February 25, 2009 as Instrument No. 2009-0092106.
3. Claim from Christina (Tina) Foraker AKA Tina D. Foraker based on a Judgement Settling First and Final Account and Report of Personal Representative, Allowing Compensation, and of Final Distribution recorded on February 25, 2009 as Instrument No. 2009-0092106, and a notarized statement of one and the same persons dated August 14, 2019.
4. Claim from Elizabeth A. Carroll AKA Elizabeth Angela Carroll based on a Judgement Settling First and Final Account and Report of Personal Representative, Allowing Compensation, and of Final Distribution recorded on February 25, 2009 as Instrument No. 2009-0092106.
5. Claim from Shawnn Ege AKA Shawn Ege based on a Judgement Settling First and Final Account and Report of Personal Representative, Allowing Compensation, and of Final Distribution recorded on February 25, 2009 as Instrument No. 2009-0092106, a Decree Changing Name filed August 21, 2019, and a notarized statement of one and the same persons dated October 9, 2019.

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

6. Claim from Dwayne Ege based on a Judgement Settling First and Final Account and Report of Personal Representative, Allowing Compensation, and of Final Distribution recorded on February 25, 2009 as Instrument No. 2009-0092106, and a notarized statement of one and the same persons dated October 25, 2019.
7. Claim from Ronaldlyn Ege based on a Judgement Settling First and Final Account and Report of Personal Representative, Allowing Compensation, and of Final Distribution recorded on February 25, 2009 as Instrument No. 2009-0092106, and a notarized statement of one and the same persons dated October 29, 2019.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Richard Wood, Jr. be awarded excess proceeds in the amount of \$10,433.27, Tammera Warner be awarded excess proceeds in the amount of \$10,433.26, Christina (Tina) Foraker AKA Tina D. Foraker be awarded excess proceeds in the amount of \$10,433.26, Elizabeth A. Carroll AKA Elizabeth Angela Carroll be awarded excess proceeds in the amount of \$10,433.26, Shawnn Ege AKA Shawn Ege be awarded excess proceeds in the amount of \$10,433.26, Dwayne Ege be awarded excess proceeds in the amount of \$10,433.26, and Ronaldlyn Ege be awarded excess proceeds in the amount of \$10,433.26. 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 Residents and Businesses**

Excess proceeds will be released to the last assessees of the property.

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

**ATTACHMENT A. Claim Richard**

**ATTACHMENT B. Claim Tammera**

**ATTACHMENT C. Claim Christina**

**ATTACHMENT D. Claim Elizabeth**

**ATTACHMENT E. Claim Shawnn**

**ATTACHMENT F. Claim Dwayne**

**ATTACHMENT G. Claim Ronaldlyn**

  
Stephanie P. C., Principal Management Analyst 3/23/2021

  
Gregory V. Priamos, Director County Counsel 1/21/2021

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2018 JUN -5 AM 10:45

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 209 Item 429 Assessment Number: 641294015-8

Assessee: WOOD, RICHARD JR & WARNER, TAMMERA & FORAKER, TINA D & CARROLL, ELIZABETH

Situs: 13835 SARITA DR DESERT HOT SPRINGS 92240

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$10,433.26 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. 2017-02455 recorded on 6-21-17. 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.

CERTIFIED DEATH CERTIFICATE  
TAX DEED TO PURCHASER OF TAX DEFAULT  
PROPERTY

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 3<sup>rd</sup> day of JUNE, 2018 at SAN BERNARDINO Calif  
County, State

Richard Wood Jr  
Signature of Claimant

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

Richard Wood Jr  
Print Name

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

6285 Linda Lee Dr  
Street Address

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

Yucca Valley Ca 92284  
City, State, Zip

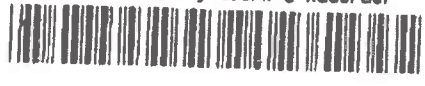
\_\_\_\_\_  
City, State, Zip

(760) 905-1609  
Phone Number

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

DOC # 2009-0092106  
02/25/2009 08:00A Fee: 36.00

Page 1 of 10  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:  
SWAN, CARPENTER, WALLIS &  
MCKENZIE LLP

AND WHEN RECORDED MAIL TO:  
ROBERT L. KEAN  
58290 Del Mar Street  
Yucca Valley, CA 92284

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37

Title of Document

APN 641-294-015

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

C  
042

JUDGMENT SETTLING FIRST AND FINAL ACCOUNT AND REPORT OF PERSONAL REPRESENTATIVE, ALLOWING COMPENSATION, AND OF FINAL DISTRIBUTION

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

1 Ronald E. Doty, Jr./SBN 204171  
2 SWAN, CARPENTER, WALLIS & MCKENZIE LLP  
3 1600 E. Florida Avenue, Suite 211  
4 Hemet, California 92544  
5 (951) 658-7162

FILED  
Superior Court of California  
County of San Bernardino  
Redlands District

SEP 11 2008

6 Attorneys for Personal Representative

By Shirley A. Ryan  
Deputy

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA

9 FOR THE COUNTY OF RIVERSIDE

10 Estate of )

Case No. PRO PS0700917 X

11 MARILYN J. KEAN, )

JUDGMENT SETTLING FIRST AND  
FINAL ACCOUNT AND REPORT OF  
PERSONAL REPRESENTATIVE,  
ALLOWING COMPENSATION,  
AND OF FINAL DISTRIBUTION

13 Deceased. )

14 DATE OF HEARING:

LAW OFFICES OF  
SWAN, CARPENTER, WALLIS & MCKENZIE, LLP  
A LIMITED LIABILITY PARTNERSHIP

16 The petition of ROBERT L. KEAN as Personal Representative of the Decedent's estate  
17 having come on regularly for hearing, the Court finds:

18 Due notice of the hearing on this petition has been given as required by law.

19 All of the allegations of the petition are true.

20 MARILYN J. KEAN died intestate on September 6, 2007, being at the time of death a  
21 resident of the County of San Bernardino, State of California.

22 Petitioner qualified as Personal Representative of the Decedent's estate on November 8,  
23 2007, Letters were issued to Petitioner on November 8, 2007, and at all times since Petitioner has  
24 been and now is the Personal Representative of the estate.

25 Petitioner has performed all duties required of the Petitioner with respect to the  
26 administration of the estate, and the estate is ready for distribution and is in a condition to be closed.

27 ///

28 ///

RECEIVED  
JUL 28 2008

JUDGMENT - FINAL DISTRIBUTION

PAGE 1 OF 5

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SAN BERNARDINO  
REDLANDS DISTRICT

1 Petitioner was granted full authority to administer the estate under the provisions of the  
2 Independent Administration of Estates Act. Petitioner's authority to so administer the estate has not  
3 been revoked.

4 The Notice of Petition to Administer Estate has been published for the period and in the  
5 manner prescribed by law. The affidavit evidencing due publication has been filed with the Clerk of  
6 the Court. More than four months have elapsed since the issuance of Letters. The time for filing or  
7 presenting claims has expired.

8 Petitioner investigated and made reasonable inquiry to determine the existence of creditors  
9 entitled to individual notice of administration of the estate. Petitioner did not identify any such  
10 creditors and consequently no individual notices of administration of the estate were given.

11 All claims against the estate have been either presented or filed, allowed and approved and  
12 paid, or paid by the Personal Representative under authority of the Independent Administration of  
13 Estates Act. There are no rejected claims.

14 All debts of the Decedent have been paid.

15 All expenses of administration, except as provided herein, have been paid.

16 There are no personal property taxes due and payable in this proceeding.

17 No Federal Estate Tax return has been filed for the reason that the taxable estate is not  
18 sufficient to require such a return nor is there any Federal Estate Tax due or payable.

19 No California Estate Tax is due since there is no Federal Estate Tax due.

20 All California and Federal income taxes due and payable by the estate have been paid.

21 There are no cash assets in the estate. All cash assets were held by Decedent and Petitioner  
22 in joint tenancy and passed directly to Petitioner by operation of law on the death of Decedent.

23 The only assets of the estate are the furniture, furnishings and personal effects of the  
24 Decedent and real property. No assets were sold, thus the accounting includes only those items  
25 inventoried.

26 All expenses were paid from funds advanced by Petitioner and are detailed on the attached  
27 Schedule of Distribution under "Funds Advanced by Robert Kean for Costs".

28 The whole of the estate is Decedent's separate property.



1 The attached "Schedule of Distribution" contains a list of the heirs-at-law entitled to  
2 Decedent's estate under the laws of intestate succession and indicates the share of the estate to which  
3 they are respectively entitled.

4 Based on the rules of intestate succession (Prob.C.§6401(c)(3)(A)), Petitioner Robert L.  
5 Kean as a beneficiary is entitled to one-third of the Decedent's estate. The distributable estate is  
6 \$445,706.68. One-third of that amount is \$148,568.88. Petitioner requests that his residence which  
7 he shared with the Decedent be distributed to him. The Inventory & Appraisal value of the  
8 residence is \$190,000.00. During Decedent's lifetime, Petitioner and Decedent obtained a loan  
9 secured by the residence and used the proceeds of the said loan to pay off the mortgage on the  
10 Desert Hot Springs property and make improvements to the Desert Hot Springs property. The loan  
11 principal balance is \$46,705.31 as of June 1, 2008. Accordingly, the net distribution to Petitioner  
12 will be less than \$143,294.69 (the value of the residence adjusted for the loan). Petitioner is also  
13 paying the attorneys' fee and all costs of this proceeding. The balance of the estate (the three other  
14 real properties) will be distributed to the children of the Decedent.

15 The remaining three properties have a combined value of \$282,000.00. The seven children's  
16 respective shares are two twenty-firsts of the total estate ( $1/7$  of  $2/3 = 2/21$ ) or \$40,285.71 each.  
17 Accordingly, each child's distribution as set forth on the attached Schedule of Distribution is  
18 \$42,447.27.

19 Petitioner has paid all costs of administration and final expenses totaling \$14,343.32.  
20 Petitioner is entitled to statutory commission of \$12,450.00 two-thirds of which would require each  
21 of the seven children pay him \$983.04 ( $\$6,881.28 \div 7$ ). To equalize the distribution this sum was  
22 reduced to \$5,568.71 or \$795.53 each. Petitioner has agreed to waive his commission and accept the  
23 48290 Del Mar Street, Yucca Valley, California property as his whole distribution, and the seven  
24 children have agreed to Petitioner waiving \$795.53 to equalize the distribution.

25 The result is that the seven children of the Decedent will receive slightly more than  $2/3$  of the  
26 distributable estate and the Petitioner, Decedent's widower will receive slightly less than  $1/3$  of the  
27 distributable estate.

28 Consents to the proposed distribution have been filed herein.

1 Beneficiary, Elizabeth Angelina Carroll made a partial assignment of her interest in the  
2 Estate to Heir Buyout Company, totaling \$8,400.00. Pursuant to the terms of the assignment of  
3 Elizabeth Carroll to Heir Buyout Company could require distribution of an undivided interest in the  
4 real property to satisfy its assignment. However, the attorneys for the estate and Heir Buyout  
5 Company have agreed that in lieu of distribution of an undivided interest, the assignment of Heir  
6 Buyout Company shall be satisfied by the Court ordering that the properties at 32377 Randall  
7 Avenue, Lucerne Valley, California 92356 and 13835 Sarita Drive, Desert Hot Springs, California  
8 92240 be distributed to the heirs (seven children of the Decedent) and that Elizabeth Carroll's share  
9 of the estate be subject to a lien in favor of Heir Buyout Company in the amount of \$8,400, and said  
10 lien shall bear interest at the legal rate from the date of the Judgment of Distribution, and shall be  
11 due upon the sale or refinance of any one or all of the three real properties commonly known as:  
12 32377 Randall Avenue, Lucerne Valley, California 92356; Vacant Land approximately 1.29 acres  
13 APN 0451-134-18; and, 13835 Sarita Drive, Desert Hot Springs, California 92240.

14 The compensation provided by law for the ordinary services of Swan, Carpenter, Wallis &  
15 McKenzie, LLP, which have not been paid, are as specified hereafter. Petitioner should be  
16 authorized to pay to Swan, Carpenter, Wallis & McKenzie, LLP, that sum in discharge of the  
17 statutory compensation. Petitioner has deposited \$12,450.00 with Swan, Carpenter, Wallis &  
18 McKenzie LLP in their Client Trust Account to pay the attorney fees being requested. All other  
19 closing expenses payable by the estate will be paid by the Petitioner personally.

20 THEREFORE, IT IS ORDERED AND ADJUDGED THAT:

- 21 1. The administration of the estate is brought to a close;
- 22 2. The Account/Report is settled and approved as filed and all the acts of Petitioner as  
23 Personal Representative reported therein are confirmed and approved;
- 24 3. Petitioner is authorized and directed to pay to Swan, Carpenter, Wallis & McKenzie, LLP  
25 the statutory fee in the amount of \$12,450.00;
- 26 4. Distribution of the estate of the Decedent remaining, after the payment of the expenses  
27 and costs provided for herein, and any other property of the Decedent or of the estate not now

1 known or discovered, is made to the person(s) entitled thereto as set forth in the attached "Schedule  
2 of Distribution";

\$165 @

3 5. The Court authorizes the refund of overpaid filing fees in the amount of ~~\$400.00~~ to  
4 Robert L. Kean through his attorneys;

5 Dated: 9/11/08



*Cynthia Ludvigsen*  
JUDGE OF THE SUPERIOR COURT  
Cynthia A. Ludvigsen

LAW OFFICES OF  
SWAN, CARPENTER, WALLIS & MCKENZIE, LLP  
A LIMITED LIABILITY PARTNERSHIP

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**ESTATE OF MARILYN J. KEAN  
SCHEDULE OF DISTRIBUTION**

**ASSETS ON HAND**

Funds advanced by Robert Kean for Costs:

Costs of Administration including filing fee, publication, certified copies and appraisal fee	\$ 1,793.32	\$ (14,343.32)
Medical Expense not covered by insurance	\$ 100.00	
Statutory Attorney Fees in Client Trust	\$ 12,450.00	

Residential real property located at 58290 Del Mar Street, Yucca Valley, San Bernardino County, CA, legally described as: TRACT 7803 LOT 13 EX PTN BEG AT CENTER CUL-DE-SAC APN 0598-412-05		\$ 190,000.00
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Furniture, Furnishings and Personal Effects located at ✓ 58290 Del Mar Street, Yucca Valley, CA		\$ 500.00
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Real property (vacant) located at 13835 Sarita Drive Desert Hot Springs, Riverside County CA, legally described as: LOT 289 MB 038/020 HOT SPRINGS OASIS 3 APN 641-294-015		\$ 182,000.00
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Real property, vacant land in San Bernardino County (site address unknown), legally described as: W 166.75 FT E 500.25 FT S 1/2 NE 1/4 SE 1/4 SW 1/4 APN 0451-134-18		\$ 20,000.00
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Real property (vacant) located at 32377 Randall Avenue, Lucern Valley, San Bernardino County, CA, legally described as: E 1/2 NW 1/4 SE 1/4 NW 1/4 SEC 35 TP 4N R 1W 5 AC APN 0450-311-06		\$ 80,000.00
--	--	--------------

\$ 458,156.68

**LESS,**

STAT. PERS. REP.'S COMMISSION	\$ -	
PERS. REP.'S EXTRAORDINARY COMMISSION	\$ -	
STAT. ATTYS' FEE	\$ (12,450.00)	
ATTYS' EXTRAORDINARY FEE	\$ -	
RESERVE	\$ -	

\$ (12,450.00)

**DISTRIBUTABLE ESTATE**

\$ 445,706.68

**SCHEDULE OF DISTRIBUTION**

Page 1  
of 3 Pages

**ESTATE OF MARILYN J. KEAN  
SCHEDULE OF DISTRIBUTION**

**ASSET VALUE ADJUSTMENT**

Residence - APN 0598-412-05	\$ 190,000.00
Outstanding Line of Credit being paid by Robert L. Kean	\$ (46,705.31)
 *Adjusted Value of Residence for Distribution Purposes	 \$ 143,294.69

**RESIDUE**

**\$ 445,706.68**

	%%	\$\$	
<b>ROBERT L. KEAN</b>	1/3	\$ 148,575.79	
*Adjusted Residence - APN 0598-412-05		\$ 143,294.69	
Furniture, Furnishing & Personal Effects		\$ 500.00	
<b>COSTS PAID AND ATTRIBUTABLE TO ROBERT</b>		<u>\$ 4,781.10</u>	
			\$ 148,575.79
<b>X RICHARD WOOD, JR.</b>	2/21	\$ 42,447.27	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
<b>PORTION OF COSTS PAID BY ROBERT</b>		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		<u>\$ 795.53</u>	
			\$ 42,447.27
<b>X TAMMERA WARNER</b>	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
<b>PORTION OF COSTS PAID BY ROBERT</b>		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		<u>\$ 795.53</u>	
			\$ 42,447.27
<b>X TINA D. FORAKER</b>	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
<b>PORTION OF COSTS PAID BY ROBERT</b>		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		<u>\$ 795.53</u>	
			\$ 42,447.27
<b>X ELIZABETH ANGELA CARROLL</b>	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015**		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06**		\$ 11,428.57	
<b>PORTION OF COSTS PAID BY ROBERT</b>		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		<u>\$ 795.53</u>	
			\$ 42,447.27

\*\*Subject to a lien in favor of Heir Buyout Company in the amount of \$8,400.00, and said lien shall bear interest at the legal rate from the date of the Judgment of Distribution and shall be due and payable upon the sale or refinance of the properties

**SCHEDULE OF DISTRIBUTION**

X SHAWN EGE	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
PORTION OF COSTS PAID BY ROBERT		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		\$ 795.53	
			\$ 42,447.27
X DWAYNE EGE	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
PORTION OF COSTS PAID BY ROBERT		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		\$ 795.53	
			\$ 42,447.27
X RONALDLYN EGE	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
PORTION OF COSTS PAID BY ROBERT		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		\$ 795.53	
			\$ 42,447.27

TOTAL RESIDUARY REQUESTS		\$ 445,706.68
TOTAL DISTRIBUTION		\$ 445,706.68



THE DOCUMENT TO WHICH THIS CERTIFICATION IS ATTACHED IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

ATTEST TRESSA S. KENTNER  
Clerk of the Superior Court of the State of California, in and for the County of San Bernardino.

By Kassandra Ramos Deputy  
KASSANDRA RAMOS

SEP 12 2008

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

RECEIVED

2018 FEB 14 AM 4:32  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 429 Assessment Number: 641294015-8

Assessee: WOOD, RICHARD JR & WARNER, TAMMERA & FORAKER, TINA D & CARROLL, ELIZABETH

Situs: 13835 SARITA DR DESERT HOT SPRINGS 92240

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$10,433.26 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. 2017-0248525 recorded on 06-21-2017. 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.

CERTIFIED DEATH CERTIFICATE  
TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

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 29<sup>th</sup> day of JANUARY, 2018 at SAN BERNARDINO CA.  
County, State

Tammera Warner  
Signature of Claimant

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

TAMMERA WARNER  
Print Name

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

61684 CRESTCIRCLE DR.  
Street Address

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

JOSHUA TREE CA. 92252  
City, State, Zip

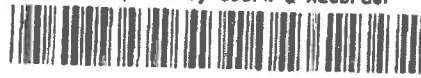
\_\_\_\_\_  
City, State, Zip

760-660-0009  
Phone Number

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



DOC # 2009-0092106  
 X 02/25/2009 08:00A Fee:36.00  
 Page 1 of 10  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION  
 RECORDING REQUESTED BY:  
 SWAN, CARPENTER, WALLIS &  
 MCKENZIE LLP  
 X AND WHEN RECORDED MAIL TO:  
 ROBERT L. KEAN  
 58290 Del Mar Street  
 Yucca Valley, CA 92284

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Title of Document

APN 641-294-015

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

DTT: \_\_\_\_\_



JUDGMENT SETTLING FIRST AND FINAL ACCOUNT AND REPORT OF PERSONAL REPRESENTATIVE, ALLOWING COMPENSATION, AND OF FINAL DISTRIBUTION

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

1 Ronald E. Doty, Jr./SBN 204171  
2 SWAN, CARPENTER, WALLIS & MCKENZIE LLP  
3 1600 E. Florida Avenue, Suite 211  
4 Hemet, California 92544  
5 (951) 658-7162

FILED  
Superior Court of California  
County of San Bernardino  
Redlands District

SEP 11 2008

Attorneys for Personal Representative

By Stephane R. Rouse  
Deputy

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
9 FOR THE COUNTY OF RIVERSIDE

10 Estate of )  
11 MARILYN J. KEAN, )  
12 )  
13 Deceased. )  
14

X  
Case No. PRO PS0700917

JUDGMENT SETTLING FIRST AND  
FINAL ACCOUNT AND REPORT OF  
PERSONAL REPRESENTATIVE,  
ALLOWING COMPENSATION,  
AND OF FINAL DISTRIBUTION

DATE OF HEARING:

LAW OFFICES OF  
SWAN, CARPENTER, WALLIS & MCKENZIE, LLP  
A LIMITED LIABILITY PARTNERSHIP

16 The petition of ROBERT L. KEAN as Personal Representative of the Decedent's estate  
17 having come on regularly for hearing, the Court finds:

18 Due notice of the hearing on this petition has been given as required by law.

19 All of the allegations of the petition are true.

20 MARILYN J. KEAN died intestate on September 6, 2007, being at the time of death a  
21 resident of the County of San Bernardino, State of California.

22 Petitioner qualified as Personal Representative of the Decedent's estate on November 8,  
23 2007, Letters were issued to Petitioner on November 8, 2007, and at all times since Petitioner has  
24 been and now is the Personal Representative of the estate.

25 Petitioner has performed all duties required of the Petitioner with respect to the  
26 administration of the estate, and the estate is ready for distribution and is in a condition to be closed.

27 ///

28 ///

RECEIVED  
JUL 28 2008

JUDGMENT - FINAL DISTRIBUTION

PAGE 1 OF 5

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SAN BERNARDINO  
REDLANDS DISTRICT

1 Petitioner was granted full authority to administer the estate under the provisions of the  
2 Independent Administration of Estates Act. Petitioner's authority to so administer the estate has not  
3 been revoked.

4 The Notice of Petition to Administer Estate has been published for the period and in the  
5 manner prescribed by law. The affidavit evidencing due publication has been filed with the Clerk of  
6 the Court. More than four months have elapsed since the issuance of Letters. The time for filing or  
7 presenting claims has expired.

8 Petitioner investigated and made reasonable inquiry to determine the existence of creditors  
9 entitled to individual notice of administration of the estate. Petitioner did not identify any such  
10 creditors and consequently no individual notices of administration of the estate were given.

11 All claims against the estate have been either presented or filed, allowed and approved and  
12 paid, or paid by the Personal Representative under authority of the Independent Administration of  
13 Estates Act. There are no rejected claims.

14 All debts of the Decedent have been paid.

15 All expenses of administration, except as provided herein, have been paid.

16 There are no personal property taxes due and payable in this proceeding.

17 No Federal Estate Tax return has been filed for the reason that the taxable estate is not  
18 sufficient to require such a return nor is there any Federal Estate Tax due or payable.

19 No California Estate Tax is due since there is no Federal Estate Tax due.

20 All California and Federal income taxes due and payable by the estate have been paid.

21 There are no cash assets in the estate. All cash assets were held by Decedent and Petitioner  
22 in joint tenancy and passed directly to Petitioner by operation of law on the death of Decedent.

23 The only assets of the estate are the furniture, furnishings and personal effects of the  
24 Decedent and real property. No assets were sold, thus the accounting includes only those items  
25 inventoried.

26 All expenses were paid from funds advanced by Petitioner and are detailed on the attached  
27 Schedule of Distribution under "Funds Advanced by Robert Kean for Costs".

28 The whole of the estate is Decedent's separate property.

1 The attached "Schedule of Distribution" contains a list of the heirs-at-law entitled to  
2 Decedent's estate under the laws of intestate succession and indicates the share of the estate to which  
3 they are respectively entitled.

4 Based on the rules of intestate succession (Prob.C. §6401(c)(3)(A)), Petitioner Robert L.  
5 Kean as a beneficiary is entitled to one-third of the Decedent's estate. The distributable estate is  
6 \$445,706.68. One-third of that amount is \$148,568.88. Petitioner requests that his residence which  
7 he shared with the Decedent be distributed to him. The Inventory & Appraisal value of the  
8 residence is \$190,000.00. During Decedent's lifetime, Petitioner and Decedent obtained a loan  
9 secured by the residence and used the proceeds of the said loan to pay off the mortgage on the  
10 Desert Hot Springs property and make improvements to the Desert Hot Springs property. The loan  
11 principal balance is \$46,705.31 as of June 1, 2008. Accordingly, the net distribution to Petitioner  
12 will be less than \$143,294.69 (the value of the residence adjusted for the loan). Petitioner is also  
13 paying the attorneys' fee and all costs of this proceeding. The balance of the estate (the three other  
14 real properties) will be distributed to the children of the Decedent.

15 The remaining three properties have a combined value of \$282,000.00. The seven children's  
16 respective shares are two twenty-firsts of the total estate ( $1/7$  of  $2/3 = 2/21$ ) or \$40,285.71 each.  
17 Accordingly, each child's distribution as set forth on the attached Schedule of Distribution is  
18 \$42,447.27.

19 Petitioner has paid all costs of administration and final expenses totaling \$14,343.32.  
20 Petitioner is entitled to statutory commission of \$12,450.00 two-thirds of which would require each  
21 of the seven children pay him \$983.04 ( $\$6,881.28 \div 7$ ). To equalize the distribution this sum was  
22 reduced to \$5,568.71 or \$795.53 each. Petitioner has agreed to waive his commission and accept the  
23 48290 Del Mar Street, Yucca Valley, California property as his whole distribution, and the seven  
24 children have agreed to Petitioner waiving \$795.53 to equalize the distribution.

25 The result is that the seven children of the Decedent will receive slightly more than  $2/3$  of the  
26 distributable estate and the Petitioner, Decedent's widower will receive slightly less than  $1/3$  of the  
27 distributable estate.

28 Consents to the proposed distribution have been filed herein.

1 Beneficiary, Elizabeth Angelina Carroll made a partial assignment of her interest in the  
2 Estate to Heir Buyout Company, totaling \$8,400.00. Pursuant to the terms of the assignment of  
3 Elizabeth Carroll to Heir Buyout Company could require distribution of an undivided interest in the  
4 real property to satisfy its assignment. However, the attorneys for the estate and Heir Buyout  
5 Company have agreed that in lieu of distribution of an undivided interest, the assignment of Heir  
6 Buyout Company shall be satisfied by the Court ordering that the properties at 32377 Randall  
7 Avenue, Lucerne Valley, California 92356 and 13835 Sarita Drive, Desert Hot Springs, California  
8 92240 be distributed to the heirs (seven children of the Decedent) and that Elizabeth Carroll's share  
9 of the estate be subject to a lien in favor of Heir Buyout Company in the amount of \$8,400, and said  
10 lien shall bear interest at the legal rate from the date of the Judgment of Distribution, and shall be  
11 due upon the sale or refinance of any one or all of the three real properties commonly known as:  
12 32377 Randall Avenue, Lucerne Valley, California 92356; Vacant Land approximately 1.29 acres  
13 APN 0451-134-18; and, 13835 Sarita Drive, Desert Hot Springs, California 92240.

14 The compensation provided by law for the ordinary services of Swan, Carpenter, Wallis &  
15 McKenzie, LLP, which have not been paid, are as specified hereafter. Petitioner should be  
16 authorized to pay to Swan, Carpenter, Wallis & McKenzie, LLP, that sum in discharge of the  
17 statutory compensation. Petitioner has deposited \$12,450.00 with Swan, Carpenter, Wallis &  
18 McKenzie LLP in their Client Trust Account to pay the attorney fees being requested. All other  
19 closing expenses payable by the estate will be paid by the Petitioner personally.

20 THEREFORE, IT IS ORDERED AND ADJUDGED THAT:

- 21 1. The administration of the estate is brought to a close;
- 22 2. The Account/Report is settled and approved as filed and all the acts of Petitioner as  
23 Personal Representative reported therein are confirmed and approved;
- 24 3. Petitioner is authorized and directed to pay to Swan, Carpenter, Wallis & McKenzie, LLP  
25 the statutory fee in the amount of \$12,450.00;
- 26 4. Distribution of the estate of the Decedent remaining, after the payment of the expenses  
27 and costs provided for herein, and any other property of the Decedent or of the estate not now

28 ///

1 known or discovered, is made to the person(s) entitled thereto as set forth in the attached "Schedule  
2 of Distribution";

\$165<sup>00</sup>

3 5. The Court authorizes the refund of overpaid filing fees in the amount of ~~\$120.00~~ to  
4 Robert L. Kean through his attorneys;

5 Dated: 9/11/08



*Cynthia Ludvigsen*  
JUDGE OF THE SUPERIOR COURT

Cynthia A. Ludvigsen

LAW OFFICES OF  
SWAN, CARPENTER, WALLIS & MCKENZIE, LLP  
A LIMITED LIABILITY PARTNERSHIP

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ESTATE OF MARILYN J. KEAN  
SCHEDULE OF DISTRIBUTION

ASSETS ON HAND

Funds advanced by Robert Kean for Costs:		\$ (14,343.32)
Costs of Administration including filing fee, publication, certified copies and appraisal fee	\$ 1,793.32	
Medical Expense not covered by insurance	\$ 100.00	
Statutory Attorney Fees in Client Trust	\$ 12,450.00	
 Residential real property located at 58290 Del Mar Street, Yucca Valley, San Bernardino County, CA, legally described as: TRACT 7803 LOT 13 EX PTN BEG AT CENTER CUL-DE-SAC APN 0598-412-05		 \$ 190,000.00
 Furniture, Furnishings and Personal Effects located at 58290 Del Mar Street, Yucca Valley, CA		 \$ 500.00
 Real property (vacant) located at 13835 Sarita Drive Desert Hot Springs, Riverside County CA, legally described as: LOT 289 MB 038/020 HOT SPRINGS OASIS 3 APN 641-294-015		 \$ 182,000.00
 Real property, vacant land in San Bernardino County (site address unknown), legally described as: W 166.75 FT E 500.25 FT S 1/2 NE 1/4 SE 1/4 SW 1/4 APN 0451-134-18		 \$ 20,000.00
 Real property (vacant) located at 32377 Randall Avenue, Lucern Valley, San Bernardino County, CA, legally described as: E 1/2 NW 1/4 SE 1/4 NW 1/4 SEC 35 TP 4N R 1W 5 AC APN 0450-311-06		 \$ 80,000.00
		 \$ 458,156.68

LESS:

STAT. PERS. REP.'S COMMISSION	\$ -	
PERS. REP.'S EXTRAORDINARY COMMISSION	\$ -	
STAT. ATTYS' FEE	\$ (12,450.00)	
ATTYS' EXTRAORDINARY FEE	\$ -	
RESERVE	\$ -	
	<u>          </u>	\$ (12,450.00)

DISTRIBUTABLE ESTATE

\$ 445,706.68

SCHEDULE OF DISTRIBUTION

Page 1  
of 3 Pages

ESTATE OF MARILYN J. KEAN  
SCHEDULE OF DISTRIBUTION

ASSET VALUE ADJUSTMENT

Residence - APN 0598-412-05	\$ 190,000.00
Outstanding Line of Credit being paid by Robert L. Kean	\$ (46,705.31)
 *Adjusted Value of Residence for Distribution Purposes	 \$ 143,294.69

RESIDUE

\$ 445,706.68

	%%	\$\$		
ROBERT L. KEAN	1/3	\$ 148,575.79		
*Adjusted Residence - APN 0598-412-05		\$ 143,294.69		
Furniture, Furnishing & Personal Effects		\$ 500.00		
COSTS PAID AND ATTRIBUTABLE TO ROBERT		\$ 4,781.10		
			\$	148,575.79
X RICHARD WOOD, JR.	2/21	\$ 42,447.27		
Undivided 1/7 interest in the following real property:				
Real Property - APN 641-294-015		\$ 26,000.00		
Real Property - APN 0451-134-18		\$ 2,857.14		
Real Property - APN 0450-311-06		\$ 11,428.57		
PORTION OF COSTS PAID BY ROBERT		\$ 1,366.03		
Cash shortage being waived to equalize Distribution		\$ 795.53		
			\$	42,447.27
X TAMMERA WARNER	2/21	\$ 42,447.07		
Undivided 1/7 interest in the following real property:				
Real Property - APN 641-294-015		\$ 26,000.00		
Real Property - APN 0451-134-18		\$ 2,857.14		
Real Property - APN 0450-311-06		\$ 11,428.57		
PORTION OF COSTS PAID BY ROBERT		\$ 1,366.03		
Cash shortage being waived to equalize Distribution		\$ 795.53		
			\$	42,447.27
X TINA D. FORAKER	2/21	\$ 42,447.07		
Undivided 1/7 interest in the following real property:				
Real Property - APN 641-294-015		\$ 26,000.00		
Real Property - APN 0451-134-18		\$ 2,857.14		
Real Property - APN 0450-311-06		\$ 11,428.57		
PORTION OF COSTS PAID BY ROBERT		\$ 1,366.03		
Cash shortage being waived to equalize Distribution		\$ 795.53		
			\$	42,447.27
X ELIZABETH ANGELA CARROLL	2/21	\$ 42,447.07		
Undivided 1/7 interest in the following real property:				
Real Property - APN 641-294-015**		\$ 26,000.00		
Real Property - APN 0451-134-18		\$ 2,857.14		
Real Property - APN 0450-311-06**		\$ 11,428.57		
PORTION OF COSTS PAID BY ROBERT		\$ 1,366.03		
Cash shortage being waived to equalize Distribution		\$ 795.53		
			\$	42,447.27

\*\*Subject to a lien in favor of Heir Buyout Company in the amount of \$8,400.00, and said lien shall bear interest at the legal rate from the date of the Judgment of Distribution and shall be due and payable upon the sale or refinance of the properties

SCHEDULE OF DISTRIBUTION

Page 2  
of 3 Pages



X SHAWN EGE	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
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Cash shortage being waived to equalize Distribution		\$ 795.53	
			\$ 42,447.27
X DWAYNE EGE	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
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Real Property - APN 0451-134-18		\$ 2,857.14	
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Cash shortage being waived to equalize Distribution		\$ 795.53	
			\$ 42,447.27
X RONALDLYN EGE	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
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Real Property - APN 0450-311-06		\$ 11,428.57	
PORTION OF COSTS PAID BY ROBERT		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		\$ 795.53	
			\$ 42,447.27

TOTAL RESIDUARY BEQUESTS

\$ 445,706.68

TOTAL DISTRIBUTION

\$ 445,706.68

SCHEDULE OF DISTRIBUTION

Page 3  
of 3 Pages



THE DOCUMENT TO WHICH THIS CERTIFICATION IS ATTACHED IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

ATTEST TRESSA S. KENTNER  
Clerk of the Superior Court of the State of California, in and for the County of San Bernardino.

By *Kassandra Ramos* Deputy  
KASSANDRA RAMOS

SEP 12 2008

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2018 JUN 12 PM 1:33

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 209 Item 429 Assessment Number: 641294015-8

Assessee: WOOD, RICHARD JR & WARNER, TAMMERA & FORAKER, TINA D & CARROLL, ELIZABETH

Situs: 13835 SARITA DR DESERT HOT SPRINGS 92240

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$10,433.26 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. 2017-0248525; recorded on 6-21-2017. 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.

Certified death certificate  
Tax deed to purchaser of tax-defaulted property

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 24 day of April, 2018 at San Bernardino, California  
County, State

[Signature]  
Signature of Claimant

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

Christina (Tina) Foraker  
Print Name

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

9421 Dragon Tree Dr.  
Street Address

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

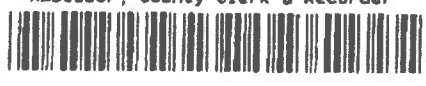
Hesperia, CA 92344  
City, State, Zip

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

(760) 792-0149  
Phone Number

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

DOC # 2009-0092106  
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 Page 1 of 10  
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 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION  
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 ROBERT L. KEAN  
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 Yucca Valley, CA 92284

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Title of Document

APN 641-294-015

TRA: \_\_\_\_\_  
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JUDGMENT SETTLING FIRST AND FINAL ACCOUNT AND REPORT OF PERSONAL REPRESENTATIVE, ALLOWING COMPENSATION, AND OF FINAL DISTRIBUTION

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3 1600 E. Florida Avenue, Suite 211  
4 Hemet, California 92544  
5 (951) 658-7162

FILED  
Superior Court of California  
County of San Bernardino  
Redlands District

SEP 11 2008

Attorneys for Personal Representative

By Alinda R. Rouse  
Deputy

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF RIVERSIDE

Estate of )  
Marilyn J. Kean, )  
Deceased. )

Case No. PRO PS0700917

JUDGMENT SETTLING FIRST AND  
FINAL ACCOUNT AND REPORT OF  
PERSONAL REPRESENTATIVE,  
ALLOWING COMPENSATION,  
AND OF FINAL DISTRIBUTION

DATE OF HEARING:

LAW OFFICES OF  
SWAN, CARPENTER, WALLIS & MCKENZIE, LLP  
A LIMITED LIABILITY PARTNERSHIP

The petition of ROBERT L. KEAN as Personal Representative of the Decedent's estate  
having come on regularly for hearing, the Court finds:

Due notice of the hearing on this petition has been given as required by law.

All of the allegations of the petition are true.

MARILYN J. KEAN died intestate on September 6, 2007, being at the time of death a  
resident of the County of San Bernardino, State of California.

Petitioner qualified as Personal Representative of the Decedent's estate on November 8,  
2007, Letters were issued to Petitioner on November 8, 2007, and at all times since Petitioner has  
been and now is the Personal Representative of the estate.

Petitioner has performed all duties required of the Petitioner with respect to the  
administration of the estate, and the estate is ready for distribution and is in a condition to be closed.

///

///

RECEIVED  
JUL 28 2008

JUDGMENT - FINAL DISTRIBUTION

PAGE 1 OF 5

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SAN BERNARDINO  
REDLANDS DISTRICT

1           Petitioner was granted full authority to administer the estate under the provisions of the  
2 Independent Administration of Estates Act. Petitioner's authority to so administer the estate has not  
3 been revoked.

4           The Notice of Petition to Administer Estate has been published for the period and in the  
5 manner prescribed by law. The affidavit evidencing due publication has been filed with the Clerk of  
6 the Court. More than four months have elapsed since the issuance of Letters. The time for filing or  
7 presenting claims has expired.

8           Petitioner investigated and made reasonable inquiry to determine the existence of creditors  
9 entitled to individual notice of administration of the estate. Petitioner did not identify any such  
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11           All claims against the estate have been either presented or filed, allowed and approved and  
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13 Estates Act. There are no rejected claims.

14           All debts of the Decedent have been paid.

15           All expenses of administration, except as provided herein, have been paid.

16           There are no personal property taxes due and payable in this proceeding.

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27 Schedule of Distribution under "Funds Advanced by Robert Kean for Costs".

28           The whole of the estate is Decedent's separate property.

1 The attached "Schedule of Distribution" contains a list of the heirs-at-law entitled to  
2 Decedent's estate under the laws of intestate succession and indicates the share of the estate to which  
3 they are respectively entitled.

4 Based on the rules of intestate succession (Prob.C. §6401(c)(3)(A)), Petitioner Robert L.  
5 Kean as a beneficiary is entitled to one-third of the Decedent's estate. The distributable estate is  
6 \$445,706.68. One-third of that amount is \$148,568.88. Petitioner requests that his residence which  
7 he shared with the Decedent be distributed to him. The Inventory & Appraisal value of the  
8 residence is \$190,000.00. During Decedent's lifetime, Petitioner and Decedent obtained a loan  
9 secured by the residence and used the proceeds of the said loan to pay off the mortgage on the  
10 Desert Hot Springs property and make improvements to the Desert Hot Springs property. The loan  
11 principal balance is \$46,705.31 as of June 1, 2008. Accordingly, the net distribution to Petitioner  
12 will be less than \$143,294.69 (the value of the residence adjusted for the loan). Petitioner is also  
13 paying the attorneys' fee and all costs of this proceeding. The balance of the estate (the three other  
14 real properties) will be distributed to the children of the Decedent.

15 The remaining three properties have a combined value of \$282,000.00. The seven children's  
16 respective shares are two twenty-firsts of the total estate ( $1/7$  of  $2/3 = 2/21$ ) or \$40,285.71 each.  
17 Accordingly, each child's distribution as set forth on the attached Schedule of Distribution is  
18 \$42,447.27.

19 Petitioner has paid all costs of administration and final expenses totaling \$14,343.32.  
20 Petitioner is entitled to statutory commission of \$12,450.00 two-thirds of which would require each  
21 of the seven children pay him \$983.04 ( $\$6,881.28 \div 7$ ). To equalize the distribution this sum was  
22 reduced to \$5,568.71 or \$795.53 each. Petitioner has agreed to waive his commission and accept the  
23 48290 Del Mar Street, Yucca Valley, California property as his whole distribution, and the seven  
24 children have agreed to Petitioner waiving \$795.53 to equalize the distribution.

25 The result is that the seven children of the Decedent will receive slightly more than  $2/3$  of the  
26 distributable estate and the Petitioner, Decedent's widower will receive slightly less than  $1/3$  of the  
27 distributable estate.

28 Consents to the proposed distribution have been filed herein.

1 Beneficiary, Elizabeth Angelina Carroll made a partial assignment of her interest in the  
2 Estate to Heir Buyout Company, totaling \$8,400.00. Pursuant to the terms of the assignment of  
3 Elizabeth Carroll to Heir Buyout Company could require distribution of an undivided interest in the  
4 real property to satisfy its assignment. However, the attorneys for the estate and Heir Buyout  
5 Company have agreed that in lieu of distribution of an undivided interest, the assignment of Heir  
6 Buyout Company shall be satisfied by the Court ordering that the properties at 32377 Randall  
7 Avenue, Lucerne Valley, California 92356 and 13835 Sarita Drive, Desert Hot Springs, California  
8 92240 be distributed to the heirs (seven children of the Decedent) and that Elizabeth Carroll's share  
9 of the estate be subject to a lien in favor of Heir Buyout Company in the amount of \$8,400, and said  
10 lien shall bear interest at the legal rate from the date of the Judgment of Distribution, and shall be  
11 due upon the sale or refinance of any one or all of the three real properties commonly known as:  
12 32377 Randall Avenue, Lucerne Valley, California 92356; Vacant Land approximately 1.29 acres  
13 APN 0451-134-18; and, 13835 Sarita Drive, Desert Hot Springs, California 92240.

14 The compensation provided by law for the ordinary services of Swan, Carpenter, Wallis &  
15 McKenzie, LLP, which have not been paid, are as specified hereafter. Petitioner should be  
16 authorized to pay to Swan, Carpenter, Wallis & McKenzie, LLP, that sum in discharge of the  
17 statutory compensation. Petitioner has deposited \$12,450.00 with Swan, Carpenter, Wallis &  
18 McKenzie LLP in their Client Trust Account to pay the attorney fees being requested. All other  
19 closing expenses payable by the estate will be paid by the Petitioner personally.

20 THEREFORE, IT IS ORDERED AND ADJUDGED THAT:

- 21 1. The administration of the estate is brought to a close;
- 22 2. The Account/Report is settled and approved as filed and all the acts of Petitioner as  
23 Personal Representative reported therein are confirmed and approved;
- 24 3. Petitioner is authorized and directed to pay to Swan, Carpenter, Wallis & McKenzie, LLP  
25 the statutory fee in the amount of \$12,450.00;
- 26 4. Distribution of the estate of the Decedent remaining, after the payment of the expenses  
27 and costs provided for herein, and any other property of the Decedent or of the estate not now

28 ///



1 known or discovered, is made to the person(s) entitled thereto as set forth in the attached "Schedule  
2 of Distribution";

\$165.00

3 5. The Court authorizes the refund of overpaid filing fees in the amount of ~~\$428.00~~ to  
4 Robert L. Kean through his attorneys;

5 Dated: 9/11/08



*Cynthia Ludvigsen*  
JUDGE OF THE SUPERIOR COURT  
Cynthia A. Ludvigsen

LAW OFFICES OF  
SWAN, CARPENTER, WALLIS & MCKENZIE, LLP  
A LIMITED LIABILITY PARTNERSHIP

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ESTATE OF MARILYN J. KEAN  
SCHEDULE OF DISTRIBUTION

ASSETS ON HAND

Funds advanced by Robert Kean for Costs:

Costs of Administration including filing fee, publication, certified copies and appraisal fee	\$ 1,793.32	\$ (14,343.32)
Medical Expense not covered by insurance	\$ 100.00	
Statutory Attorney Fees in Client Trust	\$ 12,450.00	

Residential real property located at 58290 Del Mar Street, Yucca Valley, San Bernardino County, CA, legally described as: TRACT 7803 LOT 13 EX PTN BEG AT CENTER CUL-DE-SAC APN 0598-412-05		\$ 190,000.00
--	--	---------------

Furniture, Furnishings and Personal Effects located at ✓ 58290 Del Mar Street, Yucca Valley, CA		\$ 500.00
--	--	-----------

Real property (vacant) located at 13835 Sarita Drive Desert Hot Springs, Riverside County CA, legally described as: LOT 289 MB 038/020 HOT SPRINGS OASIS 3 APN 641-294-015		\$ 182,000.00
---	--	---------------

Real property, vacant land in San Bernardino County* (site address unknown), legally described as: W 166.75 FT E 500.25 FT S 1/2 NE 1/4 SE 1/4 SW 1/4 APN 0451-134-18		\$ 20,000.00
--	--	--------------

Real property (vacant) located at 32377 Randall Avenue, Lucern Valley, San Bernardino County, CA, legally described as: E 1/2 NW 1/4 SE 1/4 NW 1/4 SEC 35 TP 4N R 1W 5 AC APN 0450-311-06		\$ 80,000.00
--	--	--------------

\$ 458,156.68

LESS,

STAT. PERS. REP.'S COMMISSION	\$ -	
PERS. REP.'S EXTRAORDINARY COMMISSION	\$ -	
STAT. ATTYS' FEE	\$ (12,450.00)	
ATTYS' EXTRAORDINARY FEE	\$ -	
RESERVE	\$ -	

\$ (12,450.00)

DISTRIBUTABLE ESTATE

\$ 445,706.68

SCHEDULE OF DISTRIBUTION

Page 1  
of 3 Pages

**ESTATE OF MARILYN J. KEAN  
SCHEDULE OF DISTRIBUTION**

**ASSET VALUE ADJUSTMENT**

Residence - APN 0598-412-05	\$ 190,000.00
Outstanding Line of Credit being paid by Robert L. Kean	\$ (46,705.31)
<b>*Adjusted Value of Residence for Distribution Purposes</b>	<b>\$ 143,294.69</b>

**RESIDUE**

**\$ 445,706.68**

	%%	\$\$	
<b>ROBERT L. KEAN</b>	1/3	\$ 148,575.79	
*Adjusted Residence - APN 0598-412-05		\$ 143,294.69	
Furniture, Furnishing & Personal Effects		\$ 500.00	
<b>COSTS PAID AND ATTRIBUTABLE TO ROBERT</b>		<u>\$ 4,781.10</u>	
			\$ 148,575.79
<b>X RICHARD WOOD, JR.</b>	2/21	\$ 42,447.27	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
<b>PORTION OF COSTS PAID BY ROBERT</b>		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		<u>\$ 795.53</u>	
			\$ 42,447.27
<b>X TAMMERA WARNER</b>	2/21	\$ 42,447.07	
Undivided 1/7 Interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
<b>PORTION OF COSTS PAID BY ROBERT</b>		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		<u>\$ 795.53</u>	
			\$ 42,447.27
<b>X TINA D. FORAKER</b>	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
<b>PORTION OF COSTS PAID BY ROBERT</b>		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		<u>\$ 795.53</u>	
			\$ 42,447.27
<b>X ELIZABETH ANGELA CARROLL</b>	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015**		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06**		\$ 11,428.57	
<b>PORTION OF COSTS PAID BY ROBERT</b>		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		<u>\$ 795.53</u>	
			\$ 42,447.27

\*\*Subject to a lien in favor of Heir Buyout Company in the amount of \$8,400.00, and said lien shall bear interest at the legal rate from the date of the Judgment of Distribution and shall be due and payable upon the sale or refinance of the properties

**SCHEDULE OF DISTRIBUTION**

Page 2  
of 3 Pages

X SHAWN EGE	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
PORTION OF COSTS PAID BY ROBERT		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		\$ 795.53	
			\$ 42,447.27
X DWAYNE EGE	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
PORTION OF COSTS PAID BY ROBERT		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		\$ 795.53	
			\$ 42,447.27
X RONALDLYN EGE	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
PORTION OF COSTS PAID BY ROBERT		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		\$ 795.53	
			\$ 42,447.27

TOTAL RESIDUARY BEQUESTS		\$ 445,706.68
TOTAL DISTRIBUTION		\$ 445,706.68



THE DOCUMENT TO WHICH THIS CERTIFICATION IS ATTACHED IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

ATTEST TRESSA S. KENTNER  
Clerk of the Superior Court of the State of California, In and for the County of San Bernardino.

By *Kassandra Ramos* Deputy  
KASANDRA RAMOS

SEP 12 2008

COUNTY

JON CHRISTENSEN  
TREASURER  
TAX COLLECTOR

May 30, 2019

Christina Foraker  
9421 Dragon Tree Dr.  
Hesperia, CA 92344

Re: APN: 641294015-8  
TC 209 Item 429  
Date of Sale: May 02, 2017

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 connection to the property. Please send in any documentation that specifically connects you to the above mentioned parcel. This could be a copy of the tax bill you received, a copy of a payment that you made or even a notarized statement that you are one and the same person who took title with a specific document number.

Please send in all documents within 30 days (**June 30, 2019**). If you should have any questions, please contact me at the number listed below.

Sincerely,

Sincerely,

*Miriam C. Marquez*

Sr. Accounting Assistant  
Tax Sale Operations/Excess Proceeds

Tel 951 955-3336/Fax 951 955-3990

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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:

TC 209 Item 429  
Christina Foraker  
9421 Dragon Tree Dr.  
Hesperia, CA 92344



9590 9402 1680 6053 9890 76

2. Article Number (Transfer from service label)

7016 0340 0000 2071 4463

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION

A. Signature

X

B. Received by (Name)

D. Is delivery address correct?  
If YES, enter (ZIP+4)

3. Service Type

- Adult Signature Required
- Adult Signature Restricted
- Certified Mail®
- Certified Mail Restricted
- Collect on Delivery
- Collect on Delivery Restricted
- Insured Mail
- Insured Mail Restricted (over \$500)

County of Riverside, Treasurer-Tax Collector

4080 LEMON STREET, 4TH FLOOR \* P.O. BOX 12005 \* RIVERSIDE, CALIFORNIA 92502  
WWW.COUNTYTREASURER.ORG \* (951) 955-3900 \* 1 (877) 748-2689 \* FAX (951) 955-3923

COUNTY OF RIVERSIDE

JON CHRISTENSEN  
TREASURER  
TAX COLLECTOR



MATTHEW JENNINGS  
ASSISTANT TREASURER-TAX COLLECTOR  
GIOVANE PIZANO  
CHIEF INVESTMENT MANAGER

July 30, 2019

# Final Notice

Christina Foraker  
9421 Dragon Tree Dr.  
Hesperia, CA 92344

Re: APN: 641294015-8  
TC 209 Item 429  
Date of Sale: May 02, 2017


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 connection to the property. Please send in any documentation that specifically connects you to the above mentioned parcel. This could be a copy of the tax bill you received, a copy of a payment that you made or even a notarized statement that you are one and the same person who took title with a specific document number.

Please send in all documents within 30 days (**August 30, 2019**). If you should have any questions, please contact me at the number listed below.

Sincerely,

*Miriam C. Marquez*  
Sr. Accounting Assistant  
Tax Sale Operations/Excess Proceeds  
  
Tel 951 955-3336/Fax 951 955-3990

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION	
<ul style="list-style-type: none"> <li>Complete Items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>A. Signature <b>X</b></p>	
<p>1. Article Addressed to:</p> <p>TC 209 Item 429 Christina Foraker 9421 Dragon Tree Dr. Hesperia, CA 92344</p>  <p>9590 9402 1680 6053 9888 40</p>		<p>B. Received by (Print Name)</p> <p>D. Is delivery address correct? If YES, enter delivery address</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7016 0340 0000 2071 4968</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restrict</p> <p><input type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restrict</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restrict</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restrict (over \$500)</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>			

August 14, 2019

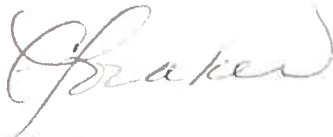
Miriam C. Marquez  
Sr. Accounting Assistant  
Tax Sale Operations/Excess Proceeds  
Riverside, California

To whom it may concern,

My name is, Christina D. Foraker, one in the same as, Tina D. Foraker, who took title to property # 641294315-8, which was sold at tax sale on May 2, 2017. My name appears as, Tina D. Foraker on that paperwork. My mother's husband, who was in charge of her estate, only knew me as, Tina D. Foraker. Unfortunately, when all the probate paperwork was completed this was the name he used. I'm also known as: Tina D. Foraker, Christina D. Foraker, Christina D. Ege and Christina D. Wood.

Thank you for your time.

Sincerely,



Christina Denise Foraker

SEE ATTACHED  
NOTARIAL CERTIFICATE



**CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT  
(CALIFORNIA 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 San Bernardino

On 08/14/2019 before me, Danika Elaine Cenicerroz, notary public  
(Date) (Here Insert Name and Title of the Officer)

personally appeared Christina Denise Foraker  
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.

Danika  
Signature of Notary Public



(Notary Seal)

**ADDITIONAL OPTIONAL INFORMATION**

**Description of Attached Document**

Title or Type of Document: Personal letter Document Date: 08/14/19

Number of Pages: 1 Signer(s) Other Than Named Above: No other signers

Additional Information: \_\_\_\_\_

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 429 Assessment Number: 641294015-8

Assessee: WOOD, RICHARD JR & WARNER, TAMMERA & FORAKER, TINA D & CARROLL, ELIZABETH

Situs: 13835 SARITA DR DESERT HOT SPRINGS 92240

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$10433.26 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. 0248525; recorded on 6-21-17. 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.

Excess Proceeds From The Sale of Tax-Defaulted Property

Original Certified Death Certificate For Marilyn Kean

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 11 day of June, 2018 at Jackson, MI County, State

Signature of Claimant (Elizabeth A Carroll)

Signature of Claimant (N/A)

Print Name: Elizabeth A Carroll

Print Name

Street Address: 120 N Gorham St

Street Address

City, State, Zip: Jackson, MI 49202

City, State, Zip

Phone Number: 517-960-4929

Phone Number

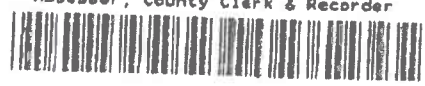
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2018 JUN 18 PM 3:55

RIVERSIDE COUNTY TREAS-TAX COLLECTOR

DOC # 2009-0092106  
X 02/25/2009 08:00A Fee:36.00 X  
Page 1 of 10

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



PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:  
SWAN, CARPENTER, WALLIS &  
MCKENZIE LLP  
X AND WHEN RECORDED MAIL TO  
ROBERT L. KEAN  
58290 Del Mar Street  
Yucca Valley, CA 92284

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Title of Document

APN 641-294-015

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

DTT: \_\_\_\_\_



JUDGMENT SETTLING FIRST AND FINAL ACCOUNT AND REPORT OF PERSONAL REPRESENTATIVE, ALLOWING COMPENSATION, AND OF FINAL DISTRIBUTION

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

1 Ronald E. Doty, Jr./SBN 204171  
2 SWAN, CARPENTER, WALLIS & MCKENZIE LLP  
3 1600 E. Florida Avenue, Suite 211  
4 Hemet, California 92544  
5 (951) 658-7162

FILED  
Superior Court of California  
County of San Bernardino  
Redlands District

SEP 11 2008

6 Attorneys for Personal Representative

By M. J. R. Rums  
Deputy

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
9 FOR THE COUNTY OF RIVERSIDE

10 Estate of )  
11 MARILYN J. KEAN, )  
12 )  
13 Deceased. )

Case No. PRO PS0700917

JUDGMENT SETTLING FIRST AND  
FINAL ACCOUNT AND REPORT OF  
PERSONAL REPRESENTATIVE,  
ALLOWING COMPENSATION,  
AND OF FINAL DISTRIBUTION

DATE OF HEARING:

LAW OFFICES OF  
SWAN, CARPENTER, WALLIS & MCKENZIE, LLP  
A LIMITED LIABILITY PARTNERSHIP

16 The petition of ROBERT L. KEAN as Personal Representative of the Decedent's estate  
17 having come on regularly for hearing, the Court finds:

18 Due notice of the hearing on this petition has been given as required by law.

19 All of the allegations of the petition are true.

20 MARILYN J. KEAN died intestate on September 6, 2007, being at the time of death a  
21 resident of the County of San Bernardino, State of California.

22 Petitioner qualified as Personal Representative of the Decedent's estate on November 8,  
23 2007, Letters were issued to Petitioner on November 8, 2007, and at all times since Petitioner has  
24 been and now is the Personal Representative of the estate.

25 Petitioner has performed all duties required of the Petitioner with respect to the  
26 administration of the estate, and the estate is ready for distribution and is in a condition to be closed.

27 ///

28 ///

RECEIVED  
JUL 28 2008

JUDGMENT - FINAL DISTRIBUTION

PAGE 1 OF 5

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SAN BERNARDINO  
REDLANDS DISTRICT

1           Petitioner was granted full authority to administer the estate under the provisions of the  
2 Independent Administration of Estates Act. Petitioner's authority to so administer the estate has not  
3 been revoked.

4           The Notice of Petition to Administer Estate has been published for the period and in the  
5 manner prescribed by law. The affidavit evidencing due publication has been filed with the Clerk of  
6 the Court. More than four months have elapsed since the issuance of Letters. The time for filing or  
7 presenting claims has expired.

8           Petitioner investigated and made reasonable inquiry to determine the existence of creditors  
9 entitled to individual notice of administration of the estate. Petitioner did not identify any such  
10 creditors and consequently no individual notices of administration of the estate were given.

11           All claims against the estate have been either presented or filed, allowed and approved and  
12 paid, or paid by the Personal Representative under authority of the Independent Administration of  
13 Estates Act. There are no rejected claims.

14           All debts of the Decedent have been paid.

15           All expenses of administration, except as provided herein, have been paid.

16           There are no personal property taxes due and payable in this proceeding.

17           No Federal Estate Tax return has been filed for the reason that the taxable estate is not  
18 sufficient to require such a return nor is there any Federal Estate Tax due or payable.

19           No California Estate Tax is due since there is no Federal Estate Tax due.

20           All California and Federal income taxes due and payable by the estate have been paid.

21           There are no cash assets in the estate. All cash assets were held by Decedent and Petitioner  
22 in joint tenancy and passed directly to Petitioner by operation of law on the death of Decedent.

23           The only assets of the estate are the furniture, furnishings and personal effects of the  
24 Decedent and real property. No assets were sold, thus the accounting includes only those items  
25 inventoried.

26           All expenses were paid from funds advanced by Petitioner and are detailed on the attached  
27 Schedule of Distribution under "Funds Advanced by Robert Kean for Costs".

28           The whole of the estate is Decedent's separate property.

1 The attached "Schedule of Distribution" contains a list of the heirs-at-law entitled to  
2 Decedent's estate under the laws of intestate succession and indicates the share of the estate to which  
3 they are respectively entitled.

4 Based on the rules of intestate succession (Prob.C. §6401(c)(3)(A)), Petitioner Robert L.  
5 Kean as a beneficiary is entitled to one-third of the Decedent's estate. The distributable estate is  
6 \$445,706.68. One-third of that amount is \$148,568.88. Petitioner requests that his residence which  
7 he shared with the Decedent be distributed to him. The Inventory & Appraisal value of the  
8 residence is \$190,000.00. During Decedent's lifetime, Petitioner and Decedent obtained a loan  
9 secured by the residence and used the proceeds of the said loan to pay off the mortgage on the  
10 Desert Hot Springs property and make improvements to the Desert Hot Springs property. The loan  
11 principal balance is \$46,705.31 as of June 1, 2008. Accordingly, the net distribution to Petitioner  
12 will be less than \$143,294.69 (the value of the residence adjusted for the loan). Petitioner is also  
13 paying the attorneys' fee and all costs of this proceeding. The balance of the estate (the three other  
14 real properties) will be distributed to the children of the Decedent.

15 The remaining three properties have a combined value of \$282,000.00. The seven children's  
16 respective shares are two twenty-firsts of the total estate ( $1/7$  of  $2/3 = 2/21$ ) or \$40,285.71 each.  
17 Accordingly, each child's distribution as set forth on the attached Schedule of Distribution is  
18 \$42,447.27.

19 Petitioner has paid all costs of administration and final expenses totaling \$14,343.32.  
20 Petitioner is entitled to statutory commission of \$12,450.00 two-thirds of which would require each  
21 of the seven children pay him \$983.04 ( $\$6,881.28 \div 7$ ). To equalize the distribution this sum was  
22 reduced to \$5,568.71 or \$795.53 each. Petitioner has agreed to waive his commission and accept the  
23 48290 Del Mar Street, Yucca Valley, California property as his whole distribution, and the seven  
24 children have agreed to Petitioner waiving \$795.53 to equalize the distribution.

25 The result is that the seven children of the Decedent will receive slightly more than  $2/3$  of the  
26 distributable estate and the Petitioner, Decedent's widower will receive slightly less than  $1/3$  of the  
27 distributable estate.

28 Consents to the proposed distribution have been filed herein.

1 Beneficiary, Elizabeth Angelina Carroll made a partial assignment of her interest in the  
2 Estate to Heir Buyout Company, totaling \$8,400.00. Pursuant to the terms of the assignment of  
3 Elizabeth Carroll to Heir Buyout Company could require distribution of an undivided interest in the  
4 real property to satisfy its assignment. However, the attorneys for the estate and Heir Buyout  
5 Company have agreed that in lieu of distribution of an undivided interest, the assignment of Heir  
6 Buyout Company shall be satisfied by the Court ordering that the properties at 32377 Randall  
7 Avenue, Lucerne Valley, California 92356 and 13835 Sarita Drive, Desert Hot Springs, California  
8 92240 be distributed to the heirs (seven children of the Decedent) and that Elizabeth Carroll's share  
9 of the estate be subject to a lien in favor of Heir Buyout Company in the amount of \$8,400, and said  
10 lien shall bear interest at the legal rate from the date of the Judgment of Distribution, and shall be  
11 due upon the sale or refinance of any one or all of the three real properties commonly known as:  
12 32377 Randall Avenue, Lucerne Valley, California 92356; Vacant Land approximately 1.29 acres  
13 APN 0451-134-18; and, 13835 Sarita Drive, Desert Hot Springs, California 92240.

14 The compensation provided by law for the ordinary services of Swan, Carpenter, Wallis &  
15 McKenzie, LLP, which have not been paid, are as specified hereafter. Petitioner should be  
16 authorized to pay to Swan, Carpenter, Wallis & McKenzie, LLP, that sum in discharge of the  
17 statutory compensation. Petitioner has deposited \$12,450.00 with Swan, Carpenter, Wallis &  
18 McKenzie LLP in their Client Trust Account to pay the attorney fees being requested. All other  
19 closing expenses payable by the estate will be paid by the Petitioner personally.

20 THEREFORE, IT IS ORDERED AND ADJUDGED THAT:

- 21 1. The administration of the estate is brought to a close;
- 22 2. The Account/Report is settled and approved as filed and all the acts of Petitioner as  
23 Personal Representative reported therein are confirmed and approved;
- 24 3. Petitioner is authorized and directed to pay to Swan, Carpenter, Wallis & McKenzie, LLP  
25 the statutory fee in the amount of \$12,450.00;
- 26 4. Distribution of the estate of the Decedent remaining, after the payment of the expenses  
27 and costs provided for herein, and any other property of the Decedent or of the estate not now

1 known or discovered, is made to the person(s) entitled thereto as set forth in the attached "Schedule  
2 of Distribution";

\$165 <sup>ce</sup>

3 5. The Court authorizes the refund of overpaid filing fees in the amount of ~~\$145.00~~ to  
4 Robert L. Kean through his attorneys;

5 Dated: 9/11/08



*Cynthia Ludvigsen*  
JUDGE OF THE SUPERIOR COURT  
Cynthia A. Ludvigsen

LAW OFFICES OF  
SWAN, CARPENTER, WALLIS & MCKENZIE, LLP  
A LIMITED LIABILITY PARTNERSHIP

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ESTATE OF MARILYN J. KEAN  
SCHEDULE OF DISTRIBUTION

ASSETS ON HAND

Funds advanced by Robert Kean for Costs:			\$ (14,343.32)
Costs of Administration including filing fee, publication, certified copies and appraisal fee	\$ 1,793.32		
Medical Expense not covered by insurance	\$ 100.00		
Statutory Attorney Fees in Client Trust	\$ 12,450.00		
 Residential real property located at 58290 Del Mar Street, Yucca Valley, San Bernardino County, CA, legally described as: TRACT 7803 LOT 13 EX PTN BEG AT CENTER CUL-DE-SAC APN 0598-412-05			 \$ 190,000.00
 Furniture, Furnishings and Personal Effects located at 58290 Del Mar Street, Yucca Valley, CA			 \$ 500.00
 Real property (vacant) located at 13835 Santa Drive Desert Hot Springs, Riverside County CA, legally described as: LOT 289 MB 038/020 HOT SPRINGS OASIS 3 APN 641-294-015			 \$ 182,000.00
 Real property, vacant land in San Bernardino County (site address unknown), legally described as: W 166.75 FT E 500.25 FT S 1/2 NE 1/4 SE 1/4 SW 1/4 APN 0451-134-18			 \$ 20,000.00
 Real property (vacant) located at 32377 Randall Avenue, Lucern Valley, San Bernardino County, CA, legally described as: E 1/2 NW 1/4 SE 1/4 NW 1/4 SEC 35 TP 4N R 1W 5 AC APN 0450-311-06			 \$ 80,000.00
			<u>\$ 458,156.68</u>
 LESS,			
STAT. PERS. REP.'S COMMISSION		\$ -	
PERS. REP.'S EXTRAORDINARY COMMISSION		\$ -	
STAT. ATTYS' FEE		\$ (12,450.00)	
ATTYS' EXTRAORDINARY FEE		\$ -	
RESERVE		\$ -	
			<u>\$ (12,450.00)</u>
 DISTRIBUTABLE ESTATE			 <u>\$ 445,706.68</u>

SCHEDULE OF DISTRIBUTION

Page 1  
of 3 Pages

**ESTATE OF MARILYN J. KEAN  
SCHEDULE OF DISTRIBUTION**

**ASSET VALUE ADJUSTMENT**

Residence - APN 0598-412-05	\$ 190,000.00
Outstanding Line of Credit being paid by Robert L. Kean	\$ (46,705.31)
<b>*Adjusted Value of Residence for Distribution Purposes</b>	<b>\$ 143,294.69</b>

**RESIDUE**

**\$ 445,706.68**

	%%	\$\$	
<b>ROBERT L. KEAN</b>	1/3	\$ 148,575.79	
*Adjusted Residence - APN 0598-412-05		\$ 143,294.69	
Furniture, Furnishing & Personal Effects		\$ 500.00	
<b>COSTS PAID AND ATTRIBUTABLE TO ROBERT</b>		<b>\$ 4,781.10</b>	
			\$ 148,575.79
<b>X RICHARD WOOD, JR.</b>	2/21	\$ 42,447.27	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
<b>PORTION OF COSTS PAID BY ROBERT</b>		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		\$ 795.53	
			\$ 42,447.27
<b>X TAMMERA WARNER</b>	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
<b>PORTION OF COSTS PAID BY ROBERT</b>		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		\$ 795.53	
			\$ 42,447.27
<b>X TINA D. FORAKER</b>	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
<b>PORTION OF COSTS PAID BY ROBERT</b>		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		\$ 795.53	
			\$ 42,447.27
<b>X ELIZABETH ANGELA CARROLL</b>	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015**		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06**		\$ 11,428.57	
<b>PORTION OF COSTS PAID BY ROBERT</b>		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		\$ 795.53	
			\$ 42,447.27

\*\*Subject to a lien in favor of Heir Buyout Company in the amount of \$6,400.00, and said lien shall bear interest at the legal rate from the date of the Judgment of Distribution and shall be due and payable upon the sale or refinance of the properties

**SCHEDULE OF DISTRIBUTION**

X SHAWN EGE	2/21	\$ 42,447.07		
Undivided 1/7 interest in the following real property:				
Real Property - APN 641-294-015			\$ 26,000.00	
Real Property - APN 0451-134-18			\$ 2,857.14	
Real Property - APN 0450-311-06			\$ 11,428.57	
PORTION OF COSTS PAID BY ROBERT			\$ 1,366.03	
Cash shortage being waived to equalize Distribution			\$ 795.53	
				\$ 42,447.27
X DWAYNE EGE	2/21	\$ 42,447.07		
Undivided 1/7 interest in the following real property:				
Real Property - APN 641-294-015			\$ 26,000.00	
Real Property - APN 0451-134-18			\$ 2,857.14	
Real Property - APN 0450-311-06			\$ 11,428.57	
PORTION OF COSTS PAID BY ROBERT			\$ 1,366.03	
Cash shortage being waived to equalize Distribution			\$ 795.53	
				\$ 42,447.27
X RONALDLYN EGE	2/21	\$ 42,447.07		
Undivided 1/7 interest in the following real property:				
Real Property - APN 641-294-015			\$ 26,000.00	
Real Property - APN 0451-134-18			\$ 2,857.14	
Real Property - APN 0450-311-06			\$ 11,428.57	
PORTION OF COSTS PAID BY ROBERT			\$ 1,366.03	
Cash shortage being waived to equalize Distribution			\$ 795.53	
				\$ 42,447.27

TOTAL RESIDUARY BEQUESTS		<u>\$ 445,706.68</u>
TOTAL DISTRIBUTION		<u>\$ 445,706.68</u>



THE DOCUMENT TO WHICH THIS CERTIFICATION IS ATTACHED IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

ATTEST TRESSA S. KENTNER

Clerk of the Superior Court of the State of California, In and for the County of San Bernardino.

By Kassandra Ramos Deputy

SANDRA RAMOS

SEP 12 2008

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

RECEIVED  
2017 DEC 21 PM 4:49  
RIVERSIDE COUNTY  
TREAS - TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 429 Assessment Number: 641294015-9

Assessee: WOOD, RICHARD JR & WARNER, TAMMERA & FORAKER, TINA D & CARROLL, ELIZABETH

Situs: 13835 SARITA DR DESERT HOT SPRINGS 92240

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 10,433.26 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. 2017-0248525, recorded on 6-21-2017. 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.

Certified death certificate  
Tax deed to purchaser of tax-defaulted property

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 19 day of December, 2017 at San Bernardino, CA  
County, State

Shawn Ege  
Signature of Claimant

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

Shawn Ege  
Print Name

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

14521 Manna Loaf St  
Street Address

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

Hesperia CA 92345  
City, State, Zip

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

(760) 686-7909  
Phone Number

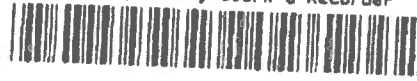
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Phone Number

DOC # 2009-0092106  
02/25/2009 08:00A Fee:36.00

Page 1 of 10

Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:  
SWAN, CARPENTER, WALLIS &  
MCKENZIE LLP  
AND WHEN RECORDED MAIL TO:  
ROBERT L. KEAN  
58290 Del Mar Street  
Yucca Valley, CA 92284

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Title of Document

APN 641-294-015

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



JUDGMENT SETTLING FIRST AND FINAL ACCOUNT AND REPORT OF PERSONAL REPRESENTATIVE, ALLOWING COMPENSATION, AND OF FINAL DISTRIBUTION

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

X  
1 Ronald E. Doty, Jr./SBN 204171  
2 SWAN, CARPENTER, WALLIS & MCKENZIE LLP  
3 1600 E. Florida Avenue, Suite 211  
4 Hemet, California 92544  
5 (951) 658-7162

FILED  
Superior Court of California  
County of San Bernardino  
Redlands District

SEP 11 2008

By Andrew P. Paine  
Deputy

6 Attorneys for Personal Representative  
7  
8

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
10 FOR THE COUNTY OF RIVERSIDE

11 Estate of )

12 MARILYN J. KEAN, )

13 Deceased. )

14 Case No. PRO PS0700917 X

JUDGMENT SETTLING FIRST AND  
FINAL ACCOUNT AND REPORT OF  
PERSONAL REPRESENTATIVE,  
ALLOWING COMPENSATION,  
AND OF FINAL DISTRIBUTION

15 DATE OF HEARING:

16 The petition of ROBERT L. KEAN as Personal Representative of the Decedent's estate  
17 having come on regularly for hearing, the Court finds:

18 Due notice of the hearing on this petition has been given as required by law.

19 All of the allegations of the petition are true.

20 MARILYN J. KEAN died intestate on September 6, 2007, being at the time of death a  
21 resident of the County of San Bernardino, State of California.

22 Petitioner qualified as Personal Representative of the Decedent's estate on November 8,  
23 2007, Letters were issued to Petitioner on November 8, 2007, and at all times since Petitioner has  
24 been and now is the Personal Representative of the estate.

25 Petitioner has performed all duties required of the Petitioner with respect to the  
26 administration of the estate, and the estate is ready for distribution and is in a condition to be closed.

27 ///

28 ///

JUDGMENT - FINAL DISTRIBUTION

PAGE 1 OF 5

RECEIVED  
JUL 28 2008

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SAN BERNARDINO  
REDLANDS DISTRICT

LAW OFFICES OF  
SWAN, CARPENTER, WALLIS & MCKENZIE, LLP  
A LIMITED LIABILITY PARTNERSHIP

1           Petitioner was granted full authority to administer the estate under the provisions of the  
2 Independent Administration of Estates Act. Petitioner's authority to so administer the estate has not  
3 been revoked.

4           The Notice of Petition to Administer Estate has been published for the period and in the  
5 manner prescribed by law. The affidavit evidencing due publication has been filed with the Clerk of  
6 the Court. More than four months have elapsed since the issuance of Letters. The time for filing or  
7 presenting claims has expired.

8           Petitioner investigated and made reasonable inquiry to determine the existence of creditors  
9 entitled to individual notice of administration of the estate. Petitioner did not identify any such  
10 creditors and consequently no individual notices of administration of the estate were given.

11           All claims against the estate have been either presented or filed, allowed and approved and  
12 paid, or paid by the Personal Representative under authority of the Independent Administration of  
13 Estates Act. There are no rejected claims.

14           All debts of the Decedent have been paid.

15           All expenses of administration, except as provided herein, have been paid.

16           There are no personal property taxes due and payable in this proceeding.

17           No Federal Estate Tax return has been filed for the reason that the taxable estate is not  
18 sufficient to require such a return nor is there any Federal Estate Tax due or payable.

19           No California Estate Tax is due since there is no Federal Estate Tax due.

20           All California and Federal income taxes due and payable by the estate have been paid.

21           There are no cash assets in the estate. All cash assets were held by Decedent and Petitioner  
22 in joint tenancy and passed directly to Petitioner by operation of law on the death of Decedent.

23           The only assets of the estate are the furniture, furnishings and personal effects of the  
24 Decedent and real property. No assets were sold, thus the accounting includes only those items  
25 inventoried.

26           All expenses were paid from funds advanced by Petitioner and are detailed on the attached  
27 Schedule of Distribution under "Funds Advanced by Robert Kean for Costs".

28           The whole of the estate is Decedent's separate property.



LAW OFFICES OF  
SWAN, CARPENTER, WALLIS & MCKENZIE, LLP  
A LIMITED LIABILITY PARTNERSHIP

1 The attached "Schedule of Distribution" contains a list of the heirs-at-law entitled to  
2 Decedent's estate under the laws of intestate succession and indicates the share of the estate to which  
3 they are respectively entitled.

4 Based on the rules of intestate succession (Prob.C.§6401(c)(3)(A)), Petitioner Robert L.  
5 Kean as a beneficiary is entitled to one-third of the Decedent's estate. The distributable estate is  
6 \$445,706.68. One-third of that amount is \$148,568.88. Petitioner requests that his residence which  
7 he shared with the Decedent be distributed to him. The Inventory & Appraisal value of the  
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9 secured by the residence and used the proceeds of the said loan to pay off the mortgage on the  
10 Desert Hot Springs property and make improvements to the Desert Hot Springs property. The loan  
11 principal balance is \$46,705.31 as of June 1, 2008. Accordingly, the net distribution to Petitioner  
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13 paying the attorneys' fee and all costs of this proceeding. The balance of the estate (the three other  
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17 Accordingly, each child's distribution as set forth on the attached Schedule of Distribution is  
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19 Petitioner has paid all costs of administration and final expenses totaling \$14,343.32.  
20 Petitioner is entitled to statutory commission of \$12,450.00 two-thirds of which would require each  
21 of the seven children pay him \$983.04 ( $\$6,881.28 \div 7$ ). To equalize the distribution this sum was  
22 reduced to \$5,568.71 or \$795.53 each. Petitioner has agreed to waive his commission and accept the  
23 48290 Del Mar Street, Yucca Valley, California property as his whole distribution, and the seven  
24 children have agreed to Petitioner waiving \$795.53 to equalize the distribution.

25 The result is that the seven children of the Decedent will receive slightly more than  $2/3$  of the  
26 distributable estate and the Petitioner, Decedent's widower will receive slightly less than  $1/3$  of the  
27 distributable estate.

28 Consents to the proposed distribution have been filed herein.

LAW OFFICES OF  
SWAN, CARPENTER, WALLIS & MCKENZIE, LLP  
A LIMITED LIABILITY PARTNERSHIP

1 Beneficiary, Elizabeth Angelina Carroll made a partial assignment of her interest in the  
2 Estate to Heir Buyout Company, totaling \$8,400.00. Pursuant to the terms of the assignment of  
3 Elizabeth Carroll to Heir Buyout Company could require distribution of an undivided interest in the  
4 real property to satisfy its assignment. However, the attorneys for the estate and Heir Buyout  
5 Company have agreed that in lieu of distribution of an undivided interest, the assignment of Heir  
6 Buyout Company shall be satisfied by the Court ordering that the properties at 32377 Randall  
7 Avenue, Lucerne Valley, California 92356 and 13835 Sarita Drive, Desert Hot Springs, California  
8 92240 be distributed to the heirs (seven children of the Decedent) and that Elizabeth Carroll's share  
9 of the estate be subject to a lien in favor of Heir Buyout Company in the amount of \$8,400, and said  
10 lien shall bear interest at the legal rate from the date of the Judgment of Distribution, and shall be  
11 due upon the sale or refinance of any one or all of the three real properties commonly known as:  
12 32377 Randall Avenue, Lucerne Valley, California 92356; Vacant Land approximately 1.29 acres  
13 APN 0451-134-18; and, 13835 Sarita Drive, Desert Hot Springs, California 92240.

14 The compensation provided by law for the ordinary services of Swan, Carpenter, Wallis &  
15 McKenzie, LLP, which have not been paid, are as specified hereafter. Petitioner should be  
16 authorized to pay to Swan, Carpenter, Wallis & McKenzie, LLP, that sum in discharge of the  
17 statutory compensation. Petitioner has deposited \$12,450.00 with Swan, Carpenter, Wallis &  
18 McKenzie LLP in their Client Trust Account to pay the attorney fees being requested. All other  
19 closing expenses payable by the estate will be paid by the Petitioner personally.

20 THEREFORE, IT IS ORDERED AND ADJUDGED THAT:

- 21 1. The administration of the estate is brought to a close;
- 22 2. The Account/Report is settled and approved as filed and all the acts of Petitioner as  
23 Personal Representative reported therein are confirmed and approved;
- 24 3. Petitioner is authorized and directed to pay to Swan, Carpenter, Wallis & McKenzie, LLP  
25 the statutory fee in the amount of \$12,450.00;
- 26 4. Distribution of the estate of the Decedent remaining, after the payment of the expenses  
27 and costs provided for herein, and any other property of the Decedent or of the estate not now

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JUDGMENT - FINAL DISTRIBUTION

PAGE 4 OF 5

1 known or discovered, is made to the person(s) entitled thereto as set forth in the attached "Schedule  
2 of Distribution";

\$165 @

3 5. The Court authorizes the refund of overpaid filing fees in the amount of ~~\$400.00~~ to  
4 Robert L. Kean through his attorneys;

5 Dated: 9/11/08



6  
7 *Cynthia Ludvigsen*  
8 JUDGE OF THE SUPERIOR COURT  
9 Cynthia A. Ludvigsen

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LAW OFFICES OF  
SWAN, CARPENTER, WALLIS & MCKENZIE, LLP  
A LIMITED LIABILITY PARTNERSHIP

**ESTATE OF MARILYN J. KEAN  
SCHEDULE OF DISTRIBUTION**

**ASSETS ON HAND**

Funds advanced by Robert Kean for Costs:

Costs of Administration including filing fee, publication, certified copies and appraisal fee	\$ 1,793.32	\$ (14,343.32)
Medical Expense not covered by insurance	\$ 100.00	
Statutory Attorney Fees in Client Trust	\$ 12,450.00	

Residential real property located at 58290 Del Mar Street, Yucca Valley, San Bernardino County, CA, legally described as: TRACT 7803 LOT 13 EX PTN BEG AT CENTER CUL-DE-SAC APN 0598-412-05	\$ 190,000.00
--	---------------

Furniture, Furnishings and Personal Effects located at ✓ 58290 Del Mar Street, Yucca Valley, CA	\$ 500.00
--	-----------

Real property (vacant) located at 13835 Sarita Drive Desert Hot Springs, Riverside County CA, legally described as: LOT 289 MB 038/020 HOT SPRINGS OASIS 3 APN 641-294-015	\$ 182,000.00
---	---------------

Real property, vacant land in San Bernardino County (site address unknown), legally described as: W 166.75 FT E 500.25 FT S 1/2 NE 1/4 SE 1/4 SW 1/4 APN 0451-134-18	\$ 20,000.00
---	--------------

Real property (vacant) located at 32377 Randall Avenue, Lucern Valley, San Bernardino County, CA, legally described as: E 1/2 NW 1/4 SE 1/4 NW 1/4 SEC 35 TP 4N R 1W 5 AC APN 0450-311-06	\$ 80,000.00
--	--------------

\$ 458,156.68

LESS,

STAT. PERS. REP.'S COMMISSION	\$ -
PERS. REP.'S EXTRAORDINARY COMMISSION	\$ -
STAT. ATTY'S FEE	\$ (12,450.00)
ATTYS' EXTRAORDINARY FEE	\$ -
RESERVE	\$ -

\$ (12,450.00)

DISTRIBUTABLE ESTATE

\$ 445,706.68

**ESTATE OF MARILYN J. KEAN  
SCHEDULE OF DISTRIBUTION**

**ASSET VALUE ADJUSTMENT**

Residence - APN 0598-412-05	\$ 190,000.00
Outstanding Line of Credit being paid by Robert L. Kean	\$ (46,705.31)
<b>*Adjusted Value of Residence for Distribution Purposes</b>	<b>\$ 143,294.69</b>

**RESIDUE**

**\$ 445,706.68**

%%      \$\$

<b>ROBERT L. KEAN</b>	1/3	\$ 148,575.79	
*Adjusted Residence - APN 0598-412-05		\$ 143,294.69	
Furniture, Furnishing & Personal Effects		\$ 500.00	
<b>COSTS PAID AND ATTRIBUTABLE TO ROBERT</b>		<u>\$ 4,781.10</u>	
<b>X RICHARD WOOD, JR.</b>	2/21	\$ 42,447.27	\$ 148,575.79
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
<b>PORTION OF COSTS PAID BY ROBERT</b>		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		<u>\$ 795.53</u>	
<b>X TAMMERA WARNER</b>	2/21	\$ 42,447.07	\$ 42,447.27
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
<b>PORTION OF COSTS PAID BY ROBERT</b>		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		<u>\$ 795.53</u>	
<b>X TINA D. FORAKER</b>	2/21	\$ 42,447.07	\$ 42,447.27
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
<b>PORTION OF COSTS PAID BY ROBERT</b>		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		<u>\$ 795.53</u>	
<b>X ELIZABETH ANGELA CARROLL</b>	2/21	\$ 42,447.07	\$ 42,447.27
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015**		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06**		\$ 11,428.57	
<b>PORTION OF COSTS PAID BY ROBERT</b>		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		<u>\$ 795.53</u>	
			\$ 42,447.27

\*\*Subject to a lien in favor of Heir Buyout Company in the amount of \$8,400.00, and said lien shall bear interest at the legal rate from the date of the Judgment of Distribution and shall be due and payable upon the sale or refinance of the properties

**SCHEDULE OF DISTRIBUTION**

Page 2  
of 3 Pages

X SHAWN EGE	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
PORTION OF COSTS PAID BY ROBERT		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		\$ 795.53	
		<u>          </u>	\$ 42,447.27
X DWAYNE EGE	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
PORTION OF COSTS PAID BY ROBERT		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		\$ 795.53	
		<u>          </u>	\$ 42,447.27
X RONALDLYN EGE	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
PORTION OF COSTS PAID BY ROBERT		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		\$ 795.53	
		<u>          </u>	\$ 42,447.27
TOTAL RESIDUARY BEQUESTS			<u>\$ 445,706.68</u>
TOTAL DISTRIBUTION			<u><u>\$ 445,706.68</u></u>

SCHEDULE OF DISTRIBUTION

Page 3  
of 3 Pages



THE DOCUMENT TO WHICH THIS CERTIFICATION IS ATTACHED IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

ATTEST TRESSA S. KENTNER  
Clerk of the Superior Court of the State of California, In and for the County of San Bernardino.

By Kassandra Ramos Deputy  
KASSANDRA RAMOS

SEP 12 2008

COUNTY OF RIVER

JON CHRISTENSEN  
TREASURER  
TAX COLLECTOR



October 08, 2019

Shawn Ege  
14521 Mauna Loa St.  
Hesperia, CA 92345

Re: APN: 641294015-8  
TC 209 Item 429  
Date of Sale: May 02, 2017

To Whom It May Concern:

This office is in receipt of your claims 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 Treasurer-Tax Collector in making the determination.**

- |  |  |
|--|--|
| <input type="checkbox"/> Notarized Affidavit under CA Probate Code 13100   | <input type="checkbox"/> Copy of Birth Certificates for  |
| <input checked="" type="checkbox"/> Notarized Statement of different/misspelled Shawn Ege; Shawn Eugene Wood; Shawnn Eugene Wood; Shawn Wood | <input type="checkbox"/> Copy of Marriage Certificate for                                      |
| <input type="checkbox"/> Original Notarized Authorization for Agent to Collect Excess Proceeds   | <input type="checkbox"/> Original Note/Payment Book  |
| <input type="checkbox"/> Notarized Assignment of Right to Collect Excess Proceeds  | <input type="checkbox"/> Updated Statement of Monies Owed (as of date of tax sale)             |
| <input type="checkbox"/> Certified Death Certificate   | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock) |
|  | <input type="checkbox"/> Court Order Appointing Administrator                                  |
|  | <input type="checkbox"/> Deed (Quitclaim/Grant etc...)   |
|  | <input type="checkbox"/> Other:  |

Please send in all documents within 30 days (**November 08, 2019**). If you should have any questions, please contact me at the number listed below.

Sincerely,

*Miriam C. Marquez*  
Sr. Accounting Assistant  
Tax Sale Operations/Excess Proceeds

Tel 951 955-3336/Fax 951 955-3990

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- 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:**

EP 209 Item 429  
Shawn Ege  
14521 Mauna Loa St.  
Hesperia, CA 92345



9590 9402 1680 6053 9881 47

**2. Article Number (Transfer from service label)**

7002 0510 0004 1157 5011

PS Form 3811, July 2016 PSN 7530-02-000-9053

County of Riverside, Treasurer-Tax Collector

4080 LEMON STREET, 4TH FLOOR \* P.O. BOX 12005 \* RIVERSIDE, CALIFORNIA 92502  
WWW.COUNTYTREASURER.ORG \* (951) 955-3900 \* 1 (877) 748-2689 \* FAX (951) 955-3923



PLACE IN FILE

NC-130

ATTORNEY OR PARTY WITHOUT ATTORNEY NAME: Shawnn Eugene Wood FIRM NAME: STREET ADDRESS: 14521 Mauna Loa St. CITY: Hesperia STATE: ca ZIP CODE: 92345 TELEPHONE NO.: 780-686-7409 FAX NO.: E-MAIL ADDRESS: rustymail22s@yahoo.com ATTORNEY FOR (name):	STATE BAR NUMBER:  FILED SUPERIOR COURT OF CALIFORNIA COUNTY OF SAN BERNARDINO VICTORVILLE DISTRICT  AUG 21 2019  BY <u>Samantha Leonard</u> SAMANTHA LEONARD, DEPUTY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Superior Court STREET ADDRESS: 14455 Civic Drive St.100 MAILING ADDRESS: CITY AND ZIP CODE: Victorville Ca 92392 BRANCH NAME: Victorville District	
PETITION OF (name of each petitioner): Shawnn Eugene Wood  FOR CHANGE OF NAME	
DECREE CHANGING NAME	CASE NUMBER: CIVVS1900334

1. The petition was duly considered:
- a.  at the hearing on (date): 8/21/19 in Courtroom: \_\_\_\_\_ of the above-entitled court.
- b.  without hearing.

THE COURT FINDS

2. a. All notices required by law have been given.
- b. Each person whose name is to be changed identified in item 3 below  
 is not  is required to register as a sex offender under section 290 of the Penal Code.  
 This determination was made (check one):  by using CLETS/CJIS  based on information provided to the clerk of the court by a local law enforcement agency.
- c.  No objections to the proposed change of name were made.
- d.  Objections to the proposed change of name were made by (name):
- e. It appears to the satisfaction of the court that all the allegations in the petition are true and sufficient and that the petition should be granted.
- f.  Other findings (if any):

SCANNED

THE COURT ORDERS

3. The name of
- |    | <u>Present name</u> | <u>New name</u>                 |
|----|---------------------|---------------------------------|
| a. | Shawnn Eugene Wood  | is changed to Shawnn Eugene Ege |
| b. |                     | is changed to                   |
| c. |                     | is changed to                   |
| d. |                     | is changed to                   |

Additional name changes are listed on Attachment 3.

*WAW*

Date: 8/21/19

\_\_\_\_\_  
 JUDGE OF THE SUPERIOR COURT **Carlos M. Cabrera**  
 SIGNATURE OF JUDGE FOLLOWS LAST ATTACHMENT Page 1 of 1

October 9, 2019  
Miriam C. Márquez  
Sr. Accounting Assistant  
Tax Sale Operations/Excess Proceeds  
Riverside, California

To whom it may Concern,

My name is, Shawnn E. Ege, one in the same as, Shawnn E. Wood, who took title to Property #641294315-8, which was sold at tax sale on May 2, 2017. My name appears as, Shawn Ege on that paperwork. My mother's husband, who was in charge of her estate spelt my name wrong. I was born, Shawnn Eugene Wood. I recently went to court on 8/21/19 for a legal name change, Shawnn Eugene Ege, which I have been using my whole life. I have attached a copy of the Decree Changing Name given to me by the court. I am also known as, Shawn Ege, Shawnn E. Ege and Shawnn E. Wood.

Sincerely,

A handwritten signature in cursive script that reads "Shawnn Ege". The signature is written in black ink and is positioned above the printed name.

Shawnn E. Ege

SEE ATTACHED  
NOTARIAL CERTIFICATE

**CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT  
(CALIFORNIA 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 San Bernardino )

On October 9, 2019 before me, Alisha L. Hartman, notary public  
(Date) (Here Insert Name and Title of the Officer)

personally appeared Shawnn E. Ege  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~is~~  
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 of Notary Public



(Notary Seal)

**ADDITIONAL OPTIONAL INFORMATION**

**Description of Attached Document**

Title or Type of Document: tax sale operations/ excess proceeds Document Date: 10/9/19

Number of Pages: 1 Signer(s) Other Than Named Above: \_\_\_\_\_

Additional Information: \_\_\_\_\_

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2018 MAY 10 AM 10:15

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 209 Item 429 Assessment Number: 641294015-8

Assessee: WOOD, RICHARD JR & WARNER, TAMMERA & FORAKER, TINA D & CARROLL, ELIZABETH

Situs: 13835 SARITA DR DESERT HOT SPRINGS 92240

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$10,433.26 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. 2017-0248525; recorded on 6-21-17. 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.

- Certified Death Certificate
- Tax Deed to purchaser of Tax-Defaulted Property

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 23 day of April, 2018 at San Bernardino, California  
County, State

Dwayne Ege  
Signature of Claimant

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

Dwayne Ege  
Print Name

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

18182 Orange Street  
Street Address

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

Hesperia, California, 92345  
City, State, Zip

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

(760) 792-1520  
Phone Number

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

DOC # 2009-0092106  
 X 02/25/2009 08:00A Fee:36.00

Page 1 of 10  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION  
 RECORDING REQUESTED BY:  
 SWAN, CARPENTER, WALLIS &  
 MCKENZIE LLP  
 X AND WHEN RECORDED MAIL TO:  
 ROBERT L. KEAN  
 58290 Del Mar Street  
 Yucca Valley, CA 92284

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Space above this line for recorder's use only

37

Title of Document

APN 641-294-015

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



JUDGMENT SETTLING FIRST AND FINAL ACCOUNT AND REPORT OF PERSONAL REPRESENTATIVE, ALLOWING COMPENSATION, AND OF FINAL DISTRIBUTION

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
 (\$3:00 Additional Recording Fee Applies)

1 Ronald E. Doty, Jr./SBN 204171  
2 SWAN, CARPENTER, WALLIS & MCKENZIE LLP  
3 1600 E. Florida Avenue, Suite 211  
4 Hemet, California 92544  
5 (951) 658-7162

FILED  
Superior Court of California  
County of San Bernardino  
Redlands District

SEP 11 2008

Attorneys for Personal Representative

By Shirley A. Kline  
Deputy

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA

9 FOR THE COUNTY OF RIVERSIDE

10 Estate of )

11 MARILYN J. KEAN, )

14 Deceased. )

Case No. PRO PS0700917

JUDGMENT SETTLING FIRST AND  
FINAL ACCOUNT AND REPORT OF  
PERSONAL REPRESENTATIVE,  
ALLOWING COMPENSATION,  
AND OF FINAL DISTRIBUTION

DATE OF HEARING:

LAW OFFICES OF  
SWAN, CARPENTER, WALLIS & MCKENZIE, LLP  
A LIMITED LIABILITY PARTNERSHIP

16 The petition of ROBERT L. KEAN as Personal Representative of the Decedent's estate  
17 having come on regularly for hearing, the Court finds:

18 Due notice of the hearing on this petition has been given as required by law.

19 All of the allegations of the petition are true.

20 MARILYN J. KEAN died intestate on September 6, 2007, being at the time of death a  
21 resident of the County of San Bernardino, State of California.

22 Petitioner qualified as Personal Representative of the Decedent's estate on November 8,  
23 2007, Letters were issued to Petitioner on November 8, 2007, and at all times since Petitioner has  
24 been and now is the Personal Representative of the estate.

25 Petitioner has performed all duties required of the Petitioner with respect to the  
26 administration of the estate, and the estate is ready for distribution and is in a condition to be closed.

27 ///

28 ///

RECEIVED  
JUL 28 2008

JUDGMENT - FINAL DISTRIBUTION

PAGE 1 OF 5

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SAN BERNARDINO  
REDLANDS DISTRICT

1 Petitioner was granted full authority to administer the estate under the provisions of the  
2 Independent Administration of Estates Act. Petitioner's authority to so administer the estate has not  
3 been revoked.

4 The Notice of Petition to Administer Estate has been published for the period and in the  
5 manner prescribed by law. The affidavit evidencing due publication has been filed with the Clerk of  
6 the Court. More than four months have elapsed since the issuance of Letters. The time for filing or  
7 presenting claims has expired.

8 Petitioner investigated and made reasonable inquiry to determine the existence of creditors  
9 entitled to individual notice of administration of the estate. Petitioner did not identify any such  
10 creditors and consequently no individual notices of administration of the estate were given.

11 All claims against the estate have been either presented or filed, allowed and approved and  
12 paid, or paid by the Personal Representative under authority of the Independent Administration of  
13 Estates Act. There are no rejected claims.

14 All debts of the Decedent have been paid.

15 All expenses of administration, except as provided herein, have been paid.

16 There are no personal property taxes due and payable in this proceeding.

17 No Federal Estate Tax return has been filed for the reason that the taxable estate is not  
18 sufficient to require such a return nor is there any Federal Estate Tax due or payable.

19 No California Estate Tax is due since there is no Federal Estate Tax due.

20 All California and Federal income taxes due and payable by the estate have been paid.

21 There are no cash assets in the estate. All cash assets were held by Decedent and Petitioner  
22 in joint tenancy and passed directly to Petitioner by operation of law on the death of Decedent.

23 The only assets of the estate are the furniture, furnishings and personal effects of the  
24 Decedent and real property. No assets were sold, thus the accounting includes only those items  
25 inventoried.

26 All expenses were paid from funds advanced by Petitioner and are detailed on the attached  
27 Schedule of Distribution under "Funds Advanced by Robert Kean for Costs".

28 The whole of the estate is Decedent's separate property.

1 The attached "Schedule of Distribution" contains a list of the heirs-at-law entitled to  
2 Decedent's estate under the laws of intestate succession and indicates the share of the estate to which  
3 they are respectively entitled.

4 Based on the rules of intestate succession (Prob.C. §6401(c)(3)(A)), Petitioner Robert L.  
5 Kean as a beneficiary is entitled to one-third of the Decedent's estate. The distributable estate is  
6 \$445,706.68. One-third of that amount is \$148,568.88. Petitioner requests that his residence which  
7 he shared with the Decedent be distributed to him. The Inventory & Appraisal value of the  
8 residence is \$190,000.00. During Decedent's lifetime, Petitioner and Decedent obtained a loan  
9 secured by the residence and used the proceeds of the said loan to pay off the mortgage on the  
10 Desert Hot Springs property and make improvements to the Desert Hot Springs property. The loan  
11 principal balance is \$46,705.31 as of June 1, 2008. Accordingly, the net distribution to Petitioner  
12 will be less than \$143,294.69 (the value of the residence adjusted for the loan). Petitioner is also  
13 paying the attorneys' fee and all costs of this proceeding. The balance of the estate (the three other  
14 real properties) will be distributed to the children of the Decedent.

15 The remaining three properties have a combined value of \$282,000.00. The seven children's  
16 respective shares are two twenty-firsts of the total estate ( $1/7$  of  $2/3 = 2/21$ ) or \$40,285.71 each.  
17 Accordingly, each child's distribution as set forth on the attached Schedule of Distribution is  
18 \$42,447.27.

19 Petitioner has paid all costs of administration and final expenses totaling \$14,343.32.  
20 Petitioner is entitled to statutory commission of \$12,450.00 two-thirds of which would require each  
21 of the seven children pay him \$983.04 ( $\$6,881.28 \div 7$ ). To equalize the distribution this sum was  
22 reduced to \$5,568.71 or \$795.53 each. Petitioner has agreed to waive his commission and accept the  
23 48290 Del Mar Street, Yucca Valley, California property as his whole distribution, and the seven  
24 children have agreed to Petitioner waiving \$795.53 to equalize the distribution.

25 The result is that the seven children of the Decedent will receive slightly more than  $2/3$  of the  
26 distributable estate and the Petitioner, Decedent's widower will receive slightly less than  $1/3$  of the  
27 distributable estate.

28 Consents to the proposed distribution have been filed herein.



1 Beneficiary, Elizabeth Angelina Carroll made a partial assignment of her interest in the  
2 Estate to Heir Buyout Company, totaling \$8,400.00. Pursuant to the terms of the assignment of  
3 Elizabeth Carroll to Heir Buyout Company could require distribution of an undivided interest in the  
4 real property to satisfy its assignment. However, the attorneys for the estate and Heir Buyout  
5 Company have agreed that in lieu of distribution of an undivided interest, the assignment of Heir  
6 Buyout Company shall be satisfied by the Court ordering that the properties at 32377 Randall  
7 Avenue, Lucerne Valley, California 92356 and 13835 Sarita Drive, Desert Hot Springs, California  
8 92240 be distributed to the heirs (seven children of the Decedent) and that Elizabeth Carroll's share  
9 of the estate be subject to a lien in favor of Heir Buyout Company in the amount of \$8,400, and said  
10 lien shall bear interest at the legal rate from the date of the Judgment of Distribution, and shall be  
11 due upon the sale or refinance of any one or all of the three real properties commonly known as:  
12 32377 Randall Avenue, Lucerne Valley, California 92356; Vacant Land approximately 1.29 acres  
13 APN 0451-134-18; and, 13835 Sarita Drive, Desert Hot Springs, California 92240.

14 The compensation provided by law for the ordinary services of Swan, Carpenter, Wallis &  
15 McKenzie, LLP, which have not been paid, are as specified hereafter. Petitioner should be  
16 authorized to pay to Swan, Carpenter, Wallis & McKenzie, LLP, that sum in discharge of the  
17 statutory compensation. Petitioner has deposited \$12,450.00 with Swan, Carpenter, Wallis &  
18 McKenzie LLP in their Client Trust Account to pay the attorney fees being requested. All other  
19 closing expenses payable by the estate will be paid by the Petitioner personally.

20 THEREFORE, IT IS ORDERED AND ADJUDGED THAT:

- 21 1. The administration of the estate is brought to a close;
- 22 2. The Account/Report is settled and approved as filed and all the acts of Petitioner as  
23 Personal Representative reported therein are confirmed and approved;
- 24 3. Petitioner is authorized and directed to pay to Swan, Carpenter, Wallis & McKenzie, LLP  
25 the statutory fee in the amount of \$12,450.00;
- 26 4. Distribution of the estate of the Decedent remaining, after the payment of the expenses  
27 and costs provided for herein, and any other property of the Decedent or of the estate not now

28 ///

LAW OFFICES OF  
SWAN, CARPENTER, WALLIS & MCKENZIE, LLP  
A LIMITED LIABILITY PARTNERSHIP

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known or discovered, is made to the person(s) entitled thereto as set forth in the attached "Schedule of Distribution";

\$165<sup>00</sup>

5. The Court authorizes the refund of overpaid filing fees in the amount of ~~\$400.00~~ to Robert L. Kean through his attorneys;

Dated: 9/11/08



*Cynthia Ludvigsen*  
JUDGE OF THE SUPERIOR COURT  
Cynthia A. Ludvigsen

**ESTATE OF MARILYN J. KEAN  
SCHEDULE OF DISTRIBUTION**

**ASSETS ON HAND**

Funds advanced by Robert Kean for Costs:		\$ (14,343.32)
Costs of Administration including filing fee, publication, certified copies and appraisal fee	\$ 1,793.32	
Medical Expense not covered by insurance	\$ 100.00	
Statutory Attorney Fees in Client Trust	\$ 12,450.00	
Residential real property located at 58290 Del Mar Street, Yucca Valley, San Bernardino County, CA, legally described as: TRACT 7803 LOT 13 EX PTN BEG AT CENTER CUL-DE-SAC APN 0598-412-05		\$ 190,000.00
Furniture, Furnishings and Personal Effects located at ✓ 58290 Del Mar Street, Yucca Valley, CA		\$ 500.00
Real property (vacant) located at 13835 Sarita Drive Desert Hot Springs, Riverside County CA, legally described as: LOT 289 MB 038/020 HOT SPRINGS OASIS 3 APN 641-294-015		\$ 182,000.00
Real property, vacant land in San Bernardino County (site address unknown), legally described as: W 166.75 FT E 500.25 FT S 1/2 NE 1/4 SE 1/4 SW 1/4 APN 0451-134-18		\$ 20,000.00
Real property (vacant) located at 32377 Randall Avenue, Lucern Valley, San Bernardino County, CA, legally described as: E 1/2 NW 1/4 SE 1/4 NW 1/4 SEC 35 TP 4N R 1W 5 AC APN 0450-311-06		\$ 80,000.00
		\$ 458,156.68

**LESS,**

STAT. PERS. REP.'S COMMISSION	\$ -	
PERS. REP.'S EXTRAORDINARY COMMISSION	\$ -	
STAT. ATTYS' FEE	\$ (12,450.00)	
ATTYS' EXTRAORDINARY FEE	\$ -	
RESERVE	\$ -	
		\$ (12,450.00)

**DISTRIBUTABLE ESTATE**

\$ 445,706.68

**SCHEDULE OF DISTRIBUTION**

Page 1  
of 3 Pages

**ESTATE OF MARILYN J. KEAN  
SCHEDULE OF DISTRIBUTION**

**ASSET VALUE ADJUSTMENT**

Residence - APN 0598-412-05	\$ 190,000.00
Outstanding Line of Credit being paid by Robert L. Kean	\$ (46,705.31)
 *Adjusted Value of Residence for Distribution Purposes	 \$ 143,294.69

**RESIDUE**

\$ 445,706.68

	%%	\$\$		
<b>ROBERT L. KEAN</b>	1/3	\$ 148,575.79		
*Adjusted Residence - APN 0598-412-05		\$ 143,294.69		
Furniture, Furnishing & Personal Effects		\$ 500.00		
<b>COSTS PAID AND ATTRIBUTABLE TO ROBERT</b>		<b>\$ 4,781.10</b>		
			\$	148,575.79
<b>X RICHARD WOOD, JR.</b>	2/21	\$ 42,447.27		
Undivided 1/7 interest in the following real property:				
Real Property - APN 641-294-015		\$ 26,000.00		
Real Property - APN 0451-134-18		\$ 2,857.14		
Real Property - APN 0450-311-06		\$ 11,428.57		
<b>PORTION OF COSTS PAID BY ROBERT</b>		\$ 1,366.03		
Cash shortage being waived to equalize Distribution		\$ 795.53		
			\$	42,447.27
<b>X TAMMERA WARNER</b>	2/21	\$ 42,447.07		
Undivided 1/7 interest in the following real property:				
Real Property - APN 641-294-015		\$ 26,000.00		
Real Property - APN 0451-134-18		\$ 2,857.14		
Real Property - APN 0450-311-06		\$ 11,428.57		
<b>PORTION OF COSTS PAID BY ROBERT</b>		\$ 1,366.03		
Cash shortage being waived to equalize Distribution		\$ 795.53		
			\$	42,447.27
<b>X TINA D. FORAKER</b>	2/21	\$ 42,447.07		
Undivided 1/7 interest in the following real property:				
Real Property - APN 641-294-015		\$ 26,000.00		
Real Property - APN 0451-134-18		\$ 2,857.14		
Real Property - APN 0450-311-06		\$ 11,428.57		
<b>PORTION OF COSTS PAID BY ROBERT</b>		\$ 1,366.03		
Cash shortage being waived to equalize Distribution		\$ 795.53		
			\$	42,447.27
<b>X ELIZABETH ANGELA CARROLL</b>	2/21	\$ 42,447.07		
Undivided 1/7 interest in the following real property:				
Real Property - APN 641-294-015**		\$ 26,000.00		
Real Property - APN 0451-134-18		\$ 2,857.14		
Real Property - APN 0450-311-06**		\$ 11,428.57		
<b>PORTION OF COSTS PAID BY ROBERT</b>		\$ 1,366.03		
Cash shortage being waived to equalize Distribution		\$ 795.53		
			\$	42,447.27

\*\*Subject to a lien in favor of Heir Buyout Company in the amount of \$8,400.00, and said lien shall bear interest at the legal rate from the date of the Judgment of Distribution and shall be due and payable upon the sale or refinance of the properties

**SCHEDULE OF DISTRIBUTION**

X SHAWN EGE	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
PORTION OF COSTS PAID BY ROBERT		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		\$ 795.53	
			\$ 42,447.27
X DWAYNE EGE	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
PORTION OF COSTS PAID BY ROBERT		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		\$ 795.53	
			\$ 42,447.27
X RONALDLYN EGE	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
PORTION OF COSTS PAID BY ROBERT		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		\$ 795.53	
			\$ 42,447.27

TOTAL RESIDUARY BEQUESTS	\$ 445,706.68
TOTAL DISTRIBUTION	\$ 445,706.68



THE DOCUMENT TO WHICH THIS CERTIFICATION IS ATTACHED IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

ATTEST TRESSA S. KENTNER

Clerk of the Superior Court of the State of California, In and for the County of San Bernardino.

By Kassandra Ramos Deputy  
KASSANDRA RAMOS

SEP 12 2008

COUNTY OF RIVERSIDE

JON CHRISTENSEN  
TREASURER  
TAX COLLECTOR



October 08, 2019

Dwayne Ege  
18182 Orange Street  
Hesperia, CA 92345

Re: APN: 641294015-8  
TC 209 Item 429  
Date of Sale: May 02, 2017

To Whom It May Concern:

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- 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:

EP 209 Item 429  
Dwayne Ege  
18182 Orange Street  
Hesperia, CA 92345



9590 9402 1680 6053 9881 23

2. Article Number (Transfer from service label)

7002 0510 0004 1157 5004

PS Form 3811, July 2015 PSN 7530-02-000-9053

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B.  
D.  
3. S  
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In

This office is in receipt of your claims 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 Treasurer-Tax Collector in making the determination.**

Notarized Affidavit under CA Probate Code 13100

Notarized Statement of different/misspelled Dwayne Ege; Dwayne Matthew Ege

Original Notarized Authorization for Agent to Collect Excess Proceeds

Notarized Assignment of Right to Collect Excess Proceeds

Certified Death Certificate

Copy of Birth Certificates for

Copy of Marriage Certificate for

Original Note/Payment Book

Updated Statement of Monies Owed (as of date of tax sale)

Articles of Incorporation

(if applicable Statement by Domestic Stock)

Court Order Appointing Administrator

Deed (Quitclaim/Grant etc...)

Other:

Please send in all documents within 30 days (**November 08, 2019**). If you should have any questions, please contact me at the number listed below.

Sincerely,

*Miriam C. Marquez*

Sr. Accounting Assistant

Tax Sale Operations/Excess Proceeds

Tel 951 955-3336/Fax 951 955-3990

County of Riverside, Treasurer-Tax Collector

\*\*\*\*\*

4080 LEMON STREET, 4TH FLOOR \* P.O. BOX 12005 \* RIVERSIDE, CALIFORNIA 92502  
WWW.COUNTYTREASURER.ORG \* (951) 955-3900 \* 1 (877) 748 2689 \* FAX (951) 955-3923

RECEIVED

2019 NOV -4 PM 4: 50

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

October 20, 2019

Mariam C. Marquez  
Sr. Accounting Assistant  
Tax Sale Operations/Excess Proceeds  
Riverside, California

To whom it may concern,

My name is, Dwayne M. Ege, one in the same as, Dwayne Matthew Ege, who took title to property # 641294315-8, which was sold at tax sale on May 2, 2017. I'm also known as, Dwayne Ege, Dwayne M. Ege and Dwayne Matthew Ege.

Thank you for your time.

Sincerely,



10-25-19

Dwayne Matthew Ege

*See Attached  
Notarial Document*



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 San Bernardino)

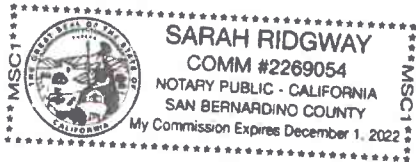
On 25 October 2019 before me, Sarah Ridgway, Notary Public, Personally Appeared

Dwayne Matthew Ege

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 Sarah Ridgway

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: Letter / Statement

Document Date: Number of Pages: 1

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2018 JUN 13 PM 1:24

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS. TAX COLLECTOR

TC 209 Item 429 Assessment Number: 641294015-8

Assessee: WOOD, RICHARD JR & WARNER, TAMMERA & FORAKER, TINA D & CARROLL, ELIZABETH

Situs: 13835 SARITA DR DESERT HOT SPRINGS 92240

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$10,433.24 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. 2017-0348525 recorded on 06/21/2017. 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.

Certified death certificate  
Tax Deed to purchaser of Tax-Defaulted property

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 07 day of June, 2018 at Jackson, mi.  
County, State

[Signature]  
Signature of Claimant

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

Ronaldlyn Ege  
Print Name

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

3980 Juniper Dr.  
Street Address

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

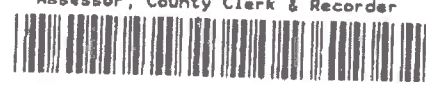
Jackson, mi 49201  
City, State, Zip

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

517-962-1201  
Phone Number

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

DOC # 2009-0092106  
 X 02/25/2009 08:00A Fee:36.00  
 Page 1 of 10  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION  
 RECORDING REQUESTED BY:  
 SWAN, CARPENTER, WALLIS &  
 MCKENZIE LLP  
 X AND WHEN RECORDED MAIL TO:  
 ROBERT L. KEAN  
 58290 Del Mar Street  
 Yucca Valley, CA 92284

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37

Title of Document

APN 641-294-015

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



JUDGMENT SETTLING FIRST AND FINAL ACCOUNT AND REPORT OF PERSONAL REPRESENTATIVE, ALLOWING COMPENSATION, AND OF FINAL DISTRIBUTION

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

LAW OFFICES OF  
SWAN, CARPENTER, WALLIS & MCKENZIE, LLP  
A LIMITED LIABILITY PARTNERSHIP

1 Ronald E. Doty, Jr./SBN 204171  
2 SWAN, CARPENTER, WALLIS & MCKENZIE LLP  
3 1600 E. Florida Avenue, Suite 211  
4 Hemet, California 92544  
5 (951) 658-7162

6 Attorneys for Personal Representative

FILED  
Superior Court of California  
County of San Bernardino  
Redlands District

SEP 11 2008

By Michael A. Ryan  
Deputy

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
9 FOR THE COUNTY OF RIVERSIDE

10 Estate of )

11 MARILYN J. KEAN, )

12 )  
13 )  
14 Deceased. )

X  
Case No. PRO PS0700917

JUDGMENT SETTLING FIRST AND  
FINAL ACCOUNT AND REPORT OF  
PERSONAL REPRESENTATIVE,  
ALLOWING COMPENSATION,  
AND OF FINAL DISTRIBUTION

DATE OF HEARING:

15  
16 The petition of ROBERT L. KEAN as Personal Representative of the Decedent's estate  
17 having come on regularly for hearing, the Court finds:

18 Due notice of the hearing on this petition has been given as required by law.

19 All of the allegations of the petition are true.

20 MARILYN J. KEAN died intestate on September 6, 2007, being at the time of death a  
21 resident of the County of San Bernardino, State of California.

22 Petitioner qualified as Personal Representative of the Decedent's estate on November 8,  
23 2007, Letters were issued to Petitioner on November 8, 2007, and at all times since Petitioner has  
24 been and now is the Personal Representative of the estate.

25 Petitioner has performed all duties required of the Petitioner with respect to the  
26 administration of the estate, and the estate is ready for distribution and is in a condition to be closed.

27 ///

28 ///

RECEIVED  
JUL 28 2008

JUDGMENT - FINAL DISTRIBUTION

PAGE 1 OF 5

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SAN BERNARDINO  
REDLANDS DISTRICT

1 Petitioner was granted full authority to administer the estate under the provisions of the  
2 Independent Administration of Estates Act. Petitioner's authority to so administer the estate has not  
3 been revoked.

4 The Notice of Petition to Administer Estate has been published for the period and in the  
5 manner prescribed by law. The affidavit evidencing due publication has been filed with the Clerk of  
6 the Court. More than four months have elapsed since the issuance of Letters. The time for filing or  
7 presenting claims has expired.

8 Petitioner investigated and made reasonable inquiry to determine the existence of creditors  
9 entitled to individual notice of administration of the estate. Petitioner did not identify any such  
10 creditors and consequently no individual notices of administration of the estate were given.

11 All claims against the estate have been either presented or filed, allowed and approved and  
12 paid, or paid by the Personal Representative under authority of the Independent Administration of  
13 Estates Act. There are no rejected claims.

14 All debts of the Decedent have been paid.

15 All expenses of administration, except as provided herein, have been paid.

16 There are no personal property taxes due and payable in this proceeding.

17 No Federal Estate Tax return has been filed for the reason that the taxable estate is not  
18 sufficient to require such a return nor is there any Federal Estate Tax due or payable.

19 No California Estate Tax is due since there is no Federal Estate Tax due.

20 All California and Federal income taxes due and payable by the estate have been paid.

21 There are no cash assets in the estate. All cash assets were held by Decedent and Petitioner  
22 in joint tenancy and passed directly to Petitioner by operation of law on the death of Decedent.

23 The only assets of the estate are the furniture, furnishings and personal effects of the  
24 Decedent and real property. No assets were sold, thus the accounting includes only those items  
25 inventoried.

26 All expenses were paid from funds advanced by Petitioner and are detailed on the attached  
27 Schedule of Distribution under "Funds Advanced by Robert Kean for Costs".

28 The whole of the estate is Decedent's separate property.

1 The attached "Schedule of Distribution" contains a list of the heirs-at-law entitled to  
2 Decedent's estate under the laws of intestate succession and indicates the share of the estate to which  
3 they are respectively entitled.

4 Based on the rules of intestate succession (Prob.C. §6401(c)(3)(A)), Petitioner Robert L.  
5 Kean as a beneficiary is entitled to one-third of the Decedent's estate. The distributable estate is  
6 \$445,706.68. One-third of that amount is \$148,568.88. Petitioner requests that his residence which  
7 he shared with the Decedent be distributed to him. The Inventory & Appraisal value of the  
8 residence is \$190,000.00. During Decedent's lifetime, Petitioner and Decedent obtained a loan  
9 secured by the residence and used the proceeds of the said loan to pay off the mortgage on the  
10 Desert Hot Springs property and make improvements to the Desert Hot Springs property. The loan  
11 principal balance is \$46,705.31 as of June 1, 2008. Accordingly, the net distribution to Petitioner  
12 will be less than \$143,294.69 (the value of the residence adjusted for the loan). Petitioner is also  
13 paying the attorneys' fee and all costs of this proceeding. The balance of the estate (the three other  
14 real properties) will be distributed to the children of the Decedent.

15 The remaining three properties have a combined value of \$282,000.00. The seven children's  
16 respective shares are two twenty-firsts of the total estate ( $1/7$  of  $2/3 = 2/21$ ) or \$40,285.71 each.  
17 Accordingly, each child's distribution as set forth on the attached Schedule of Distribution is  
18 \$42,447.27.

19 Petitioner has paid all costs of administration and final expenses totaling \$14,343.32.  
20 Petitioner is entitled to statutory commission of \$12,450.00 two-thirds of which would require each  
21 of the seven children pay him \$983.04 ( $\$6,881.28 \div 7$ ). To equalize the distribution this sum was  
22 reduced to \$5,568.71 or \$795.53 each. Petitioner has agreed to waive his commission and accept the  
23 48290 Del Mar Street, Yucca Valley, California property as his whole distribution, and the seven  
24 children have agreed to Petitioner waiving \$795.53 to equalize the distribution.

25 The result is that the seven children of the Decedent will receive slightly more than  $2/3$  of the  
26 distributable estate and the Petitioner, Decedent's widower will receive slightly less than  $1/3$  of the  
27 distributable estate.

28 Consents to the proposed distribution have been filed herein.

1 Beneficiary, Elizabeth Angelina Carroll made a partial assignment of her interest in the  
2 Estate to Heir Buyout Company, totaling \$8,400.00. Pursuant to the terms of the assignment of  
3 Elizabeth Carroll to Heir Buyout Company could require distribution of an undivided interest in the  
4 real property to satisfy its assignment. However, the attorneys for the estate and Heir Buyout  
5 Company have agreed that in lieu of distribution of an undivided interest, the assignment of Heir  
6 Buyout Company shall be satisfied by the Court ordering that the properties at 32377 Randall  
7 Avenue, Lucerne Valley, California 92356 and 13835 Sarita Drive, Desert Hot Springs, California  
8 92240 be distributed to the heirs (seven children of the Decedent) and that Elizabeth Carroll's share  
9 of the estate be subject to a lien in favor of Heir Buyout Company in the amount of \$8,400, and said  
10 lien shall bear interest at the legal rate from the date of the Judgment of Distribution, and shall be  
11 due upon the sale or refinance of any one or all of the three real properties commonly known as:  
12 32377 Randall Avenue, Lucerne Valley, California 92356; Vacant Land approximately 1.29 acres  
13 APN 0451-134-18; and, 13835 Sarita Drive, Desert Hot Springs, California 92240.

14 The compensation provided by law for the ordinary services of Swan, Carpenter, Wallis &  
15 McKenzie, LLP, which have not been paid, are as specified hereafter. Petitioner should be  
16 authorized to pay to Swan, Carpenter, Wallis & McKenzie, LLP, that sum in discharge of the  
17 statutory compensation. Petitioner has deposited \$12,450.00 with Swan, Carpenter, Wallis &  
18 McKenzie LLP in their Client Trust Account to pay the attorney fees being requested. All other  
19 closing expenses payable by the estate will be paid by the Petitioner personally.

20 THEREFORE, IT IS ORDERED AND ADJUDGED THAT:

- 21 1. The administration of the estate is brought to a close;
- 22 2. The Account/Report is settled and approved as filed and all the acts of Petitioner as  
23 Personal Representative reported therein are confirmed and approved;
- 24 3. Petitioner is authorized and directed to pay to Swan, Carpenter, Wallis & McKenzie, LLP  
25 the statutory fee in the amount of \$12,450.00;
- 26 4. Distribution of the estate of the Decedent remaining, after the payment of the expenses  
27 and costs provided for herein, and any other property of the Decedent or of the estate not now  
28 ///

1 known or discovered, is made to the person(s) entitled thereto as set forth in the attached "Schedule  
2 of Distribution";

\$165 @

3 5. The Court authorizes the refund of overpaid filing fees in the amount of ~~\$120~~.00 to  
4 Robert L. Kean through his attorneys;

5 Dated: 9/11/08



*Cynthia Ludvigsen*  
JUDGE OF THE SUPERIOR COURT  
Cynthia A. Ludvigsen

LAW OFFICES OF  
SWAN, CARPENTER, WALLIS & MCKENZIE, LLP  
A LIMITED LIABILITY PARTNERSHIP

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**ESTATE OF MARILYN J. KEAN  
SCHEDULE OF DISTRIBUTION**

<b>ASSETS ON HAND</b>		
Funds advanced by Robert Kean for Costs:		\$ (14,343.32)
Costs of Administration including filing fee, publication, certified copies and appraisal fee	\$ 1,793.32	
Medical Expense not covered by insurance	\$ 100.00	
Statutory Attorney Fees in Client Trust	\$ 12,450.00	
 Residential real property located at 58290 Del Mar Street, Yucca Valley, San Bernardino County, CA, legally described as: TRACT 7803 LOT 13 EX PTN BEG AT CENTER CUL-DE-SAC APN 0598-412-05		 \$ 190,000.00
 Furniture, Furnishings and Personal Effects located at ✓ 58290 Del Mar Street, Yucca Valley, CA		 \$ 500.00
 Real property (vacant) located at 13835 Sarita Drive Desert Hot Springs, Riverside County CA, legally described as: LOT 289 MB 038/020 HOT SPRINGS OASIS 3 APN 641-294-015		 \$ 182,000.00
 Real property, vacant land in San Bernardino County (site address unknown), legally described as: W 166.75 FT E 500.25 FT S 1/2 NE 1/4 SE 1/4 SW 1/4 APN 0451-134-18		 \$ 20,000.00
 Real property (vacant) located at 32377 Randall Avenue, Lucern Valley, San Bernardino County, CA, legally described as: E 1/2 NW 1/4 SE 1/4 NW 1/4 SEC 35 TP 4N R 1W 5 AC APN 0450-311-06		 \$ 80,000.00
		<u>\$ 458,156.68</u>
 <b>LESS,</b>		
STAT. PERS. REP.'S COMMISSION	\$ -	
PERS. REP.'S EXTRAORDINARY COMMISSION	\$ -	
STAT. ATTYS' FEE	\$ (12,450.00)	
ATTYS' EXTRAORDINARY FEE	\$ -	
RESERVE	\$ -	
		<u>\$ (12,450.00)</u>
 <b>DISTRIBUTABLE ESTATE</b>		 <u>\$ 445,706.68</u>

SCHEDULE OF DISTRIBUTION

Page 1  
of 3 Pages

ESTATE OF MARILYN J. KEAN  
SCHEDULE OF DISTRIBUTION

ASSET VALUE ADJUSTMENT

Residence - APN 0598-412-05	\$ 190,000.00
Outstanding Line of Credit being paid by Robert L. Kean	\$ (46,705.31)
*Adjusted Value of Residence for Distribution Purposes	\$ 143,294.69

RESIDUE

**\$ 445,706.68**

	%%	\$	
ROBERT L. KEAN	1/3	\$ 148,575.79	
*Adjusted Residence - APN 0598-412-05		\$ 143,294.69	
Furniture, Furnishing & Personal Effects		\$ 500.00	
COSTS PAID AND ATTRIBUTABLE TO ROBERT		\$ 4,781.10	
			\$ 148,575.79
X RICHARD WOOD, JR.	2/21	\$ 42,447.27	
Undivided 1/7 interest in the following real property:			
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\*\*Subject to a lien in favor of Heir Buyout Company in the amount of \$8,400.00, and said lien shall bear interest at the legal rate from the date of the Judgment of Distribution and shall be due and payable upon the sale or refinance of the properties

SCHEDULE OF DISTRIBUTION

Page 2  
of 3 Pages

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Real Property - APN 0450-311-06		\$ 11,428.57	
PORTION OF COSTS PAID BY ROBERT		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		\$ 795.53	
			\$ 42,447.27
X RONALDLYN EGE	2/21	\$ 42,447.07	
Undivided 1/7 interest in the following real property:			
Real Property - APN 641-294-015		\$ 26,000.00	
Real Property - APN 0451-134-18		\$ 2,857.14	
Real Property - APN 0450-311-06		\$ 11,428.57	
PORTION OF COSTS PAID BY ROBERT		\$ 1,366.03	
Cash shortage being waived to equalize Distribution		\$ 795.53	
			\$ 42,447.27

TOTAL RESIDUARY BEQUESTS		\$ 445,706.68
TOTAL DISTRIBUTION		\$ 445,706.68



THE DOCUMENT TO WHICH THIS CERTIFICATION IS ATTACHED IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

ATTEST TRESSA S. KENTNER  
Clerk of the Superior Court of the State of California, in and for the County of San Bernardino.

By *Kassandra Ramos* Deputy  
KASSANDRA RAMOS

SEP 12 2008

COUNTY OF RIVERSIDE

JON CHRISTENSEN  
TREASURER  
TAX COLLECTOR



October 08, 2019

Ronaldlyn Ege  
3980 Juniper Dr.  
Jackson, MI 49201

Re: APN: 641294015-8  
TC 209 Item 429  
Date of Sale: May 02, 2017

To Whom It May Concern:

This office is in receipt of your claims 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 Treasurer-Tax Collector in making the determination.

- Notarized Affidavit under CA Probate Code 13100
- Notarized Statement of different/misspelled Ronaldyn Ege; Ronaldlyn Ege; Ronaldlyn Lea Ege
- Original Notarized Authorization for Agent to Collect Excess Proceeds
- Notarized Assignment of Right to Collect Excess Proceeds
- Certified Death Certificate

- Copy of Birth Certificates for
- Copy of Marriage Certificate for
- Original Note/Payment Book
- Updated Statement of Monies Owed (as of date of tax sale)
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other:

Please send in all documents within 30 days (**November 08, 2019**). If you should have any questions, please contact me at the number listed below.

Sincerely,

*Miriam C. Marquez*

Sr. Accounting Assistant  
Tax Sale Operations/Excess Proceeds

Tel 951 955-3336/Fax 951 955-3990

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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:

EP 209 Item 429  
Ronaldlyn Ege  
3980 Juniper Dr.  
Jackson, MI 49201



9590 9402 1680 6053 9886 11

2. Article Number (Transfer from service label)

7002 0510 0004 1157 4991

PS Form 3811, July 2015 PSN 7530-02-000-9053

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County of Riverside, Treasurer-Tax Collector

4080 LEMON STREET, 4TH FLOOR \* P.O. BOX 12005 \* RIVERSIDE, CALIFORNIA 92502  
WWW.COUNTYTREASURER.ORG \* (951) 955-3900 \* 1 (877) 748-2689 \* FAX (951) 955-3923

October 23, 2019

Miriam C. Marquez

Sr. Accounting Assistant

Tax Sale Operations/Excess Proceeds

Riverside, California

To whom it may concern,

My name is Ronaldlyn Lea Ege, one in the same as Ronaldyn Ege; Ronaldyn Ege also known as Ronaldlyn Lea Ege, who took title of property # 641294315-8, which was sold at tax sale on May 2, 2017.

Thank you for your time.

Sincerely,



Ronaldlyn Lea Ege



10/29/19

PAMELA TRAMMELL  
Notary Public, State of Michigan  
County of Jackson  
My Commission Expires Oct. 12, 2024  
Acting in the County of Jackson

RECEIVED

2019 NOV -4 PM 4:00

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR