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



ITEM: 19.9 (ID # 12262)

**MEETING DATE:** 

Tuesday, March 30, 2021

TREASURER-TAX COLLECTOR: FROM:

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** 

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: XC:

March 30, 2021 Treasurer, Auditor

Treasurer-Tax Collector

Deputy

Kecia R. Harper

Clerk of the Boar

#### 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;
- 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;
- 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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$73,032	\$0	\$73,032	\$0
NET COUNTY COST	\$0	\$0	\$0	\$ 0
SOURCE OF FUNDS:	100% Fund 65595 Excess	Proceeds from Tay Sala	Budget Adjustm	ent: N/A
TOTAL OF TOTAL OF	TOO NO T GIRG GOODS EXCESS	Froceeus Holli lax Sale.	For Fiscal Year:	20/21

C.E.O. RECOMMENDATION: Approve

#### BACKGROUND:

#### <u>Summary</u>

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.
- 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.
- 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

tephapie Per Priicipal Manageme Analyst 3/23/202

Gregory V. Priarios, Director County Counsel

1/21/2021

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

RECEIVED

Don Kent, Treasurer-Tax Collector To: 2018 JUN -5 AM 10: 65 Re: Claim for Excess Proceeds HIVERSIDE COLA F TC 209 Item 429 Assessment Number: 641294015-8 TREAS-TAX COLLECTO 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. 2017-12455 recorded on 6-21-77. 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. DEath CERtificate PURCHOSER OF Tax DEFAU 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. 20 18 at SaN BERNALDINO CAI Signature of Claimant Print Name

Street Address

City, State, Zip

Phone Number

Phone Number

DOC # 2009-0092106

D2/25/2009 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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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)

ACR 238P-AS4RE0 (Rev. 03/2008)

RF238P

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

FILED Superior Court of California County of San Bernardino Rediands District

SEP 1 1 2008

Attorneys for Personal Representative

#### SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF RIVERSIDE

Estate of

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Case No. PRO PS0700917

MARILYN J. KEAN,

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

Deceased.

DATE OF HEARING:

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.

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JUDGMENT - FINAL DISTRIBUTION

PAGE 1 OF 5

SUPERIOR COURT OF CALIFORNIA COUNTY OF SAN BERNARDINO REDLANDS DISTRICT

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

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

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

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

All debts of the Decedent have been paid.

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

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

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

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

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

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

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

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

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

JUDGMENT - FINAL DISTRIBUTION

PAGE 2 OF 5

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

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

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

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

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

Consents to the proposed distribution have been filed herein.

JUDGMENT - FINAL DISTRIBUTION

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

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

### THEREFORE, IT IS ORDERED AND ADJUDGED THAT:

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

JUDGMENT - FINAL DISTRIBUTION

PAGE 4 OF 5

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

5. The Court authorizes the refund of overpaid filing fees in the amount of \$200.00 to Robert L. Kean through his attorneys;

Dated: 9/11/08



JUDGE OF THE SUPERIOR COURT

Cynthia A, Ludvigsen

JUDGMENT - FINAL DISTRIBUTION

PAGE 5 OF 5

## ESTATE OF MARILYN J. KEAN SCHEDULE OF DISTRIBUTION

filing fee, publication, certified copies and appraisal fee  Medical Expense not covered by insurance	1,793.32	\$ (1	(4,343.32)
Residential real property located at 58290 Del Mar Stre Yucca Valley, San Bernardino County, CA, legally des TRACT 7803 LOT 13 EX PTN BEG AT CENTER CU APN 0598-412-05	est,	\$ 19	0,000.00
Eurniture, Furnishings and Personal Effects located at \$8290 Del Mar Street, Yucca Valley, CA		\$	500,00
Real property (vacant) located at 13835 Sarita Drive Desert Hot Springs, Riverside County CA, legally desc LOT 289 MB 038/020 HOT SPRINGS OASIS 3 APN 641-294-015	ribed as:	\$ 182	2,000.00
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. APN 0451-134-18  Real property (vacant) located at 32377 Randall Avenue Lucern Valley, San Bernardino County, CA, legally desc E 1/2 NW 1/4 SE 1/4 NW 1/4 SEC 35 TP 4N R 1W 5 A APN 0450-311-06	i rihad se		,000.00
			\$ 458,156,68
LESS,			
STAT. PERS. REP.'S COMMISSION PERS. REP.'S EXTRAORDINARY COMMISSION STAT, ATTYS' FEE ATTYS' EXTRAORDINARY FEE RESERVE		\$ \$ \$ (12,4 \$	- 950.00) -
DISTRIBUTABLE ESTATE			\$ (12,450.00) \$ 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 Outstanding Line of Credit being paid by Ro	bert L	. Ke	ean		190,000.00		
	*Adjusted Value of Residence for Distribution	on Pur	pos	es	\$	143,294.69	,	
	RESIDUE		\$	445,706.68				
	3	%%		\$\$				
X	ROBERT L. KEAN  *Adjusted Residence - APN 0598-412-05 Furniture, Furnishing & Personal Effects COSTS PAID AND ATTRIBUTABLE TO RO RICHARD WOOD, JR.	2/21	Т	148.575.79 42.447.27		143,294.69 500.00 4,781.10		148,575.79
	Undivided 1/7 interest in the following real prop Real Property - APN 641-294-015 Real Property - APN 0451-134-18 Real Property - APN 0450-311-06 PORTION OF COSTS PAID BY ROBERT Cash shortage being waived to equalize Distr		n		5 5 5 5 5	26,000.00 2,857.14 11,428.57 1,366.03 795.53		
X	TAMMERA WARNER Undivided 1/7 Interest in the following real prop Real Property - APN 641-294-015 Real Property - APN 0451-134-18 Real Property - APN 0450-311-06 PORTION OF COSTS PAID BY ROBERT Cash shortage being waived to equalize Distri			42,447.07	\$ \$ \$ \$ \$ \$ \$	26,000.00 2,857.14 11,428.57 1,366.03 795.53	\$	42,447.27
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XI	ELIZABETH ANGELA CARROLL Undivided 1/7 interest in the following real proper Real Property - APN 641-294-015** Real Property - APN 0451-134-18 Real Property - APN 0450-311-06** PORTION OF COSTS PAID BY ROBERT Cash shortage being waived to equalize Distrib			42,447.07	\$ \$ \$ \$ \$	26,000.00 2,857.14 11,428.57 1,366.03 795.53		
	"Subject to a lien in favor of Heir Buyout Comp of \$8,400.00, and said lien shall bear interest a from the date of the Judgment of Distribution a and payable upon the sale or refinance of the	at the l	lega rall l	l rate be due			\$	42,447.27

SCHEDULE OF DISTRIBUTION Page 2 of 3 Pages

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Para and the little entropy of					\$	42,447.27			
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Undivided 1/7 interest in the following real pr	operty					100			
Real Property - APN 641-294-015			•	26,000.00					
Real Property - APN 0451-134-18			3						
Peol Deports ADI: 0450 844 00			5	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 Di	stribution		S	795.53					
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RONALDLYN EGE	201 6	40 447 07			4	42,441.21			
	2/21 \$	42,447.07							
Undivided 1/7 interest in the following real pro-	operty:								
Real Property - APN 641-294-015			\$	26,000.00					
Real Property - APN 0451-134-18			\$	2,857,14					
Real Property - APN 0450-311-06			6	11,428.57					
PORTION OF COSTS PAID BY ROBERT			ą.						
			\$	1,366.03					
Cash shortage being waived to equalize Dis	stribution		\$	795.53					
					\$	42,447.27			
				•					
TOTAL RESIDUARY BEQUESTS								445,706.68	
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TOTAL DISTRIBUTION								115 700 00	
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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 TRESSAS. KENTNER
Clerk of the Superior Court of the State of
California. In and for the County of
San Bergardino.

KASANDRA RAMOS

SEP 1 2 2008

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

RECEIVED

To:	Don Kent, Treasurer-Tax Collector		2018 FFR 11
Re:	Claim for Excess Proceeds		2018 FEB 14 AM 4: 32
TC 209	Item 429 Assessment Number: 6412940	015-8	TREAS-TAX COLLECTO
Assesse	ee: WOOD, RICHARD JR & WARNER, TAN	MERA & FORAKER, TINA D	& CARROLL, ELIZABETH
Situs: 1	3835 SARITA DR DESERT HOT SPRINGS	92240	
Date So	old: May 2, 2017		
Date De	eed to Purchaser Recorded: June 21, 2017		
Final Da	ate to Submit Claim: June 21, 2018		
\$ [O, H] owner(s Docume rightful o	ursuant to Revenue and Taxation Code Se (33.26) from the sale of the above mentione) [check in one box] at the time of the sale ent No.2017-0248525 recorded on 06-21-claimants by virtue of the attached assignment of mentation supporting the claim submitted.	ed real property. I/We were the of the property as is evidenced about 7. A copy of this document	by Riverside County Recorder's is attached hereto. I/We are the
NOTE:	YOUR CLAIM WILL NOT BE CONSIDERED U	INLESS THE DOCUMENTATION	IS ATTACHED.
CER	TIFIED DEATH CERTIFICA	TE	
TAX	DEED TO PURCHASER O	of TAX-DEFAULTED	1 PROPERTY
have to s claimant I/We affi	operty is held in Joint Tenancy, the taxsale pro sign the claim unless the claimant submits pro may only receive his or her respective portion o rm under penalty of perjury that the foregoing is	of that he or she is entitled to the fthe claim.  true and correct:	ne full amount of the claim, the
Execute	d this 29 <sup>Th</sup> day of <u>JANUARY</u> , 20	0 <u>18</u> at <u>SAN BERNAR</u> County, State	INO CA.
1'an	e of Claimant	Signature of Claimant	
Print Na	MERA WARNER  ME  4 CREST CIRCLE DR.	Print Name	
Street A	ddress	Street Address	
City, Sta	TREE CA. 92252  ote, Zip  ote, 660-0009	City, State, Zip	
Phone N		Phone Number	

DOC # 2009-0092106

202/25/2009 08:00A Fee:36.00 1

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 Documen	
APN 641-294-015	
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DTT:	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)

ACR 238P-AS4RE0 (Rev. 03/2008)

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

FILED
Superior Count of California
County of San Bernardino
Rediands District

SEP 1 1 2008

Attorneys for Personal Representative

By Haring A Roine
Deputy

#### SUPERIOR COURT OF THE STATE OF CALIFORNIA

#### FOR THE COUNTY OF RIVERSIDE

Estate of

MARILYN J. KEAN,

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

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

DATE OF HEARING:

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.

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PAGE 1 OF 5

SUPERIOR COURT OF CALIFORNIA COUNTY OF SAN BERNARDINO REDLANDS DISTRICT

JUDGMENT - FINAL DISTRIBUTION

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

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

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

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

All debts of the Decedent have been paid.

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

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

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

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

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

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

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

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

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

JUDGMENT - FINAL DISTRIBUTION

PAGE 2 OF 5

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

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

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

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

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

Consents to the proposed distribution have been filed herein.

JUDGMENT - FINAL DISTRIBUTION

PAGE 3 OF 5

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

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

#### THEREFORE, IT IS ORDERED AND ADJUDGED THAT:

- 1. The administration of the estate is brought to a close;
- The Account/Report is settled and approved as filed and all the acts of Petitioner as
   Personal Representative reported therein are confirmed and approved;
- Petitioner is authorized and directed to pay to Swan, Carpenter, Wallis & McKenzie, LLP the statutory fee in the amount of \$12,450,00;
- 4. Distribution of the estate of the Decedent remaining, after the payment of the expenses and costs provided for herein, and any other property of the Decedent or of the estate not now

JUDGMENT - FINAL DISTRIBUTION

PAGE 4 OF 5

14:

5. The Court authorizes the refund of overpaid filing fees in the amount of \$200.00 to Robert L. Kean through his attorneys;

Dated: 9/11/0



JUDGE OF THE SUPERIOR COURT

Cynthia A, Ludvigsen

JUDGMENT - FINAL DISTRIBUTION

PAGE 5 OF 5

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

ASSETS ON HAND  Funds advanced by Robert Kean for Costs:  Costs of Administration including \$ 1,793.32  filing fee, publication, certified copies and appraisal fee  Medical Expense not covered by insurance \$ 100.00  Statutory Attorney Fees in Client Trust \$ 12,450.00	\$ (14,343.32)
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 \$8290 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,	¥ 430,130.00
STAT. PERS. REP.'S COMMISSION PERS. REP.'S EXTRAORDINARY COMMISSION STAT. ATTYS' FEE ATTYS' EXTRAORDINARY FEE RESERVE	\$ - \$ (12,450.00) \$ - \$
DISTRIBUTABLE ESTATE	\$ (12,450 00) \$ 445,706.68

SCHEDULE OF DISTRIBUTION Page 1 of 3 Pages

# ESTATE OF MARILYN J. KEAN SCHEDULE OF DISTRIBUTION

					11010		
ASSET VALUE ADJUSTMENT							
Residence - APN 0598-412-05				9	190,000 0	n n	
Outstanding Line of Credit being paid by R	obert	L, K	ean		(46,705.3		
*Adjusted Value of Residence for Distributi	on Pu	rpos	es		143,294,6		
RESIDUE							
KESIDDE		\$	445,706.6	8			
	%%	,	\$\$				
DODEDNI			••				
ROBERT L. KEAN	1/3	\$	148,575.7	9			
*Adjusted Residence - APN 0598-412-05				\$	143,294.69	9	
Furniture, Furnishing & Personal Effects				\$			
COSTS PAID AND ATTRIBUTABLE TO RE	OBER	T		\$	4,781.10	)	
A PICHAPP WOOD ID						- \$	148,575.79
RICHARD WOOD, JR.	2/21	\$	42,447.27	7			•
Undivided 1/7 interest in the following real pro	perty:						
Real Property - APN 641-294-015				\$	26,000.00	)	
Real Property - APN 0451-134-18				\$	2,857.14	ļ	
Real Property - APN 0450-311-06				\$	11,428.57	•	
PORTION OF COSTS PAID BY ROBERT				\$	1,366,03		
Cash shortage being waived to equalize Dist	ributio	n		\$	795.53		
X TAMMERA WARNER						\$	42,447.27
Undivided 1/7 interest in the following real prop	2/21	\$	42,447.07				
Real Property - APN 641-294-015	perty:						
Real Property - APN 0451-134-18				\$	26,000.00		
Real Property - APN 0450-311-06				\$	2,857.14		
PORTION OF COSTS PAID BY ROBERT				\$	11,428.57		
Cash shortage being waived to equalize Distr	ta a f			\$	1,366.03		
	ributioi	n		\$	795.53	pn .	
TINA D. FORAKER	2/21	•	40 447 07			\$	42,447.27
Undivided 1/7 interest in the following real property	ertu:	Ф	42,447.07				
Real Property - APN 641-294-015	ercy				20.000.00		
Real Property - APN 0451-134-18				\$	26,000.00		
Real Property - APN 0450-311-06				\$	2,857.14		
PORTION OF COSTS PAID BY ROBERT				\$	11,428.57		
Cash shortage being waived to equalize Distri	hution	,		\$	1,366,03		
	100001	,		<u> </u>	795.53		40 447 07
ELIZABETH ANGELA CARROLL	2/21	\$	42,447.07			3	42,447.27
Undivided 1/7 interest in the following real proper	ertv	•	72,777.07				
Real Property - APN 641-294-015**				\$	26,000.00		
Real Property - APN 0451-134-18				5	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 Distrit	bution			5	795.53		
			-	_	750.00	S	42.447.27
"Subject to a lien in favor of Heir Buyout Comp	any in	the	amount			*	16,771.61
of \$8,400.00, and said lien shall bear interest a	at the l	ena	rate				
from the date of the Judgment of Distribution a	and sh	all t	e due				
and payable upon the sale or refinance of the	ргоре	rties					

SCHEDULE OF DISTRIBUTION Page 2 of 3 Pages

SHAWN EGE Undivided 1/7 interest in the following real pro Real Property - APN 641-294-015 Real Property - APN 0451-134-18 Real Property - APN 0450-311-06 PORTION OF COSTS PAID BY ROBERT Cash shortage being waived to equalize Dis	42,447.07	7 \$ \$ \$ \$	26,000.00 2,857,14 11,428.57 1,366.03 795.53	
DWAYNE EGE Undivided 1/7 interest in the following real pro Real Property - APN 641-294-015 Real Property - APN 0451-134-18 Real Property - APN 0450-311-06 PORTION OF COSTS PAID BY ROBERT Cash shortage being waived to equalize Disc	42,447.07	55555	26,000.00 2,857.14 11,428.57 1,366.03 795.53	\$ 42,447.27
RONALDLYN EGE Undivided 1/7 interest in the following real prop Real Property - APN 641-294-015 Real Property - APN 0451-134-18 Real Property - APN 0450-311-06 PORTION OF COSTS PAID BY ROBERT Cash shortage being waived to equalize Distr	42,447,07	\$ \$ \$ \$ \$	26,000.00 2,857.14 11,428.57 1,366.03 795.53	\$ 42,447.27 42,447.27
TOTAL RESIDUARY BEQUESTS			-	10
TOTAL DISTRIBUTION				\$ 445,706.68 \$ 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 TRESSAS. KENTNER
Clerk of the Superior Court of the State of
California, in and for the Counts of
San Bernardine.

KASANDRA RAMOS

SEP 1 2 2008

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

То: [	Don	Kent,	Treasurer-	Tax	Collector
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2018 JUN 12 PM 1: 33

Re:

Claim for Excess Proceeds

TC 209 Item 429 Assessment Number: 641294015-8

RIVERSIDE COUST TREAS-TAX COLLECTOR

> will the

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

Situs: 13835 SARITA DR DESERT HOT SPRINGS 92240

Date Sold: May 2, 2017

Data Dand in Durchause D

Date Deed to Purchaser Recorded: June 21, 2017	
Final Date to Submit Claim: June 21, 2018	
\$\frac{10,433,26}{20\text{ from the sale of the above mentior owner(s) [check in one box] at the time of the sale Document No. \frac{2017-0248525}{25}; recorded on \frac{10.21}{2017-0248525}.	ection 4675, hereby claim excess proceeds in the amounted real property. I/We were the lienholder(s), lippose of the property as is evidenced by Riverside County Record 2011. A copy of this document is attached hereto. I/We are of interest. I/We have listed below and attached hereto each
Certified death certifica	unless the documentation is attached. Lete of tax-defaulted property
have to sign the claim unless the claimant submits proclaimant may only receive his or her respective portion of laws affirm under penalty of perjury that the foregoing is	
Signature of Claimant	Signature of Claimant
Christina (Tina) Foraker Print Name	Print Name
Street Address CA CO 2111	Street Address
City, State, Zip	City, State, Zip
(760) 792 · 014 9	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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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)

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Ronald E. Doty, Jr./SBN 204171 SWAN, CARPENTER, WALLIS & McKENZIE LLP 1600 E. Florida Avenue, Suite 211 Hemet, California 92544 (951) 658-7162
Attorneys for Personal Representative

SEP 1 1 2008

#### SUPERIOR COURT OF THE STATE OF CALIFORNIA

#### FOR THE COUNTY OF RIVERSIDE

Case No. PRO PS0700917 Estate of JUDGMENT SETTLING FIRST AND MARILYN J. KEAN, FINAL ACCOUNT AND REPORT OF PERSONAL REPRESENTATIVE, ALLOWING COMPENSATION, AND OF FINAL DISTRIBUTION Deceased. DATE OF HEARING:

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.

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JUDGMENT - FINAL DISTRIBUTION

PAGE 1 OF 5

SUPERIOR COURT OF CALIFORNIA COUNTY OF SAN BERNARDINO REDLANDS DISTRICT

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

The Notice of Petition to Administer Estate has been published for the period and in the

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

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

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All debts of the Decedent have been paid.

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

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

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

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

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

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

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

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

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

JUDGMENT - FINAL DISTRIBUTION

PAGE 2 OF 5

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

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

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

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

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

Consents to the proposed distribution have been filed herein.

JUDGMENT - FINAL DISTRIBUTION

PAGE 3 OF 5

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

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

#### THEREFORE, IT IS ORDERED AND ADJUDGED THAT:

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

JUDGMENT - FINAL DISTRIBUTION

PAGE 4 OF 5

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

5. The Court authorizes the refund of overpaid filing fees in the amount of \$200.00 to Robert L. Kean through his attorneys;

Dated: 9/11/08



JUDGE OF THE SUPERIOR COURT

Cynthia A, Ludvigsen

JUDGMENT - FINAL DISTRIBUTION

PAGE 5 OF 5

## ESTATE OF MARILYN J. KEAN SCHEDULE OF DISTRIBUTION

ASSETS ON HAND Funds advanced by Robert Kean for Costs: Costs of Administration including \$ 1,793.32 filing fee, publication, certified copies and appraisal fee Medical Expense not covered by insurance \$ 100.00 Statutory Attorney Fees in Client Trust \$ 12,450.00	\$ (14,343.32)
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  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	\$ 20,000.00
APN 0450-311-06	\$ 80,000.00
LESS,	\$ 458,156.68
STAT. PERS. REP.'S COMMISSION PERS. REP.'S EXTRAORDINARY COMMISSION STAT. ATTYS' FEE ATTYS' EXTRAORDINARY FEE RESERVE	\$ - \$ (12,450.00) \$ - \$ -
DISTRIBUTABLE ESTATE	\$ (12,450.00) \$ 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							
Outstanding Line of Credit being paid by Ro	. 1 1				190,000.0		
outstanding time of Credit being paid by Ro	bert	L <sub>i</sub> K	ean	5	(46,705.3	1)	
*Adjusted Value of Residence for Distribution	- D						
regarded value of residence for Distribution	on Pu	mos	es	\$	143,294.6	9	
RESIDUE		6	445 700 0				
		\$	445,706.6	8			
	%%	4	\$\$				
No.	70 7	Đ	23				
ROBERT L. KEAN	1/	3 6	148,575.79	,			
*Adjusted Residence - APN 0598-412-05	***		140,075,7		442 204 00		
Furniture, Furnishing & Personal Effects					143,294.69		
COSTS PAID AND ATTRIBUTABLE TO RO	,000	-		\$	500.00		
1	יחסמי	1		_\$	4.781.10	-	
RICHARD WOOD, JR.	010					\$	148,575.79
Undivided 1/7 interest in the fall	2/21	\$	42,447.27	,			
Undivided 1/7 interest in the following real prop	erty						
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 Distr	butio	n		S	795.53		
					100.00	- <sub>S</sub>	40 447 07
X TAMMERA WARNER	2/21	\$	42,447,07			Ф	42,447.27
Undivided 1/7 Interest in the following real property	erty.		72,771.01				
Real Property - APN 641-294-015	City.				00 000 00		
Real Property - APN 0451-134-18				5	26,000.00		
Real Property - APN 0450-311-06				\$	2,857.14		
PORTION OF COSTS PAID BY ROBERT				\$	11,428.57		
Cash shorton being weiged to south a re-				\$	1,366.03		
Cash shortage being walved to equalize Distri	butio	n		\$	795.53		
XTINA D. FORAKER		_				\$	42,447.27
Undivided 1/7 interest in the fellowing and	2/21	\$	42,447.07				
Undivided 1/7 interest in the following real prope	irry:						
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		2.00
Cash shortage being waived to equalize Distrit	oution	1		\$	795.53		
						\$	42,447.27
ELIZABETH ANGELA CARROLL 2	2/21	S	42,447.07			•	72,771.27
Undivided 1/7 interest in the following real proper	rtv:	•	14, 111.01				
Real Property - APN 641-294-015**				\$	26,000.00		
Real Property - APN 0451-134-18				\$			
Real Property - APN 0450-311-06**				*	2,857.14		
PORTION OF COSTS PAID BY ROBERT					11,428.57		
Cash shortage being waived to equalize Distrib				\$	1,366.03		
The state of the s	ution			\$	795.53	_	
"Subject to a tien in fever of Hoir Bureau Comme						\$	42,447.27
"Subject to a fien in favor of Heir Buyout Compa	iny in	the	amount				
of \$8,400.00, and said lien shall bear interest at	the	ega	rate				
from the date of the Judgment of Distribution a	nd sh	nall t	e due				
and payable upon the sale or refinance of the p	rope	rties					
	SUES	of Asi P	OF DIOTES				

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 X DWAYNE EGE 42,447.27 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 walved to equalize Distribution \$ 795.53 42,447.27 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

> 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
Californial in and for the County of
San Bergardino.

KASANDRA RAMOS

SEP 1 2 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:



9421 Dragon Tree Dr. Hesperia, CA 92344

SENDER: COMPLETE THIS SECTION

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

3. Service Type

Adult Signature

Adult Signature Re:
Certified Mail Rest:
Collect on Delivery
Collect on Delivery

COMPLETE TH

B. Received by (

D. Is delivery add

If YES, enter (

A. Signature

X

Collect on Delivery
Insured Mail
Insured Mail Restri (over \$500)

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 (<u>June 30, 2019</u>). 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

### **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 A. Signature Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. B. Received by (Prin Attach this card to the back of the malipiece, or on the front if space permits. D. Is delivery addres 1. Article Addressed to If YES, enter del TC 209 Item 429 Christina Foraker 9421 Dragon Tree Dr. Hesperia, CA 92344 Service Type Adult Signature 9590 9402 1680 6053 9888 40 Collect on De ☐ Collect on Delive 2. Article Number (Transfer from service label) 7016 0340 0000 2071 4968

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

COMPLETE THIS

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,

SEE ATTACHED NOTARIAL CERTIFICATE

Christina Denise Foraker

## 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.

COUNTY OF BONDAINO
on 08/14/2019 before me, Danika Eaine Oniceroz, notary public (Here Insert Name and Title of the Officer)
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/age subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(jes), 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.  DANIKA ELAINE CENICEROZ Commission # 2141623 Notary Public - California Los Angeles County My Comm. Expires Feb 5, 2020  Signature of Notary Public  (Notary Seal)
ADDITIONAL OPTIONAL INFORMATION
Description of Attached Document  Title or Type of Document: POSONAL Letter Document Date:

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

To: Don Kent, Treasurer-Tax Collector 2018 JUN 18 PM 3: 55 Re: Claim for Excess Proceeds TC 209 Item 429 Assessment Number: 641294015-8 RIVERSIDE COUNTY TREAS TAX COLLECTOR 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. 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 County, State Signature of Claimant Print Name Street Address City, State, Zip

Phone Number

Phone Number

RECEIVED

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
AND WHEN RECORDED MAIL TO
ROBERT L. KEAN

ROBERT L. KEAN
58290 Del Mar Street
Yucca Valley, CA 92284

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APN 641-294-015		
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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)

ACR 238P-AS4RE0 (Rev. 03/2008)

RI-238P

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

FILED
Superior Court of California
County of San Bornardino
Rediands District

SEP 1 1 2008

Attorneys for Personal Representative

### SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF RIVERSIDE

Estate of

MARILYN J. KEAN,

Case No. PRO PS0700917

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JUDGMENT SETTLING FIRST AND FINAL ACCOUNT AND REPORT OF

PERSONAL REPRESENTATIVE, ALLOWING COMPENSATION, AND OF FINAL DISTRIBUTION

Deceased.

DATE OF HEARING:

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. 111

111

JUDGMENT - FINAL DISTRIBUTION

PAGE 1 OF 5

SUPERIOR COURT OF CALIFORNIA COUNTY OF SAN BERNARDINO REDLANDS DISTRICT

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

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

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

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

All debts of the Decedent have been paid.

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

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

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

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

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

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

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

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

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

JUDGMENT - FINAL DISTRIBUTION

PAGE 2 OF 5

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

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

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

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

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

Consents to the proposed distribution have been filed herein.

JUDGMENT - FINAL DISTRIBUTION

PAGE 3 OF 5

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

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

### THEREFORE, IT IS ORDERED AND ADJUDGED THAT:

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

JUDGMENT - FINAL DISTRIBUTION

PAGE 4 OF 5

14:

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

5. The Court authorizes the refund of overpaid filing fees in the amount of \$425.00 to Robert L. Kean through his attorneys;

Dated:



Cynthia A. Ludvigsen

JUDGMENT - FINAL DISTRIBUTION

PAGE 5 OF 5

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

ASSETS ON HAND Funds advanced by Robert Kean for Costs: Costs of Administration including \$ 1,793. filing fee, publication, certified copies and appraisal fee Medical Expense not covered by insurance \$ 100.000 Statutory Attorney Fees in Client Trust \$ 12,450.000 \$ 12,450.000 \$ 100.000	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 \$8290 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 \$ 458.156.68
LESS	\$ 458,156.68
STAT. PERS. REP.'S COMMISSION PERS. REP.'S EXTRAORDINARY COMMISSION STAT. ATTYS' FEE ATTYS' EXTRAORDINARY FEE RESERVE	\$ - \$ (12,450,00) \$ - \$ -
DISTRIBUTABLE ESTATE	\$ (12,450.00) \$ 445,706.68

SCHEDULE OF DISTRIBUTION Page 1 of 3 Pages

### ESTATE OF MARILYN J: KEAN SCHEDULE OF DISTRIBUTION

OUTLIBUTE OF DI	STRIBUTION
ASSET VALUE ADJUSTMENT Residence - APN 0598-412-05 Outstanding Line of Credit being paid by Robert L. Kean	\$ 190,000.00 \$ (46,705.31)
*Adjusted Value of Residence for Distribution Purposes	\$ 143,294.69
RESIDUE \$ 445.70	06.68
%% \$\$	
ROBERT L. KEAN 1/3 \$ 148,57  *Adjusted Residence - APN 0598-412-05  Furniture, Furnishing & Personal Effects  COSTS PAID AND ATTRIBUTABLE TO ROBERT	75.79 \$ 143,294.69 \$ 500.00 \$ 4,781.10
RICHARD WOOD, JR.  Undivided 1/7 interest in the following real property: Real Property - APN 641-294-015 Real Property - APN 0451-134-18 Real Property - APN 0450-311-06 PORTION OF COSTS PAID BY ROBERT Cash shortage being waived to equalize Distribution	\$ 26,000.00 \$ 2,857.14 \$ 11,428.57 \$ 1,366.03
TAMMERA WARNER  2/21 \$ 42,447  Undivided 1/7 interest in the following real property:  Real Property - APN 641-294-015  Real Property - APN 0451-134-18  Real Property - APN 0450-311-06  PORTION OF COSTS PAID BY ROBERT  Cash shortage being waived to equalize Distribution	\$ 795.53 \$ 42,447.27 \$ 26,000.00 \$ 2,857.14 \$ 11,428.57 \$ 1,366.03 \$ 795.53
Undivided 1/7 interest in the following real property:  Real Property - APN 641-294-015  Real Property - APN 0451-134-18  Real Property - APN 0450-311-06  PORTION OF COSTS PAID BY ROBERT  Cash shortage being waived to equalize Distribution  ELIZABETH ANGELA CARROLL  2/21 \$ 42,447	\$ 26,000.00 \$ 2,857.14 \$ 11,428.57 \$ 1,366.03 \$ 795.53
Undivided 1/7 interest in the following real property: Real Property - APN 641-294-015** Real Property - APN 0451-134-18 Real Property - APN 0450-311-06** PORTION OF COSTS PAID BY ROBERT Cash shortage being waived to equalize Distribution  **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	\$ 26,000.00 \$ 2,857.14 \$ 11,428.57 \$ 1,366.03 \$ 795.53
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

SHAWN EGE Undivided 1/7 interest in the following real pro Real Property - APN 641-294-015 Real Property - APN 0451-134-18 Real Property - APN 0450-311-06 PORTION OF COSTS PAID BY ROBERT		42,447,07	555	26,000.00 2,857.14 11,428.57 1,366.03		
Cash shortage being waived to equalize Dis  DWAYNE EGE  Undivided 1/7 interest in the following real prop Real Property - APN 641-294-015	2/21 €	42,447.07	\$	795.53	\$ 42,447.27	
Real Property - APN 0451-134-18 Real Property - APN 0450-311-06 PORTION OF COSTS PAID BY ROBERT Cash shortage being waived to equalize Dist	ribution		5555	26,000.00 2,857.14 11,428.57 1,366.03 795.53		
RONALDLYN EGE Undivided 1/7 Interest in the following real prop Real Property - APN 641-294-015	2/21 €	42,447.07	•	26,000.00	\$ 42,447.27	
Real Property - APN 0451-134-18 Real Property - APN 0450-311-06 PORTION OF COSTS PAID BY ROBERT Cash shortage being waived to equalize Distri	bution		\$	2,857,14 11,428,57 1,366.03 795.53		
TOTAL RESIDUARY BEQUESTS				_	\$ 42,447.27	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 TRESSAS. KENTNER
Clerk of the Superior Court of the State of
California. In and for the County of
San Bergardino.

KASANDRA RAMOS

SEP 1 2 2008

### CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY Don Kent, Treasurer-Tax Collector To: Re: Claim for Excess Proceeds Item 429 Assessment Number: 641294015-9 TC 209 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., 2017-02-18525; 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. 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. Signature of Claimant Signature of Claimant Print Name

Street Address

City, State, Zip

Phone Number

Street Address

DOC # 2009-0092106

X 02/25/2009 08:00A Fee:36.00 X

Page 1 of 18

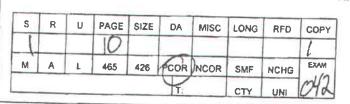
Recorded in Official Records

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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APN 641-294-015	Title of Document	
TRA:		C
DTT:		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)

ACR 238P-AS4RE0 (Rev. 03/2008)

RI-238P

Ronald E. Doty, Jr./SBN 204171 SWAN, CARPENTER, WALLIS & McKENZIE LLP 1600 E. Florida Avenue, Suite 211 Hemet, California 92544 (951) 658-7162	
(321) 028-7102	

FILED Superior Coun of California County of San Bernardino Rediands District

SEP 1 1 2008

Attorneys for Personal Representative

### SUPERIOR COURT OF THE STATE OF CALIFORNIA

#### FOR THE COUNTY OF RIVERSIDE

Estate of

MARILYN J. KEAN.

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Case No. PRO PS0700917

JUDGMENT SETTLING FIRST AND FINAL ACCOUNT AND REPORT OF PERSONAL REPRESENTATIVE.

ALLOWING COMPENSATION, AND OF FINAL DISTRIBUTION

Deceased.

DATE OF HEARING:

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. 111

JUDGMENT - FINAL DISTRIBUTION

PAGE 1 OF 5

SUPERIOR COURT OF CALIFORNIA COUNTY OF SAN BERNARDINO REDLANDS DISTRICT

Non-Order Search Doc: RV:2009 00092106

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

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

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

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

All debts of the Decedent have been paid.

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

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

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

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

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

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

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

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

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

JUDGMENT - FINAL DISTRIBUTION

PAGE 2 OF 5

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

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

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

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

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

Consents to the proposed distribution have been filed herein.

JUDGMENT - FINAL DISTRIBUTION

PAGE 3 OF 5

# LAW OFFICES OF A LIMITED LIABILITY PARTNERSHIP

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

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

### THEREFORE, IT IS ORDERED AND ADJUDGED THAT:

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

JUDGMENT - FINAL DISTRIBUTION

PAGE 4 OF 5

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

5. The Court authorizes the refund of overpaid filing fees in the amount of \$200.00 to Robert L. Kean through his attorneys;

Dated:



Cynthia A. Ludvigsen

JUDGMENT - FINAL DISTRIBUTION

PAGE 5 OF 5

### 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 Medical Expense not covered by insurance Statutory Attorney Fees in Client Trust	\$ 1,793.32 \$ 100.00 \$ 12.450.00	\$ (14,343.32)	
Residential real property located at 58290 Del Mar Str Yucca Valley, San Bernardino County, CA, legally de TRACT 7803 LOT 13 EX PTN BEG AT CENTER CO APN 0598-412-05	reet	\$ 190,000.00	
Enriture, Furnishings and Personal Effects located at \$8290 Del Mar Street, Yucca Valley, CA		\$ 500.00	
Real property (vacant) located at 13835 Sarita Drive Desert Hot Springs, Riverside County CA, legally des LOT 289 MB 038/020 HOT SPRINGS OASIS 3 APN 641-294-015	cribed as:	\$ 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 APN 0451-134-18	1/4	\$ 20,000.00	
Real property (vacant) located at 32377 Randall Avenue Lucern Valley, San Bernardino County, CA, legally desc E 1/2 NW 1/4 SE 1/4 NW 1/4 SEC 35 TP 4N R 1W 5 / APN 0450-311-06	Contract to	\$ 80,000.00	
LESS,		\$	458,156.68
STAT. PERS. REP.'S COMMISSION PERS. REP.'S EXTRAORDINARY COMMISSION STAT. ATTYS' FEE ATTYS' EXTRAORDINARY FEE RESERVE		\$ - \$ [12,450.00] \$ - \$ -	
DISTRIBUTABLE ESTATE		_	(12,450.00) 145,706.68

SCHEDULE OF DISTRIBUTION Page 1 of 3 Pages

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

			MIE	DITON		- 60
ASSET VALUE ADJUSTMENT						
Residence ADM Com and an						
Residence - APN 0598-412-05				\$ 190,00	0.00	
Outstanding Line of Credit being paid by	Robert L	Keen				
				\$ (46,70	5,31)	
*Adjusted Value of Residence for District						
*Adjusted Value of Residence for Distribu-	ution Purp	oses		\$ 143,294	1.69	
-					1,00	
RESIDUE		\$ 44E 70C	en]			
157		\$ 445,706.	DO			
	%%	\$\$				
DODEDA L. MEAN						
ROBERT L. KEAN	1/3	\$ 148,575	70			
*Adjusted Residence - APN 0598-412-05	170	W 140.075	9			
Furniture, Furnishing & Personal Effects				\$ 143,294	.69	
COSTS PAID AND ATTRIBUTAR				\$ 500	.00	
COSTS PAID AND ATTRIBUTABLE TO F	ROBERT			\$ 4,781.		
V DIGINAL WAS A			****	1,701.	10	
RICHARD WOOD, JR.	2/21	E 42.447.0	77			\$ 148,575.79
Undivided 1/7 interest in the following real pro	and:	\$ 42,447.2	1			
Real Property - APN 641-294-015	openy.					
Peal Property - API 19 041-294-015				26,000.0	nn	
Real Property - APN 0451-134-18						
Real Property - APN 0450-311-06			-	7,001		
PORTION OF COSTS PAID BY ROBERT			5	1		
Cash shortage being waited to any if	1000		9	1,366.0	)3	
Cash shortage being waived to equalize Dis	Stribution		5			
Y TAMMEDA IMATURE						42 447 27
X TAMMERA WARNER	2/21 \$	42,447.07	,		=	42,447.27
Undivided 1/7 interest in the following real pro	nords:	72,447.07				
Real Property - APN 641-294-015	perty.					
Real Property - APN 0451-134-18			\$	26,000.0	0	
Pool Descript APM 0451-134-18			\$			
Real Property - APN 0450-311-06			\$			
PORTION OF COSTS PAID BY ROBERT			-	11,428.5		
Cash shortage being waived to equalize Dist	eiberaten		\$	1,366.0	3	
a manual to adodine Dist	Hoution		\$	795.53	3	
XTINA D. FORAKER					- \$	42,447.27
Individed 477 interests	2/21 \$	42,447.07				45,741,61
Undivided 1/7 interest in the following real prop	ertv:					
100 Flobelty - APIN 641-294-015						
Real Property - APN 0451-134-18			\$	26,000.00	)	
Real Property - APN 0450-311-06			\$	2,857.14		
POPTION OF COORS THE			\$	11,428.57		
PORTION OF COSTS PAID BY ROBERT			\$			
Cash shortage being waived to equalize Distri	ibution			1,366.03		
,	10000011		\$	795.53		
ELIZABETH ANGELA CARROLL	0.40				\$	42,447.27
Undivided 1/7 interest in the 5 th	2/21 \$	42,447.07				
Undivided 1/7 interest in the following real prope	erty:					
1\cai Flopeny - APN 641-294-015**			e.	26 000 00		
Real Property - APN 0451-134-18				26,000.00		
Real Property - APN 0450-311-06**			\$	2,857.14		
PORTION OF COSTS PAID BY ROBERT			\$	11,428.57		
Cash shortons believed by KUBERT			\$	1,366.03		
Cash shortage being walved to equalize Distrib	bution		\$	795.53		
			*	100.03		48 448
"Subject to a lien in favor of Heir Buyout Compa	any in the				\$	42,447.27
TYPE TO THE TOTAL OF THE TOTAL	6 6 - 1	4 4				
from the date of the Judgment of State	it the lega	ii rate				
from the date of the Judgment of Distribution a	ind shall	be due				
and payable upon the sale or refinance of the	properties	6				
· ·						

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 S 26,000.00 Real Property - APN 0451-134-18 2,857.14 Real Property - APN 0450-311-06 PORTION OF COSTS PAID BY ROBERT \$ 11,428.57 \$ 1,366.03 Cash shortage being waived to equalize Distribution 795.53 \$ DWAYNE EGE 2/21
Undivided 1/7 interest in the following real property: 42,447,27 2/21 \$ 42,447.07 Real Property - APN 641-294-015 \$ 26,000.00 Real Property - APN 0451-134-18 S 2,857.14 Real Property - APN 0450-311-06 11,428.57 S PORTION OF COSTS PAID BY ROBERT 1.366.03 Cash shortage being waived to equalize Distribution 795.53 RONALDLYN EGE 42,447.27 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 walved 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.

HASANDRA RAMOS

SEP 1 2 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:

#### 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

Article Number (Transfer from service label)

7002 0510 0004 1157 5011

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

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	Copy of Birth Certificates for
13100	Copy of Marriage Certificate for
X Notarized Statement of	Original Note/Payment Book
different/misspelled Shawn Ege; Shawn	Updated Statement of Monies Owed (as of
Eugene Wood; Shawnn Eugene Wood; Shawn	date of tax sale)
Wood	Articles of Incorporation
Original Notarized Authorization for Agent to	(if applicable Statement by Domestic Stock)
Collect Excess Proceeds	Court Order Appointing Administrator
Notarized Assignment of Right to Collect	Deed (Quitclaim/Grant etc)
Excess Proceeds	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

Certified Death Certificate

Sr. Accounting Assistant
Tax Sale Operations/Excess Proceeds

Tel 951 955-3336/Fax 951 955-3990

	IN A 1 LEADER	NC-130
ATTORNEY OR PARTY WITHOUT ATTORNEY  NAME: Shawnn Eugene Wood  FIRM NAME:  STREET ADDRESS: 14521 Mauna Loa St.  CITY: Hesperia  STATE: ca  FAX NO.:  E-MARI. ADDRESS: rustyrsail22s@yahoo.com  ATTORNEY FOR (name):	ZIP CODE: 92345 SUPERIOR C	LED OURT OF CALIFORNIA
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		2 1 2019
DECREE CHANGING NAME	CASE NUMBER 11/01	900334
	offender under section 290 of the Penal Code sing CLETS/CJIS based on information based on information are made.  made by (name):	provided to the clerk
THE COURT ORDERS  3. The name of  Present name	New name	
a. Shawnn Eugene Wood	is changed to Shawnn Eugene Ege	
b.	is changed to	
c. d. Additional name changes are listed on Attachment 3.	is changed to	
Date: 8/21/17	JUDGE OF THE SUPERIOR O	Carlos M. Cabi

October 9, 2019
Miriam C. Marquez
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,

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.

COUNTY OF SUN BUNDIND					
On OCTOBET 9,2019 before me, Alishu L. Hartman, Notary public (Date) (Here Insert Name and Title of the Officer)					
personally appeared Shumh E. Egg 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/ske/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.  Witness my hand and official seal.  Signature of Notary Public  (Notary Seal)					
ADDITIONAL OPTIONAL INFORMATION					
Description of Attached Document  Title or Type of Document:  Number of Pages:  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								
TC 209 Item 429 Assessment Number: 64129	AIVERSIDE COUNTY THEAS-TAX COLLECTOR							
Assessee: WOOD, RICHARD JR & WARNER, TAMMERA & FORAKER, TINA D & CARROLL, ELIZABETH								
Situs: 13835 SARITA DR DESERT HOT SPRING	GS 92240							
Date Sold: May 2, 2017								
Date Deed to Purchaser Recorded: June 21, 2017								
Final Date to Submit Claim; June 21, 2018								
\$\frac{10.433.26}{0.433.26}\$ from the sale of the above mention owner(s) [check in one box] at the time of the sale of the above mention owner(s) [check in one box] at the time of the sale of the above mention owner(s) [check in one box] at the time of the sale of the above mention owner(s) [check in one box] at the time of the sale of the above mention owner(s) [check in one box] at the time of the sale of the above mention owner(s) [check in one box] at the time of the sale of the sale of the above mention owner(s) [check in one box] at the time of the sale of t	Section 4675, hereby claim excess proceeds in the amount of oned real property. I/We were the lienholder(s), property the of the property as is evidenced by Riverside County Recorder's A copy of this document is attached hereto. I/We are the of interest. I/We have listed below and attached hereto each item							
NOTE: YOUR CLAIM WILL NOT BE CONSIDERED  Certified Death Cer  Tax Deed to purch								
have to sign the claim unless the claimant submits polarization claimant may only receive his or her respective portion. If we affirm under penalty of perjury that the foregoing								
Signature of Claiman	Signature of Claimant							
Dwarne Ege Print Name	Print Name							
18182 Orange, Street Street Address  Hesperia, California, 92345 City, State, Zip	Street Address							
City, State, Zip	City, State, Zip							

Phone Number

(760) 792 - 1520 Phone Number

DOC # 2009-0092106

D2/25/2009 08:00A Fee:36.00

Page 1 of 16

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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APN 641-294-015	Title of Document	
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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)

ACR 238P-AS4RE0 (Rev. 03/2008)

RI-238P

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

FILED
Superior Court of California
County of San Bernardino
Rediands District

SEP 1 1 2008

Attorneys for Personal Representative

By Harried Rome Deputy

### SUPERIOR COURT OF THE STATE OF CALIFORNIA

#### FOR THE COUNTY OF RIVERSIDE

Estate of

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Case No. PRO PS0700917

MARILYN J. KEAN,

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

Deceased.

DATE OF HEARING:

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.

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PAGE 1 OF 5

JUL 2 8 2008

JUDGMENT - FINAL DISTRIBUTION

SUPERIOR COURT OF CALIFORNIA COUNTY OF SAN BERNARDINO REDLANDS DISTRICT

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The Notice of Petition to Administer Esta nanner prescribed by law. The affidavit evidencing Court. More than four months have elapsed single resenting claims has expired.

Petitioner investigated and made reasonable natitled to individual notice of administration of the state of the state

Independent Administration of Estates Act. Petitioner's authority to so administer the estate has not been revoked.

The Notice of Petition to Administer Estate has been published for the period and in the

Petitioner was granted full authority to administer the estate under the provisions of the

manner prescribed by law. The affidavit evidencing due publication has been filed with the Clerk of the Court. More than four months have elapsed since the issuance of Letters. The time for filing or presenting claims has expired.

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

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

All debts of the Decedent have been paid.

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

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

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

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

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

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

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

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

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

JUDGMENT - FINAL DISTRIBUTION

PAGE 2 OF 5

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

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

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

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

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

Consents to the proposed distribution have been filed herein.

JUDGMENT - FINAL DISTRIBUTION

PAGE 3 OF 5

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

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

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

#### THEREFORE, IT IS ORDERED AND ADJUDGED THAT:

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

JUDGMENT - FINAL DISTRIBUTION

PAGE 4 OF 5

14.

5. The Court authorizes the refund of overpaid filing fees in the amount of \$200.00 to Robert L. Kean through his attorneys;

Dated: 9/11/0



JUDGE OF THE SUPERIOR COURT

Cynthia A, Ludvigsen

JUDGMENT - FINAL DISTRIBUTION

PAGE 5 OF 5

## ESTATE OF MARILYN J. KEAN SCHEDULE OF DISTRIBUTION

ASSETS ON HAND Funds advanced by Robert Kean for Costs: Costs of Administration including \$ 1,793.32 filing fee, publication, certified copies and appraisal fee Medical Expense not covered by insurance \$ 100.00 Statutory Attorney Fees in Client Trust \$ 12,450.00	\$ (14,343.32)
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
Etimiture, Furnishings and Personal Effects located at \$8290 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
LESS,	\$ 458,156,68
STAT. PERS. REP.'S COMMISSION PERS. REP.'S EXTRAORDINARY COMMISSION STAT. ATTYS' FEE ATTYS' EXTRAORDINARY FEE RESERVE	\$ - \$ (12,450.00) \$ - \$ -
DISTRIBUTABLE ESTATE	\$ (12.450.00) \$ 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 Outstanding Line of Credit being paid by Ro	bert L	. Ke	ean		190,000.00 (46,705.31		
*Adjusted Value of Residence for Distribution	\$	143,294.69	}				
RESIDUE		\$	445,706.68				
₹	%%		\$\$				
ROBERT L. KEAN  *Adjusted Residence - APN 0598-412-05 Furniture, Furnishing & Personal Effects COSTS PAID AND ATTRIBUTABLE TO RO  RICHARD WOOD, JR.  Undivided 1/7 interest in the following real property - APN 641-294-015 Real Property - APN 0451-134-18 Real Property - APN 0450-311-06 PORTION OF COSTS PAID BY ROBERT Cash shortage being waived to equalize Distriction  TAMMERA WARNER Undivided 1/7 interest in the following real property - APN 0451-134-18 Real Property - APN 0451-134-18 Real Property - APN 0450-311-06 PORTION OF COSTS PAID BY ROBERT Cash shortage being waived to equalize Distriction	2/21 perty: ributio 2/21 erty:	\$ \$	148,575.79 42,447.27 42,447.07		143,294.69 500.00 4,781.10 26,000.00 2,857.14 11,428.57 1,366.03 795.53 26,000.00 2,857.14 11,428.57 1,366.03 795.53		148,575.79 42,447.27
Undivided 1/7 interest in the following real proper Real Property - APN 641-294-015 Real Property - APN 0451-134-18 Real Property - APN 0450-311-06 PORTION OF COSTS PAID BY ROBERT Cash shortage being waived to equalize District.	2/21 erty:	\$	42,447.07 42,447.07	\$	26,000.00 2,857.14 11,428.57 1,366.03 795.53	\$	42,447.27
Undivided 1/7 interest in the following real proper Real Property - APN 641-294-015** Real Property - APN 0451-134-18 Real Property - APN 0450-311-06** PORTION OF COSTS PAID BY ROBERT Cash shortage being waived to equalize Distrit **Subject to a tien in favor of Heir Buyout Compof \$8,400.00, and said lien shall bear interest a from the date of the Judgment of Distribution and payable upon the sale or refinance of the	bution any in	the	amount I rate De due	\$ \$ \$ \$	26,000.00 2,857.14 11,428.57 1,366.03 795.53	\$	42,447.27

SCHEDULE OF DISTRIBUTION Page 2 of 3 Pages

SHAWN EGE Undivided 1/7 interest in the following real propriate Property - APN 641-294-015 Real Property - APN 0451-134-18 Real Property - APN 0450-311-06 PORTION OF COSTS PAID BY ROBERT Cash shortage being waived to equalize Dist		42,447.07	\$ \$ \$ \$ \$	26,000.00 2,857.14 11,428.57 1,366.03 795.53				
V DWAYNE EGE	2/21 S	42,447.07			\$	42,447.2	7	
Undivided 1/7 interest in the following real prop	perty:	42,447;07				90		
Real Property - APN 641-294-015	- 20		\$	26,000.00				
Real Property - APN 0451-134-18			\$	2,857.14				
Real Property - APN 0450-311-06 PORTION OF COSTS PAID BY ROBERT			\$	11,428.57				
Cash shortage being waived to equalize Distr	ribution		\$	1,366.03				
Y STATE OF THE PROPERTY OF THE	IOUTION		\$	795.53		40 447 07	,	
RONALDLYN EGE	2/21 \$	42,447.07			Þ	42,447,27		
Undivided 1/7 interest in the following real prop	erty:	16,117,01						
Real Property - APN 641-294-015			\$	26,000.00				
Real Property - APN 0451-134-18			\$	2,857.14				
Real Property - APN 0450-311-06 PORTION OF COSTS PAID BY ROBERT			\$	11,428.57				
Cash shortage being waived to equalize Distr	dh. at.		\$	1,366.03				
days arounds being warded to educate Distr	ibution		\$	795.53				
				-	\$	42,447.27		
TOTAL RESIDUARY BEQUESTS							5	445,706.68
TOTAL DISTRIBUTION								445 705 68
							5	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 TRESSAS. KENTNER
Clerk of the Superior Court of the State of
Californial, in and for the County of
San Bernardino.

KASANDRA RAMOS

SEP 1 2 2008

COUNTY OF RIVEDEMF

#### JON CHRISTENSEN TREASURER TAX COLLECTOR

RYASURA E DIO RIVE

Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.

SENDER: COMPLETE THIS SECTION

Attach this card to the back of the malipiece, or on the front if space permits. X

B.

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

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:

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	Copy of Birth Certificates for
13100	Copy of Marriage Certificate for
X Notarized Statement of	Original Note/Payment Book
different/misspelled Dwayne Ege; Dwayne	_ Updated Statement of Monies Owed (as of
Matthew Ege	date of tax sale)
Original Notarized Authorization for Agent to	Articles of Incorporation
Collect Excess Proceeds	(if applicable Statement by Domestic Stock)
Notarized Assignment of Right to Collect	Court Order Appointing Administrator
Excess Proceeds	Deed (Quitclaim/Grant etc)

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.

Other:

Sincerely,

Miriam C. Marquez

Certified Death Certificate

Sr. Accounting Assistant
Tax Sale Operations/Excess Proceeds

Tel 951 955-3336/Fax 951 955-3990

#### RECEIVED

2019 NOY -4 PM 4: 50

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

October 20,2019

Mariam C. Marquez
Sr. Accouting Assistant
Tax SaleOperations/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 you time.

Sincerely,

Duryse Ige 10-25-19

Dwayne Matthew Ege

See Attached Notarial Document

CIVIL CODE § 1189

#### CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 wayne Matthew Ege who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) Cis/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. SARAH RIDGWAY WITNESS my hand and official seal. COMM #2269054 NOTARY PUBLIC - CALIFORNIA SAN BERNARDINO COUNTY My Commission Expires December 1, 2022 Signature - 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:

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

To: Don Kent, Treasurer-Tax Collector	2018 JUN 13 PM 1: 24
Re: Claim for Excess Proceeds	
TC 209 Item 429 Assessment Number: 6412940	RIVERSIDE COUNT T TREAS TAX COLLECTOR
Assessee: WOOD, RICHARD JR & WARNER, TAM	MERA & 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	
owner(s) [check in one box] at the time of the sale of	tion 4675, hereby claim excess proceeds in the amount of d real property. I/We were the lienholder(s), property of the property as is evidenced by Riverside County Recorder's. A copy of this document is attached hereto. I/We are the f interest. I/We have listed below and attached hereto each item
Gertified death certifi	
	f Tax- Default ed property
If the property is held in Joint Tenancy, the taxsale prochave to sign the claim unless the claimant submits proclaimant may only receive his or her respective portion of I/We affirm under penalty of perjury that the foregoing is to Executed this	rue and correct.
Signature of Claimant	
Organical of Chairman	Signature of Claimant
Print Name	Print Name
Street Address	Street Address

City, State, Zip

Phone Number

517-962-1201 Phone Number

DOC # 2009-0092106

D2/25/2009 08:00A Fee:36.00

Page 1 of 10

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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 Docume	ent
APN 641-294-015	
TRA:	
DTT:	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)

ACR 238P-AS4RE0 (Rev. 03/2008)

RI-238P

SWAN, CARPENTER, WALLIS & MCKENZIE, LLP A LIMITED LIABILITY PARTNERSHIP

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Ronald E. Doty, Jr./SBN 204171 SWAN, CARPENTER, WALLIS & McKENZIE LLP 1600 E. Florida Avenue, Suite 211 Hemet, California 92544 (951) 658-7162
Attorneys for Personal Representative

FILED
Superior Court of California
County of San Bernardino
Rediands District

SEP ] 1 2008

By Hawara Mark

#### SUPERIOR COURT OF THE STATE OF CALIFORNIA

#### FOR THE COUNTY OF RIVERSIDE

Estate of

MARILYN J. KEAN,

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

Deceased.

DATE OF HEARING:

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.

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PAGE 1 OF 5

EDIOD 201 ---

SUPERIOR COURT OF CALIFORNIA COUNTY OF SAN BERNARDINO REDLANDS DISTRICT

JUDGMENT - FINAL DISTRIBUTION

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

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

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

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

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

All debts of the Decedent have been paid.

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

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

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

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

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

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

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

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

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

JUDGMENT - FINAL DISTRIBUTION

PAGE 2 OF 5

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

Consents to the proposed distribution have been filed herein.

JUDGMENT - FINAL DISTRIBUTION

PAGE 3 OF 5

SWAN, CARPENTER, WALLIS & MCKENZIE, LLP
A LIMITED LIABILITY PARTNERSHIP

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

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

#### THEREFORE, IT IS ORDERED AND ADJUDGED THAT:

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

JUDGMENT - FINAL DISTRIBUTION

PAGE 4 OF 5

14: 

known or discovered, is made to the	person(s) entitled thereto as set forth in the attached "	'Schedule
of Distribution";		65 Ce

5. The Court authorizes the refund of overpaid filing fees in the amount of \$200.00 to Robert L. Kean through his attorneys;

Dated: \_ 9/11/08



JUDGE OF THE SUPERIOR COURT

Cynthia A, Ludvigsen

JUDGMENT - FINAL DISTRIBUTION

PAGE 5 OF 5

# ESTATE OF MARILYN J. KEAN SCHEDULE OF DISTRIBUTION

ASSETS ON HAND Funds advanced by Robert Kean for Costs: Costs of Administration including \$ 1,793.32 filing fee, publication, certified copies and appraisal fee Medical Expense not covered by insurance \$ 100.00 Statutory Attorney Fees in Client Trust \$ 12,450.00	\$ (14,343.32)
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 \$8290 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,	4 455,150,00
STAT. PERS. REP.'S COMMISSION PERS. REP.'S EXTRAORDINARY COMMISSION STAT. ATTYS' FEE ATTYS' EXTRAORDINARY FEE RESERVE	\$ - \$ - \$ (12,450.00) \$ - \$ -
DISTRIBUTABLE ESTATE	\$ (12,450.00) \$ 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							
Outstandies Lies of Ossett to					\$ 190,000.0	0	
Outstanding Line of Credit being paid by Ro	;	(46,705.3	1)				
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*Adjusted Value of Residence for Distribution	on Pu	проз	es		143,294.6	9	
RESIDUE		5	445,706.6	2			
			140,700.00				
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ROBERT L. KEAN	4.0		440.000.00				
*Adjusted Residence - APN 0598-412-05	17.	5 \$	148,575.79	3			
Furniture Furnishing & December 12:05				3	143,294.69	9	
Furniture, Furnishing & Personal Effects				\$	500.00	)	
COSTS PAID AND ATTRIBUTABLE TO RO	DBER	T		\$	4.781.10	)	
X						S	148,575.79
RICHARD WOOD, JR.	2/21	\$	42,447.27			_	
Undivided 1/7 interest in the following real prop	ertv:						
Real Property - APN 641-294-015	, .			\$	26,000.00		
Real Property - APN 0451-134-18							
Real Property - APN 0450-311-06				\$	13.5		
PORTION OF COSTS PAID BY ROBERT				\$	11,428.57		
Cash shortage being unived to accelled the	21 41			\$	1,366.03		
Cash shortage being waived to equalize Distr	ributic	n		\$	795.53		
X TAMMERA WARNER						\$	42,447,27
V MINIMERA WARNER	2/21	\$	42,447.07				
Undivided 1/7 interest in the following real prop	erty:						
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							
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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		
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Real Property - APN 0451-134-18				\$	26,000.00		
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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 Distrib	ution			\$	795.53		
			-			S	42,447.27
"Subject to a lien in favor of Heir Buyout Compa	any in	the	amount			-	
or \$8,400,00, and said lien shall bear interest at	t the I	enal	rate				
from the date of the Judgment of Distribution a	nd sh	all b	e due				
and payable upon the sale or refinance of the p	) [DDG	rties					
the particular of the particul	- Opc	4163					

SCHEDULE OF DISTRIBUTION Page 2 of 3 Pages

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Undivided 1/7 interest in the following real property: Real Property - APN 641-294-015 Real Property - APN 0451-134-18 Real Property - APN 0450-311-06 PORTION OF COSTS PAID BY ROBERT Cash shortage being waived to equalize Distribution  DWAYNE EGE 2/21 \$ 42,447.07  Undivided 1/7 interest in the following real property: Real Property - APN 0451-134-18 Real Property - APN 0451-134-18 Real Property - APN 0450-311-06 PORTION OF COSTS PAID BY ROBERT Cash shortage being waived to equalize Distribution  RONALDLYN EGE 2/21 \$ 42,447.07  Undivided 1/7 interest in the following real property: Real Property - APN 0451-134-18 Real Property - APN 0450-311-06 PORTION OF COSTS PAID BY ROBERT Cash shortage being waived to equalize Distribution  RONALDLYN EGE 2/21 \$ 42,447.07  Undivided 1/7 interest in the following real property: Real Property - APN 0451-134-18 Real Property - APN 0450-311-06 PORTION OF COSTS PAID BY ROBERT Cash shortage being waived to equalize Distribution  TOTAL RESIDUARY BEQUESTS  \$ 445,706.68	≪ SHAWN EGE	2/21 \$	42 447 07					
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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     TOTAL RESIDUARY BEQUESTS   \$ 42.447.27     TOTAL DISTRIBUTION   \$ 445,706.68     TOTAL DISTRIBUTION   \$ 11,428.57     \$ 11,428.57     \$ 11,428.57     \$ 11,428.57     \$ 1,366.03     \$ 42.447.27     TOTAL DISTRIBUTION   \$ 42.447.27     TOTAL DISTRIBUTION   \$ 445,706.68     TOTAL DIST	Pool Describe ADM Assessed to			\$	26,000.00			
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47,700.00	LO LYF DISTRIBUTION							\$ 445 706 68
							-	+ -H0,700,00

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 TRESSAS. KENTNER
Clerk of the Superior Court of the State of
California, in and for the Count of
San Bernardino.

KASANDRA RAMOS

SEP 1 2 2008

COUNTY OF RIVEDSIDE

#### 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:



SENDER: COMPLETE THIS SECTION	
<ul> <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 mailplece, or on the front if space permits.</li> </ul>	A. S X B. F
1. Autiala Addragged to	D.
EP 209 Item 429 Ronaldlyn Ege 3980 Juniper Dr. Jackson, MI 49201	3. Sc   Ad     Ad     Co
2 Addala Number (Transfer from service label)	
7002 0510 0004 1157 4991	(0,
PS Form 3811, July 2015 PSN 7530-02-000-9053	

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.

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

October 23, 2019

RECEIVED

Miriam C. Marquez

2019 NOV -4 PM 4: 00

Sr. Accounting Assistant

RIVERSIDE COUNTY TREAS-TAX COLLECTOR

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; Ronaldlyn 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

PAMELA TRAMMELL Notary Public State of Michigan

County of Jackson
My Commission Expires Oct 12 2024
Acting in the County of