

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



**ITEM: 19.11
(ID # 12618)**

MEETING DATE:
Tuesday, March 30, 2021

FROM: TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 212, Item 939. Last assessed to: Jay W. Preston and Yoshiko H. Preston, h/w as community property, District 3. [\$12,330 - 100% Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Jay W. Preston, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 915160045-3;
2. Authorize and direct the Auditor-Controller to issue a warrant to Jay W. Preston in the amount of \$12,330.27, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.


ACTION: Policy


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

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: March 30, 2021
xc: Treasurer, Auditor

Kecia R. Harper
Clerk of the Board
By: 
Deputy



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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$12,330	\$ 0	\$12,330	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	N/A
			For Fiscal Year:	20/21

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the May 01, 2018 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 26, 2018. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 18, 2018, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

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

1. Claim from Jay W. Preston based on a Quit Claim Deed recorded June 19, 2007 as Instrument No. 2007-0398632, and a Certificate of Death for Yoshiko Hayasaka Preston.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Jay W. Preston be awarded excess proceeds in the amount of \$12,330.27. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimant by certified mail.

Impact on Residents and Businesses

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Preston

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



Stephanie Pardo, Principal Management Analyst 3/23/2021



Gregory J. Priamos, Director County Counsel 2/2/2021

162717Z2017.2

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 939 Assessment Number: 915160045-3

Assessee: PRESTON, JAY W & YOSHIKO H

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

RECEIVED
2018 JUN 24 PM 12:40
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

IME, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 12177.00 from the sale of the above mentioned real property. IME 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. 2007 0398033 recorded on 06/19/2017. A copy of this document is attached hereto. IME are the rightful claimants by virtue of the attached assignment of interest. IME have listed below and attached hereto each item of documentation supporting the claim submitted.

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

1. Deed in lieu of foreclosure from Safetybiz, Inc. to Jay W. Preston and Yoshiko H. Preston Husband and Wife.
2. Death Certificate of Yoshiko H. Preston
3. Passport of Jay William Preston
4. California Driver's License of Jay William Preston in force at time of tax sale
5. Current California Driver's License of Jay William Preston.
6. Property Tax Bill for Tax sale property.

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

IME affirm under penalty of perjury that the foregoing is true and correct.

Executed this 20th day of June, 2019 at Los Angeles, CA
County, State

Jay W Preston
Signature of Claimant

Signature of Claimant

Jay W Preston
Print Name

Print Name

7118 Kittyhawk Av
Street Address

Street Address

Los Angeles, CA, 90045
City, State, Zip

City, State, Zip

(310) 645 8789
Phone Number

Phone Number

prestonaid@aol.com
Email Address

Email Address

Recording Requested by
Safetybiz, Inc.
And when recorded mail to:

1

DOC # 2007-0398632
06/19/2007 08:00A Fee:33.00
Page 1 of 3
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



Safetybiz, Inc.
7122 Kittyhawk Ave.
Los Angeles, CA, 90045

This document is being recorded
as an accommodation only
and Chicago Title Insurance
Company assumes no respons-
ibility for the correctness
or validity thereof.

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			3						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T	CTY	UNI
									044

QUIT CLAIM DEED

33

T
044

915-160-045,049

D.T.T.
NO
consideration

THIS QUIT-CLAIM DEED is executed this 30th day of April, 2007, by
SAFETYBIZ, INC, hereinafter collectively "First Party", whose address
is 7122 KITTYHAWK AVE, LOS ANGELES, CALIFORNIA, 90045, to

JAY W. PRESTON AND YOSHIKO H. PRESTON H/W AS COMMUNITY PROPERTY,
hereinafter referred to as "Second Party", whose address is
7122 KITTYHAWK AVE, LOS ANGELES, CALIFORNIA, 90045

WITNESSETH, that the First Party, for and in consideration of cancellation of the note secured by deed of trust dated March 4, 2004 as good and valuable consideration, paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Second Party, all right, title, interest, and claim which the First Party has in and to the following described real property in the County of RIVERSIDE, State of CALIFORNIA, as described on Exhibit "A" to this document and incorporated as a part of this document.

The address of the Parcel is purported to be 40200 East Benton Road

TO HAVE AND HOLD the same, together with all and singular the appurtenances there unto, of all interest, equity and claim whatsoever the First Party may have, either in law or equity, for the proper use, benefit and behalf of the Second Party forever.

IN WITNESS WHEREOF, the First Party has signed and sealed these presents the day and year first above written.

Safetybiz, Inc.
by President
Safetybiz, Inc

By Jay W. Preston, President, Safetybiz, Inc.



State of California
County of LOS ANGELES

On April 30, 2007 before me, STEPHEN H. LAWHORN NOTARY PUBLIC
(DATE)

personally appeared Jay W. Preston
(NAME(S) OF SIGNER(S))

personally known to me -OR-

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



Witness my hand and official seal.

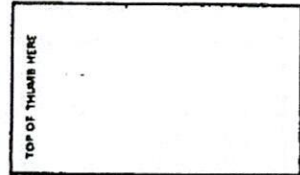
Stephen H. Lawhorn
(SIGNATURE OF NOTARY)

ATTENTION NOTARY

The information requested below and in the column to the right is **OPTIONAL**. Recording of this document is not required by law and is also optional. It could, however, prevent fraudulent attachment of this certificate to any unauthorized document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:
Title or Type of Document Quit Claim Deed
Number of Pages 2 Date of Document April 30, 2007
Signer(s) Other Than Named Above None

RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)

INDIVIDUAL(S)
 CORPORATE

OFFICER(S) _____
(TITLE)

PARTNER(S) LIMITED
 GENERAL

ATTORNEY IN FACT

TRUSTEE(S)

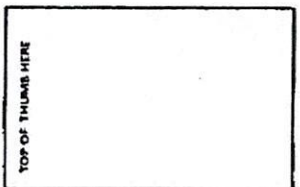
GUARDIAN/CONSERVATOR

OTHER: _____

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies))

RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)

INDIVIDUAL(S)
 CORPORATE

OFFICER(S) _____
(TITLE)

PARTNER(S) LIMITED
 GENERAL

ATTORNEY IN FACT

TRUSTEE(S)

GUARDIAN/CONSERVATOR

OTHER: _____

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies))



EXHIBIT "A"

LEGAL DESCRIPTION

PARCELS 2 AND 3 OF PARCEL MAP 17318, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 110, PAGE(S) 70 AND 71, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

EXCEPTING THEREFROM ALL RIGHT, TITLE AND INTEREST IN AND TO THE ABOVE-DESCRIBED REAL PROPERTY CONVEYED BY GRANTOR'S PREDECESSOR-IN-INTEREST, BRUCE H. CHARLES AND JUNE A. CHARLES, HUSBAND AND WIFE AS COMMUNITY PROPERTY, TO THE COUNTY OF RIVERSIDE PURSUANT TO TWO (2) GRANT DEEDS RECORDED IN THE OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA ON FEBRUARY 28, 1992 AS INSTRUMENT NOS. 069112 AND 069113, BOTH OF OFFICIAL RECORDS.

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES REGISTRAR-RECORDER/COUNTY CLERK

2

CERTIFICATE OF DEATH

3200919017244

STATE OF CALIFORNIA USE BLACK INK ONLY. NO ERASURES, WHITEOUTS OR ALTERATIONS VS. (REV. 1/01)

LOCAL REGISTRATION NUMBER

Form with sections: DECEASED'S PERSONAL DATA, USUAL RESIDENCE, SPOUSE AND PARENT INFORMATION, FUNERAL DIRECTORY, PLACE OF DEATH, CAUSE OF DEATH, PHYSICIAN'S CERTIFICATION, CORONERS USE ONLY, STATE REGISTRAR.

This is to certify that this document is a true copy of the official record filed with the Registrar-Recorder/County Clerk.

Dean C. Logan Registrar-Recorder/County Clerk

APR 26 2017

Barcode and number 1000001512326

This copy is not valid unless prepared on an engraved border displaying the seal and signature of the Registrar-Recorder/County Clerk.



CALOSANG02