

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



ITEM: 19.25  
(ID # 19897)

**MEETING DATE:**

Tuesday, October 18, 2022

**FROM :** TREASURER-TAX COLLECTOR:

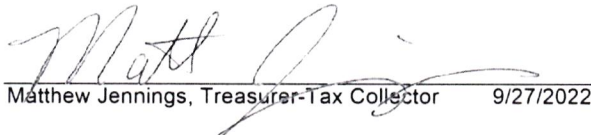
**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 207, Item 544. Last assessed to: Michael J. Bickford, an unmarried man, as to an undivided 1/2 interest, Michael P. Keeler, Jr., as to an undivided 1/6th interest, Marianne McCarthy, as to an undivided 1/6th interest, and Karen Russell, as to an undivided 1/6th interest, all as tenants in common. District 5. [\$1,419-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from the County of Riverside Code Enforcement Department for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 514273024-2;
2. Approve the claim from Marianne McCarthy, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 514273024-2;

Continued on page 2

**ACTION:Policy**

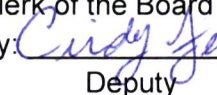
  
Matthew Jennings, Treasurer-Tax Collector 9/27/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Spiegel 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: October 18, 2022  
xc: Tax Collector

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

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

3. Approve the claim from Karen Russell, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 514273024-2;
4. Deny the claim from Michael Keeler last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 514273024-2;
5. Authorize and direct the Auditor-Controller to issue a warrant to the County of Riverside Code Enforcement Department in the amount of \$176.40, Marianne McCarthy in the amount of \$621.74, and Karen Russell in the amount of \$621.74, 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;
6. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$2,486.23 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$1,419	\$ 0	\$1,419	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale.			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	22/23

**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 24, 2016 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 14, 2016. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on August 10, 2016, 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 various other research methods used to obtain current mailing addresses for these parties of interest.

Revenue and Taxation Code 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim excess proceeds in a newspaper of general circulation in the county as per Revenue and

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

Taxation Code 4676 (c). The Treasurer-Tax Collector's office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

1. Examined Parties of Interest reports to notify all parties of interest attached to the parcel.
2. Researched all last assessee's through the County's Property Tax System for any additional addresses.
3. Used Accurint (people finder) to notify any new addresses that may be listed for our last assessees.
4. Advertised in newspapers for three consecutive weeks in The Desert Sun, Palo Verde Valley Times and The Press Enterprise referring any parties of interest to file a claim for the excess proceeds.
5. Sent out a certified mailing within 90 days as required by Revenue and Taxation Code 4676 (b).

According to Revenue and Taxation Code 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the expiration of the one year following the recordation of the Tax Collector's deed to the Purchaser, which was recorded on July 14, 2016.

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

1. Claim from the County of Riverside Code Enforcement Department based on a Notice of Noncompliance recorded October 20, 2010 as Instrument No. 2010-0501859.
2. Claim from Marianne McCarthy based on a Quitclaim Deed recorded March 27, 2001 as Instrument No. 2001-124686.
3. Claim from Karen Russell based on a Quitclaim Deed recorded March 27, 2001 as Instrument No. 2001-124686.
4. Claim from Michael Keeler based on a Quitclaim Deed recorded March 27, 2001 as Instrument No. 2001-124686.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the County of Riverside Code Enforcement Department be awarded excess proceeds in the amount of \$176.40, Marianne McCarthy be awarded \$621.74, and Karen Russell be awarded \$621.74. The claim from Michael Keeler be denied since the claim was received after the July 14, 2017 deadline. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$2,486.23 will be transferred to the County General Fund. 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.

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

**Impact on Residents and Businesses**

Excess proceeds will be released to a lienholder, last assessees of the property, and to the County General Fund.

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

**ATTACHMENT A. Claim Code**

**ATTACHMENT B. Claim Marianne**

**ATTACHMENT C. Claim Karen**

**ATTACHMENT D. Claim Michael**

  
Steven Atkeson 10/10/2022

  
Kristine Bell-Valdez, Supervising Deputy County Counsel 9/19/2022

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

RECEIVED  
2017 JUL 10 PM 4:57  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 207 Item 544 Assessment No.: 514273024-2

Assessee: BICKFORD, MICHAEL J & KEELER, MICHAEL P JR & MCCARTHY, MARIANNE & RUSSELL, KAREN

Situs:

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 264.40 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. 2010-0501857; recorded on 10/20/2010. 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.**

See attachment for back-up.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 28<sup>th</sup> day of June, 2017 at Riverside, CA  
County, State

[Signature]  
\_\_\_\_\_  
Signature of Claimant

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

Valerie Lann  
\_\_\_\_\_  
Print Name

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

4080 Lemon St, 14<sup>th</sup> floor  
\_\_\_\_\_  
Street Address

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

Riverside, CA 92501  
\_\_\_\_\_  
City, State, Zip

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

(951) 955-1836  
\_\_\_\_\_  
Phone Number

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

When recorded please mail to:  
 Riverside County Code Enforcement  
 31290 Plantation Dr.  
 Thousand Palms, CA 92276  
 Mail Stop # 4016

DOC # 2010-0501859  
 10/20/2010 08:00A Fee:NC  
 Page 1 of 1  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



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**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of  
 Michael J Bickford, Michael Keeler  
 Marianne McCarthy, Karen Russell

Case No.: CV10-07448

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 13 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.541, (RCC Title 8.120.010) described as Accumulated Rubbish Expedited. Such Proceedings are based upon the noncompliance of such real property, located at 1 Lot N of 11854 Cecil Dr, White Water, CA, and more particularly described as Assessor's Parcel Number 514-273-024 and having a legal description of POR Lot 20 and 21 MB 012/083 Bonnie Belle Lodge Sub 1 of Sec 35 T2SR3E, Records of Riverside County, with the requirements of Ordinance No. 541 (RCC Title 8.120.010).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 31290 Plantation Dr., Thousand Palms, CA 92276, Attention Code Enforcement Officer Pedro Hernandez (760) 343-4150.

**NOTICE IS FURTHER GIVEN** in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE  
 DEPARTMENT OF CODE ENFORCEMENT

By: Dave Lawless  
 Dave Lawless  
 Code Enforcement Division

**ACKNOWLEDGEMENT**

State of California )  
 County of Riverside )

On 10/19/10 before me, Marlena Hernandez, Notary Public, personally appeared Dave Lawless who proved to me on the basis of satisfactory evidence to be the person(s) who subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
M Hernandez  
 Commission # 1866835 Comm. Expires Oct 24, 2013





**CODE ENFORCEMENT  
DEPARTMENT  
COUNTY OF RIVERSIDE**

**STATEMENT OF ABATEMENT COSTS**

RECEIVED  
2022 AUG 19 AM 6:07  
RIVERSIDE COUNTY  
TREAS - TAX COLLECTOR

<b>Date:</b> August 19, 2022	<b>Case:</b> CV1007448 <b>BOS District:</b> 5
<b>Property Owner</b> MICHAEL J BICKFORD / MICHAEL P KEELER / MARIANNE MCCARTHY 2260 ORANGE AVE COSTA MESA CA 92627	<b>Property Address</b> Assessor Parcel Number: 514273024 1 LOT N OF 11854 CECIL DR WHITEWATER CANYON, CA 0

Riverside County Ordinance 725 provides for the recovery of abatement and administrative costs reasonably related to Code Enforcement including but not limited to; costs related to the abatement, collection, attorney's fees and staff time for site inspections, investigation, sum reports, and notices. The total abatement costs must be paid to the County of Riverside at the address below within thirty (30) days. In the said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection incurred in the collection of these abatement costs.

**You are liable to the County of Riverside for the following abatement costs:**

Item	Description	Costs
<b>LABOR COSTS</b>		
Labor Costs	Subtotal of Labor Charges - See Cost Detail Attached	\$176.40
<b>ADMINISTRATIVE CITATIONS</b>		
Administrative Citations	Subtotal of Administrative Citations - See Cost Detail Attached	\$0.00
<b>CONTRACTOR COSTS</b>		
Contractor Costs	Subtotal of Contractor Costs - See Cost Detail Attached	\$0.00
<b>COUNTY COUNSEL COSTS</b>		
County Counsel Costs	Subtotal of County Counsel Costs - See Cost Detail Attached	\$0.00
<b>RIVERSIDE SHERIFF'S OFFICE COSTS</b>		
Riverside Sheriff	Subtotal of Riverside Sheriff's Office Costs - See Cost Detail Attached	\$0.00
<b>OTHER COSTS</b>		

<b>Audit Date:</b> August 19, 2022	<b>Case Number:</b> CV1007448	<b>APN:</b> 514273024	Page 1 of 5
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**CODE ENFORCEMENT  
DEPARTMENT  
COUNTY OF RIVERSIDE**

Other Costs	Subtotal of Other Costs	\$85.00
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Please refer to the remittance sheet attached for payment information.

An Administrative hearing has been scheduled (see attached Demand for Payment and Notice of Hearing).

Upon compliance of all violations, full payment of the above and confirmation of available funds to the County of Riverside, a release letter for the Notice(s) Lien(s) will be signed, notarized and recorded with the Riverside County Recorder's Office.

<b>Subtotal</b>	<b>\$261.40</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>TOTAL DUE NOW</b>	<b>\$261.40</b>
*See Remittance sheet for Credit if Paid Prior to Hearing date.	

<b>Audit Date: August 19, 2022</b>	<b>Case Number: CV1007448</b>	<b>APN: 514273024</b>	Page 2 of 5
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**CODE ENFORCEMENT  
DEPARTMENT  
COUNTY OF RIVERSIDE**

**LABOR COSTS DETAIL**

Below is the detailed information for the Labor Costs listed on the prior page.

*NOTE: Time billed on or after December 11, 2017 is shown as two (2) decimal places in the description column, but the actual calculation is based on seven (7) decimal places. \*e.g. 0.4166666 displayed as 0.41 minutes.*

Date	Item	Description	Costs
<b>LABOR COSTS</b>			
08/31/2010		Fee Date: 8/31/2010; Fee Type: Officer Hours; Fee Note: Tim charged for Hernandez, Pedro R of 0.5 hours at \$109/hr.	\$54.50
09/02/2010		Fee Date: 9/2/2010; Fee Type: Officer Hours; Fee Note: Tim charged for Hernandez, Pedro R of 0.2 hours at \$109/hr.	\$21.80
10/12/2010		Fee Date: 10/12/2010; Fee Type: Officer Hours; Fee Note: Tim charged for Hernandez, Pedro R of 0.1 hours at \$109/hr.	\$10.90
12/08/2010		Fee Date: 12/8/2010; Fee Type: Officer Hours; Fee Note: Tim charged for Hernandez, Pedro R of 0.2 hours at \$109/hr.	\$21.80
03/12/2012		Fee Date: 3/12/2012; Fee Type: Officer Hours; Fee Note: Tim charged for Hermanson, Adam of 0.5 hours at \$109/hr.	\$54.50
04/10/2012		Fee Date: 4/10/2012; Fee Type: Senior Hours; Fee Note: Tim charged for Herrera, Hector C of 0.1 hours at \$129/hr.	\$12.90
		<b>Labor Costs Subtotal</b>	<b>\$176.40</b>

Audit Date: August 19, 2022	Case Number: CV1007448	APN: 514273024	Page 3 of 5
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**CODE ENFORCEMENT  
DEPARTMENT  
COUNTY OF RIVERSIDE**

**ADDITIONAL COSTS DETAIL**

Date	Item	Description	Costs
<b>OTHER COSTS</b>			
04/25/2017	Other Costs	7056 - ABT-Recording Fee Fee Date: 4/25/2017; Fee Type: Recording Fee; Fee Note: DOC# 2010-0501859	\$20.00
07/18/2018	Other Costs	7053 - ABT-SOAC Prep Fee	\$65.00
<b>Other Costs Subtotal</b>			<b>\$85.00</b>

Audit Date: August 19, 2022	Case Number: CV1007448	APN: 514273024	Page 4 of 5
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4080 LEMON STREET, 12TH FLOOR, P.O. BOX 1469, RIVERSIDE, CALIFORNIA 92502  
 (951) 955-2004 • FAX (951) 955-8680  
<http://rectlma.org/ce>



**CODE ENFORCEMENT  
DEPARTMENT  
COUNTY OF RIVERSIDE**

Please remit payment and include this sheet

**REMITTANCE INFORMATION  
STATEMENT OF ABATEMENT COSTS**

\*If this Statement of Abatement Costs Total Now Due is paid in full prior to the hearing date set forth on the attached Demand for Payment and Notice of Hearing date, the Department will seek no further action for recovery of abatement costs on this specific violations(s) and your attendance at the hearing will **NOT** be required.

**Make checks payable and remit to:**  
Riverside County Code Enforcement  
Department  
Attn: Administrative Services  
4080 Lemon Street, 12th Floor  
P.O. Box 1469  
Riverside, CA 92502

<b>Subtotal</b>	<b>\$261.40</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>TOTAL DUE NOW</b>	<b>\$261.40</b>

**Payment Options**

On-line	RivCoPlus.org	E-Checks and credit cards are accepted on-line*
Credit Card	760-863-7735	Please have your invoice number or case number ready for reference*
Mail	County of Riverside PO Box 1605 Riverside, CA 92501	Reference your invoice number or case number on your check or include a copy of the remittance slip.
Walk-in	Riverside Permit Assistance Center 4080 Lemon Street, 9 <sup>th</sup> Fl. Riverside, CA 92501	Desert Permit Assistance Center 77588 El Duna Ct, Ste. H Palm Desert, CA 92211

\*Note – 2.28% transaction service fee will be applied to credit card payments

<b>Audit Date: August 19, 2022</b>	<b>Case Number: CV1007448</b>	<b>APN: 514273024</b>	Page 5 of 5
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CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2016 JUL 22 AM 11:18

Re: Claim for Excess Proceeds

TC 207 Item 544 Assessment Number: 514273024-2

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

Assessee: BICKFORD, MICHAEL J & KEELER, MICHAEL P JR & MCCARTHY, MARIANNE & RUSSELL.

Situs: NONE

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 3906.11 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. \_\_\_\_\_; recorded on \_\_\_\_\_. 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 15 day of August, 2016 at Duval, FL  
County, State

Marianne McCarthy  
Signature of Claimant

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

MARIANNE MCCARTHY  
Print Name

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

117 17th Ave N  
Street Address

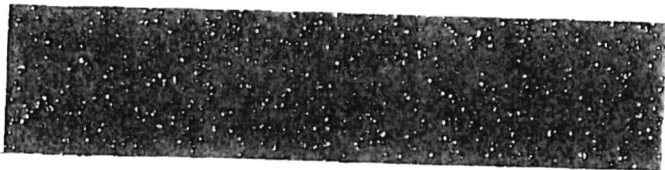
\_\_\_\_\_  
Street Address

JACKSONVILLE BEACH, FL 32250  
City, State, Zip

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

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

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



RECORDING REQUESTED BY  
MICHAEL P. KEELER, JR.

DOC # 2001-124686 ✓

02/27/2001 08:08A Fee:0.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Gary L. Orsz

Assessor, County Clerk & Recorder

NAME:  
MAR/KO  
ADDRESS

WHEN RECORDED MAIL TO  
MICHAEL P. KEELER, JR.  
2212 SANTA ANA AVENUE

CITY, STATE ZIP CODE COSTA MESA, CA 92627 ✓



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A	R	I							DL

TRA: 1000

DTI: #0

# QUITCLAIM DEED

APN: 814-273-023, 814-273-024, 814-273-025, 814-273-026, 814-273-027, 814-273-028  
AKA: 23408 CROYLE DRIVE  
RIVERSIDE COUNTY, CA

THE UNDERSIGNED GRANOR(S) AFFIRM(S) THAT THERE IS NO TRANSFER TAX BASED ON THE FULL VALUE OF THE PROPERTY BECAUSE THERE IS NO (NO) CONSIDERATION.

FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS ACKNOWLEDGED, I (WE),

MICHAEL P. KEELER, JR., SUCCESSOR TRUSTEE OF THE MICHAEL PAUL KEELER TRUST DATED SEPTEMBER 26, 1998, AS TO AN UNDIVIDED 50% INTEREST

HEREBY QUITCLAIMS ALL RIGHT, TITLE AND INTEREST TO: MICHAEL P. KEELER, JR., AS TO AN UNDIVIDED 1/3<sup>RD</sup> INTEREST, MARIANNE MCCARTHY, AS TO AN UNDIVIDED 1/3<sup>RD</sup> INTEREST, AND KAREN RUSSELL, AS TO AN UNDIVIDED 1/3<sup>RD</sup> INTEREST, ALL AS TENANTS IN COMMON

THAT REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS:

LOTS 24 AND 25 OF BONNIE BELLE LODGE SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS IS A TRANSFER FROM FATHER'S REVOCABLE LIVING TRUST, TO SON AND DAUGHTERS R&T 11911 EXECUTED ON THE 23 DAY OF FEBRUARY, 2001, AT NEWPORT BEACH, CALIFORNIA

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } ss

*Michael P. Keeler, Jr.*  
MICHAEL P. KEELER, JR., Successor Trustee

On 2-23-01 before me personally appeared

MICHAEL P. KEELER, JR.

AND

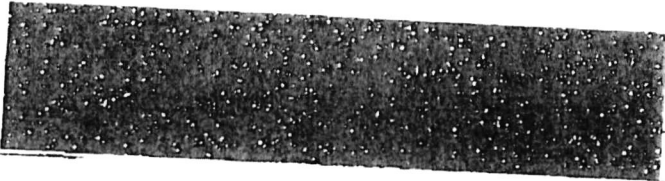
personally known to me - OR - I proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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:

*Brian Mandel*  
Notary's Signature

MAIL TAX STATEMENTS TO: NAME: MICHAEL P. KEELER, JR.  
STREET: 2212 SANTA ANA AVENUE  
CITY: COSTA MESA, CA 92627 ✓



**EXHIBIT "A"**

LOTS 24 AND 25 OF BONNIE BELLE LODGE SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THAT PORTION OF LOT 23 OF SAID TRACT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 23 OF SAID BONNIE BELLE LODGE SUBDIVISION NO. 1;  
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 23, SOUTH 89° 58' 00" EAST, 22.26 FEET;  
THENCE SOUTH 68° 58' 30" WEST, 20.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 23;  
THENCE ALONG THE WESTERLY LINE OF SAID LOT 23, NORTH 22° 21' 00" WEST, 8.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM SAID LOT 24 THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 24;  
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 24, NORTH 89° 58' 00" WEST, 22.26 FEET;  
THENCE NORTH 68° 58' 30" EAST, 20.59 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 24;  
THENCE ALONG THE EASTERLY LINE OF SAID LOT 24, SOUTH 22° 21' 00" EAST, 8.00 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING FOR PARCEL NUMBERS 514-273-023, 514-273-024, 514-273-025, 514-273-026

THE NORTH ONE-HALF OF LOT 19, ALL OF LOTS 20, 21, 22, 23 AND THAT PORTION OF LOT 24 OF BONNIE BELLE LODGE SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LEGALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 24;  
THENCE NORTH 89° 58' 00" WEST, 22.26 FEET ON THE SOUTHERLY LINE OF SAID LOT;  
THENCE NORTH 68° 58' 30" EAST, 20.59 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT;  
THENCE SOUTH 22° 21' 00" EAST, 8 FEET ON SAID EASTERLY LINE TO THE POINT OF BEGINNING.

EXCEPT FROM SAID LOT 23, THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT;  
THENCE SOUTH 89° 58' 00" EAST, 22.26 FEET ON THE NORTH LINE OF SAID LOT;  
THENCE SOUTH 68° 58' 30" WEST, 20.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT;  
THENCE NORTH 22° 21' 00" WEST, 8 FEET ON THE WESTERLY LINE TO THE POINT OF BEGINNING.



2681-124686  
63-27-0001 89-1001  
2 of 2

COUNTY

JON CHRISTENSEN  
TREASURER  
TAX COLLECTOR

March 18, 2020

Marianne McCarthy  
117 17<sup>th</sup> Ave N  
Jacksonville Beach, FL 32250

Re: APNs: 514273023-1, 514273024-2, & 51  
TC 207 Items 543-545  
Date of Sale: May 24, 2016

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 13101
- Notarized Statement of different/misspelled
- Original Notarized Authorization for Agent to Collect Excess Proceeds for
- Notarized Assignment of Right to Collect Excess Proceeds
- Certified Death Certificate
- Copy of Birth Certificates for
- Copy of Marriage Certificate for

- Original Note/Payment Book
- Updated Statement of Monies Owed for Loan (as of date of tax sale)
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other: Notarized statement of one in the same persons

Please send in all documents within 30 days (April 18) contact me at the number listed below.

Sincerely,


*Miriam C. Marquez*

Sr. Accounting Assistant  
Tax Sale Operations/Excess Proceeds

Tel 951 955-3336/Fax 951 955-3990

County of Riverside, Tre

4080 LEMON STREET, 4TH FLOOR \* P.O. BOX  
WWW.COUNTYTREASURER.ORG \* (951) 955-3990

SENDER: COMPLETE THIS SECTION	COMPLETE
<input checked="" type="checkbox"/> Complete items 1, 2, and 3. <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <b>X</b> B. Received
1. Article Addressed to: EP 209 Items 543-545 Karen Russell 13958 Spanish Marsh Ct. Jacksonville, FL 32225	D. Is delivery if YES, or
 9590 9402 1202 5246 5916 58	3. Service Type <input type="checkbox"/> Adult Signatur <input type="checkbox"/> Adult Signatur <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail I <input type="checkbox"/> Collect on Deliv <input type="checkbox"/> Collect on Deliv <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail R (over \$500)
2. Article Number (Transfer from service label) 7002 0510 0004 1157 5066 PS Form 3811, July 2015 PSN 7530-02-000-9053	

SENDER: COMPLETE THIS SECTION	COMPLETE
<input checked="" type="checkbox"/> Complete items 1, 2, and 3. <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signa <b>X</b> B. Recei
1. Article Addressed to: EP 209 Items 543-545 Marianne McCarthy 117 17 <sup>th</sup> Ave N Jacksonville Beach, FL 32250	D. Is deli if YES
 9590 9402 1202 5246 5916 65	3. Service <input type="checkbox"/> Adult Sigr <input type="checkbox"/> Adult Sigr <input type="checkbox"/> Certified I <input type="checkbox"/> Certified I <input type="checkbox"/> Collect or <input type="checkbox"/> Collect or <input type="checkbox"/> Insured I <input type="checkbox"/> Insured I, over \$50
2. Article Number (Transfer from service label) 7002 0510 0004 1157 5059 PS Form 3811, July 2015 PSN 7530-02-000-9053	

RECEIVED

3/25/2020

2020 APR -1 PM 1:56

RIVERSIDE COUNTY  
TREAS. TAX COLLECTOR

To Whom it May Concern:

I, Marianne McCarthy, held title to the following properties:

APN's: 514273023 - 1  
514273024 - 2  
514273025 - 3

Thank you,



Marianne McCarthy  
117 17th Avenue N.  
Jacksonville Beach, FL 32250  
617-212-9037

Notary Signature:





13958  
Spanish Marsh CT,  
JAX, FL 32275

**CERTIFIED MAIL**



7015 3430 0000 1374 5928



1000



92502

U.S. POSTAGE  
PAID  
AT ATLANTIC BEACH, FL  
32233  
AUG 16, 16  
AMOUNT  
**\$3.98**  
R2304E105841-23

Don Kent Treasurer - Tax Collector

PO Box 12005

Riverside, CA 92502-2205

TREASURER-TAX COLLECTOR OF  
DATA / MAIL ROOM

AUG 19 2016

RECEIVED

92502-220505

ATTN: Frances P...



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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2016 JUL 22 AM 11:19

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

TC 207 Item 544 Assessment Number: 514273024-2

Assessee: BICKFORD, MICHAEL J & KEELER, MICHAEL P JR & MCCARTHY, MARIANNE & RUSSELL,

Situs: NONE

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 3906.11 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. \_\_\_\_\_; recorded on \_\_\_\_\_. 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 15 day of August, 2016 at Duval FL  
County, State

Karen Russell  
Signature of Claimant

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

KAREN RUSSELL  
Print Name

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

13958 SPANISH MARSH CT  
Street Address

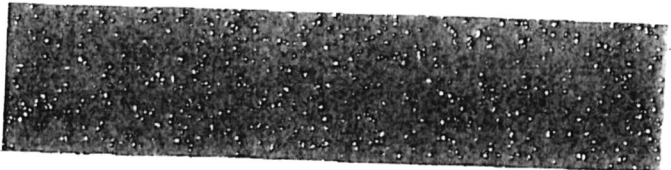
\_\_\_\_\_  
Street Address

JACKSONVILLE, FL 32225  
City, State, Zip

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

904-738-9754  
Phone Number

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



RECORDING REQUESTED BY  
MICHAEL P. KEELER, JR.

DOC # 2001-124686 ✓

✓ 02/27/2001 CA:888, Pgs:D.66  
Page 1 of 2  
Recorded in Official Records  
County of Riverside  
Gary L. Orse  
Recorder, County Clerk & Recorder

NAME:  
MAR/NO  
ADDRESS

WHEN RECORDED MAIL TO  
MICHAEL P. KEELER, JR.  
2212 SANTA ANA AVENUE

CITY, STATE ZIP CODE COSTA MESA, CA 92627 ✓



U	S	U	PAGE	SER	DA	PCCR	WALSH	EMP	NET
			2			✓			
A	R	I							

TRA: 100  
DTT: #0

# QUITCLAIM DEED

APK: 814-273-023, 814-273-024, 814-273-025, 814-273-026, 814-273-027, 814-273-028  
AKA: 22484 CUCIL DRIVE  
RIVERSIDE COUNTY, CA

THE UNDERSIGNED GRANOR(S) AFFIRM(S) THAT THERE IS NO TRANSFER TAX BASED ON THE FULL VALUE OF THE PROPERTY BECAUSE THERE IS NO (AC) CONSIDERATION.

FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS ACKNOWLEDGED, I (WE),

MICHAEL P. KEELER, JR., SUCCESSOR TRUSTEE OF THE MICHAEL PAUL KEELER TRUST DATED SEPTEMBER 26, 1998, AS TO AN UNDIVIDED 50% INTEREST

HEREBY QUITCLAIMS ALL RIGHT, TITLE AND INTEREST TO: MICHAEL P. KEELER, JR., AS TO AN UNDIVIDED 1/3<sup>RD</sup> INTEREST, MARIANNE MCCARTHY, AS TO AN UNDIVIDED 1/3<sup>RD</sup> INTEREST, AND KAREN RUSSELL, AS TO AN UNDIVIDED 1/3<sup>RD</sup> INTEREST, ALL AS TENANTS IN COMMON

THAT REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS:

LOTS 24 AND 25 OF BONNIE BELLE LODGE SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

THIS IS A TRANSFER FROM FATHER'S REVOCABLE LIVING TRUST, TO SON AND DAUGHTERS R&T 11911 EXECUTED ON THE 23 DAY OF FEBRUARY, 2001, AT NEWPORT BEACH, CALIFORNIA

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } ss

On 2-23-01 before me personally appeared MICHAEL P. KEELER, JR.

*Michael P. Keeler, Jr.*  
MICHAEL P. KEELER, JR., Successor Trustee

AND

personally known to me - OR - I 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/hers/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:

*Brian Mandel*  
Notary's Signature

MAIL TAX STATEMENTS TO: NAME: MICHAEL P. KEELER, JR.  
STREET: 2212 SANTA ANA AVENUE  
CITY: COSTA MESA, CA 92627



**EXHIBIT "A"**

LOTS 24 AND 25 OF BONNIE BELLE LODGE SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THAT PORTION OF LOT 23 OF SAID TRACT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 23 OF SAID BONNIE BELLE LODGE SUBDIVISION NO. 1;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 23, SOUTH 89° 58' 00" EAST, 22.26 FEET;

THENCE SOUTH 68° 58' 30" WEST, 20.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 23;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 23, NORTH 22° 21' 00" WEST, 8.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM SAID LOT 24 THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 24;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 24, NORTH 89° 58' 00" WEST, 22.26 FEET;

THENCE NORTH 68° 58' 30" EAST, 20.59 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 24;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 24, SOUTH 22° 21' 00" EAST, 8.00 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING FOR PARCEL NUMBERS 514-273-023, 514-273-024, 514-273-025, 514-273-026

THE NORTH ONE-HALF OF LOT 19, ALL OF LOTS 20, 21, 22, 23 AND THAT PORTION OF LOT 24 OF BONNIE BELLE LODGE SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LEGALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 24;

THENCE NORTH 89° 58' 00" WEST, 22.26 FEET ON THE SOUTHERLY LINE OF SAID LOT;

THENCE NORTH 68° 58' 30" EAST, 20.59 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT;

THENCE SOUTH 22° 21' 00" EAST, 8 FEET ON SAID EASTERLY LINE TO THE POINT OF BEGINNING.

EXCEPT FROM SAID LOT 23, THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT;

THENCE SOUTH 89° 58' 00" EAST, 22.26 FEET ON THE NORTH LINE OF SAID LOT;

THENCE SOUTH 68° 58' 30" WEST, 20.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT;

THENCE NORTH 22° 21' 00" WEST, 8 FEET ON THE WESTERLY LINE TO THE POINT OF BEGINNING.



2891-124686  
63-27-2003 00 1441  
1 of 2

COUNTY

JON CHRISTENSEN  
TREASURER  
TAX COLLECTOR

July 18, 2018

Karen Russell  
13958 Spanish Marsh Ct.  
Jacksonville, FL 32225

Re: APN: 514273023-1  
TC 207 Item 543, 544, 545, 546, 547  
Date of Sale: May 24, 2016

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 18, 2018**). If you should have any questions, please contact me at the number listed below.

Sincerely,

*Miriam C. Marquez*

Sr. Accounting Assistant  
Tax Sale Operations/Excess Proceeds

Tel 951 955-3336/Fax 951 955-3990

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TC 207 Item 543-47  
Karen Russell  
13958 Spanish Marsh Ct.  
Jacksonville, FL 32225



9590 9402 1680 6053 9895 88

2. Article Number (Transfer from service label)

7016 0750 0000 4696 9970

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

COMPLETE THIS SECTION

A. Signature

X

B. Received by (Name)

D. Is delivery address correct? If YES, enter C

3. Service Type

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

County of Riverside, Treasurer-Tax Collector

4980 LEMON STREET, 4TH FLOOR \* P.O. BOX 12005 \* RIVERSIDE, CALIFORNIA 92502  
WWW.COUNTYTREASURER.ORG \* (951) 955-3900 \* T (877) 748-2689 \* FAX (951) 955-3923

To Whom It May concern:

3/23/2020

I Karen Russell held title to the following properties

APN's 514273023-1

514273024-2

514273024-3

Thank You,

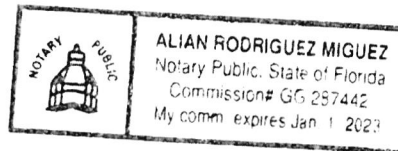
Karen Russell

*Karen Russell*

STATE OF FLORIDA; COUNTY OF DUVAL  
Sworn to and subscribed before me  
this 23 day of March, 2020

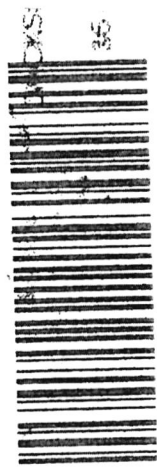
by *Alian Rodriguez*

NOTARY *[Signature]*



13958  
Spanish Marsh Ct.  
JAX, FL 32275

**CERTIFIED MAIL**



7015 3430 0000 1374 5928



1000



92502

U.S. POSTAGE  
PAID  
AT ATLANTIC BEACH, FL  
32233  
AUG 16, 16  
AMOUNT  
**\$3.98**  
R2304E105841-23

Don Kent Treasurer - Tax Collector

PO Box 12005

Riverside, CA 92502-2205

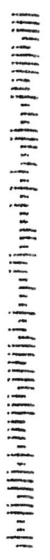
TREASURER-TAX COLLECTOR OF  
DATA / MAILROOM

AUG 19 2016

RECEIVED

92502-220505

ATTN: Frances P...



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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2017 JUL 25 PM 3:56

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 207 Item 544 Assessment Number: 514273024-2

Assessee: BICKFORD, MICHAEL J & KEELER, MICHAEL P JR & MCCARTHY, MARIANNE & RUSSELL,

Situs: NONE

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$\_\_\_\_\_ 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. \_\_\_\_\_; recorded on \_\_\_\_\_. 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 7 day of July, 2017 at Doral, Florida  
County, State

Marianne McCarthy  
Signature of Claimant

Karen Russell  
Signature of Claimant

Marianne McCarthy  
Print Name

Karen Russell  
Print Name

1777 AVEN  
Street Address  
Jacksonville Beach, FL  
City, State, Zip

13958 Spanish Marsh CT  
Street Address  
JACKSONVILLE FL 32225  
City, State, Zip

32250  
Phone Number 617-212-9037

904-660-9035  
Phone Number 904-738-9754

Stacey Elwood  
7/17/2017





DATE & TIME	STATUS OF ITEM	LOCATION
July 18, 2017, 12:36 am	Departed USPS Regional Origin Facility	JACKSONVILLE FL DISTRIBUTION CENTER
July 17, 2017, 9:18 pm	Arrived at USPS Regional Origin Facility	JACKSONVILLE FL DISTRIBUTION CENTER
July 17, 2017	USPS expects item for mailing (SSK)	ATLANTIC BEACH, FL 32233

[See Less ^](#)

## Available Actions

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Text Updates



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Email Updates



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[See Less ^](#)

## Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

[FAQs \(http://faq.usps.com/?articleId=220900\)](http://faq.usps.com/?articleId=220900)

# USPS Tracking® Results

FAQs > (<http://faq.usps.com/?articleId=220900>)

**Track Another Package +**

Remove X

**Tracking Number:** 9507100031057198000228




**Delivered**

## Product & Tracking Information

[See Available Actions](#)

**Postal Product:**  
First-Class Mail®

**Features:**  
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
July 24, 2017, 8:40 am	Delivered, PO Box 	RIVERSIDE, CA 92501
Your item has been delivered and is available at a PO Box at 8:40 am on July 24, 2017 in RIVERSIDE, CA 92501.		
July 22, 2017, 10:04 am	Available for Pickup	RIVERSIDE, CA 92501
July 22, 2017, 9:29 am	Arrived at Unit	RIVERSIDE, CA 92501
July 19, 2017, 12:47 pm	Arrived at USPS Regional Destination Facility	MORENO VALLEY CA DISTRIBUTION CENTER

RECORDING REQUESTED BY  
MICHAEL P. KEELER, JR.

DOC # 2001-124686

03/27/2001 00:00A Fee:0.00

Page 1 of 2

Recorded in Official Records  
County of Riverside  
Gary L. Oras  
Assessor, County Clerk & Recorder

WHEN RECORDED MAIL TO  
NAME: MICHAEL P. KEELER, JR.  
MAIL/NO: 2212 SANTA ANA AVENUE  
ADDRESS:  
CITY, STATE: COSTA MESA, CA 92627  
ZIP CODE:



LI	S	U	PAGE	SIZE	DA	PECR	NOCLK	LMP	NSL
			2			✓			
A	B	I							DL

TRA: 1000

DTT: 00

# QUITCLAIM DEED

APN: 814-273-023, 814-273-024, 814-273-025, 814-273-026, 814-273-027, 814-273-028  
AXA: 31488 CACTIL DRIVE  
RIVERSIDE COUNTY, CA

THE UNDERSIGNED GRANOR(S) AFFIRMS(S) THAT THERE IS NO TRANSFER TAX BASED ON THE FULL VALUE OF THE PROPERTY BECAUSE THERE IS NO (NO) CONSIDERATION.

FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS ACKNOWLEDGED, I (WE),

MICHAEL P. KEELER, JR., SUCCESSOR TRUSTEE OF THE MICHAEL PAUL KEELER TRUST DATED SEPTEMBER 25, 1998, AS TO AN UNDIVIDED 50% INTEREST

HEREBY QUITCLAIMS ALL RIGHT, TITLE AND INTEREST TO: MICHAEL P. KEELER, JR., AS TO AN UNDIVIDED 1/3<sup>RD</sup> INTEREST, MARIANNE MCCARTHY, AS TO AN UNDIVIDED 1/3<sup>RD</sup> INTEREST, AND KAREN RUSSELL, AS TO AN UNDIVIDED 1/3<sup>RD</sup> INTEREST, ALL AS TENANTS IN COMMON

THAT REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS:

LOTS 24 AND 25 OF BONNIE BELLE LODGE SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS IS A TRANSFER FROM FATHER'S REVOCABLE LIVING TRUST, TO SON AND DAUGHTERS R&T 11911 EXECUTED ON THE 23 DAY OF FEBRUARY, 2001, AT NEWPORT BEACH, CALIFORNIA

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } ss

On 2-23-01 before me personally appeared

MICHAEL P. KEELER, JR.

AND

personally known to me - OR - I 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.

MICHAEL P. KEELER, JR., Successor Trustee



WITNESS MY HAND AND OFFICIAL SEAL:

Notary's Signature

MAIL TAX STATEMENTS TO: NAME: MICHAEL P. KEELER, JR.  
STREET: 2212 SANTA ANA AVENUE  
CITY: COSTA MESA, CA 92627



**EXHIBIT "A"**

LOTS 24 AND 25 OF BONNIE BELLE LODGE SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THAT PORTION OF LOT 23 OF SAID TRACT, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF LOT 23 OF SAID BONNIE BELLE LODGE SUBDIVISION NO. 1;  
**THENCE** ALONG THE NORTHERLY LINE OF SAID LOT 23, SOUTH 89° 58' 00" EAST, 22.26 FEET;  
**THENCE** SOUTH 68° 58' 30" WEST, 20.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 23;  
**THENCE** ALONG THE WESTERLY LINE OF SAID LOT 23, NORTH 22° 21' 00" WEST, 8.00 FEET TO THE POINT OF BEGINNING.

**EXCEPTING** FROM SAID LOT 24 THAT PORTION DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID LOT 24;  
**THENCE** ALONG THE SOUTHERLY LINE OF SAID LOT 24, NORTH 89° 58' 00" WEST, 22.26 FEET;  
**THENCE** NORTH 68° 58' 30" EAST, 20.59 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 24;  
**THENCE** ALONG THE EASTERLY LINE OF SAID LOT 24, SOUTH 22° 21' 00" EAST, 8.00 FEET TO THE POINT OF BEGINNING.

**ALSO INCLUDING** FOR PARCEL NUMBERS 514-273-023, 514-273-024, 514-273-025, 514-273-026

THE NORTH ONE-HALF OF LOT 19, ALL OF LOTS 20, 21, 22, 23 AND THAT PORTION OF LOT 24 OF BONNIE BELLE LODGE SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LEGALLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID LOT 24;  
**THENCE** NORTH 89° 58' 00" WEST, 22.26 FEET ON THE SOUTHERLY LINE OF SAID LOT;  
**THENCE** NORTH 68° 58' 30" EAST, 20.59 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT;  
**THENCE** SOUTH 22° 21' 00" EAST, 8 FEET ON SAID EASTERLY LINE TO THE POINT OF BEGINNING.

**EXCEPT** FROM SAID LOT 23, THAT PORTION DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID LOT;  
**THENCE** SOUTH 89° 58' 00" EAST, 22.26 FEET ON THE NORTH LINE OF SAID LOT;  
**THENCE** SOUTH 68° 58' 30" WEST, 20.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT;  
**THENCE** NORTH 22° 21' 00" WEST, 8 FEET ON THE WESTERLY LINE TO THE POINT OF BEGINNING.



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