

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



**ITEM: 19.20
(ID # 21771)**

MEETING DATE:
Tuesday, June 27, 2023

FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 214, Item 596. Last assessed to: Alex F. Adams and Rita Jo Adams, District 3. [\$88,308-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Global Discoveries, Ltd., Assignee for Rita Jo Templeton, heir to the Estate of Alex F. Adams, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 571140018-3;
2. Approve the claim from Global Discoveries, Ltd., Assignee for Rita Jo Templeton AKA Rita Jo Adams, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 571140018-3;
3. Authorize and direct the Auditor-Controller to issue a warrant to Global Discoveries, Ltd., Assignee for Rita Jo Templeton, heir to the Estate of Alex F. Adams in the amount of \$66,231.22 and Global Discoveries, Ltd., Assignee for Rita Jo Templeton AKA Rita Jo Adams in the amount of \$22,077.07 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.

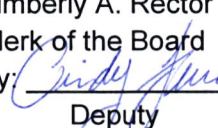
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 6/15/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: June 27, 2023
xc: Tax-Collector

Kimberly A. Rector
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	\$ 88,308	\$ 0	\$ 88,308	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	N/A
			For Fiscal Year:	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 June 4, 2019 public auction sale. The deed conveying title to the purchasers at the auction was recorded August 13, 2019. 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 27, 2019, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

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

1. Claim from Global Discoveries, Ltd., Assignee for Rita Jo Templeton, heir to the Estate of Alex F. Adams based on an Assignment of Right to Collect Excess Proceeds notarized July 26, 2019, a Quitclaim Deed recorded December 2, 1987 as Instrument No. 1987-341790, an Affidavit for Collection of Personal Property notarized July 5, 2019, and a Certificate of Death for Alexander F. Adams.
2. Claim from Global Discoveries, Ltd., Assignee for Rita Jo Templeton AKA Rita Jo Adams based on an Assignment of Right to Collect Excess Proceeds notarized July 18, 2019 and a Quitclaim Deed recorded December 2, 1987 as Instrument No. 1987-341790.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Global Discoveries, Ltd., Assignee for Rita Jo Templeton, heir to the Estate of Alex F. Adams be awarded excess proceeds in the amount of \$66,231.22 and Global Discoveries, Ltd., Assignee for Rita Jo Templeton AKA Rita Jo Adams in the amount of \$22,077.07. 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 a last assessee and an heir to a last assessee of the property.

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim GlobalAlex

ATTACHMENT B. Claim GlobalRita

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST 6/15/2023

Kristine Bell-Valdez
Kristine Bell-Valdez, Supervising Deputy County Counsel 5/11/2023

CLAIM SUMMARY

RECEIVED
2019 SEP 12 PM 5:19
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

Date: July 26, 2019
To: Riverside County Treasurer and Tax Collector
Assessors Parcel Number: 571140018-3
Last Assessee: ADAMS ALEX F ADAMS RITA JO
Sale Date: 5/30/2019
Item Number: 596

Dear Treasurer/Tax Collector:

Claimant(s): Global Discoveries, Ltd.

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

- 1. Explanation of Events
2. Quitclaim Deed granting 1/2 interest to John O. Adams & Dorothy M. Adams as joint tenants and 1/2 interest to Alex F. Adams as Document Number: 153048, recorded on 6/1987 in Riverside County, CA.
3. Certified Affidavit Death of Joint Tenant for John Adams leaving Dorothy Adams as the surviving joint tenant and 50% owner of the above referenced property as Document Number: 341789, recorded on 12/2/1987 in Riverside County, CA.
4. Quitclaim Deed wherein Dorothy grants her 50% interest to Alex F. Adams and Rita Jo Adams (Tenants in Common) as Document Number: 341790, recorded on 12/2/1987 in Riverside County, CA.
5. Certified Marriage Certificate for Rita Jo Rinker (maiden name) and Alex F. Adams
6. Certified Death Certificate for Alexander F. Adams
a. Please Note: Rita Adams is listed as the Informant and Wife
7. Probate Affidavit for the Estate of Alex F. Adams
8. Marriage Certificate for Rita, showing her last name change for Adams to Templeton
9. Affidavit wherein Rita declares her identity and all name variations for Alex
10. Assignment of Rights to Collect Excess Proceeds signed by Rita Jo Templeton
11. Claim form(s) signed by Global Discoveries
12. Photo ID for Assignor: Rita Jo Templeton
a. Please Note: The 807 Cherry Dr. Henderson, NV 89002 address that is listed on Rita's NV Driver License is one and the same address that is noted on the above referenced Quitclaim Deed AND the above referenced death certificate.

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

- One warrant in the amount of \$66,874.50 or 100% of the claimant's share of the excess proceeds made payable to Global Discoveries Ltd. and mailed to P.O. Box 1748, Modesto, CA 95353-1748.

Please address questions regarding the attached claim(s) to Jed Byerly, Managing Member, at (209) 593-3913, or e-mail to jed@gd-ltd.com.

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

Certified Tracking Number: 7018-2290-0002-2081-3674



AFFIDAVIT

I, Rita Jo Templeton as heir to the Estate of Alex F Adams, do hereby declare:

1. I am over the age of 18 and a resident of Henderson, NV. The facts set forth herein are true of my own personal knowledge. If called to testify as a witness in a judicial proceeding, I could, and would, testify truthfully and competently thereto.
2. Alex F. Adams is one and the same person who is noted on Quitclaim Deed as Document Number: 153048, Recorded on 06/01/1987 in Riverside County, CA.
3. Alex F. Adams is one and the same person as Alexander Franklin Adams, Alex Franklin Adams, Alexander F. Adams and Alexander Adams.
4. I, Rita Jo Templeton was formally known as Rita Jo Adams
5. I, Rita Jo Templeton was the surviving spouse to Alex F. Adams' when he passed 4/13/2001.
6. I assigned the excess proceeds to Global Discoveries, Ltd., for Riverside County Assessors Parcel Number 571140018-3.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 5 day of July, 2019, in Henderson Nevada

x Rita Jo Templeton

Rita Jo Templeton as heir to the Estate of Alex F Adams

JURAT

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 NV

County of Clark

Subscribed and sworn to (or affirmed) before me on this

5 day of July, 2019, by
Date Month Year

Rita Jo Templeton
Name of Signer



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

Signature Michelle Halifax
Signature of Notary Public

(Place Notary Seal Above)

GD Number: 37533-230416

ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

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

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby assign to Global Discoveries Ltd. my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 571140018-3 Tax Sale Number 75214 Item 596 sold at public auction on 5/30/2019. I understand that the total of excess proceeds available for refund is \$ 89,166.00+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VAULABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

Signature of Party of Interest/Assignor: Rita Jo Templeton (Date: 7/5/19)
Name Printed: Rita Jo Templeton as heir to the Estate of Alex F Adams
Address: 807 Cherry Dr, Henderson, NV, 89002
Area Code/Telephone Number: 702-489-3934

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of NV
County of Clark

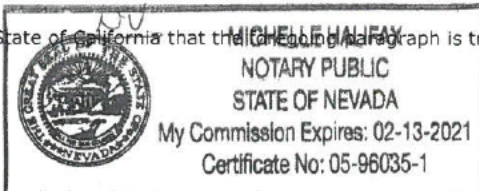
On 07/05/2019 before me, Michelle Halfax, notary, personally appeared Rita Jo Templeton

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

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

WITNESS my hand and official seal.

Signature of Notary Public: Michelle Halfax (seal)



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

Signature of Assignee: [Signature]

Jed Byerly, Managing Member (Name Printed)

Global Discoveries Ltd. (Address)

P.O. Box 1748, Modesto, CA 95353-1748 (City/State/Zip)

Phone: (209) 593-3913

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Stanislaus

On 7/26/19 before me, Maria Mendoza, Notary Public, personally appeared Jed Byerly

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

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

WITNESS my hand and official seal.

Signature of Notary Public: Maria Mendoza (seal)
117-174 (3/85) (Ret-Perm)



CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX DEFAULTED PROPERTY

To: Riverside County Treasurer and Tax Collector

Assessor's Parcel No: 571140018-3
Item Number: 596
Date of Sale: 5/30/2019

The undersigned claimant, Global Discoveries, Ltd., claims \$66,874.50+/- or 100% of the claimant's share of the actual amount of excess proceeds from the sale of the property referenced above.

Global Discoveries, Ltd., claims its status as a party of interest pursuant to Section 4675 of the California Revenue and Taxation Code based upon the attached documentation:

Please refer to Claim Summary and attached Documents

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

Executed this 26th day of July, 2019 at Modesto, California.

By: Jed Byerly
Jed Byerly, Managing Member
Global Discoveries Ltd. Tax ID #
P.O. Box 1748
Modesto, CA 95353-1748

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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State of California

County of Stanislaus

On 7/26/19 before me, Maria Mendoza, Notary Public, personally appeared
(Date) (here insert name and title of the officer)

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

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

WITNESS my hand and official seal.
Maria Mendoza (seal)
Signature of Notary Public



341790

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME
STREET ADDRESS
CITY STATE ZIP

ALEX F. ADAMS
807 CHERRY DRIVE
HENDERSON, NEVADA 89015

Title Order No _____ Escrow No _____

RECEIVED FOR RECORD
Mr. Post
Mr. Clerk

DEC - 2 1987

Recorded in Official Records
of Riverside County, California
William S. Wright
Notary Public
Fees \$ _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ 0

- computed on full value of property conveyed, or
- computed on full value less value of liens and encumbrances remaining at the time of sale.

Signature of Declarant or Agent Determining Tax _____ Firm Name _____

DOROTHY M. ADAMS

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise,

release and forever quitclaim to **ALEX F. ADAMS AND RITA JO ADAMS**

the following described real property in the City of **UNINCORPORATED**
County of **RIVERSIDE** State of California:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 S, RANGE 1 E, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CA. AS SHOWN BY UNITED STATES GOVERNMENT TOWNSHIP PLAT: EXCEPTING THEREFROM ALL THE COAL AND OTHER MINERAL IN SAID LAND SO ENTERED AND PATENTED, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME, PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT. 862) AS EXPECTED AND RESERVED IN THE PATENT FROM UNITED STATES TO WILLIAM R. YOST DATED MAY 12, 1937, RECORDED OCTOBER 1, 1940 IN BOOK 480 PAGE 36 OF OFFICIAL RECORDS.

Assessor's parcel No. 571140018-3

Executed on DECEMBER 2, 1987, at _____

Dorothy M. Adams

STATE OF CALIFORNIA

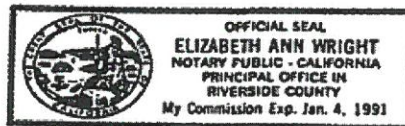
COUNTY OF RIVERSIDE } ss.

On this 2 day of December the year 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared Dorothy M. Adams

_____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed it.

WITNESS my hand and official seal

Elizabeth Ann Wright
Notary Public in and for said State.



(this area for official notarial seal)

MAIL TAX STATEMENTS TO

NAME

ADDRESS

ZIP

WOLCOTT'S FORM 740 Rev. 8-81
QUITCLAIM DEED (space class 3)

This standard form is intended for the typical situations encountered in the field indicated. However, before you sign read it, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use.

1984 WOLCOTT'S 14C

STATE OF NEVADA
CERTIFICATION OF VITAL RECORD

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC AND BEHAVIORAL HEALTH
VITAL STATISTICS

STATE OF NEVADA — DEPARTMENT OF HUMAN RESOURCES
DIVISION OF HEALTH — SECTION OF VITAL STATISTICS
CERTIFICATE OF DEATH

003215

2001 0004 869

LOCAL FILE NUMBER

STATE FILE NUMBER

TYPE OR PRINT IN PERMANENT BLACK INK

DECEDENT

IF DEATH OCCURRED IN INSTITUTION SEE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS

PARENTS

DISPOSITION

CERTIFIER

CONDITIONS IF ANY WHICH GAVE RISE TO IMMEDIATE CAUSE STATING THE UNDERLYING CAUSE LAST

CAUSE OF DEATH

1. Alexander F. ADAMS			2. April 13, 2001		3a. Clark	
3b. Henderson		3c. 807 Cherry Drive		3e. 6		4. Male
5. White		6. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		7a. 85		8. Aug 28, 1915
9a. Missouri		9b. U.S.A.		10. 14		11. Married
13.		14a. Owner/Operator / Retired		14b. 601 Market		12. Rita Rinker
15a. Nevada		15b. Clark		15c. Henderson		15d. 807 Cherry Drive
16. Frank Adams			17. Retta Applegate			
18a. Rita Adams - Wife			18b. 807 Cherry Drive, Henderson, NV 89015			
19a. Removal		19b. Fairhaven Memorial Park		19c. Santa Ana, California		
20a. <i>[Signature]</i>		20b. 50		20c. 800 S. Boulder Hwy., Henderson, Nevada 89015		
21a. <i>[Signature]</i>			21c. Before 7:45 PM		22a. <i>[Signature]</i>	
21b. 4-16-01			21d.		22b.	
23a. Donald Andre MD 4275 S. Burnham Las Vegas Nevada 89119			23b. 2158		23c.	
24a. <i>[Signature]</i>			24b. APR 17 2001		24c. YES <input type="checkbox"/> NO <input type="checkbox"/>	
25. IMMEDIATE CAUSE			26. No		27. Yes	
28a.			28b.		28c.	
28e.			28f.		28g.	

000778190



CERTIFIED COPY OF VITAL RECORDS

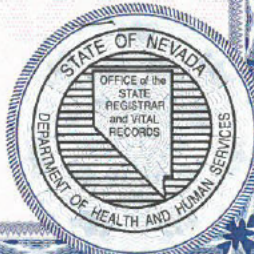
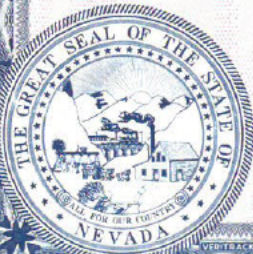
No.179276

This is a true and exact reproduction of the document officially registered and placed on file in the office of the State Registrar and Vital Records.

DATE ISSUED: **JUL 19 2019**

[Signature]
STATE REGISTRAR
Interim Administrator

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



AFFIDAVIT FOR COLLECTION OF PERSONAL PROPERTY

The undersigned state(s) as follows:

1. Alex F. Adams dies on 4/13/2001 in the County of Clark, State of ~~California~~ Nevada.
2. At least 40 days have elapsed since the death of the decedent, as shown by the attached certified copy of the decedent's death certificate;
3. No proceeding is now being or has been conducted in the State of California for administration of the decedent's estate;
4. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in section 13050 of the California Probate Code, does not exceed \$150,000.00;
5. The following property is to be paid, transferred or delivered to the undersigned under the provisions of California Probate Code Section 13100 (please describe the property in below space):

The excess proceeds [as defined in *California Revenue and Taxation Code*, Section 4675, et seq] in the approximate amount of approximately \$66,874.50 +-, generated from Assessor's Parcel Number(s) 571140018-3, sold at the Riverside County, California, public auction of tax-defaulted property held on 5/30/2019.

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

Rita Jo Templeton
7. The undersigned (please check which box(s) applies):
 - Is successor(s) of the decedent to the decedent's interest in the described property, or
 - Is authorized under California Probate Code Section 13051 to act on behalf of the successor(s) of the decedent with respect to the decedent's interest in the described property;
8. No other person has a superior right to the interest of the decedent in the described property;
9. The undersigned request that the described property be paid, delivered or transferred to the undersigned.

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

7/5/19
(DATE)

(DATE)

(DATE)


(DATE)

Rita Jo Templeton
Printed Name

Printed Name

Printed Name

Printed Name


signature

signature

signature

signature

(Attach Additional Sheet if Necessary)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of NV

County of Clark

On 07/05/19 before me Michelle Halifax, Notary, personally appeared
(Date) (here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Michelle Halifax (seal)
Signature of Notary Public



CLAIM SUMMARY

Date: July 18, 2019
To: Riverside County Treasurer and Tax Collector
Assessors Parcel Number: 571140018-3
Last Assessee: ADAMS ALEX F ADAMS RITA JO
Sale Date: 5/30/2019
Item Number: 596

Dear Treasurer/Tax Collector:

Claimant(s): Global Discoveries, Ltd.

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

1. Quitclaim Deed granting ½ interest to John O. Adams & Dorothy M. Adams as joint tenants and ½ interest to Alex F. Adams as Document Number: 153048, recorded on 6/1987 in Riverside County, CA.
2. Affidavit Death of Joint Tenant for John Adams leaving Dorothy Adams as the surviving joint tenant and 50% owner of the above referenced property as Document Number: 341789, recorded on 12/2/1987 in Riverside County, CA.
3. Quitclaim Deed wherein Dorothy grants her 50% interest to Alex F. Adams and Rita Jo Adams (Tenants in Common) as Document Number: 341790, recorded on 12/2/1987 in Riverside County, CA.
4. **Certified** Marriage Certificate for Rita Jo Adams showing last name change for Adams to Templeton
5. Affidavit wherein Rita declares she is one and the same person who is listed on the above-mentioned deed.
6. Assignment of Rights to Collect Excess Proceeds signed by Rita Jo Templeton
7. Claim form(s) signed by Global Discoveries
8. Photo ID for Assignor: Rita Jo Templeton
 - a. **Please Note: The 807 Cherry Dr. Henderson, NV 89002 address that is listed on Rita's NV Drier License is one and the same address that is noted on the above referenced Quitclaim Deed.**

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

- One warrant in the amount of \$22,291.50 or 100% of the claimant's share of the excess proceeds made payable to Global Discoveries Ltd. and mailed to P.O. Box 1748, Modesto, CA 95353-1748.

Please address questions regarding the attached claim(s) to Jed Byerly, Managing Member, at (209) 593-3913, or e-mail to jed@gd-ltd.com.

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

Certified Tracking Number: 7018-2290-0002-2081-3674

AFFIDAVIT

I, Rita Jo Templeton, do hereby declare:

1. I am over the age of 18 and a resident of Henderson, NV. The facts set forth herein are true of my own personal knowledge. If called to testify as a witness in a judicial proceeding, I could, and would, testify truthfully and competently thereto.
2. I, Rita Jo Templeton am one and the same person who is noted as Rita Jo Adams on Quitclaim Deed as Document Number: 341790, recorded on 10/02/1987 in Riverside County, California. Adams was my previous married name.
3. I assigned the excess proceeds to Global Discoveries, Ltd., for Riverside County Assessors Parcel Number 571140018-3.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 5 day of July, 2019, in HENDERSON, NEVADA.

x Rita Jo Templeton
Rita Jo Templeton

JURAT

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 NV

County of Clark

Subscribed and sworn to (or affirmed) before me on this

5 day of July, 2019, by
Date Rita Jo Templeton Name of Signer
Month Year

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



Signature Michelle Halifax
Signature of Notary Public

(Place Notary Seal Above)

ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

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

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby assign to Global Discoveries Ltd. my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 571140018-3 Tax Sale Number, Item 596 sold at public auction on 5/30/2019. I understand that the total of excess proceeds available for refund is \$ 89,166.00+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VAUABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

Rita Jo Templeton (Signature of)

7/5/19 (Date)

Rita Jo Templeton (Name Printed)

Tax ID/SS#

807 Cherry Dr (Address)

Henderson, NV, 89002 (City/State/Zip)

702-489-3934 (Area Code/Telephone Number)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of NV

County of Clark

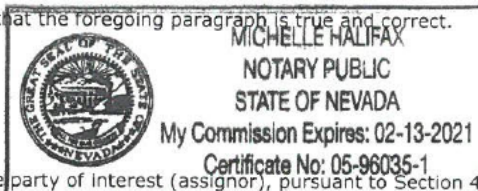
On 07/05/19 before me, Michelle Halifax, Notary Public, personally appeared Rita Jo Templeton (here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Michelle Halifax (seal) Signature of Notary Public



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

Jed Byerly (Signature of Assignee) Tax ID/SS#

Jed Byerly, Managing Member (Name Printed)

Global Discoveries Ltd. (Address)

P.O. Box 1748 Modesto, CA 95353-1748 (City/State/Zip)

Phone: (209) 593-3913

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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State of California

County of Stanislaus

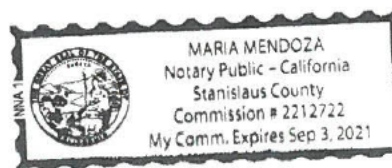
On 7/18/19 before me, Maria Mendoza, Notary Public, personally appeared Jed Byerly (here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Maria Mendoza (seal) Signature of Notary Public 117-174 (3/85) (Ret-Perm)



GD Number: 37533-230416

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX DEFAULTED PROPERTY

To: Riverside County Treasurer and Tax Collector

Assessor's Parcel No: 571140018-3

Item Number: 596

Date of Sale: 5/30/2019

The undersigned claimant, Global Discoveries, Ltd., claims \$22,291.50+/- or 100% of the claimant's share of the actual amount of excess proceeds from the sale of the property referenced above.

Global Discoveries, Ltd., claims its status as a party of interest pursuant to Section 4675 of the California Revenue and Taxation Code based upon the attached documentation:

Please refer to Claim Summary and attached Documents

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

Executed this 18th day of July, 2019 at Modesto, California.

By: Jed Byerly
Jed Byerly, Managing Member
Global Discoveries Ltd. Tax ID #
P.O. Box 1748
Modesto, CA 95353-1748

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Stanislaus

On 7/18/19 before me, Maria Mendoza, Notary Public, personally appeared
(Date) (here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Maria Mendoza (seal)
Signature of Notary Public



341790

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME
STREET
ADDRESS
CITY
STATE
ZIP

ALEX F. ADAMS
807 CHERRY DRIVE
HENDERSON, NEVADA 89015

Title Order No

Escrow No

RECEIVED FOR RECORD
Mr. Paul J. Cook

DEC - 2 1987

Recorded in Official Records
of Riverside County, California

William P. Gentry
RECORDER
Page 5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ 0

computed on full value of property conveyed, or
computed on full value less value of liens and
encumbrances remaining at the time of sale.

Signature of Declarant or Agent Determining Tax _____ Firm Name _____

DOROTHY M. ADAMS

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise,

release and forever quitclaim to ALEX F. ADAMS AND RITA JO ADAMS

the following described real property in the City of UNINCORPORATED
County of RIVERSIDE State of California:
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7
S. RANGE 1 E, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF
RIVERSIDE, STATE OF CA. AS SHOWN BY UNITED STATES GOVERNMENT TOWNSHIP
PLAT: EXCEPTING THEREFROM ALL THE COAL AND OTHER MINERAL IN SAID LAND
SO ENTERED AND PATENTED, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE
AND REMOVE THE SAME, PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE
ACT OF DECEMBER 29, 1916 (39 STAT. 862) AS EXPECTED AND RESERVED IN
THE PATENT FROM UNITED STATES TO WILLIAM R. YOST DATED MAY 12, 1937,
RECORDED OCTOBER 1, 1940 IN BOOK 480 PAGE 36 OF OFFICIAL RECORDS.

Assessor's parcel No. 571140018-3

Executed on DECEMBER 2, 1987, at _____

Dorothy M. Adams

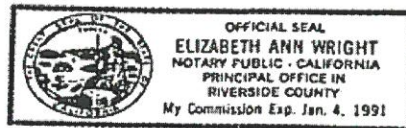
STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.

On this 2 day of December the year 1987 before me,
the undersigned, a Notary Public in and for said State, personally appeared
Dorothy M. Adams

_____, personally known to me (or proved to
me on the basis of satisfactory evidence) to be the person whose name
is subscribed to the within instrument, and acknowledged to me that
he executed it.

WITNESS my hand and official seal

Elizabeth Ann Wright
Notary Public in and for said State.



(This area for official notarial seal)

MAIL TAX STATEMENTS TO _____
NAME ADDRESS ZIP

WOLCOTT'S 1988 F40 Rev. 8-88
QUITCLAIM DEED (price class 3)

This standard form is intended for the typical situations encountered in the field indicated. However, before you sign
read it, look it over, and make whatever changes are appropriate and necessary to your particular transaction.
Consult a lawyer if you doubt the form's fitness for your purpose and use.

1988 WOLCOTT'S, INC.