

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



ITEM: 19.25
(ID # 21905)

MEETING DATE:

FROM : TREASURER-TAX COLLECTOR:

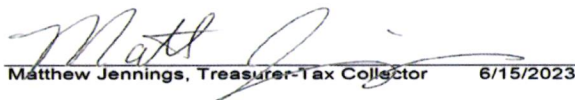
Tuesday, June 27, 2023

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 212, Item 613. Last assessed to: John Daniels, District 5. [\$50,877-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from GCFS, Inc. for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 547180029-0;
2. 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 parcel 547180029-0;
3. Approve the claim from John Daniels, last assessee, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 547180029-0;
4. Authorize and direct the Auditor-Controller to issue a warrant to GCFS, Inc. in the amount of \$8,726.14, to the County of Riverside, Code Enforcement Department in the amount of \$124.80, and to John Daniels in the amount of \$42,026.73, 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.

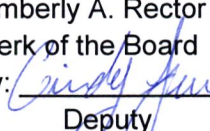
ACTION:Policy


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	\$50,877	\$ 0	\$50,877	\$ 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 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 three claims for excess proceeds:

1. Claim from GCFS, Inc. based on an Abstract of Judgment recorded June 20, 2013 as Instrument No. 2013-0293826.
2. Claim from County of Riverside, Code Enforcement Department based on a Notice of Pendency of Administrative Proceedings recorded December 21, 2017 as Instrument No. 2017-0535540.
3. Claim from John Daniels based on an Individual Grant Deed recorded December 15, 1986 as Instrument No. 1986-319572, Affidavit of Death of Joint Tenant recorded April 11, 2018 as Instrument No. 2018-0139365, and an Affidavit Re Real Property of Small Value recorded April 11, 2018 as Instrument No. 2018-0139533.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that GCFS, Inc. be awarded excess proceeds in the amount of \$8,726.14, the County of Riverside, Code Enforcement Department be awarded excess proceeds in the amount of \$124.80, and John Daniels be awarded excess proceeds in the amount of \$42,026.73. 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 lienholders and the 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 GCFS

ATTACHMENT B. Claim Code

ATTACHMENT C. Claim Daniels


Cesar Bernal, PRINCIPAL MGMT ANALYST 6/15/2023


Kristine Bell-Valdez, Supervising Deputy County Counsel 5/22/2023

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

RECEIVED

To: Jon Christensen, Treasurer-Tax Collector

2018 AUG -6 PM 1:13

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC 212 Item 613 Assessment Number: 547180029-0

Assessee: COMPTON, THOMAS & SUSAN

Situs: 25964 VIEW LN HEMET 92544

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 8,726.14 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 2013-0293826 recorded on 06-20-13. 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.

Interest Calculation Sheet

Judgment filed 05-17-13

Abstract of Judgment recorded on 06-20-13 in Riverside County

Doc # 2013-0293826.

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 24th day of JULY, 2018 at San Luis Obispo County, CA.

County, State

Carol McNellis
Signature of Claimant

Signature of Claimant

Carol McNellis
Print Name

Print Name

4301 Secondwind Way
Street Address

Street Address

Paso Robles CA 93446
City, State, Zip

City, State, Zip

805-237-0312 ext 1110
Phone Number

Phone Number

Email Address

Email Address

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 613 Assessment Number: 547180029-0

Assessee: COMPTON, THOMAS & SUSAN

Situs: 25964 VIEW LN HEMET 92544

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$8,726.14 from the sale of the above mentioned real property. I/We were the [XX] 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 2013-0293826 recorded on 06-20-13. 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.

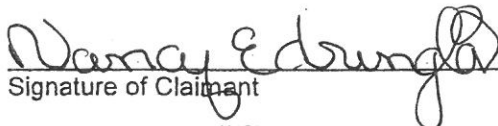
NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

- Interest Calculation Sheet
- Judgment filed 05-17-13
- Abstract of Judgment recorded on 06-20-13 in Riverside County
- Doc # 2013-0293826.

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 13th day of April, 2023 at San Luis Obispo, CA
County, State


Signature of Claimant

Signature of Claimant

Nancy Edrington
Chief Operations Officer
GCFS, Inc. A California Corporation

Print Name

Print Name

P.O. BOX 3470

Street Address

Street Address

Paso Robles, CA 93447-3470

City, State, Zip

City, State, Zip

800-646-2040 ext 1206

Phone Number

Phone Number

DOC # 2013-0293826

06/20/2013 08:00A Fee:31.00

Page 1 of 3

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



RECORDING REQUESTED BY AND MAIL TO:
(Name and mailing address, including city, state,
and ZIP code, of requesting party)

BRIGHTON HUSHING-KLINE 257399 ;
GARY A BEMIS, 92508
LEGAL DEPARTMENT OF GCFS, INC.
4301 SECONDWIND WAY STE 110
PO BOX 3410
PASO ROBLES CA 93447-3410

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			3		1		3		
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									043
							T:	CTY	UNI

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

34



DOCUMENT TITLE

- ABSTRACT OF JUDGMENT
- ACKNOWLEDGMENT OF SATISFACTION OF JUDGMENT
- OTHER (specify): _____

GCFS, INC. vs SUSAN J COMPTON aka SUSIE J COMPTON

CASE NO: HEC1300682

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):

Recording requested by and return to:

BRIGHTON HUSHING-KLINE 257399 ; GARY A BEMIS, 92508
LEGAL DEPARTMENT OF GCFS, INC.
4301 SECONDWIND WAY STE 110, PO BOX 3410
PASO ROBLES CA 93446
800-646-4237

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

STREET ADDRESS: 880 N STATE ST

MAILING ADDRESS:

CITY AND ZIP CODE: HEMET CA 92543

BRANCH NAME: HEMET COURT

FOR RECORDER'S USE ONLY

PLAINTIFF: GCFS, INC., a California corporation

CASE NUMBER:
HEC1300682

DEFENDANT: SUSAN J COMPTON aka SUSIE J COMPTON

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS Amended

FOR COURT USE ONLY

1. The judgment creditor assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

SUSAN J COMPTON aka SUSIE J COMPTON
25964 VIEW LANE
HEMET CA 92544

b. Driver's license no. [last 4 digits] and state:

Unknown

c. Social security no. [last 4 digits]: ***

Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): SUSAN J COMPTON aka SUSIE J COMPTON
25964 VIEW LANE HEMET CA 92544

2. Information on additional judgment debtors is shown on page 2.

4. Information on additional judgment creditors is shown on page 2.

3. Judgment creditor (name and address):

GCFS, INC., a California corporation
4301 SECONDWIND WAY STE 110
PASO ROBLES CA 93447-3410

5. Original abstract recorded in this county:

a. Date:

b. Instrument No.:

Date: 05-22-13

BRIGHTON HUSHING-KLINE

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$ 5773.62

10. An execution lien attachment lien is endorsed on the judgment as follows:

7. All judgment creditors and debtors are listed on this abstract.

a. Amount: \$

b. In favor of (name and address):

8. a. Judgment entered on (date): 05-16-13

b. Renewal entered on (date):

9. This judgment is an installment judgment.

11. A stay of enforcement has

a. not been ordered by the court.

b. been ordered by the court effective until (date):

12. a. I certify that this is a true and correct abstract of, the judgment entered in this action,

b. A certified copy of the judgment is attached.

Clerk, by Evejn Douglas, Deputy



This abstract issued on (date):

MAY 29 2013

PLAINTIFF: GCFS, INC., a California corporation DEFENDANT: SUSAN J COMPTON aka SUSIE J COMPTON	CASE NUMBER: HEC1300682
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NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15. Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

Driver's license no. [last 4 digits] and state: Unknown

Social security no. [last 4 digits]: Unknown

Summons was personally served at or mailed to (address):

17. Name and last known address

Driver's license no. [last 4 digits] and state: Unknown

Social security no. [last 4 digits]: Unknown

Summons was personally served at or mailed to (address):

18. Name and last known address

Driver's license no. [last 4 digits] and state: Unknown

Social security no. [last 4 digits]: Unknown

Summons was personally served at or mailed to (address):

19. Name and last known address

Driver's license no. [last 4 digits] and state: Unknown

Social security no. [last 4 digits]: Unknown

Summons was personally served at or mailed to (address):

20. Continued on Attachment 20.

Giovane Pizano
Assistant Treasurer



Melissa Johnson
Assistant Tax Collector

April 11, 2023

Carol McNellis
4301 Secondwind Way
Paso Robles, CA 93446

Re: APNs: 547180029-0
TC 212 Items 613
Date of Sale: May 1, 2018

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.

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

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

Please send in all documents within 15 days (**April 26, 2023**). If you should have any questions, please contact me at the number listed below.

Sincerely,

Megan Montellano

Sr. Accounting Assistant
Tax Sale Operations/Excess Proceeds

Tel 951 955-3336/Fax 951 955-3990

4080 Lemon Street
WWW.CountyTreasurer.org

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature X</p> <p>B. Received by (Printed Name)</p> <p>D. Is delivery address different? If YES, enter delivery address</p>
<p>1. Article Addressed to:</p> <p>Carol McNellis</p> <p>4301 Secondwind Way</p> <p>Paso Robles, CA 93446</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Mail Restricted Delivery (0)</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7022 3330 0000 1903 2221</p>	

Interest Calculation Work Sheet

Interest accrues at the rate of 10% per annum on the principal amount of a money judgment remaining unsatisfied CCP§685.010 (a). Costs are added to and become a part of the judgment CCP§685.090 (a). The costs added to the judgment pursuant to this section are included in the principal amount of the judgment remaining unsatisfied CCP§685.090 (3b).

A	B	C		D			E		F	G	H	I
DATE	ACTION	Judgment Unsatisfied remaining balance		COURT COST			PAYMENT		Unpaid balance of Judgment basis for Interest	INTEREST D E A Y	N U M B E R S O F	INTEREST ACCRUED
1 05/16/13	Judgment	\$5,773.62	+	0.00	-		=	\$5,773.62	1.582		13	\$20.56
2 05/29/13		\$5,773.62	+	25.00	-		=	\$5,798.62	1.589		22	\$34.95
3 06/20/13		\$5,798.62	+	34.00	-		=	\$5,832.62	1.598		1776	\$2,838.01
4 05/01/18		\$5,832.62	+		-		=	\$5,832.62	1.598			
TOTALS				59.00			\$0.00				1811	\$2,893.52
											Current Balance	\$8,726.14

ACKNOWLEDGEMENT

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

State Of California
County Of San Luis Obispo)

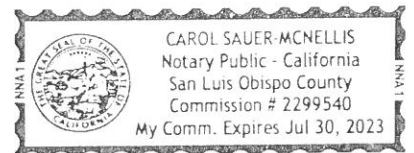
On April 13, 2023, before me Carol Sauer-McNellis, a Notary Public, personally appeared Nancy Edrington, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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 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 Carol Sauer-McNellis (Seal)

CAROL SAUER-MCNELLIS





Request Certificate

Initial Filing Date	02/15/1974
Status	Active
Standing - SOS	Good
Standing - FTB	Good
Standing - Agent	Good
Standing - VCFCF	Good
Formed In	CALIFORNIA
Entity Type	Stock Corporation - CA - General
Principal Address	3091 GOVERNORSR LAKE DRIVE SUITE 500 PEACHTREE CORNERS, GA 30071
Mailing Address	3091 GOVERNORSR LAKE DRIVE SUITE 500 PEACHTREE CORNERS, GA30071
Statement of Info Due Date	02/28/2024
Agent	Individual NANCY EDRINGTON 4301 SECONDWIND WAY PASO ROBLES, CA 93446



View History



Request Access

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TREASURER-TAX COLLECTOR

TC 212 Item 613 Assessment No.: 547180029-0

JUN 20 2019

Assessee: COMPTON, THOMAS & SUSAN

RECEIVED

Situs: 25964 VIEW LN HEMET 92544

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 217¹⁰ from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2017-0535540; recorded on 12/21/2017. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

See 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 18 day of June, 2019 at Riverside, CA
County, State

[Signature]
Signature of Claimant

Signature of Claimant

Valerie Lam
Print Name

Print Name

4080 Lemon St. 14th floor
Street Address

Street Address

Riverside, CA 92501
City, State, Zip

City, State, Zip

(951) 955-1836
Phone Number

Phone Number

COPY

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002

2017-0535540

12/21/2017 11:07 AM

Customer Copy Label

The paper to which this label is affixed
has not been compared with the
filed/recorded document

Peter Aldana
County Of Rivers.de
Assessor-County Clerk-Recorder

(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public nuisance or other violation(s) of the Riverside County Code ("RCC")/Riverside County Ordinance ("RCO") on the property of:

CV1702516

THOMAS COMPTON / SUSAN COMPTON)
and DOES I through X, Owners)

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of RCO Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 25964 VIEW LN, HEMET CA, 92544
PARCEL #: 547-180-029
LEGAL DESCRIPTION: 0.19 acres in LOT of , recorded in 0 page 0
VIOLATION (S): RCC Sec. No. 8.120.010 (Ord. 541)- Accumulated Rubbish
15.16.020 (Ord. 457)-Substandard Structure
15.48.040 (Ord. 457)- Substandard Mobile Home

Such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes/Ordinances listed above. Failure to comply with the lawful orders of the Deputy Director (Code Enforcement) and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in, abatement/removal of the public nuisance or other violation(s) of the Riverside County Code/Riverside County Ordinance, and other available legal remedies, as well as assessment of the abatement fees and costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property. Any purchaser(s), heir(s), transferee(s), gift recipient(s), assigns, or any other persons and/or entities acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien and shall be liable for any unpaid abatement costs and fees.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Marr Christian
Marr Christian, Code Enforcement Department

Date: 11/28/17

COPY

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS
PAGE TWO
CV1702516
547-180-029

ACKNOWLEDGEMENT

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.

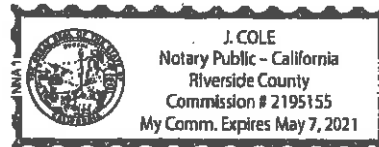
State of California)
County of Riverside)

On 11/28/17 before me, Jamison Cole, Notary Public, personally appeared Marr A. Christian 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.

Commission #:2195155 Expires: May 7, 2021



Signature: J Cole (Seal)

Montellano, Megan

From: RCTTC Excess Proceeds <RCTTCExcessProceeds@rivco.org>
Sent: Tuesday, April 11, 2023 11:07 AM
To: Lam, Valerie
Subject: EP 212-613

Re: APN: 547180029-0
TC 212 Item 613
Date of Sale: May 1, 2018

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.

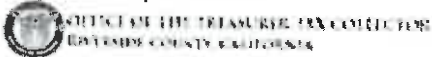
X Updated Statement of Monies Owed (as of date of tax sale)

Please send in all requested documents within 15 days (April 26, 2023). If you should have any questions, please contact me at the number listed below.

With gratitude,

Megan Montellano

Tax Sale Operations





**CODE ENFORCEMENT
DEPARTMENT
COUNTY OF RIVERSIDE**

STATEMENT OF ABATEMENT COSTS

Date: April 13, 2023	Case: CV1702516 BOS District: 3
Property Owner MARCO A VARGAS P.O BOX 531371 SAN DIEGO, CA 92153	Property Address Assessor Parcel Number: 547180029 25964 VIEW LN HEMET, CA 92544

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, summaries, 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 event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

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

Item	Description	Costs
LABOR COSTS		
Labor Costs	Subtotal of Labor Charges - See Cost Detail Attached	\$0.00
ADMINISTRATIVE CITATIONS		
Administrative Citations	Subtotal of Administrative Citations - See Cost Detail Attached	\$0.00
CONTRACTOR COSTS		
Contractor Costs	Subtotal of Contractor Costs - See Cost Detail Attached	\$144.10
COUNTY COUNSEL COSTS		
County Counsel Costs	Subtotal of County Counsel Costs - See Cost Detail Attached	\$0.00
RIVERSIDE SHERIFF'S OFFICE COSTS		
Riverside Sheriff	Subtotal of Riverside Sheriff's Office Costs - See Cost Detail Attached	\$0.00
OTHER COSTS		
Other Costs	Subtotal of Other Costs	\$85.00

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) and/or Lien(s) will be signed, notarized and recorded with the Riverside County Recorder Office.

Subtotal	\$229.10
Payments/Credits	\$0.00
TOTAL DUE NOW	\$229.10
*See Remittance sheet for Credit if Paid Prior to Hearing date.	

Audit Date: April 13, 2023	Case Number: CV1702516	APN: 547180029	Page 1 of 3
-----------------------------------	-------------------------------	-----------------------	-------------



**CODE ENFORCEMENT
DEPARTMENT
COUNTY OF RIVERSIDE**

ADDITIONAL COSTS DETAIL

Date	Item	Description	Costs
CONTRACTOR COSTS			
09/05/2017	Contractor Costs	Fee Date: 9/5/2017; Fee Type: Lot Book; Fee Note: RZ Title Services Inc PARTIES OF INTEREST REPORTS	\$124.80
05/30/2019	Contractor Costs	Property Research Cost	\$19.30
Contractor Costs Subtotal			\$144.10
OTHER COSTS			
05/30/2019	Other Costs	7053 - ABT-SOAC Prep Fee	\$65.00
05/30/2019	Other Costs	7056 - ABT-Recording Fee DOC#2017-0535540	\$20.00
Other Costs Subtotal			\$85.00

Audit Date: April 13, 2023	Case Number: CV1702516	APN: 547180029	Page 2 of 3
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**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

Subtotal	\$229.10
Payments/Credits	\$0.00
TOTAL DUE NOW	\$229.10

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 th 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

Audit Date: April 13, 2023	Case Number: CV1702516	APN: 547180029	Page 3 of 3
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1627177.1737.2

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 613 Assessment Number: 547180029-0

Assessee: COMPTON, THOMAS & SUSAN

Situs: 25964 VIEW LN HEMET 92544

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 50,877.67 from the sale of the above mentioned real property. I/We were the [] lienholder(s), [X] 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. 2018-0139533; recorded on 04/11/2018. 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.

Documentation submitted concurrently herewith, attached and bound in this green folder.

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 26th day of November, 2018 at Riverside County, California County, State

[Signature] Signature of Claimant

Signature of Claimant

John Daniels Print Name

Print Name

1000 Town Center Drive, Suite 300 Street Address

Street Address

Oxnard, CA 93036 City, State, Zip

City, State, Zip

(951) 378-7202 Phone Number

Phone Number

JohnD@4RentSite.com Email Address

Email Address

2019 JUN 24 RIVERSIDE COUNTY TREAS-TAX CO

RECEIVED 2019 JUN 24 AM 11:11 RIVERSIDE COUNTY TREAS-TAX COLLECTOR

RECORDING REQUESTED BY
 DOCUMENTARY REQUESTED BY
 AND WHEN RECORDED MAIL TO **319572**

Name: **Thomas Compton**
 Street Address: **Susan Compton**
25964 View Lane
 City & State: **Hemet, Ca. 92344**

MAIL TAX STATEMENTS TO
 Name: **Same**
 Street Address:
 City & State:

RECEIVED FOR RECORD
AT 2:50 O'CLOCK P.M.

DEC 15 1986
 Recorded in Grant Records
 of Riverside County, California
 William F. Brady
 Recorder
 Fees \$ 9

CLERK/RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAT. NO. NN00882
TO 1923 CA (2-83)

Individual Grant Deed
THIS FORM FURNISHED BY TICOR TITLE INSURERS

4475524MF 547180025 0

The undersigned grantor(s) declare(s):
 Documentary transfer tax is \$ none
 () computed on full value of property conveyed, or
 () computed on full value less value of liens and encumbrances remaining at time of sale.
 (X) Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SURPADON Ltd., a Limited Partnership
 hereby GRANT(S) to **THOMAS COMPTON AND SUSAN COMPTON,**
 husband and wife as joint tenants

the following described real property in the _____, State of California:
 County of **Riverside**

Legal description attached hereto and made a part hereof:

Dated: October 23, 1986 SURPADON, LTD., A Limited Partnership

STATE OF CALIFORNIA
 COUNTY OF _____ } ss. Horris F. Brady General Partner

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name _____ subscribed to the within instrument and acknowledged that _____ executed the same.
 WITNESS my hand and official seal.

Signature _____

(This area for official notarial seal)

Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

CAT. NO. 880330
TO 2100 CA (1-88)

TICOR TITLE INSURANCE

(Partnership)

STATE OF CALIFORNIA
COUNTY OF Riverside

On November 7, 1986 before me, the undersigned, a Notary Public in and for
said State, personally appeared Norris F. Rioba

Norris F. Rioba, personally known to me or
proved to me on the basis of satisfactory evidence to be
the person who executed the within instrument as
General Partner, of the partners of the partnership
that executed the within instrument, and acknowledged
to me that such partnership executed the same.
WITNESS my hand and official seal.

Signature Norris F. Rioba



(This area for official notarial seal)

319572

That portion of the East half of the Southeast quarter of Fractional Section
10, Township 5 South, Range 1 East, San Bernardino Meridian, in the County of
Riverside, State of California, according to the official plat thereof.

Beginning at a point on the West line of the East half of the Southeast quarter
of said section, marked "S.J. 34" on map of Fairview Tract on file in Book 6,
Page 307 of Maps, Records of San Diego County, California;

thence East, parallel with the North line of the East half of the Southeast
quarter of said section, 542.00 feet;

thence South parallel with the West line of the East half of the Southeast
quarter of said section, 468.00 feet to the true point of beginning;

thence East, parallel with the North line of the East half of the Southeast
quarter of said section, 110.00 feet to a point on the West line of that parcel
of land described in the deed to Karl E. Terry and Ena Phillipson Terry, husband
and wife recorded September 23, 1960 in Book 2771, Page 183 of Official Records
of Riverside County, California;

thence South, parallel with the West line of the East half of the Southeast
quarter of said section, 78.00 feet;

thence West, parallel with the North line of the East half of the Southeast
quarter of said section, 110.00 feet;

thence North, parallel with the West line of the East half of the Southeast
quarter of said section, 78.00 feet to the true point of beginning.

TICOR
TITLE INSURANCE

Recording requested by
Trent W. Thompson, Esq.
Law Offices of Thompson and Associates
152 South Harvard Street
Hemet, CA 92543

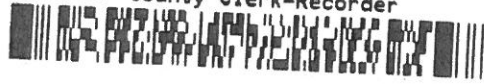
When recorded mail this
deed and tax statements to:
Jeremiah Compton
26404 Liberty Drive
Hemet, CA 92544

2018-0139365

04/11/2018 11:00 AM Fee: \$ 33.00

Page 1 of 4

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



#604

COPY

For recorder's use

AFFIDAVIT OF DEATH OF JOINT TENANT

I, Patti Fritz, declare as follows:

Assessor's Parcel Number:
574-180-029-0

1. I am over the age of 18 years and competent to make this Declaration.
2. Attached hereto is a certified copy of the Certificate of Death of Thomas Macabee Compton.
3. The decedent named in the Certificate of Death is the same person as Thomas Compton named as one of the parties in the deed dated January 21, 1986 executed by Rachel L. Baldwin, a widow, as grantors, to Thomas Compton and Susan Compton, husband and wife, as Joint Tenants, as to an undivided one-half interest; and Suepadon, Ltd., a limited partnership, as to an undivided one-half interest, recorded on or about April 18, 1986 in the office of the County Recorder for Riverside County California as document number 88883, concerning the real property located in the City of Hemet, Riverside County, California and described as follows: See Exhibit A attached hereto and incorporated herein

Address: 25964 View Lane, Hemet, CA 92544

There is no federal estate tax due as the result of the death of the decedent mentioned in paragraphs 3 above. The above property was owner occupied and the primary residence of the owner. Therefore, this property is exempt from the \$75.00 fee.

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

Date: 3-26-18

Patti Fritz
Patti Fritz

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 Riverside)

Subscribed and sworn to (or affirmed) before me on this 26th day of April 2018, by Patti Fritz, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature of Notary

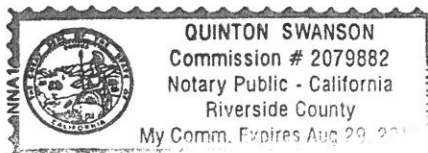


Exhibit "A"

That portion of the East half of the Southeast quarter of Fractional Section 10, Township 5 South, Range 1 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the Official Plat thereof.

Beginning at a point on the West line of the East half of the Southeast quarter of said section, marked "S.J. 34" on Map of Fairview Tract on file in Book 6, Page 307 of Maps, Records of San Diego County, California;

Thence East, parallel with the North line of the East half of the Southeast quarter of said Section, 542.00 feet;

Thence South parallel with the West line of the East half of the Southeast quarter of said section, 468.00 feet to the true point of beginning;

Thence East, parallel with the North line of the East half of the Southeast quarter of said Section, 110.00 feet to a point on the West line of that parcel of land described in the deed to Karl E. Terry and Ena Phillipson Terry, husband and wife recorded September 23, 1960 in Book 2771, Page 183 of Official Records of Riverside County, California;

Thence South, parallel with the West line of the East half of the Southeast quarter of said Section, 78.00 feet;

Thence West, parallel with the North line of the East half of the Southeast quarter of said section, 110.00 feet;

Thence North, parallel with the West line of the East half of the Southeast quarter of said section, 78.00 feet to the true point of beginning.

Except therefrom the mobile home located thereon.

COPY

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

CERTIFICATE OF DEATH

3201033004390

Form with sections: DECEASED'S PERSONAL DATA, USUAL RESIDENCE, INFORMANT, SPOUSE/SIBLING AND PRESENT INFORMATION, FUNERAL DIRECTORY, PLACE OF DEATH, CAUSE OF DEATH, PHYSICIAN'S CERTIFICATION, CORONER'S USE ONLY. Includes fields for name (THOMAS MAC ABEE), date of birth (10/14/1950), date of death (04/22/2010), cause of death (CARDIAC ARREST), and physician (MOGBONJUBOLA A ADEYEMO M.D.).

COPY

1 OF 2

CARTIVERSOZ

CERTIFIED COPY OF VITAL RECORD STATE OF CALIFORNIA, COUNTY OF RIVERSIDE



034740116

This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, Assessor-County Clerk-Recorder.

Peter Aldana

PETER ALDANA ASSESSOR-COUNTY CLERK-RECORDER RIVERSIDE COUNTY, CALIFORNIA

DATE ISSUED

MAR 08 2018

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

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE
 RIVERSIDE, CALIFORNIA

COPY

AFFIDAVIT TO AMEND A RECORD
 NO ERASURES, WHITEOUTS, PHOTOCOPIES, OR ALTERATIONS

STATE FILE NUMBER: 3052010091233
 LOCAL REGISTRATION NUMBER: 3201033004390

1.1 BIRTH DEATH FETAL DEATH

TYPE OR PRINT CLEARLY IN BLACK INK ONLY - THIS AMENDMENT BECOMES AN ACTUAL PART OF THE OFFICIAL RECORD

PART I INFORMATION TO LOCATE RECORD

INFORMATION AS IT APPEARS ON ORIGINAL RECORD	1A. NAME—FIRST THOMAS	1B. MIDDLE MAC ABBE	1C. LAST COMPTON	
	2. SEX M	3. DATE OF EVENT—MM/DD/CCYY 04/22/2010	4. CITY OF EVENT HEMET	5. COUNTY OF EVENT RIVERSIDE
	6. FULL NAME OF FATHER/PARENT AS STATED ON ORIGINAL RECORD THOMAS HARRELL COMPTON		7. FULL NAME OF MOTHER/PARENT AS STATED ON ORIGINAL RECORD MARY SUE MEDLIN	

PART II STATEMENT OF CORRECTIONS TO BIRTH, DEATH, OR FETAL DEATH RECORD

8. ITEM NUMBER TO BE CORRECTED	9. INCORRECT INFORMATION THAT APPEARS ON ORIGINAL RECORD	10. CORRECTED INFORMATION AS IT SHOULD APPEAR
10	248881747	248881727

2 OF 2

REASON FOR CORRECTION: 11. TO CORRECT DECEDENT'S SOCIAL SECURITY NUMBER

We, the undersigned, hereby certify under penalty of perjury that we have personal knowledge of the above facts and that the information given above is true and correct.

AFFIDAVITS AND SIGNATURES TWO PERSONS MUST SIGN THIS FORM TO CORRECT A BIRTH, DEATH, OR FETAL DEATH RECORD STATE/LOCAL REGISTRAR USE ONLY	12A. SIGNATURE OF FIRST PERSON ▶ PAM PETERMAN	12B. PRINTED NAME PAM PETERMAN	12C. TITLE/RELATIONSHIP TO PERSON IN PART I MORTUARY SECRETARY
	12D. ADDRESS (STREET AND NUMBER, CITY, STATE, ZIP) 403 N SAN JACINTO ST, HEMET, CA 92543	12E. DATE SIGNED—MM/DD/CCYY 06/25/2010	
	13A. SIGNATURE OF SECOND PERSON ▶ DAVID LUYBEN	13B. PRINTED NAME DAVID LUYBEN	13C. TITLE/RELATIONSHIP TO PERSON IN PART I FUNERAL ASSOCIATE
	13D. ADDRESS (STREET AND NUMBER, CITY, STATE, ZIP) 27010 ENCANTO DRIVE, SUN CITY, CA 92585	13E. DATE SIGNED—MM/DD/CCYY 06/25/2010	
14. OFFICE OF VITAL RECORDS OR LOCAL REGISTRAR ▶ STATE REGISTRAR - OFFICE OF VITAL RECORDS	15. DATE ACCEPTED FOR REGISTRATION 06/28/2010		

STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC HEALTH, OFFICE OF VITAL RECORDS
 FORM VB 24e (REV. 1/08) 1.1



CERTIFIED COPY OF VITAL RECORD
 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, Assessor-County Clerk-Recorder.

DATE ISSUED MAR 08 2018

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

034740117

Peter Aldana
 PETER ALDANA
 ASSESSOR-COUNTY CLERK-RECORDER
 RIVERSIDE COUNTY, CALIFORNIA



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

ATTORNEY OR PARTY WITHOUT ATTORNEY (name, address, and State Bar number):
 After recording return to:
 Quinton R. Swanson, Esq. SBN 195886
 Law Offices of Thompson and Associates
 152 South Harvard Street
 Hemet, CA 92543
 TEL NO.: (951) 925-3808 FAX NO. (optional): (951) 925-3239
 E-MAIL ADDRESS (optional): quinton@hemetlegal.com
 ATTORNEY FOR (name): Petitioner: John Daniels

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside
 STREET ADDRESS: 41002 County Center Dr., Ste. 100
 MAILING ADDRESS: 41002 County Center Dr., Ste 100
 CITY AND ZIP CODE: Temecula, CA 92591
 BRANCH NAME: Temecula Probate

2018-0139533

04/11/2018 12:12 PM Fee: \$ 111.00

Page 1 of 5

Recorded in Official Records
 County of Riverside
 Peter Aldana
 Assessor-County Clerk-Recorder



COPY 937

FOR RECORDER'S USE ONLY

MATTER OF (name):
 Estate of Susan J. Compton
 DECEDENT

CASE NUMBER:
PRMC 1801389

**AFFIDAVIT RE REAL PROPERTY OF SMALL VALUE
 (\$50,000 or Less)**

FOR COURT USE ONLY
FILED
 SUPERIOR COURT OF CALIFORNIA
 COUNTY OF RIVERSIDE
 APR 11 2018
 A ZAMORA-FREER

- Decedent (name): Susan J. Compton
 died on (date): 03/17/2016
- Decedent died at (city, state): Moreno Valley, CA
- At least **six months** have elapsed since the date of death of decedent as shown in the certified copy of decedent's death certificate attached to this affidavit. (Attach a certified copy of decedent's death certificate.)
- Decedent was domiciled in this county at the time of death.
 - Decedent was **not** domiciled in California at the time of death. Decedent died owning real property in this county.
- The **legal description** and the Assessor's Parcel Number (APN) of decedent's real property claimed by the declarant(s) are provided on an attached page labeled Attachment 5a, "Legal Description." (Copy legal description **exactly** from deed or other legal instrument.)
 - Decedent's interest in this real property is as follows (specify):
 100% interest as her sole and separate property
- Each declarant is a successor of decedent (as defined in Probate Code section 13006) and a successor to decedent's interest in the real property described in item 5a, or signs this declaration on behalf of an entity that is a successor of decedent and to decedent's interest in the real property, and no other person or entity has a superior right, because each declarant or entity is:
 - (will) a beneficiary that succeeded to the property under decedent's will. (Attach a copy of the will.)
 - (no will) a person who succeeded to the property under Probate Code sections 6401 and 6402.
- Names and addresses of each guardian or conservator of decedent's estate at date of death: none are as follows:

<u>Names</u>	<u>Addresses</u>
--------------	------------------

(*You must mail [or serve, per Prob. Code, § 1216] a copy of this affidavit and all attachments to each guardian or conservator listed above. You may use Judicial Council form POS-030 for a proof of mailing or form POS-020 for a proof of personal service.)

8. The **gross value** of decedent's interest in all real property located in California as shown by the attached *Inventory and Appraisal*—excluding the real property described in Probate Code section 13050 (property held in joint tenancy or as a life estate or other interest terminable upon decedent's death, property passing to decedent's spouse, property in a trust revocable by the decedent, etc.)—did not exceed \$50,000 as of the date of decedent's death.

MATTER OF (Name):
Estate of Susan J. Compton

CASE NUMBER:

DECEDENT

- 9. An *Inventory and Appraisal* of all of decedent's interests in **real property** in California is attached. The appraisal was made by a probate referee appointed for the county in which the property is located. (You must prepare the *Inventory on Judicial Council forms DE-160 and DE-161*. You may select any probate referee appointed for the county for the appraisal. The California State Controller's Office has a list of all probate referees, shown by county on its website, and each court has a list of probate referees appointed for its county. Check with the probate referee you select or consult an attorney for help in preparing the *Inventory*.)
- 10. No proceeding is now being or has been conducted in California for administration of decedent's estate.
- 11. Funeral expenses, expenses of last illness, and all known unsecured debts of the decedent have been paid. (NOTE: You may be personally liable for decedent's unsecured debts up to the fair market value of the real property and any income you receive from it.)

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

Date: 4/10/2018

John Daniels
(TYPE OR PRINT NAME)*

(SIGNATURE OF DECLARANT)

Date:
(TYPE OR PRINT NAME)*

(SIGNATURE OF DECLARANT)

SIGNATURE OF ADDITIONAL DECLARANTS ATTACHED

* A declarant claiming on behalf of a trust or other entity should also state the name of the entity that is a beneficiary under the decedent's will, and declarant's capacity to sign on behalf of the entity (e.g., trustee, Chief Executive Officer, etc.).

NOTARY ACKNOWLEDGMENT (NOTE: No notary acknowledgment may be affixed as a rider (small strip) to this page. If additional notary acknowledgments are required, they must be attached as 8-1/2-by-11-inch pages.)

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 (specify): Riverside

On (date): 04/10/2018, before me (name and title): Quinton R. Swanson, Notary

personally appeared (name(s)): John Daniels

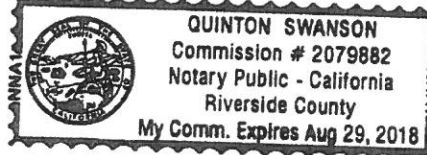
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the instrument in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

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

WITNESS my hand and official seal.

(SIGNATURE OF NOTARY PUBLIC)

(NOTARY SEAL)



CLERK'S CERTIFICATE

I certify that the foregoing, including any attached notary acknowledgments and any attached legal description of the property (but excluding other attachments), is a true and correct copy of the original affidavit on file in my office. (Certified copies of this affidavit do not include the (1) death certificate, (2) will, or (3) inventory and appraisal. See Probate Code section 13202.)

Date: 4/10/18 Clerk, by [Signature] Deputy

COPY

SHORT TITLE: Estate of Susan J. Compton	CASE NUMBER:
--	--------------

ATTACHMENT (Number): 5a

(This Attachment may be used with any Judicial Council form.)

DE-305 Attachment 5a

Address: 25964 View Lane, Hemet, CA 92544, Riverside County
APN:547-180-029-0

For legal description, see Exhibit A attached hereto and incorporated herein.

The above referenced property was the decedent's sole and separate property.

COPY

(If the item that this Attachment concerns is made under penalty of perjury, all statements in this Attachment are made under penalty of perjury.)

Page 4 of 10

(Add pages as required)

Exhibit "A"

That portion of the East half of the Southeast quarter of Fractional Section 10, Township 5 South, Range 1 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the Official Plat thereof.

Beginning at a point on the West line of the East half of the Southeast quarter of said section, marked "S.J. 34" on Map of Fairview Tract on file in Book 6, Page 307 of Maps, Records of San Diego County, California;

Thence East, parallel with the North line of the East half of the Southeast quarter of said Section, 542.00 feet;

Thence South parallel with the West line of the East half of the Southeast quarter of said section, 468.00 feet to the true point of beginning;

Thence East, parallel with the North line of the East half of the Southeast quarter of said Section, 110.00 feet to a point on the West line of that parcel of land described in the deed to Karl E. Terry and Ena Phillipson Terry, husband and wife recorded September 23, 1960 in Book 2771, Page 183 of Official Records of Riverside County, California;

Thence South, parallel with the West line of the East half of the Southeast quarter of said Section, 78.00 feet;

Thence West, parallel with the North line of the East half of the Southeast quarter of said section, 110.00 feet;

Thence North, parallel with the West line of the East half of the Southeast quarter of said section, 78.00 feet to the true point of beginning.

Except therefrom the mobile home located thereon.

COPY

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ASSIGNMENT OF BENEFICIAL INTEREST

I, Jeremiah Compton, am over 18 years of age and being of competent mind and intent state the following: That I am a beneficiary of the estate of my mother, Susan Joy Compton, who died intestate on March 17, 2016.

I am aware that due to intestate succession rules, I am the next of kin to Susan Joy Compton and as such am entitled to her estate and have been advised of such.

I desire that John Daniels, obtain the only asset, which is the house located at 25964 View Lane, Hemet, CA 92544. Therefore I irrevocably assign, convey, and transfer to John Daniels, any and all of my share from the estate of Susan Joy Compton.

I will receive 25% (twenty-five percent) of the net proceeds of the resale of the property in a sum not to exceed \$5,000.00 as compensation for making this Assignment.

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

Dated: 3-26-18

Jeremiah Compton
Jeremiah Compton

Attachment 6

COPY