

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



**ITEM:** 19.23  
(ID # 21882)

**MEETING DATE:**  
Tuesday, August 01, 2023

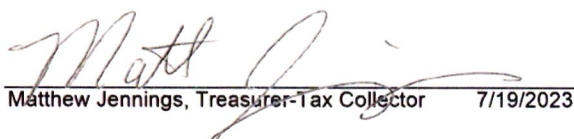
**FROM :** TREASURER-TAX COLLECTOR:

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 215, Item 1326. Last assessed to: Paul Ruiz, a married man, as Sole and Separate property. District 3. [\$61,608-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 parcel 459121024;
2. Approve the claim from Global Discoveries, Ltd., Assignee for Paul Ruiz, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 459121024;
3. Authorize and direct the Auditor-Controller to issue a warrant to the County of Riverside, Code Enforcement Department in the amount of \$400.44 and Global Discoveries, Ltd., Assignee for Paul Ruiz in the amount of \$61,207.58 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 7/19/2023

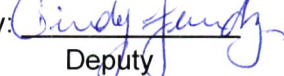
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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Perez, Washington, and Gutierrez  
Nays: None  
Absent: None  
Date: August 1, 2023  
xc: Treasurer

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 61,608	\$ 0	\$ 61,608	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.</b>			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	23/24

**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 5, 2020 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 15, 2020. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 24, 2020, 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 the County of Riverside, Code Enforcement Department based on a Notice of Pendency of Administrative Proceedings recorded June 15, 2011 as Instrument No. 2011-0263122.
2. Claim from Global Discoveries, Ltd., Assignee for Paul Ruiz based on an Assignment of Right to Collect Excess Proceeds notarized June 8, 2020 and a Grant Deed recorded December 20, 1996 as Instrument No. 1996-478531.

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 \$400.44 and Global Discoveries, Ltd., Assignee for Paul Ruiz in the amount of \$61,207.58. 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 lienholder and the last assessee of the property.

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

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

ATTACHMENT A. Claim Code

ATTACHMENT B. Claim Global

*Cesar Bernal*  
Cesar Bernal, PRINCIPAL MGMT ANALYST 7/21/2023

*Kristine Bell-Valdez*  
Kristine Bell-Valdez, Supervising Deputy County Counsel 6/30/2023

RECEIVED

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

2021 MAR -5 PM 1:40

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 Item 1326 Parcel Identification Number: 459121024

Assessee: RUIZ, PAUL

Situs: 31051 TERAND AVE HOMELAND 92548

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 68974 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. 2011-0263122; recorded on 06/15/2011. 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.

Please 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 3 day of March, 2021 at Riverside, CA  
County, State

[Signature]  
Signature of Claimant

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

Valerie Law  
Print Name

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

4080 Lemond St. 14th 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 Department  
(District 5 Office)  
24318 Hemlock Avenue, Suite C-1, Moreno Valley, CA 92557  
Mail Stop No. 5002

DOC # 2011-0263122

06/15/2011 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



### NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS



In the matter of the public nuisance or other code violation(s) on Property of )

Case No.: CV10-07866

Paul Ruiz

And DOES I through X, owners )

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 14 of Ordinance 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: 31051 Terand Avenue, Homeland, CA 92548**

**PARCEL #: 459-121-024**

**LEGAL DESCRIPTION: LOT 46 MB 049/039 TR 2365**

**VIOLATIONS: Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as accumulation of rubbish & Riverside County Ordinance No. 348, (RCC Title 17.52.010) described as excessive outside storage.**

that such proceedings are based upon the noncompliance of such structure or land with the requirements of Ordinances (Riverside County Codes) listed above that every owner of said real property waives his right to hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns 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.

**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

Dated: May 25, 2011

By: Michael Bowles II  
Michael Bowles II, Code Enforcement Department

#### ACKNOWLEDGEMENT

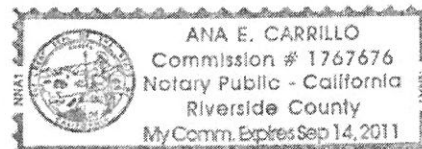
State of California )  
County of Riverside )

On 06/10/11 before me, Ana E. Carrillo, Notary Public, personally appeared Michael Bowles II 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.

Ana E. Carrillo  
Commission # 1767676 Comm. Expires Sep. 14, 2011





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**DEMAND FOR PAYMENT**

<b>Date:</b> May 30, 2023	<b>Case Number:</b> CV1007866 <b>BOS District:</b> District 3
<b>Property Owner</b> PAUL RUIZ 31051 TERAND AVE HOMELAND, CA 92548	<b>Property Address</b> Assessor Parcel #: 459121024 31051 TERAND AVE ST HOMELAND, CA 92548

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.

**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	\$100.44
<b>ADMINISTRATIVE CITATIONS</b>		
Administrative Citations	Subtotal of Administrative Citations - See Cost Detail Attached	\$300.00
<b>CONTRACTOR COSTS</b>		
Contractor Costs	Subtotal of Contractor Costs - See Cost Detail Attached	\$19.30
<b>COUNTY COUNSEL COSTS</b>		
County Counsel Costs	Subtotal of County Counsel Costs - See Cost Detail Attached	\$0.00
<b>OTHER COSTS</b>		
Other Costs	Subtotal of Other Costs	\$270.00

<b>Subtotal</b>	<b>\$689.74</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>TOTAL DUE NOW</b>	<b>\$689.74</b>

Please refer to the remittance sheet attached for payment information.

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

A request for hearing to object to the charges must be filed in writing to this department within 15 days of the service of this Demand for Payment. You may submit your request via US mail, FAX or email to any of the addresse(s)/numbers listed below. In the event a hearing is required, additional administrative costs may apply.

Demands Processing Unit



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

<b>Audit Date:</b> May 30, 2023	<b>Case Number:</b> CV1007866	<b>APN:</b> 459121024	Page 2
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**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 HOURS</b>			
09/16/2010		7051 - ABT-Internal Labor Fee Date: 9/16/2010; Fee Type: Officer Hours; Fee Note: Time charged for Lyon,Lori M of 0.2 hours at \$109/hr.	\$21.80
10/26/2010		7051 - ABT-Internal Labor Fee Date: 10/26/2010; Fee Type: Officer Hours; Fee Note: Time charged for Lyon,Lori M of 0.2 hours at \$109/hr.	\$21.80
12/10/2010		7051 - ABT-Internal Labor Fee Date: 12/10/2010; Fee Type: Officer Hours; Fee Note: Time charged for Lyon,Lori M of 0.1 hours at \$109/hr.	\$10.90
02/05/2011		7051 - ABT-Internal Labor Fee Date: 2/5/2011; Fee Type: Officer Hours; Fee Note: Time charged for Lyon,Lori M of 0.2 hours at \$109/hr.	\$21.80
08/17/2017		7051 - ABT-Internal Labor Fee Date: 8/17/2017; Fee Type: Senior Hours; Fee Note: Time charge of 0.17 hours at 142.00/hr for Casework.	\$24.14
<b>Labor Hours Subtotal</b>			<b>\$100.44</b>

**ADDITIONAL COSTS DETAIL**

Date	Item	Description	Costs
<b>ADMINISTRATIVE CITATIONS</b>			



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

<b>Audit Date:</b> May 30, 2023	<b>Case Number:</b> CV1007866	<b>APN:</b> 459121024	Page 3
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10/26/2010		7070 - ABT-Admin Citations	A37770; Fee Date: 10/26/2010; Fee Type: Admin Cite Amt; Fee Note: Citation #A37770	\$100.00
02/14/2011		7070 - ABT-Admin Citations	A37107; Fee Date: 2/14/2011; Fee Type: Admin Cite Amt; Fee Note: A37107 Cite Date 2/5/11	\$200.00
<b>Administrative Citations Subtotal</b>				<b>\$300.00</b>
<b>CONTRACTOR COSTS</b>				
03/03/2021		7064 - ABT - Property Research Cost	Property Research Cost	\$19.30
<b>Contractor Costs Subtotal</b>				<b>\$19.30</b>
<b>OTHER COSTS</b>				
03/03/2021		7056 - ABT-Recording Fee	Doc#2011-0263122	\$20.00
03/03/2021		7053 - ABT-SOAC Prep Fee	SOAC Prep Fee	\$65.00
03/03/2021		7190 - Other Misc. Revenue	Delinquent Penalties, Hearing Officer decision 9-7-11	\$185.00
<b>Other Costs Subtotal</b>				<b>\$270.00</b>

300.00 +  
 100.44 +  
 002  
 400.44 \* +





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

<b>Audit Date:</b> May 30, 2023	<b>Case Number:</b> CV1007866	<b>APN:</b> 459121024	Page 4
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**REMITTANCE INFORMATION**

Please remit payment and include this sheet

**REMITTANCE INFORMATION**

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>\$689.74</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>TOTAL DUE NOW</b>	<b>\$689.74</b>

689.74 +  
270.00 -  
19.30 -  
-001  
400.44 \* +

**CLAIM SUMMARY**

Date: June 4, 2020  
To: Riverside County Treasurer and Tax Collector  
Assessors Parcel Number: 459121024  
Last Assessee: RUIZ PAUL  
Sale Date: 4/30/2020  
TC:  
Item Number: 1326

RECEIVED  
2020 AUG 12 PM 12:15  
RIVERSIDE COUNTY  
TREASURER AND TAX COLLECTOR

Dear Treasurer/Tax Collector:

1. Claimant(s): Global Discoveries, Ltd.

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

1. Grant Deed granting interest to Paul Ruiz, as Document Number: 478531, Recorded on December 20, 1996 in Riverside County, CA.
2. Quitclaim Deed, wherein Desiree Ruiz releases interest to Paul Ruiz, as Document Number: 478530, Recorded on December 20, 1996 in Riverside County, CA.
3. Affidavit signed by Paul Ruiz declaring under Penalty of Perjury his identity
4. Assignment of Rights To Collect Excess Proceeds signed by Paul Ruiz
5. Claim form(s) signed by Global Discoveries
6. Photo ID for Assignor: Paul Ruiz - **Please Note:** The 31051 TERAND AVE HOMELAND CA 92548 address that is listed on Mr. Ruiz's California Driver License is one and the same property as the above referenced parcel.

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

- One warrant in the amount of \$62,466.00 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: 7019-0700-0001-1590-9106**



**AFFIDAVIT**

I, Paul Ruiz, do hereby declare:

1. I am over the age of 18 and a resident of Homeland, CA. 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, Paul Ruiz am one and the same person who is listed on the Grant Deed as Document Number:478531, Recorded in Riverside County on December 20, 1996.
3. I, Paul Ruiz am one and the same person who is listed on the Quitclaim Deed as Document Number: 478530, Recorded in Riverside County on December 20, 1996.
4. I, Paul Ruiz am one and the same person as Paul Anthony Ruiz and Paul A. Ruiz.
5. I assigned the excess proceeds to Global Discoveries, Ltd., for Riverside County Assessors Parcel Number 459121024.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 27 day of May, 2020, in Homeland CA.

x   
Paul Ruiz

**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.

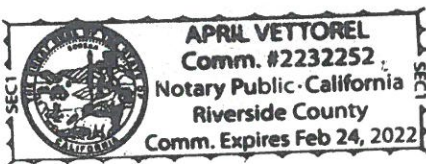
State of California

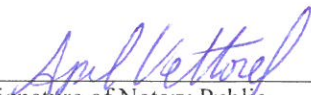
County of Riverside

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

27<sup>th</sup> day of May, 2020, by  
Date                      Month                      Year  
Paul Ruiz  
Name of Signer

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



Signature   
Signature of Notary Public

(Place Notary Seal Above)

GD Number: 39576-237732

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 459121024 Tax Sale Number, Item 1326 sold at public auction on 4/30/2020. I understand that the total of excess proceeds available for refund is \$ 62,466.00+TCLIS 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.

(Signature of Party of Interest/Assignor)

3-27-2020 (Date)

Paul Ruiz (Name Printed)

Tax ID/SS#

31051 Terand Ave (Address)

Homeland, CA, 92548 (City/State/Zip)

951-214-5664 (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 California

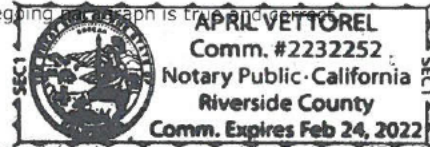
County of Riverside

On May 27, 2020 before me, April Vettorel, Notary Public, personally appeared Paul Ruiz (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.

Signature of Notary Public (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)

Jed Byerly, Managing Member (Name Printed)

Tax ID/SS#

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 6/8/20 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.

Signature of Notary Public (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: 459121024

Item Number: 1326

Date of Sale: 4/30/2020

The undersigned claimant, Global Discoveries, Ltd., claims \$62,466.00+/- 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 4<sup>th</sup> day of JUNE, 2020 at Modesto, California.

By: [Signature]  
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 6/8/20 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.

[Signature] (seal)  
Signature of Notary Public



Recording Requested By  
First American Title Insurance Company  
RECORDING REQUESTED BY:

AND WHEN RECORDED, MAIL TO:

PAUL RUIZ  
31051 TERAND AVENUE  
HOMELAND, CA 92548

478531

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

DEC 20 1996

PAID  
Doc. Transfer Tax  
FRANK K. JOHNSON  
Riv. Co. Recorder

Recorded in Official Records  
of Riverside County, California  
Recorder  
Fees \$

SPACE ABOVE FOR RECORDERS USE ONLY

### GRANT DEED

ASSESSOR'S PARCEL NO.: TRA:  
459-121-024 089-018  
TITLE ORDER NO.:  
2064311  
ESCROW NO.:  
1126-J

The undersigned Grantor(s) declare that the DOCUMENT TRANSFER TAX IS:  
\$ 19.80 County \$ City  
 computed on the full value of the interest of property conveyed, or  
 computed on the full value less the value of liens or encumbrances  
remaining thereon at the time of sale  
 OR transfer is EXEMPT from tax for the following reason:

92-1156902

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
ELLEN T. TRIPLETT, a Widow

hereby GRANT(S) to  
PAUL RUIZ, a married man, as Sole and Separate property

all that real property situated in the unincorporated area of HOMELAND  
County of RIVERSIDE, State of California, described as:  
LOT 46 OF TRACT 2365 AS SHOWN BY MAP ON FILE IN BOOK 49, PAGES 39 AND 40 OF MAPS,  
RIVERSIDE COUNTY RECORDS. TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR DRIVEWAY PURPOSES  
OVER THE EAST 10 FEET OF THE NORTH 55 FEET OF LOT 44 OF SAID TRACT 2365

Dated November 21, 1996

STATE OF MISSOURI )  
COUNTY OF WAIGHT ) ss.  
On 12-3-1996, before me PETER M  
MOLEN, Notary Public, personally appeared  
\*\*LULA FLOYD\*\*

*Ellen T. Triplett*  
ELLEN T. TRIPLETT  
*Lula Floyd -*  
attorney in fact

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

Signature *Peter M. Molen*

(This area for official notary use)

MAIL TAX STATEMENTS TO:  
PAUL RUIZ-31051 TERAND AVENUE, HOMELAND, CA 92548