

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



ITEM: 19.13
(ID # 22002)

MEETING DATE:
Tuesday, August 29, 2023

FROM : TREASURER-TAX COLLECTOR:

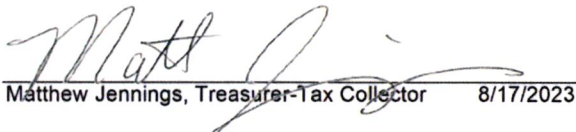
SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 215, Item 1704. Last assessed to: Claude Robert Graham, a single man. District 3. [\$64,667-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Global Discoveries, Ltd., Assignee for Andrea Graham, heir to the Estate of Claude Robert Graham for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 573240021;

Continued on Page 2

ACTION:Policy

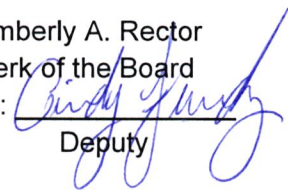

Matthew Jennings, Treasurer-Tax Collector 8/17/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, 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 29, 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**

RECOMMENDED MOTION: That the Board of Supervisors:

2. Approve the claim from Global Discoveries, Ltd., Assignee for Sandra Hall, heir to the Estate of Claude Robert Graham for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 573240021;
3. Approve the claim from Global Discoveries, Ltd., Assignee for Jeff Graham, heir to the Estate of Claude Robert Graham for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 573240021;
4. Deny the claim from Trackers USA, Assignee for Earle Harris for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 573240021;
5. Authorize and direct the Auditor-Controller to issue a warrant to Global Discoveries, Ltd., Assignee for Andrea Graham, heir to the Estate of Claude Robert Graham in the amount of \$21,555.71, to Global Discoveries, Ltd., Assignee for Sandra Hall, heir to the Estate of Claude Robert Graham in the amount of \$21,555.70, and to Global Discoveries, Ltd., Assignee for Jeff Graham, heir to the Estate of Claude Robert Graham in the amount of \$21,555.70, 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.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$64,667	\$ 0	\$64,667	\$ 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:	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 05, 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.

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

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

1. Claim from Global Discoveries, Ltd., Assignee for Andrea Graham, heir to the Estate of Claude Robert Graham based on an Assignment of Right to Collect Excess Proceeds notarized June 29, 2020, a Grant Deed recorded December 2, 1986 as Instrument No. 1986-305158, an Affidavit for Collection of Personal Property California Probate Code Section 13100 notarized June 16, 2020, and a Certificate of Death for Claude Robert Graham.
2. Claim from Global Discoveries, Ltd., Assignee for Sandra Hall, heir to the Estate of Claude Robert Graham based on an Assignment of Right to Collect Excess Proceeds notarized June 29, 2020, a Grant Deed recorded December 2, 1986 as Instrument No. 1986-305158, an Affidavit for Collection of Personal Property California Probate Code Section 13100 notarized June 16, 2020, and a Certificate of Death for Claude Robert Graham.
3. Claim from Global Discoveries, Ltd., Assignee for Jeff Graham, heir to the Estate of Claude Robert Graham based on an Assignment of Right to Collect Excess Proceeds notarized June 29, 2020, a Grant Deed recorded December 2, 1986 as Instrument No. 1986-305158, an Affidavit for Collection of Personal Property California Probate Code Section 13100 notarized June 25, 2020, and a Certificate of Death for Claude Robert Graham.
4. Claim from Trackers USA, Assignee for Earle Harris based on an Affidavit notarized July 14, 2021, and a Short Form Deed of Trust and Assignment of Rents recorded March 26, 1981 as Instrument No. 1981-52995.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Global Discoveries, Ltd., Assignee for Andrea Graham, heir to the Estate of Claude Robert Graham be awarded excess proceeds in the amount of \$21,555.71, Global Discoveries, Ltd., Assignee for Sandra Hall, heir to the Estate of Claude Robert Graham be awarded excess proceeds in the amount of \$21,555.70, and Global Discoveries, Ltd., Assignee for Jeff Graham, heir to the Estate of Claude Robert Graham be awarded excess proceeds in the amount of \$21,555.70. The claim from Trackers USA, Assignee for Earle Harris be denied since their lien was satisfied with a Substitution of Trustee and Full Reconveyance recorded September 23, 1996 as Instrument No. 1996-365124. 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 the heirs to the last assessee of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim GlobalA

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

ATTACHMENT B. Claim GlobalS

ATTACHMENT C. Claim GlobalF

ATTACHMENT D. Claim Trackers

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST 8/18/2023

Kristine Bell-Valdez
Kristine Bell-Valdez, Supervising Deputy County Counsel 7/19/2023

CLAIM SUMMARY

Date: June 23, 2020
To: Riverside County Treasurer and Tax Collector
Assessors Parcel Number: 573240021
Last Assessee: GRAHAM CLAUDE ROBERT
Sale Date: 4/30/2020
TC:
Item Number: 1704

RECEIVED
2020 AUG 12 PM 12:19
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. **Explanation of Events**
2. Grant Deed granting interest to Claude Robert Graham, A Single Man as Document Number: 305158, Recorded on December 2, 1986 in Riverside County, CA.
3. **Certified** Certificate of Death for Claude Robert Graham
 - a. Andrea Lee Graham is listed as Wife and Informant
 - b. The address 1700 9th Street, Manhattan Beach, CA 90266 listed as usual residence and Informant's mailing address is one and the same that is listed as 1700 9th Street, Downey CA 90266 on the above referenced Grant Deed.
4. Probate Affidavit(s) signed by Andrea Graham, Sandra Hall and Jeff Graham
5. Certificate of Marriage for Claude Robert Graham and Andrea Lee Dunham. "Dunham" is Andrea's maiden last name.
6. Certificate of Live Birth for Sandra Ellen Graham
 - a. Claude Robert Graham is listed as Father.
7. Certificate of Marriage for Robert Allen Hall and Sandra Ellen Graham to reference Sandra's current last name.
8. Certificate of Live Birth for Jeffrey Edward Graham
 - a. Claude Robert Graham is listed as Father
9. Affidavit(s) signed by Andrea Graham, Sandra Hall and Jeff Graham declaring under penalty of perjury their identity.
10. Assignment of Rights To Collect Excess Proceeds signed by Andrea Graham, Sandra Hall and Jeff Graham
11. Claim form(s) signed by Global Discoveries
12. Photo ID for Assignor: Andrea Graham
13. Photo ID for Assignor: Sandra Hall
14. Photo ID for Assignor: Jeff Graham

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

- One warrant in the amount of \$65,525.00 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: 7019-2280-0001-9198-4320

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 573240021 Tax Sale Number, Item 1704 sold at public auction on 4/30/2020. I understand that the total of excess proceeds available for refund is \$ 65,525.00+/-, 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.

Andrea S. Graham 6/16/2020
(Signature of Party of Interest/Assignor) (Date)

Andrea Graham as heir to the Estate of Claude Robert Graham
(Name Printed)

Tax ID/SS# _____

2935 W 227Th St
(Address)

Torrance, CA, 90505
(City/State/Zip)

(310) 809-4206
(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 CA

County of LOS ANGELES

On 6/16/2020 before me, L. FARICELLI, personally appeared
(Date) (here insert name and title of the officer)

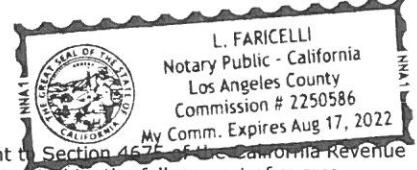
NOTARY PUBLIC

_____, 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.

L. Faricelli (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)

Jed Byerly, Managing Member of Global Discoveries Ltd.
(Name Printed)

Tax ID/SS# _____

P.O. Box 1748
(Address)

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 6/29/20 before me, Maria Mendoza, personally appeared
(Date) (here insert name and title of the officer)

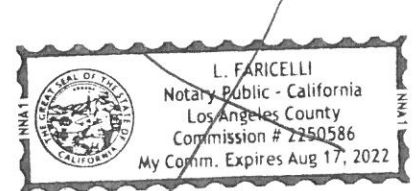
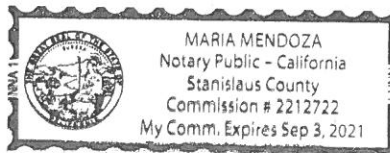
Notary Public

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
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: 573240021
Item Number: 1704
Date of Sale: 4/30/2020

The undersigned claimant, Global Discoveries, Ltd., claims \$65,525.00+/- 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 29th day of June, 2020 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 6/29/20 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.

Maria Mendoza (seal)
Signature of Notary Public



RECORDING REQUESTED BY
Hi-Country Escrow, Inc.

Sage

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

305158
COUNTY & STATE ZIP

NAME
Claude Robert Graham
1700 9th Street
Downey, Ca. 90241

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.
At Request of
SAFECO TITLE INSURANCE CO.

DEC - 2 1986

Recorded in Official Records
of Riverside County, California

William E. Connerly
RECORDER
Form 5

PAID
Doc. Transfer Tax
WILLIAM E. CONNERLY
Riv Co. Recorder

SURVEYORS
Monument Fund
\$10.00

Title Order No. 556508-3 Escrow No. 1970

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

556508-3 305158

The undersigned declares that the documentary transfer tax is \$ 18.70 and is
 computed on the full value of the interest or property conveyed, or is
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in
 unincorporated area city of _____ and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
BRUCE A. RODGERS AND MARIE N. RODGERS, HUSBAND AND WIFE; BRUCE A. RODGERS, JR., A WIDOWER; AND JAMES D. RODGERS, A SINGLE MAN,

hereby GRANT(S) to

CLAUDE ROBERT GRAHAM, A SINGLE MAN,

the following described real property in the unincorporated area
county of RIVERSIDE, state of California:

A portion of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 7 South, Range 3 East, San Bernardino Base and Meridian, as more completely described on the attached Exhibit "A", hereby made a part of.

Dated November 12, 1986

Bruce A. Rodgers
Bruce A. Rodgers
Marie N. Rodgers
Marie N. Rodgers
Bruce A. Rodgers Jr.
Bruce A. Rodgers Jr.
James D. Rodgers
James D. Rodgers

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On this the 12th day of NOVEMBER 1986, before me the undersigned, a Notary Public in and for said County and State, personally appeared Bruce A. Rodgers, Jr., and James D. Rodgers

personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

T. R. Boone Jr.
Signature of Notary

FOR NOTARY SEAL OR STAMP
OFFICIAL SEAL
T R BOONE JR
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires AUG 3, 1990
Assessor's Parcel No. 573-240-021

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name _____ Street Address _____ City & State _____

EXHIBIT "A"

DESCRIPTION

PARCEL 1:

The South 1/2 of Northeast 1/4 of Southeast 1/4 of Southwest 1/4 of Section 16, Township 7 South, Range 3 East, San Bernardino Base and Meridian, in the County of Riverside, State of California, according to the official plat thereof;

EXCEPT the Easterly 300.00 feet thereof.

PARCEL 2:

A non-exclusive easement for road and public utility purposes, over the Westerly 30.00 feet of South 1/2 of East 1/2 of Southeast 1/4 of Southwest 1/4 of Section 16, Township 7 South, Range 3 East, San Bernardino Base and Meridian, according to the official plat thereof.

EXCEPT from said Westerly 30.00 feet above described the Southerly rectangular 30.00 feet for road purposes, as conveyed to County of Riverside by deed recorded November 20, 1928 in Book 789, Page 327 of Deeds.

ALSO EXCEPT an easement for public highway and public utility purposes over the Northerly rectangular 10.00 feet of the Southerly rectangular 40.00 feet thereof, as conveyed to County of Riverside by deed recorded May 12, 1936 in Book 280, Page 319, Official Records.

Said easement is for benefit of and appurtenant to the property herein described in Parcel 1, and is to be used in common with the owners of the Northeast 1/4 of Southeast 1/4 of Southwest 1/4 of said Section 16.

305158

SAFECO TITLE
INSURANCE COMPANY

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES
REGISTRAR-RECORDER/COUNTY CLERK

3052002158662

CERTIFICATE OF DEATH

3 2002 19 035153

STATE FILE NUMBER		STATE OF CALIFORNIA USE BLACK INK ONLY/NO ERASURES, WHITEOUTS OR ALTERATIONS VB-11 (REV. 1/00)		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT—FIRST (GIVEN) CLAUDE		2. MIDDLE ROBERT		3. LAST (FAMILY) GRAHAM	
4. DATE OF BIRTH M/M/DD/CY Y 11/08/1941		5. AGE YRS. 60		7. DATE OF DEATH M/M/DD/CY Y B. HOUR 08/16/2002 0955	
9. STATE OF BIRTH CA		10. SOCIAL SECURITY NO.		11. MILITARY SERVICE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK	
14. RACE White		15. HISPANIC—SPECIFY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		16. USUAL EMPLOYER Sony Precision Technology	
17. OCCUPATION Warehouse Supervisor		18. KIND OF BUSINESS Electronics Mfg.		19. YEARS IN OCCUPATION 21	
20. RESIDENCE—(STREET AND NUMBER OR LOCATION) 1700 9th Street					
21. CITY Manhattan Beach		22. COUNTY Los Angeles		23. ZIP CODE 90266	
24. YRS IN COUNTY 60		25. STATE OR FOREIGN COUNTRY CA			
26. NAME, RELATIONSHIP Andrea Lee Graham - Wife			27. MAILING ADDRESS (STREET AND NUMBER OR RURAL ROUTE NUMBER, CITY OR TOWN, STATE, ZIP) 1700 9th St. Manhattan Beach, CA 90266		
28. NAME OF SURVIVING SPOUSE—FIRST Andrea		29. MIDDLE Lee		30. LAST (MAIDEN NAME) Dunham	
31. NAME OF FATHER—FIRST Claude		32. MIDDLE Hollingsworth		33. LAST Graham	
34. BIRTH STATE IN		35. NAME OF MOTHER—FIRST Frances		36. MIDDLE Mae	
37. LAST (MAIDEN) Knapp		38. BIRTH STATE NY			
39. DATE M/M/DD/CY Y 08/21/2002		40. PLACE OF FINAL DISPOSITION Pacific Crest Cemetery 2701 182nd St. Redondo Beach, CA 92078			
41. TYPE OF DISPOSITION(S) Burial		43. LICENSE NO. 6924			
44. NAME OF FUNERAL DIRECTOR White & Day Colonial Mortuary		45. LICENSE NO. FD-825		46. SIGNATURE OF LOCAL REGISTRAR [Signature]	
47. DATE M/M/DD/CY Y 08/20/2002					
101. PLACE OF DEATH Little Company of Mary Hospital		102. IS HOSPITAL AGENCY ONE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		103. FACILITY OTHER THAN HOSPITAL <input type="checkbox"/> CONV. <input type="checkbox"/> RES. <input type="checkbox"/> CARE <input type="checkbox"/> OTHER	
104. COUNTY Los Angeles		105. STREET ADDRESS (STREET AND NUMBER OR LOCATION) 4101 Torrance Blvd.			
106. CITY Torrance		107. DEATH CAUSED BY (ENTER ONLY ONE CAUSE PER LINE FOR A, B, C, AND D) (A) Myocardial infarction			
108. DEATH REPORTED TO CORNER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		109. BIOPSY PERFORMED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
110. AUTOPSY PERFORMED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		111. USED IN DETERMINING CAUSE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 107 Emphysema					
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? IF YES, LIST TYPE OF OPERATION AND DATE. No					
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED. DECEDENT ATTENDED SINCE M/M/DD/CY Y DECEDENT LAST SEEN ALIVE M/M/DD/CY Y 08/10/2002 08/16/2002		115. SIGNATURE AND TITLE OF PHYSICIAN [Signature]		116. LICENSE NO. G30244	
117. DATE M/M/DD/CY Y 08/20/2002		118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP David J. Scott, MD 20911 Earl St. Torrance, CA 90503			
119. MANNER OF DEATH <input type="checkbox"/> NATURAL <input type="checkbox"/> SUICIDE <input type="checkbox"/> HOMICIDE <input checked="" type="checkbox"/> ACCIDENT <input type="checkbox"/> PENDING INVESTIGATION <input type="checkbox"/> COULD NOT BE DETERMINED		120. INJURY AT WORK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		121. INJURY DATE M/M/DD/CY Y	
122. HOUR		123. PLACE OF INJURY			
124. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)					
125. LOCATION (STREET AND NUMBER OR LOCATION AND CITY, ZIP)					
126. SIGNATURE OF CORONER OR DEPUTY CORONER [Signature]		127. DATE M/M/DD/CY Y		128. TYPED NAME, TITLE OF CORONER OR DEPUTY CORONER	
STATE REGISTRAR					
A 1		B X		C 2	
D		E		F	
G		H		FAX AUTH. # 374-2689	
CENSUS TRACT					

NOT A VALID DOCUMENT TO ESTABLISH IDENTITY



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

Dean C. Logan
DEAN C. LOGAN
Registrar-Recorder/County Clerk

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

JUN 08 2020



1000003570602



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

CALOSANGDO

AFFIDAVIT FOR COLLECTION OF PERSONAL PROPERTY

The undersigned state(s) as follows:

- 1. Claude Robert Graham died on 8/16/2002 in the County of Los Angeles, State of California;
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 \$ 65,525.00+-, generated from Assessor's Parcel Number(s) 573240021, sold at the Riverside County, California, public auction of tax-defaulted property held on 4/30/2020.

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

Andrea Graham, Sandra Hall & Jeff Graham

- 7. The undersigned (please check which box(s) applies):

- [X] 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.

6/16/20 (DATE)
6/16/20 (DATE)
6/25/20 (DATE)
(DATE)
(DATE)

Andrea Graham Printed Name
Sandra Hall Printed Name
Jeff Graham Printed Name
Printed Name
Printed Name

Signature of Andrea L. Graham
Signature of Sandra Hall
Signature of Jeff Graham
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 CA

County of LOS ANGELES

On 6/16/2020 before me, L. FARICELLI / NOTARY PUBLIC, personally appeared
(Date) (here, insert name and title of the officer)

ANDREA L. GRAHAM & SANDRA HALL, 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.

L. Faricelli (seal)
Signature of Notary Public



AFFIDAVIT

I, Andrea Graham as heir to the Estate of Claude Robert Graham, do hereby declare:

1. I am over the age of 18 and a resident of Torrance, 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. Claude Robert Graham is one and the same person listed on the Grant Deed as Document Number: 305158, Recorded on December 2, 1986 in Riverside County, CA.
3. I am the surviving spouse to Claude Robert Graham.
4. Claude Robert Graham is one and the same person who is listed on his Certificate of Death. I, Andrea Lee Graham am listed as Surviving Spouse and Informant.
5. I, Andrea Graham am one and the same person listed as Andrea Lee Graham on my CA Identification Card as ID# .
6. I cannot provide any original or copies of Tax Bills, Title Insurance Policies, Utility Bills or any other supporting documentation to reference the 1700 9th Street Downey, CA 90241 address; which is one and the same address that is on the above referenced Grant Deed. I have only known the address listed above as 1700 9th Street, Manhattan Beach CA 90266 and the only supporting documentation that I can provide for this address is the Certificate of Death for my husband Claude Robert Graham.
7. I cannot provide any Original or Copies of Tax Bills, Title Insurance Policies, Utility Bills or any other supporting documentation to reference the 56400 Long Way, CA 92539 address; which is one and the same property as the below referenced Parcel. This address was a storage unit that my husband Claude Graham had at one time where he kept all his documents, I have never held in my possession any supporting documentation to reference this address.
8. I cannot provide any Original or Copies of Tax Bills, Title Insurance Policies, Utility Bills or any other supporting documentation to reference the 23910 Ladeene Ave, Torrance CA 90505 address; which is one and the same address that Riverside County recognizes as the tax mailing address. I have not resided at this property in over 12 years and no longer have any records or documentation to support this address.
9. I assigned the excess proceeds to Global Discoveries, Ltd., for Riverside County Assessors Parcel Number 573240021.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 16th day of June, 2020, in Torrance CA.

x Andrea L. Graham
Andrea Graham as heir to the Estate of Claude Robert Graham

See Attached Jurat

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 CA

County of LOS ANGELES

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

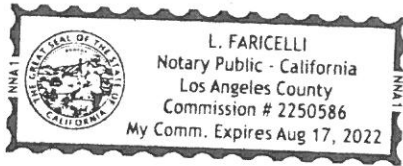
16th day of JUNE, 2020, by
Date Month Year

ANDREA L. GRAHAM
Name of Signer

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

Signature [Handwritten Signature]
Signature of Notary Public

(Place Notary Seal Above)



EXPLANATION OF EVENTS:

**PROPERTY: 573240021
(56400 LONG WAY ANZA CA 92539)**

- Claude Graham was the last record owner for the above referenced property per the Grant Deed recorded on December 2, 1986 in Riverside County, CA.

- Claude Graham passed away on 08/16/2002. He left behind a surviving wife, Andrea Graham and two children. Sandra Hall and Jeff Graham.

- To our knowledge he died with NO Last Will & Testament nor was his Estate ever probated in the State of California.

Due to the above, Andrea Graham, Sandra Hall and Jeff Graham are each entitled to collect 33.33% and/or \$ 21,841.67+- of the \$65,525.00+- from the Excess Proceeds generated for the above referenced property.

CLAIM SUMMARY

Date: June 23, 2020
To: Riverside County Treasurer and Tax Collector
Assessors Parcel Number: 573240021
Last Assessee: GRAHAM CLAUDE ROBERT
Sale Date: 4/30/2020
TC:
Item Number: 1704



Dear Treasurer/Tax Collector:

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

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

1. **Explanation of Events**
2. Grant Deed granting interest to Claude Robert Graham, A Single Man as Document Number: 305158, Recorded on December 2, 1986 in Riverside County, CA.
3. **Certified** Certificate of Death for Claude Robert Graham
 - a. Andrea Lee Graham is listed as Wife and Informant
 - b. The address 1700 9th Street, Manhattan Beach, CA 90266 listed as usual residence and Informant's mailing address is one and the same that is listed as 1700 9th Street, Downey CA 90266 on the above referenced Grant Deed.
4. Probate Affidavit(s) signed by Andrea Graham, Sandra Hall and Jeff Graham
5. Certificate of Marriage for Claude Robert Graham and Andrea Lee Dunham. "Dunham" is Andrea's maiden last name.
6. Certificate of Live Birth for Sandra Ellen Graham
 - a. Claude Robert Graham is listed as Father.
7. Certificate of Marriage for Robert Allen Hall and Sandra Ellen Graham to reference Sandra's current last name.
8. Certificate of Live Birth for Jeffrey Edward Graham
 - a. Claude Robert Graham is listed as Father
9. Affidavit(s) signed by Andrea Graham, Sandra Hall and Jeff Graham declaring under penalty of perjury their identity.
10. Assignment of Rights To Collect Excess Proceeds signed by Andrea Graham, Sandra Hall and Jeff Graham
11. Claim form(s) signed by Global Discoveries
12. Photo ID for Assignor: Andrea Graham
13. Photo ID for Assignor: Sandra Hall
14. Photo ID for Assignor: Jeff Graham

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

- One warrant in the amount of \$65,525.00 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: 7019-2280-0001-9198-4320

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 573240021 Tax Sale Number , Item 1704 sold at public auction on 4/30/2020 . I understand that the total of excess proceeds available for refund is \$ 65,525.00+/- , 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.

Sandra Hall (Signature of Party of Interest/Assignor) 6/16/20 (Date)

Sandra Hall as heir to the Estate of Claude Robert Graham (Name Printed) 1425 W 220th Street (Address) Torrance, CA, 90501 (City/State/Zip) 310-320-4921 (Area Code/Telephone Number)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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State of CA

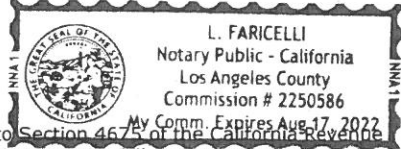
County of LOS ANGELES

On 6/16/2020 before me, L. FARICELLI, NOTARY PUBLIC, personally appeared SANDRA HALL (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 L. Faricelli (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.

Jed Byerly (Signature of Assignee)

Jed Byerly, Managing Member of Global Discoveries Ltd. (Name Printed) P.O. Box 1748 (Address) Modesto, CA 95353-1748 (City/State/Zip) Phone: (209) 593-3913

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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State of CALIFORNIA

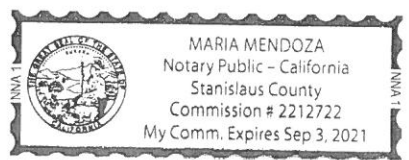
County of Stanislaus

On 6/29/20 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 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: 573240021
Item Number: 1704
Date of Sale: 4/30/2020

The undersigned claimant, Global Discoveries, Ltd., claims \$65,525.00+/- 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 29th day of JUNE, 2020 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

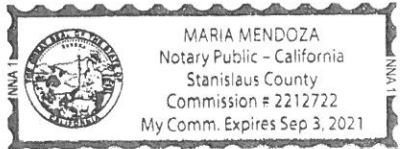
County of Stanislaus

On 6/29/20 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.
Maria Mendoza (seal)
Signature of Notary Public



RECORDING REQUESTED BY *Safeco*
Hi-Country Escrow, Inc.

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

305158
NAME
CITY & STATE ZIP

Claude Robert Graham
1700 9th Street
Downey, Ca. 90241

Title Order No. 556508-3 Escrow No. 1970

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.
At Request of
SAFECO TITLE INSURANCE CO.

DEC - 2 1986

Recorded in Official Records
of Riverside County, California

William E. Conerly
RECORDER
Form 5

PAID
Doc. Transfer Tax
WILLIAM E. CONERLY
RIV CO. CLERK

SURVEYORS
Monument Fund
\$10.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE *77*

GRANT DEED

556508-3 305158

The undersigned declares that the documentary transfer tax is \$.....18.70..... and is
 computed on the full value of the interest or property conveyed, or is
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in
 unincorporated area city of and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
BRUCE A. RODGERS AND MARIE N. RODGERS, HUSBAND AND WIFE; BRUCE A. RODGERS, JR., A WIDOWER; AND JAMES D. RODGERS, A SINGLE MAN,

hereby GRANT(S) to
CLAUDE ROBERT GRAHAM, A SINGLE MAN,

the following described real property in the unincorporated area
county of RIVERSIDE, state of California:

A portion of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 7 South, Range 3 East, San Bernardino Base and Meridian, as more completely described on the attached Exhibit "A", hereby made a part of.

Dated November 12, 1986

Bruce A. Rodgers
Bruce A. Rodgers
Marie N. Rodgers
Marie N. Rodgers
Bruce A. Rodgers Jr.
Bruce A. Rodgers Jr.
James D. Rodgers
James D. Rodgers

STATE OF CALIFORNIA

COUNTY OF *Los Angeles* SS.

On this the *12th* day of *NOVEMBER*, 1986, before me the undersigned, a Notary Public in and for said County and State, personally appeared *Bruce A. Rodgers, Marie N. Rodgers, Bruce A. Rodgers Jr., and James D. Rodgers*

..... personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

TRB
Signature of Notary

FOR NOTARY SEAL OR STAMP
OFFICIAL SEAL
T R BOONE JR
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires AUG 3, 1988
Assessor's Parcel No. 573-240-021

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name _____ Street Address _____ City & State _____

305158

EXHIBIT "A"

DESCRIPTION

PARCEL 1:

The South 1/2 of Northeast 1/4 of Southeast 1/4 of Southwest 1/4 of Section 16, Township 7 South, Range 3 East, San Bernardino Base and Meridian, in the County of Riverside, State of California, according to the official plat thereof;

EXCEPT the Easterly 300.00 feet thereof.

PARCEL 2:

A non-exclusive easement for road and public utility purposes, over the Westerly 30.00 feet of South 1/2 of East 1/2 of Southeast 1/4 of Southwest 1/4 of Section 16, Township 7 South, Range 3 East, San Bernardino Base and Meridian, according to the official plat thereof.

EXCEPT from said Westerly 30.00 feet above described the Southerly rectangular 30.00 feet for road purposes, as conveyed to County of Riverside by deed recorded November 20, 1928 in Book 789, Page 327 of Deeds.

ALSO EXCEPT an easement for public highway and public utility purposes over the Northerly rectangular 10.00 feet of the Southerly rectangular 40.00 feet thereof, as conveyed to County of Riverside by deed recorded May 12, 1936 in Book 280, Page 319, Official Records.

Said easement is for benefit of and appurtenant to the property herein described in Parcel 1, and is to be used in common with the owners of the Northeast 1/4 of Southeast 1/4 of Southwest 1/4 of said Section 16.

SAFECO TITLE
INSURANCE COMPANY

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES

REGISTRAR-RECORDER/COUNTY CLERK

3052002158662

CERTIFICATE OF DEATH

3 200219035153

STATE FILE NUMBER: 3052002158662 LOCAL REGISTRATION NUMBER: 3 200219035153

1. NAME OF DECEDENT—FIRST (GIVEN): CLAUDE 2. MIDDLE: ROBERT 3. LAST (FAMILY): GRAHAM

4. DATE OF BIRTH MM/DD/CCYY: 11/08/1941 5. AGE YRS.: 60 6. SEX: M 7. DATE OF DEATH MM/DD/CCYY: 08/16/2002 8. HOUR: 0955

9. STATE OF BIRTH: CA 10. SOCIAL SECURITY NO.: [REDACTED] 11. MILITARY SERVICE: [] Yes [X] No [] UNK 12. MARITAL STATUS: Married 13. EDUCATION—YEARS COMPLETED: 14

14. RACE: White 15. HISPANIC—SPECIFY: [] Yes [X] No 16. USUAL EMPLOYER: Sony Precision Technology

17. OCCUPATION: Warehouse Supervisor 18. KIND OF BUSINESS: Electronics Mfg. 19. YEARS IN OCCUPATION: 21

20. RESIDENCE—(STREET AND NUMBER OR LOCATION): 1700 9th Street

21. CITY: Manhattan Beach 22. COUNTY: Los Angeles 23. ZIP CODE: 90266 24. YRS IN COUNTY: 60 25. STATE OR FOREIGN COUNTRY: CA

26. NAME, RELATIONSHIP: Andrea Lee Graham - Wife 27. MAILING ADDRESS (STREET AND NUMBER OR RURAL ROUTE NUMBER, CITY OR TOWN, STATE, ZIP): 1700 9th St. Manhattan Beach, CA 90266

28. NAME OF SURVIVING SPOUSE—FIRST: Andrea 29. MIDDLE: Lee 30. LAST (MAIDEN NAME): Dunham

31. NAME OF FATHER—FIRST: Claude 32. MIDDLE: Hollingsworth 33. LAST: Graham 34. BIRTH STATE: IN

35. NAME OF MOTHER—FIRST: Frances 36. MIDDLE: Mae 37. LAST (MAIDEN): Knapp 38. BIRTH STATE: NY

39. DATE MM/DD/CCYY: 08/21/2002 40. PLACE OF FINAL DISPOSITION: Pacific Crest Cemetery 2701 182nd St. Redondo Beach, CA 92078

41. TYPE OF DISPOSITION(S): Burial 43. LICENSE NO.: 6924

44. NAME OF FUNERAL DIRECTOR: White & Day Colonial Mortuary 45. LICENSE NO.: FD-825 46. SIGNATURE OF LOCAL REGISTRAR: [REDACTED] 47. DATE MM/DD/CCYY: 08/20/2002

101. PLACE OF DEATH: Little Company of Mary Hospital 102. IS HOSPITAL: [X] YES [] NO 103. FACILITY OTHER THAN HOSPITAL: [] YES [] NO 104. COUNTY: Los Angeles

105. STREET ADDRESS (STREET AND NUMBER OR LOCATION): 4101 Torrance Blvd. 106. CITY: Torrance

107. DEATH WAS CAUSED BY (ENTER ONLY ONE CAUSE PER LINE FOR A, B, C, AND D): (A) Myocardial Infarction Days (B) [] (C) [] (D) []

108. DEATH REPORTED TO CORONER: [] YES [X] NO REFERRAL NUMBER: []

109. BIOPSY PERFORMED: [] YES [X] NO

110. AUTOPSY PERFORMED: [] YES [X] NO

111. USED IN DETERMINING CAUSE: [] YES [] NO

112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 107: Emphysema

113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? IF YES, LIST TYPE OF OPERATION AND DATE: No

114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED. DECEDENT ATTENDED SINCE DECEDENT LAST SEEN ALIVE MM/DD/CCYY: 08/10/2002 08/16/2002

115. SIGNATURE AND TITLE OF CERTIFIER: David J. Scott, MD 20911 Earl St. Torrance, CA 90503

116. LICENSE NO.: G30244 117. DATE MM/DD/CCYY: 08/20/2002

118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP: David J. Scott, MD 20911 Earl St. Torrance, CA 90503

119. MANNER OF DEATH: [] NATURAL [] SUICIDE [] HOMICIDE [] ACCIDENT [] PENDING INVESTIGATION [] COULD NOT BE DETERMINED

120. INJURY AT WORK: [] YES [] NO 121. INJURY DATE MM/DD/CCYY: [] 122. HOUR: [] 123. PLACE OF INJURY: []

124. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY): []

125. LOCATION (STREET AND NUMBER OR LOCATION AND CITY, ZIP): []

126. SIGNATURE OF CORONER OR DEPUTY CORONER: [] 127. DATE MM/DD/CCYY: [] 128. TYPED NAME, TITLE OF CORONER OR DEPUTY CORONER: []

STATE REGISTRAR: A 1 B X C 2 D E F G H FAX AUTH. # 374-2689 CENSUS TRACT

NOT A VALID DOCUMENT TO ESTABLISH IDENTITY

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

Dean C. Logan DEAN C. LOGAN Registrar-Recorder/County Clerk

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

JUN 08 2020



1000003570602

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



CALOSANG02

AFFIDAVIT FOR COLLECTION OF PERSONAL PROPERTY

The undersigned state(s) as follows:

1. Claude Robert Graham died on 8/16/2002 in the County of Los Angeles, State of California;
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 \$ 65,525.00+-, generated from Assessor's Parcel Number(s) 573240021, sold at the Riverside County, California, public auction of tax-defaulted property held on 4/30/2020.

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

Andrea Graham, Sandra Hall & Jeff Graham
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.

6/16/20
(DATE)

6/16/20
(DATE)

6/25/20
(DATE)

(DATE)

(DATE)

Andrea Graham
Printed Name

Sandra Hall
Printed Name

Jeff Graham
Printed Name

Printed Name

Printed Name

Andrea L. Graham
signature

Sandra Hall
signature

Jeff Graham
signature

signature

signature

(Attach Additional Sheet if Necessary)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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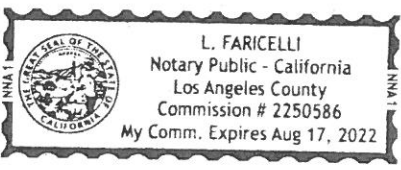
On 6/16/2020 before me, L. FARICELLI / NOTARY PUBLIC, personally appeared

ANDREA L. GRAHAM & SANDRA HALL, 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.

L. Faricelli (seal)
Signature of Notary Public



AFFIDAVIT

I, Sandra Hall as heir to the Estate of Claude Robert Graham, do hereby declare:

1. I am over the age of 18 and a resident of Torrance, 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. Claude Robert Graham is one and the same person who is listed on the Grant Deed as Document Number: 305158, Recorded on December 2, 1986 in Riverside County, CA.
3. I am a surviving daughter to Claude Robert Graham.
4. I, Sandra Hall am one and the same person listed as Sandra Ellen Graham on my Certificate of Live Birth. Claude Robert Graham is listed as Father.
5. I, Sandra Hall am one and the same person who is listed as Sandra Ellen Hall on my CA Driver's License as DL# .
6. I cannot provide any original or copies of Tax Bills, Title Insurance Policies, Utility Bills or any other supporting documentation to reference the 1700 9th Street Downey, CA 90241 address; which is one and the same address that is on the above referenced Grant Deed. I have never resided at this address, therefore I cannot provide any supporting documentation. The only documentation I can provide is my Fathers Certificate of Death, however it lists the address of 1700 9th Street, Manhattan Beach CA 90266 verses 1700 9th Street Downey CA 90241.
7. I cannot provide any Original or Copies of Tax Bills, Title Insurance Policies, Utility Bills or any other supporting documentation to reference the 56400 Long Way, CA 92539 address; which is one and the same property as the below referenced Parcel. This address was a storage unit that my father Claude Graham had at one time where he kept all his documents, I have never held in my possession any supporting documentation to reference this address.
8. I cannot provide any Original or Copies of Tax Bills, Title Insurance Policies, Utility Bills or any other supporting documentation to reference the 23910 Ladeene Ave, Torrance CA 90505 address; which is one and the same address that Riverside County recognizes as the tax mailing address. This was my parents, Claude and Andrea Grahams house, therefore I do not have any records or documentation to support this address.
9. I assigned the excess proceeds to Global Discoveries, Ltd., for Riverside County Assessors Parcel Number 573240021.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 16 day of June, 2020, in Torrance CA.

x Sandra Hall
Sandra Hall as heir to the Estate of Claude Robert Graham

See Attached Jurat

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 CA

County of LOS ANGELES

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

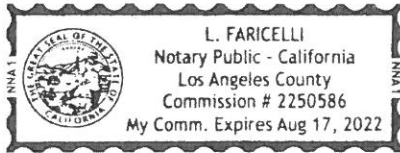
16th day of JUNE, 2020, by
Date Month Year

SANDRA HALL
Name of Signer

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

Signature [Handwritten Signature]
Signature of Notary Public

(Place Notary Seal Above)



EXPLANATION OF EVENTS:

**PROPERTY: 573240021
(56400 LONG WAY ANZA CA 92539)**

- Claude Graham was the last record owner for the above referenced property per the Grant Deed recorded on December 2, 1986 in Riverside County, CA.

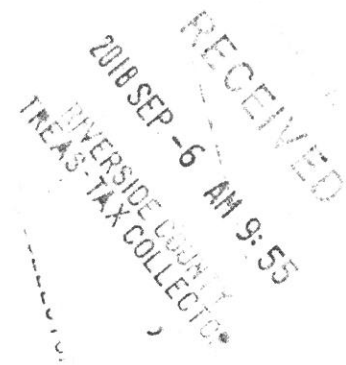
- Claude Graham passed away on 08/16/2002. He left behind a surviving wife, Andrea Graham and two children. Sandra Hall and Jeff Graham.

- To our knowledge he died with NO Last Will & Testament nor was his Estate ever probated in the State of California.

Due to the above, Andrea Graham, Sandra Hall and Jeff Graham are each entitled to collect 33.33% and/or \$ 21,841.67+- of the \$65,525.00+- from the Excess Proceeds generated for the above referenced property.

CLAIM SUMMARY

Date: August 21, 2018
To: Riverside County Treasurer and Tax Collector
Assessors Parcel Number: 549241018-2
Last Assessee: HENSON STEVEN E
Sale Date: 4/26/2018
TC: TC 212
Item Number: 615
Deadline: 6/26/2019



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 Steven E. Henson, a single man as Document Number: 2011-0430046, Recorded on September 28, 2011 in Riverside County, CA.
2. Supporting documentation referencing Steven Henson previously residing at the **25275 Germaine Ln, Hemet, CA 92544** address; which is one and the same address listed on the above-mentioned Grant Deed.
3. Affidavit
4. Assignment of Rights To Collect Excess Proceeds signed by Steven E Henson
5. Claim form(s) signed by Global Discoveries
6. Photo ID for Assignor: Steven E Henson

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

- One warrant in the amount of \$67,925.47 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:7018-0040-0000-8203-9888



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 549241018-2 Tax Sale Number TC 212, Item 615 sold at public auction on 4/26/2018. I understand that the total of excess proceeds available for refund is \$ 67,925.47+/-, 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.

Steven E Henson 8-15-18
(Signature of Party of Interest/Assignor) (Date)

Tax ID/SS# [Redacted]

Steven E Henson (Name Printed)
1895 W. Devonshire Avenue, space #12 (Address)
Hemet, CA, 92545 (City/State/Zip)
951-214-9177 (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 AUG. 15, 2018 before me, CHRISTINE D. WIXON, Notary Public, personally appeared STEVEN E. HENSON



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.

Christine D. Wixon (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)

Jed Byerly, Managing Member of Global Discoveries Ltd. (Name Printed)
P.O. Box 1748 (Address)
Modesto, CA 95353-1748 (City/State/Zip)
Phone: (209) 593-3913

Tax ID/SS#

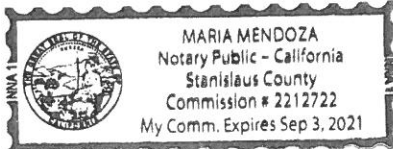
CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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 8/27/18 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.

Maria Mendoza (seal)
Signature of Notary Public
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: 549241018-2
Tax Sale Number: TC 212
Item Number: 615
Date of Sale: 4/26/2018

The undersigned claimant, Global Discoveries, Ltd., claims \$67,925.47+/- 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 24th day of August, 2018 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

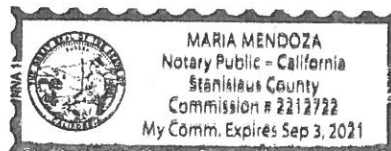
On 8/27/18 before me, Maria Mendoza, Notary Public, personally appeared Jed Byerly (Date) (here insert name and title of the officer)

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



DOC # 2011-0430046

09/28/2011 02:41P Fee:15.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

C
602

15-

RECORDING REQUESTED BY
STEVEN E. HENSON

AND WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

NAME STEVEN E. HENSON
STREET 25275 GERMAINE LANE
ADDRESS
CITY, STATE & HEMET, CALIFORNIA
ZIP CODE 92544
TITLE ORDER NO. _____
ESCROW NO. _____



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						T:	CTY	UNI	

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

TRA: 071-107
APN: 549-241-018-2

The undersigned grantor(s) declare(s)
DOCUMENTARY TRANSFER TAX \$ ZERO 0

computed on full value of property conveyed, or
 computed on full value less liens and encumbrances remaining at time of sale.
 Unincorporated Area City of Hemet

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) _____

MARJORIE M. HENSON, a
(NAME OF GRANTOR(S))

hereby remise, release and grant to STEVEN E. HENSON, A Single Man

(NAME OF GRANTEE(S))
the following described real property in the City of Hemet, County of Riverside,
State of California

(Insert Legal Description)

Lot 14 of Tract No. 4500-1, as shown by Map on file in Book 77, Pages 54 and 55 of Maps, Records of Riverside County, California.

Commonly known as: 25275 Germaine Lane, Hemet, California 92544

DATED: September 21, 2011

Marjorie M. Henson
MARJORIE M. HENSON

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }

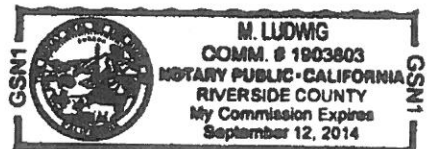
On September 21, 2011 before me, M. Ludwig, Notary Public personally appeared
(here insert name and title of the officer)

MARJORIE M. HENSON
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 M. Ludwig (SEAL)
M. Ludwig, Notary Public



MAIL TAX STATEMENT AS DIRECTED ABOVE

AFFIDAVIT

I, Steven E Henson, do hereby declare:

1. I am over the age of 18 and a resident of Hemet, 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 am one and the same person who is listed on the Grant Deed as Document Number: 2011-0430046, Recorded on September 28, 2011 in Riverside County, CA.
3. I, Steven E. Henson am one and the same person as Steven Eugene Henson and Steven Henson.
4. I assigned the excess proceeds to Global Discoveries, Ltd., for Riverside County Assessors Parcel Number 549241018-2.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 15 day of Aug, 2018, in Hemet, Ca 92545

x Steven E Henson
Steven E Henson

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.

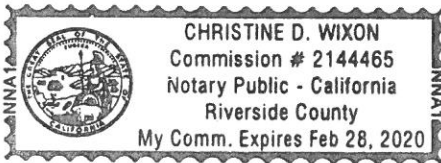
State of CALIFORNIA

County of RIVERSIDE

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

15th day of AUGUST, 2018, by
Date Month Year

STEVEN E. HENSON
Name of Signer



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

Signature Christine D Wixon
Signature of Notary Public

(Place Notary Seal Above)

CLAIM SUMMARY

Date: June 23, 2020
To: Riverside County Treasurer and Tax Collector
Assessors Parcel Number: 573240021
Last Assessee: GRAHAM CLAUDE ROBERT
Sale Date: 4/30/2020
TC:
Item Number: 1704

RECEIVED
2020 AUG 12 PM 12:19
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. **Explanation of Events**
2. Grant Deed granting interest to Claude Robert Graham, A Single Man as Document Number: 305158, Recorded on December 2, 1986 in Riverside County, CA.
3. **Certified** Certificate of Death for Claude Robert Graham
 - a. Andrea Lee Graham is listed as Wife and Informant
 - b. The address 1700 9th Street, Manhattan Beach, CA 90266 listed as usual residence and Informant's mailing address is one and the same that is listed as 1700 9th Street, Downey CA 90266 on the above referenced Grant Deed.
4. Probate Affidavit(s) signed by Andrea Graham, Sandra Hall and Jeff Graham
5. Certificate of Marriage for Claude Robert Graham and Andrea Lee Dunham. "Dunham" is Andrea's maiden last name.
6. Certificate of Live Birth for Sandra Ellen Graham
 - a. Claude Robert Graham is listed as Father.
7. Certificate of Marriage for Robert Allen Hall and Sandra Ellen Graham to reference Sandra's current last name.
8. Certificate of Live Birth for Jeffrey Edward Graham
 - a. Claude Robert Graham is listed as Father
9. Affidavit(s) signed by Andrea Graham, Sandra Hall and Jeff Graham declaring under penalty of perjury their identity.
10. Assignment of Rights To Collect Excess Proceeds signed by Andrea Graham, Sandra Hall and Jeff Graham
11. Claim form(s) signed by Global Discoveries
12. Photo ID for Assignor: Andrea Graham
13. Photo ID for Assignor: Sandra Hall
14. Photo ID for Assignor: Jeff Graham

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

- One warrant in the amount of \$65,525.00 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: 7019-2280-0001-9198-4320

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 573240021 Tax Sale Number, Item 1704 sold at public auction on 4/30/2020. I understand that the total of excess proceeds available for refund is \$ 65,525.00+/-, 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.

(Signature of Party of Interest/Assignor) [Signature] (Date) 6-22-20 Jeff Graham as heir to the Estate of Claude Robert Graham (Name Printed) 20811 Annrita Ave (Address) Torrance, CA, 90503 (City/State/Zip) (310) 505-1601 (Area Code/Telephone Number)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

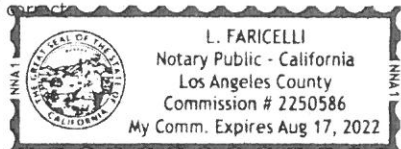
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA County of LOS ANGELES On 6/22/2020 before me, L. FARICELLI, NOTARY PUBLIC (here insert name and title of the officer), personally appeared JEFF GRAHAM

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



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 of Global Discoveries Ltd. (Name Printed) P.O. Box 1748 (Address) Modesto, CA 95353-1748 (City/State/Zip) Phone: (209) 593-3913

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

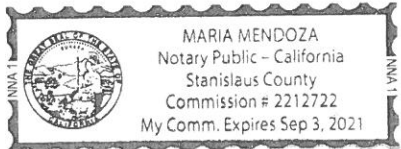
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Stanislaus On 6/29/20 before me, Maria Mendoza, Notary Public (here insert name and title of the officer), 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] (seal) Signature of Notary Public



CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX DEFAULTED PROPERTY

To: Riverside County Treasurer and Tax Collector

Assessor's Parcel No: 573240021

Item Number: 1704

Date of Sale: 4/30/2020

The undersigned claimant, Global Discoveries, Ltd., claims \$65,525.00+/- 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 29th day of JUNE, 2020 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 6/29/20 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.

Maria Mendoza (seal)
Signature of Notary Public



RECORDING REQUESTED BY
Hi-Country Escrow, Inc.

Sage

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

305158
COUNTY & STATE ZIP

Claude Robert Graham
1700 9th Street
Downey, Ca. 90241

Title Order No. 556508-3 Escrow No. 1970

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.
At Request of
SAFECO TITLE INSURANCE CO.

DEC - 2 1986

Recorded in Official Records
of Riverside County, California

William E. Conery
RECORDER
Form 5

PAID
Doc. Transfer Tax
WILLIAM E. CONERY
Riv Co. Recorder

SURVEYORS
Monument Fund
\$10.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

556508-3 305158

The undersigned declares that the documentary transfer tax is \$.....18.70..... and is
 computed on the full value of the interest or property conveyed, or is
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in
 unincorporated area city of and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
BRUCE A. RODGERS AND MARIE N. RODGERS, HUSBAND AND WIFE; BRUCE A. RODGERS, JR., A WIDOWER; AND JAMES D. RODGERS, A SINGLE MAN,

hereby GRANT(S) to

CLAUDE ROBERT GRAHAM, A SINGLE MAN,

the following described real property in the unincorporated area
county of RIVERSIDE, state of California:

A portion of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 7 South, Range 3 East, San Bernardino Base and Meridian, as more completely described on the attached Exhibit "A", hereby made a part of.

Dated November 12, 1986

Bruce A. Rodgers
Bruce A. Rodgers
Marie N. Rodgers
Marie N. Rodgers
Bruce A. Rodgers Jr.
Bruce A. Rodgers Jr.
James D. Rodgers
James D. Rodgers

STATE OF CALIFORNIA

COUNTY OF Los Angeles SS.

On this the 12th day of NOVEMBER, 1986, before me the undersigned, a Notary Public in and for said County and State, personally appeared Bruce A. Rodgers, Marie N. Rodgers, Bruce A. Rodgers Jr., and James D. Rodgers

..... personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

TRB
Signature of Notary

FOR NOTARY SEAL OR STAMP
OFFICIAL SEAL
T R BOONE JR
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires AUG 3, 1988
Assessor's Parcel No. 573-240-021

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name _____ Street Address _____ City & State _____

EXHIBIT "A"

DESCRIPTION

PARCEL 1:

The South 1/2 of Northeast 1/4 of Southeast 1/4 of Southwest 1/4 of Section 16, Township 7 South, Range 3 East, San Bernardino Base and Meridian, in the County of Riverside, State of California, according to the official plat thereof;

EXCEPT the Easterly 300.00 feet thereof.

PARCEL 2:

A non-exclusive easement for road and public utility purposes, over the Westerly 30.00 feet of South 1/2 of East 1/2 of Southeast 1/4 of Southwest 1/4 of Section 16, Township 7 South, Range 3 East, San Bernardino Base and Meridian, according to the official plat thereof.

EXCEPT from said Westerly 30.00 feet above described the Southerly rectangular 30.00 feet for road purposes, as conveyed to County of Riverside by deed recorded November 20, 1928 in Book 789, Page 327 of Deeds.

ALSO EXCEPT an easement for public highway and public utility purposes over the Northerly rectangular 10.00 feet of the Southerly rectangular 40.00 feet thereof, as conveyed to County of Riverside by deed recorded May 12, 1936 in Book 280, Page 319, Official Records.

Said easement is for benefit of and appurtenant to the property herein described in Parcel 1, and is to be used in common with the owners of the Northeast 1/4 of Southeast 1/4 of Southwest 1/4 of said Section 16.

305158

SAFECO TITLE
INSURANCE COMPANY

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES

REGISTRAR-RECORDER/COUNTY CLERK

3052002158662

CERTIFICATE OF DEATH

3 200219035153

STATE FILE NUMBER		STATE OF CALIFORNIA USE BLACK INK ONLY/NO ERASURES, WHITEOUTS OR ALTERATIONS VB-11 (REV. 1/00)				LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT—FIRST (GIVEN) CLAUDE		2. MIDDLE ROBERT		3. LAST (FAMILY) GRAHAM			
4. DATE OF BIRTH MM/DD/CCYY 11/08/1941		5. AGE YRS. 60		6. SEX M		7. DATE OF DEATH MM/DD/CCYY 08/16/2002	
8. HOUR 0955		9. STATE OF BIRTH CA		10. SOCIAL SECURITY NO.		11. MILITARY SERVICE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK	
12. MARITAL STATUS Married		13. EDUCATION—YEARS COMPLETED 14					
14. RACE White		15. HISPANIC—SPECIFY 10 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		16. USUAL EMPLOYER Sony Precision Technology			
17. OCCUPATION Warehouse Supervisor		18. KIND OF BUSINESS Electronics Mfg.		19. YEARS IN OCCUPATION 21			
20. RESIDENCE—(STREET AND NUMBER OR LOCATION) 1700 9th Street							
21. CITY Manhattan Beach		22. COUNTY Los Angeles		23. ZIP CODE 90266		24. YRS IN COUNTY 60	
25. STATE OR FOREIGN COUNTRY CA		26. NAME, RELATIONSHIP Andrea Lee Graham - Wife					
27. MAILING ADDRESS (STREET AND NUMBER OR RURAL ROUTE NUMBER, CITY OR TOWN, STATE, ZIP) 1700 9th St. Manhattan Beach, CA 90266		28. NAME OF SURVIVING SPOUSE—FIRST Andrea					
29. MIDDLE Lee		30. LAST (MAIDEN NAME) Dunham				34. BIRTH STATE IN	
31. NAME OF FATHER—FIRST Claude		32. MIDDLE Hollingsworth		33. LAST Graham		38. BIRTH STATE NY	
35. NAME OF MOTHER—FIRST Frances		36. MIDDLE Mae		37. LAST (MAIDEN) Knapp		39. DATE MM/DD/CCYY 08/21/2002	
40. PLACE OF FINAL DISPOSITION Pacific Crest Cemetery 2701 182nd St. Redondo Beach, CA 92078		41. TYPE OF DISPOSITION(S) Burial					
42. LICENSE NO. FD-825		43. LICENSE IN D. 6924				44. NAME OF FUNERAL DIRECTOR White & Day Colonial Mortuary	
45. SIGNATURE OF LOCAL REGISTRAR [Signature]		46. DATE MM/DD/CCYY 08/20/2002					
101. PLACE OF DEATH Little Company of Mary Hospital		102. ICD-10 CODE I21		103. FACILITY OTHER THAN HOSPITAL <input type="checkbox"/> HOME <input type="checkbox"/> NURS. CARE <input type="checkbox"/> OTHER		104. COUNTY Los Angeles	
105. STREET ADDRESS—(STREET AND NUMBER OR LOCATION) 4101 Torrance Blvd.		106. CITY Torrance		107. DEATH WAS CAUSED BY (ENTER ONLY ONE CAUSE PER LINE FOR A, B, C, AND D) IMMEDIATE CAUSE (A) Myocardial Infarction			
108. INTERVAL BETWEEN ONSET AND DEATH Days		109. BIOPSY PERFORMED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		110. AUTOPTOY PERFORMED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
111. USED IN DETERMINING CAUSE <input type="checkbox"/> YES <input type="checkbox"/> NO		112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 107 Emphysema					
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? IF YES, LIST TYPE OF OPERATION AND DATE. No							
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED. DECEDENT ATTENDED SINCE DECEASED LAST SEEN ALIVE MM/DD/CCYY 08/10/2002		115. SIGNATURE AND TITLE OF PHYSICIAN David J. Scott, MD 20911 Earl St. Torrance, CA 90503		116. LICENSE NO. G30244		117. DATE MM/DD/CCYY 08/20/2002	
118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP David J. Scott, MD 20911 Earl St. Torrance, CA 90503		119. MANNER OF DEATH <input type="checkbox"/> NATURAL <input type="checkbox"/> SUICIDE <input type="checkbox"/> HOMICIDE <input type="checkbox"/> ACCIDENT <input type="checkbox"/> PENDING INVESTIGATION <input type="checkbox"/> COULD NOT BE DETERMINED		120. INJURY AT WORK <input type="checkbox"/> YES <input type="checkbox"/> NO		121. INJURY DATE MM/DD/CCYY	
122. HOUR		123. PLACE OF INJURY		124. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)			
125. LOCATION (STREET AND NUMBER OR LOCATION AND CITY, ZIP)							
126. SIGNATURE OF CORONER OR DEPUTY CORONER [Signature]		127. DATE MM/DD/CCYY		128. TYPED NAME, TITLE OF CORONER OR DEPUTY CORONER			
STATE REGISTRAR A 1 B X C 2 D E F G H		FAX AUTH. # 374-2689		CENSUS TRACT			

NOT A VALID DOCUMENT TO ESTABLISH IDENTITY



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

Dean C. Logan
DEAN C. LOGAN
Registrar-Recorder/County Clerk

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

JUN 08 2020



1000003570602



AFFIDAVIT FOR COLLECTION OF PERSONAL PROPERTY

The undersigned state(s) as follows:

1. Claude Robert Graham died on 8/16/2002 in the County of Los Angeles, State of California;
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 \$ 65,525.00+/-, generated from Assessor's Parcel Number(s) 573240021, sold at the Riverside County, California, public auction of tax-defaulted property held on 4/30/2020.

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

Andrea Graham, Sandra Hall & Jeff Graham

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.

6/16/20
(DATE)
6/16/20
(DATE)
6/25/20
(DATE)

Andrea Graham
Printed Name
Sandra Hall
Printed Name
Jeff Graham
Printed Name

Printed Name

Printed Name

Andrea L. Graham
signature
Sandra Hall
signature
Jeff Graham
signature

signature

signature

(DATE)

(DATE)
(Attach Additional Sheet if Necessary)

AFFIDAVIT

I, Jeff Graham as heir to the Estate of Claude Robert Graham, do hereby declare:

1. I am over the age of 18 and a resident of Torrance, 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. Claude Robert Graham is one and the same person who is listed on the Grant Deed as Document Number: 305158, Recorded on December 2, 1986 in Riverside County, CA.
3. I am a surviving son to Claude Robert Graham.
4. I, Jeff Graham am one and the same person listed as Jeffery Edward Graham on my Certificate of Live Birth. Claude Robert Graham is listed as Father.
5. I, Jeff Graham am one and the same person who is listed as Jeff Edward Graham on my CA Driver's License as DL#
6. I cannot provide any original or copies of Tax Bills, Title Insurance Policies, Utility Bills or any other supporting documentation to reference the 1700 9th Street Downey, CA 90241 address; which is one and the same address that is on the above referenced Grant Deed. I have never resided at this address, therefore I cannot provide any supporting documentation. The only documentation I can provide is my Fathers Certificate of Death, however it lists the address of 1700 9th Street, Manhattan Beach CA 90266 verses 1700 9th Street Downey CA 90241.
7. I cannot provide any Original or Copies of Tax Bills, Title Insurance Policies, Utility Bills or any other supporting documentation to reference the 56400 Long Way, CA 92539 address; which is one and the same property as the below referenced Parcel. This address was a storage unit that my father Claude Graham had at one time where he kept all his documents, I have never held in my possession any supporting documentation to reference this address.
8. I cannot provide any Original or Copies of Tax Bills, Title Insurance Policies, Utility Bills or any other supporting documentation to reference the 23910 Ladeene Ave, Torrance CA 90505 address; which is one and the same address that Riverside County recognizes as the tax mailing address. This was my parents, Claude and Andrea Grahams house, therefore I do not have any records or documentation to support this address.
9. I assigned the excess proceeds to Global Discoveries, Ltd., for Riverside County Assessors Parcel Number 573240021.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 22 day of June, 2020, in Torrance, CA.

x _____
Jeff Graham as heir to the Estate of Claude Robert Graham

See Attached Jurat

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 CA

County of LOS ANGELES

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

22ND day of JUNE, 2020, by
Date Month Year
JEFF GRAHAM
Name of Signer

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

Signature

L. Faricelli
Signature of Notary Public
L. FARICELLI

(Place Notary Seal Above)



EXPLANATION OF EVENTS:

**PROPERTY: 573240021
(56400 LONG WAY ANZA CA 92539)**

- Claude Graham was the last record owner for the above referenced property per the Grant Deed recorded on December 2, 1986 in Riverside County, CA.

- Claude Graham passed away on 08/16/2002. He left behind a surviving wife, Andrea Graham and two children. Sandra Hall and Jeff Graham.

- To our knowledge he died with NO Last Will & Testament nor was his Estate ever probated in the State of California.

Due to the above, Andrea Graham, Sandra Hall and Jeff Graham are each entitled to collect 33.33% and/or \$ 21,841.67+- of the \$65,525.00+- from the Excess Proceeds generated for the above referenced property.

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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TG-215 Item T704 Parcel Identification Number: 573240021

Assessor: GRAHAM, CLAUDE ROBERT

Site: 66400 LONG WAY ANZA #2539

Date Sold: May 6, 2020

Date Used to Purchase Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

I/We, pursuant to Revenue and Taxation Code Section 4875, hereby claim excess proceeds in the amount of \$ 64,667.11 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 1981-152995; recorded on 03/26/1981. A copy of this document is attached hereto. We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

If the property is held in Joint Tenancy, the taxable process has covered this Joint Tenancy, and all Joint Tenants will bear 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 14th day of JULY, 2021 at MAUI COUNTY, HAWAII
County, State

Jean C Metzger
Signature of Claimant

Signature of Claimant

TRACKERS USA by Jean Cole Metzger

Print Name
Box 1823

Print Name

Street Address
Makawao, HI 96768

Street Address

City, State, Zip
(808) 283-2212

City, State, Zip

Phone Number 808-633-4369

Phone Number

TrackersUSA@hotmail.com

Rbgreen@hotmail.com

2021 JUL 15 AM 8:11
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

RECEIVED

AFFIDAVIT

The State of Hawaii }
 }
County of Maui }

I, Jean Cole Metzger on behalf of TRACKERS USA,
Make Oath and Say That:

On 11/09/2020, Earle Harris entered into a contract with TRACKERS USA authorizing TRACKERS USA to act as his agent. (Copy of contract attached.)

Earle Harris is the sole surviving heir for the late Tallulah B. Harris (whose date of death was 03/29/2015) who was the surviving spouse of the late Victor E. Harris, Jr. (whose date of death was 06/28/2011.)


Under separate cover a certified copy of the death certificate for Tallulah B. Harris is being submitted.

To the best of Mr. Harris' knowledge, there is an outstanding Deed of Trust in the amount of \$16,500.00 that was recorded in Riverside County on 03/26/1981 as Document #Book 1981, Page 52995. Victor E. Harris, Jr. and Tallulah B. Harris were the beneficiaries for that loan.

Under separate cover, a certified copy of that Deed of Trust is being submitted.

Calculations for the principal and interest related to this outstanding Deed of Trust are attached.

On behalf of Earle Harris, TRACKERS USA is claiming excess proceeds in the amount of \$64,667.11 that are related to the sale of APN 573240021, Item 1704 from Tax Sale TC 215.


/s/ Jean Cole Metzger

07 14 2021
Dated

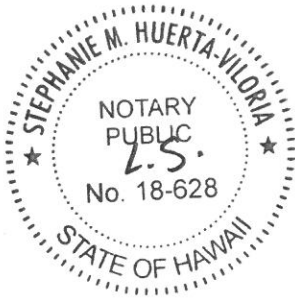
STATE OF HAWAII,
County of Maui

} SS:

Subscribed and sworn to before me this 14TH day of JULY, 2021.

[Signature]

Stephanie M. Huerta-Viloria
Notary Public, State of Hawaii
My Commission Expires: 11/11/2022



Notary Certificate:

Doc. Date: 7-14-2021 # Pages: 2

Notary Name: Stephanie M. Huerta-Viloria 2nd Circuit

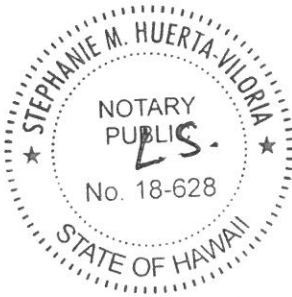
Document description:

AFFIDAVIT

[Signature]
Notary Signature

7/14/2021
Date

Stephanie M. Huerta-Viloria



52295

RECORDING REQUESTED BY
THE COUNTY RECORDER, L.A.C.

AND WHEN RECORDED MAIL TO

Mr. and Mrs. Victor E. Harris, Jr.
571 Otis
Chula Vista, CA 92010

RECEIVED FOR RECORD
AT 5:00 O'CLOCK P.M.
FILE FOR TRUST CO.

Book 1981, Page 522955

MAR 26 1981

Recorded in Office
of Riverside County, California

REC-4

SPACE ABOVE THIS LINE FOR RECORDER'S USE
SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS (INDIVIDUAL)

417134-W.R.

This Deed of Trust, made this 5th day of March, 1981, between
BRUCE A. RODGERS and MARIE H. RODGERS, husband and wife; BRUCE A. RODGERS, JR.,
a widower, and JAMES D. RODGERS, a single man

where address is 9315 Fontoria Downay California 90241
(number and street) (city) (state) (zip)

Title Insurance and Trust Company, a California corporation, herein called TRUSTEE, and
VICTOR E. HARRIS, JR. and TALLULAN S. HARRIS, husband and wife, as joint tenants
herein called BENEFICIARY,

Witnesseth: That Trustor irrevocably GRANTS, TRANSFERS AND ASSIGNS IN TRUST, WITH POWER OF SALE,
that property in Riverside County, California, described as:
AS PER ATTACHED AND MADE A PART HEREOF.

So long as the Trustor shall not be in default concerning any of the covenants contained
herein or with respect to the payments due on the promissory note secured hereby, a
Partial Reconveyance may be had and will be given on any portion of the property herein
described from the lien or charge hereof, upon payment of an amount to apply on the
principal of said note, based on the payment of a sum which bears the same proportion
to the total then unpaid balance as the area of the property to be reconveyed, bears
to the total area of the property described.

TOGETHER WITH the rents, issues, and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred
upon Beneficiary by paragraph (1) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference as contained herein. 2. Payment
of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum
of \$ 16,300.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of
said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) securing it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees: by the execution and delivery of this Deed of Trust and the
note secured hereby, that provisions (1) to (14), inclusive, of the Statute, deed of trust recorded in Santa Barbara County and Sonoma
County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the
county recorder of the county where said property is located, stated below opposite the name of such county, viz.:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	485	686	Blaga	790	823	Placer	898	301	Starr	29	329
Alpine	1	259	Colo	242	39	Plumas	151	5	Shelby	448	881
Butte	146	268	Contra	171	671	Riverside	2828	823	Siskiyou	1164	108
Calaveras	1142	1	Los Angeles	12258	209	Sacramento	4281	62	Sonoma	1831	639
Colusa	145	152	Madison	810	178	San Benito	271	283	Stanislaus	1715	484
Colyton	126	617	Maricopa	1328	229	San Bernardino	3367	61	Sutter	372	299
Contra Costa	2078	67	Mariposa	77	282	San Francisco	4252	622	Tehama	491	370
Del Norte	28	414	Monterey	278	820	San Joaquin	7078	281	Tulare	95	264
El Dorado	568	426	Nevada	1847	258	San Luis Obispo	1191	73	Tulare	2294	275
Essex	4226	272	Nevada	184	681	San Mateo	4278	428	Tulare	126	47
Glenn	423	184	Orange	52	429	Santa Barbara	1876	228	Upland	942	254
Humboldt	427	227	San Diego	2184	828	Santa Clara	3226	241	Yuba	653	248
Inyo	191	281	San Francisco	427	46	Santa Cruz	1431	484	Yuba	334	484
Los Angeles	147	148	San Joaquin	358	258	Shasta	424	258			
Mariposa	287	69	Orange	2389	641	San Diego	Series 2 Book 1961, Page 18287				

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part
hereof as fully as though set forth herein in their entirety; that he will observe and perform said provisions; and that the references to property,
obligations, and parties in said provisions shall refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address
hereinafter set forth.

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.
On MARCH 7, 1981, before me, the undersigned, a Notary Public in and for said State, personally appeared
BRUCE A. RODGERS, MARIE H. RODGERS,
BRUCE A. RODGERS, JR., and
JAMES D. RODGERS,
known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they execute the same.
WITNESS my hand and official seal.

Signature of Trustor
Bruce A. Rodgers
Marie H. Rodgers
Bruce A. Rodgers, Jr.
James D. Rodgers

Signature Darlene R. Bipe



Title Order No. 417134
Escrow or Loan No. 646

(This area for official notarial seal)

52995

LEGAL DESCRIPTION

PAGE 1

The South half of Northwest quarter of Southeast quarter of Southwest quarter of Section 16, Township 7 South, Range 3 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof;

EXCEPT the Easterly 30.00 feet thereof.

PAGE 2

A non-exclusive easement for road and public utility purposes, over the Westerly 30.00 feet of South half of East half of Southeast quarter of Southwest quarter of Section 16, Township 7 South, Range 3 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

EXCEPT 20.00 feet said Westerly 30.00 feet above described the Southerly rectangular 20.00 feet for road purposes, as conveyed to County of Riverside by deed recorded November 20, 1920 in Book 709 Page 327 of Deeds, Records of Riverside County, California;

ALSO EXCEPT an easement for public highway and public utility purposes over the Northerly rectangular 10.00 feet of the Southerly rectangular 40.00 feet thereof, as conveyed to County of Riverside by deed recorded May 11, 1936 in Book 280 Page 219 of Official Records of said Riverside County;

Said easement is for the benefit of and appurtenant to the property herein described in Parcel , and is to be used in common with the eastern of the Northwest quarter of Southeast quarter of Southwest quarter of said Section 16.

INITIAL

RECORDING REQUESTED BY

365124

7

Southland Title Corporation

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

AND WHEN RECORDED MAIL TO

SEP 23 1996

NAME
ADDRESS Mr & Mrs Bruce A Rodgers
CITY 9315 Fostoria
STATE & ZIP Downey, Ca 90241

Recorded in Official Records
of Riverside County, California
Recorder

Fees \$ 15

Title Order No. Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

ACCOMODATION

96-200

WHEREAS, Bruce A. Rodgers, Marie N. Rodgers, Bruce A. Rodgers Jr was the original
and James D. Rodgers the original
Trustor, Title Insurance and Trust Company, a California corporation the original
Trustee, and Victor E. Harris Jr and Tallulah B. Harris, husband and wife
the Beneficiary, under that certain Deed of Trust dated March 5, 1981 and
recorded March 26, 1981 in book 1981, page 52995, Official Records
of the County of Riverside, State of California, and

WHEREAS, the undersigned Beneficiary desires to substitute a new Trustee under said Deed of Trust in place and stead of
Title Insurance and Trust Company,

NOW THEREFORE, THE ABOVE TRUSTEE hereby substitutes (themselves, himself, herself) as Trustee under said Deed of
Trust and does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the Estate now held by him
thereunder.

DATED: September 12, 1996

Victor E. Harris Jr
Tallulah B. Harris

STATE OF CALIFORNIA)
County of Orange) SS

On September 13, 1996, before me,

the undersigned, a Notary Public in and for said State, personally
appeared Victor E. Harris Jr and
Tallulah B. Harris

~~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~~ they executed
the same in ~~his~~ their authorized capacity(ies), and that by
~~his~~ 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 [Signature]
Notary Public in and for said County and State



This document filed for record by SOUTHLAND TITLE CORPORATION as an accomodation only. It has not been examined as to its execution or as to its effect upon the title.

(THIS AREA FOR OFFICIAL SEAL)

