

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



**ITEM: 19.3
(ID # 14478)**

MEETING DATE:
Tuesday, September 26, 2023

FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 212, Items 154 & 156. Last assessed to: The Dore Family Trust, dated Apr 22, 1991 Edward C. Dore and Jeanne M. Dore, Trustors/Trustees; Thomas A. Pieper, Trustee of The Thomas A. Pieper Living Trust, dated August 6, 2002; Gregory E. Pieper, a married man as his sole and separate property; Scott T. Pieper, a married man as his sole and separate property; Todd A. Pieper, a single man; and Thomas Philip Crandall;. District 1. [\$15,869-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claims from Thomas Philip Crandall, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 335020003-2 & 335020006-5;
2. Deny the claims from Helene A. Golde AKA Helene A. Jacobson for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 335020003-2 & 335020006-5;
3. Authorize and direct the Auditor-Controller to issue a warrant to Thomas Philip Crandall in the amount of \$15,869.60, 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.
4. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$63,478.38 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

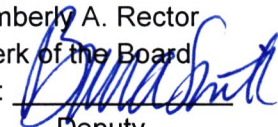
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 9/12/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Perez, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: September 26, 2023
xc: Tax Collector

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$15,869	\$ 0	\$15,869	\$ 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 1, 2018 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 26, 2018. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 18, 2018, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

Revenue and Taxation Code 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim excess proceeds in a newspaper of general circulation in the county as per Revenue and Taxation Code 4676 (c). The Treasurer-Tax Collector's office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

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

According to Revenue and Taxation Code 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the expiration

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

of the one year following the recordation of the Tax Collector's Deed to the Purchaser, which was recorded on June 26, 2018.

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

1. Claims from Thomas Philip Crandall based on an Affidavit of Death of Trustor- Trustee recorded May 29, 2009 as Instrument No. 2009-0271775, and a Quitclaim Deed recorded September 29, 2009 as Instrument No. 2009-0504137.
2. Claims from Helene A. Golde AKA Helene A. Jacobson based on a Grant Deed recorded May 27, 1983 as Instrument No. 1983-106023.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Thomas Philip Crandall be awarded excess proceeds in the amount of \$15,869.60. The claims from Helene A. Golde AKA Helene A. Jacobson be denied since she was a previous property owner who granted over her interest on May 22, 1989 with Instrument No. 1989-166048 and therefore was not a party of interest at the time of sale. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$63,478.38 will be transferred to the County General Fund. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

EP 212	ITEM 154	335020003-2	\$40,248.29
EP 212	ITEM 156	335020006-5	\$39,099.69
TOTAL			\$79,347.98

Impact on Residents and Businesses

Excess proceeds will be released to a last assessee and transferred to the County General Fund.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Crandall

ATTACHMENT B. Claim Golde


Cesar Bernal, PRINCIPAL MGMT ANALYST

9/14/2023


Kristine Bell-Valdez, Supervising Deputy County Counsel

8/17/2023

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

RECEIVED

To: Jon Christensen, Treasurer-Tax Collector

2018 SEP 13 PM 3:17

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC 212 Item 154 Assessment No.: 335020003-2

Assessee: DORE, EDWARD C TR & PIEPER, THOMAS A TR & PIEPER, GREGORY E & PIEPER, TODD A ETAL

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

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

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

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 7 day of SEPT., 2018 at CLARK COUNTY, NEVADA
County, State

HELENE A. GOLDE
Signature of Claimant

Signature of Claimant

HELENE A. GOLDE
Print Name

Print Name

9416 DEER LODGE LANE
Street Address

Street Address

LAS VEGAS, NV, 89129
City, State, Zip

City, State, Zip

702-592-1942
Phone Number

Phone Number

hgolde@hotmail.com
Email Address

SCO 8-21 (1-99)

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

RECEIVED

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 156 Assessment Number: 335020006-5

Assessee: DORE, EDWARD C TR & PIEPER, THOMAS A TR & PIEPER, GREGORY E & PIEPER, TODD A

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

2018 SEP 13 PM 3:14
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

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

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

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 7 day of SEPT, 2018 at CLARK COUNTY, NEVADA
County, State

Helene A Golde
Signature of Claimant

Signature of Claimant

HELENE A. GOLDE
Print Name

Print Name

9416 DEER LODGE LANE
Street Address

Street Address

LAS VEGAS, NV, 89129
City, State, Zip

City, State, Zip

702-592-1942
Phone Number

Phone Number

hgolde@hotmail.com
Email Address

Email Address

8

RECORDING REQUESTED BY

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

NAME Mr. Edward C. Dore, et al
ADDRESS 30 Hackamore Lane
CITY & STATE Canoga Park, CA 96307
ZIP

Title Order No. _____ Estrow No. 795

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

RECEIVED FOR RECORD
MAY 27 1983
Book 1983, Page 106023

106023
MAY 27 1983
Recorded in Official Records
of Riverside County, California

William E. Conerly
Recorder
Fees

SURVEYORS
Monument Fund
\$10.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned declares that the documentary transfer tax is \$ 466.40 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,
SUZANNE P. WASHBURN, Trustee under Trust Agreement dated December 29, 1967.

hereby GRANT(S) to See attached EXHIBIT "A" for Grantees herein

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

Parcels 1 through 12, 15 through 19, 21 through 23 and 25 of Parcel
Map 13384 as per map thereof on file in Book 89, pages 96 to 100
inclusive of Parcel Maps, Riverside County Records.

Dated May 26, 1983

Suzanne P. Washburn
Suzanne P. Washburn, Trustee
under Trust Agreement dated 12/29/67.

By: Loren M. Coleman
Loren M. Coleman, her
attorney in fact

STATE OF CALIFORNIA

STATE OF CALIFORNIA
COUNTY OF Riverside SS.
On May 26, 1983 before me,
Helen D. Kirkpatrick
(here insert the name & quality of the officer)
personally appeared Loren M. Coleman**

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person whose name is subscribed to this instrument
as the attorney in fact of Suzanne P. Washburn

and acknowledged to me that he (she) subscribed the name,
Suzanne P. Washburn

thereto as principal, and his (her) own name as attorney in fact.

Signature Helen D. Kirkpatrick

Notary Public in and for said County and State



FOR NOTARY SEAL OR STAMP

106023

58-1368

CHICAGO-TITLE
Attorney in Fact

106023

EXHIBIT "A"

GRANTEES HEREIN:

EDWARD C. DORE AND JEANNE M. DORE, husband and wife as joint tenants as to an undivided 1/2 interest; THOMAS A. PIEPER AND LINDA L. PIEPER, husband and wife as joint tenants as to an undivided 1/8 interest; BERTHA PIEPER, an unmarried woman as to an undivided 1/16 interest; THOMAS A. PIEPER AND BERTHA PIEPER, Trustees for the Louis A. Pieper Trust as to an undivided 1/16 interest; WALTER E. CRANDALL AND ELLEN D. CRANDALL, husband and wife as joint tenants as to an undivided 1/8 interest and HELENE A. JACOBSON, an unmarried woman as to an undivided 1/8 interest.

106023

5 Sept 7, 18

1 HELENE A. GOLDE, AKA. HELENE
GOLDE, AKA. HELENE A. JACOBSON, AKA.
HELENE JACOBSON WHO TOOK TITLE TO
ASSESSOR PARCEL NUMBERS:

	ASSESSMENT #	TC	ITEM	NAME
*	1) 335060020-1	212	165	GOLDE
*	2) 335430021-5	212	172	GOLDE
*	3) 335020017-5	212	160	GOLDE
*	4) 335020019-7	212	161	GOLDE
*	5) 335020016-4	212	159	GOLDE
*	6) 335020008-7	212	158	GOLDE
*	7) 335020007-6	212	157	GOLDE
*	8) 335020006-5	212	156	GOLDE
*	9) 335020005-4	212	155	GOLDE
*	10) 335060026-7	212	168	GOLDE
*	11) 335060047-6	212	171	GOLDE
*	12) 335060023-4	212	166	GOLDE
*	13) 335060027-8	212	169	GOLDE
*	14) 335020003-2	212	154	GOLDE

REQUESTING EXCESS PROCEEDS FROM THE
SALE OF TAX-DEFAULTED PROPERTIES LISTED
ABOVE. HELENE A. GOLDE



Acknowledgment by Individual

State of NEVADA County of CLARK

On this 7th day of September, 20 18, before me, SAMARRO JONES
Name of Notary Public

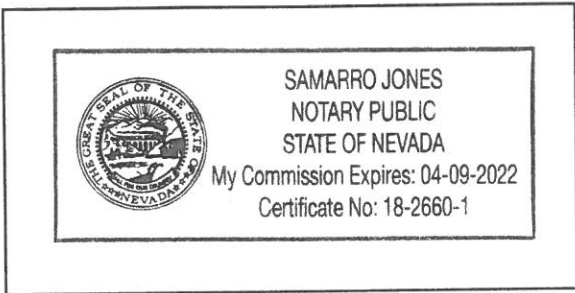
the undersigned Notary Public personally appeared Nelene O. Soldo

Name of Signer(s)

- Proved to me on the oath of _____
- Personally known to me
- Proved to me on the basis of satisfactory evidence NEVADA License
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.



Notary Seal

[Signature]
(Signature of Notary Public)
My commission expires 04/09/2022

Optional: A thumbprint is only needed if state statutes require a thumbprint.

Right Thumbprint of Signer
Top of thumb here

For Bank Purposes Only

Description of Attached Document

Type or Title of Document
Name Change Statement

Document Date 09/07/2018 Number of Pages 2 including this page

Signer(s) Other Than Named Above



FO01-00000DSG5350-01

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 154 Assessment Number: 335020003-2

Assessee: DORE, EDWARD C TR & PIEPER, THOMAS A TR & PIEPER, GREGORY E & PIEPER, TODD A

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 5,031.00 from the sale of the above mentioned real property. I/We were the [] lienholder(s), [X] property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2009-0504137 ; recorded on 09/29/09 . A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

Doc # 2009-0504137 date 09/29/2009: Quitclaim Deed-Crandall Family Trust to Thomas Philip Crandall

Doc # 2009-0271775 date 05/29/2009: Exhibit A/B - Grant & Assignment to Crandall Family Trust

Doc # 1991-068691 date 03/01/1991: Grant Deed - Dahlstrom/Westerling to Dore/Crandall/et al.

Doc # 1991-068690 date 03/01/1991: Grant Deed - Dahlstrom/Westerling to Dore/Crandall/et al.

Doc # 1984-3820 date 01/09/1984: Quitclaim Deed - Washburn to Dore/Crandall/et al. (original partnership deed)

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 30th day of May, 2019 at Santa Barbara County, California County, State

[Handwritten Signature] Signature of Claimant

Signature of Claimant

Thomas Philip Crandall Print Name

Print Name

1322 Kenwood Road Street Address

Street Address

Santa Barbara, CA 93109 City, State, Zip

City, State, Zip

805 965-6159 Phone Number

Phone Number

tpcran@verizon.net Email Address

Email Address

RECEIVED

2019 JUN -3 PM 12:41

RIVERSIDE COUNTY TREAS-TAX COLLECTOR

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

RECEIVED

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

2019 JUN -3 PM 12: 41

TC 212 Item 156 Assessment Number: 335020006-5

RIVERSIDE COUNTY
TREAS-TAX BILLER

Assessee: DORE, EDWARD C TR & PIEPER, THOMAS A TR & PIEPER, GREGORY E & PIEPER, TODD A

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 4,888.00 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. 2009-0504137; recorded on 09/29/09. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

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Doc # 2009-0271775 date 05/29/2009: Exhibit A/B - Grant & Assignment to Crandall Family Trust

Doc # 1991-068691 date 03/01/1991: Grant Deed - Dahlstrom/Westerling to Dore/Crandall/et al.

Doc # 1991-068690 date 03/01/1991: Grant Deed - Dahlstrom/Westerling to Dore/Crandall/et al.

Doc # 1984-3820 date 01/09/1984: Quitclaim Deed - Washburn to Dore/Crandall/et al. (original partnership deed)

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 30th day of May, 2019 at Santa Barbara County, California
County, State


Signature of Claimant

Signature of Claimant

Thomas Philip Crandall
Print Name

Print Name

1322 Kenwood Road
Street Address

Street Address

Santa Barbara, CA 93109
City, State, Zip

City, State, Zip

805 965-6159
Phone Number

Phone Number

tpcran@verizon.net
Email Address

805 965-6159
Phone Number

tpcran@verizon.net
Email Address

Email Address

Recorded in Official Records
County of Riverside

Larry M. Ward
Assessor, County Clerk & Recorder



Recording requested by:
Thomas P. Crandall

And when recorded return to:
Thomas P. Crandall
1322 Kenwood Drive
Santa Barbara, California 93109

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STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)



AFFIDAVIT OF DEATH OF TRUSTOR – TRUSTEE
(Pursuant to Probate Code 15200)

Thomas Philip Crandall and Jacqueline Louise Crandall, successor trustees to Walter E. Crandall and Ellen D. Crandall, deceased, trustees of the Crandall Family Trust, originally dated May 1, 1996, and that certain First Amendment to and Complete Restatement of the Crandall Family Trust dated June 23, 2006, hereinafter "trustees", of legal age, being first duly sworn, depose and say:

We declare that the Property described herein on Exhibit "A" are assets of the trust, in accordance with the ruling in Estate of Heggstad, 16 Cal. App. 943, 20 Cal. Rptr 433 (1993), and pursuant to Probate Code 15200, and therefore, exempt from probate court proceedings.

- 1.) A copy of a Grant and Assignment of property dated June 23, 2006, is attached as Exhibit "B" showing that the property shown in Exhibit "A" was listed as assets of the Trust,
- 2.) A Certification of Trust by the original Trustees Walter E. and Ellen D. Crandall dated June 23, 2006, is attached as Exhibit "C".
- 3.) A Resignation of Trustees and Appointment of Successor Co-Trustees, including an Acceptance of Appointment of Successor Co-Trustees by Thomas and Jacqueline Crandall dated December 11, 2006, is attached as Exhibit "D".

Thomas Philip Crandall

Jacqueline Louise Crandall

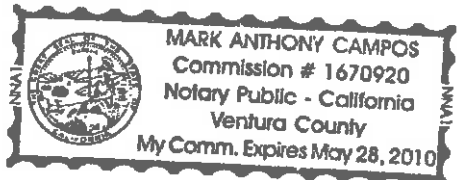
STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)

On January 22 2009, before me Mark Anthony Campos a notary public personally appeared Thomas Philip Crandall personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Mark Anthony Campos



STATE OF MONTANA)
County of Yellowstone)

On this 28th day of January, 2009, before me, Kevin C. Sweeney, a Notary Public for the State of Montana, personally appeared Jacqueline Louise Crandall, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal on the day and year in this certificate first above written.



Kevin C. Sweeney
Kevin C. Sweeney
Notary Public for the State of Montana
Residing at Billings, Montana
My commission expires: June 25, 2011

Exhibit A

DIVISION I: PARCELS 2,3,4,5,6,15,16,17,19,22,23,AND 25 OF PARCEL MAP 13384, IN THE COUNTY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 89,PAGES 96 TO 100, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY; DIVISION II: PARCEL 3 OF PARCEL MAP 21877, IN THE COUNTY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 145, PAGES 3 AND 4, OF PARCEL MAPS, RECORDS OF SAID COUNTY

EXHIBIT B

GRANT AND ASSIGNMENT

We, WALTER E. CRANDALL and ELLEN D. CRANDALL, hereby declare that we established on May 1, 1996 THE CRANDALL FAMILY TRUST, which trust has since been amended (hereinafter referred to for convenience as the TRUST).

With the following exceptions noted, we hereby grant, assign, transfer, deed and convey all of our respective right, title and interest in and to all of our property, whether real, personal, tangible, intangible or of mixed nature and wherever situated, and whether described herein or not, to ourselves as Trustees under the TRUST, including but not limited to our interests in that certain real property described as DIVISION I: PARCELS 2, 3, 4, 5, 6, 15, 16, 17, 19, 22, 23 AND 25 OF PARCEL MAP 13384, IN THE COUNTY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 89, PAGES 96 TO 100, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY; DIVISION II: PARCEL 3 OF PARCEL MAP 21877, IN THE COUNTY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 145, PAGES 3 AND 4, OF PARCEL MAPS, RECORDS OF SAID COUNTY.

The only exceptions to the foregoing, that is those assets not transferred hereby, are as follows:

- (i) Any and all assets held by us as community property with right of survivorship or held in joint tenancy between ourselves or between either or both of us and any other person or persons, provided that such community property or joint tenancy property has not otherwise been transferred by separate instrument to the TRUST.
- (ii) Any insurance policies on either of our lives owned by either of us.
- (iii) Any qualified retirement plans and individual retirement accounts owned by either of us.
- (iv) Any tax-deferred annuities owned by either of us.
- (v) Any property that is not transferable to the TRUST without the consent of a third party, the transfer of which will result in acceleration of an encumbrance thereon in the absence of the consent of the encumbrance holder, or that is not transferable by law.
- (vi) Any property described in California Probate Code Section 13050(b), as amended at any time, or any successor section thereto, including but not limited to motor vehicles.

We hereby acknowledge our intent to take advantage of the ruling in Estate of Heggstad v. Nancy Rhodes Heggstad, by California's 1st App. Dist., 16 C.A.4th 943 (June 21, 1993).

DATED: 6/23, 2006

Walter E. Crandall
WALTER E. CRANDALL

Ellen D. Crandall
ELLEN D. CRANDALL

ACCEPTANCE OF GRANT AND ASSIGNMENT

The undersigned, as Trustees under THE CRANDALL FAMILY TRUST dated May 1, 1996, as amended, do hereby accept and consent to the foregoing Grant and Assignment according to the terms and conditions thereof.

DATED: 6/23, 2006

Walter E. Crandall
WALTER E. CRANDALL, Trustee

DATED: 6/23, 2006

Ellen D. Crandall
ELLEN D. CRANDALL, Trustee

STATE OF CALIFORNIA)
) ss.
COUNTY OF S.A.)

On 6/23, 2006, before me, FRAN L. GARRETT, a Notary Public in and for said State, personally appeared WALTER E. CRANDALL and ELLEN D. CRANDALL, 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 to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

[Seal]

FRAN L. GARRETT
Notary Public in and for said County and State



RECORDING REQUESTED BY

CARROLL BARRYMORE
ATTORNEY AT LAW

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

Thomas Crandall
1322 Kenwood
Santa Barbara, California 93109

DOC # 2009-0504137

09/29/2009 08:00A Fee:18.00

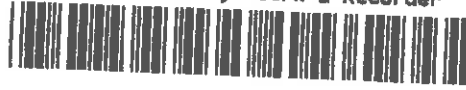
Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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APN No.335-020-003, 005, 006, 007, 008, 16, 017, 019, 020, 023, 026, 027, 047, 335-430-021

M
040

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 0 CITY TAX \$ 0

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated area: County of Riverside, California

and FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THOMAS PHILIP CRANDALL, and JACQUELINE LOUISE CRANDALL Successor Trustees of the Crandall Family Trust, dated May 1, 1996 and restated on June 23, 2006 hereby remise, release and forever quitclaim to THOMAS PHILIP CRANDALL the one eighth interest in the following described real property in the City of Temecula, the County of Riverside, State of California: attached hereto as Exhibit A.

Dated January 22, 2009

THOMAS PHILIP CRANDALL

JACQUELINE LOUISE CRANDALL

Exhibit A

DIVISION I: PARCELS 2,3,4,5,6,15,16,17,19,22,23,AND 25 OF PARCEL MAP 13384, IN THE COUNTY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 89,PAGES 96 TO 100, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY; DIVISION II: PARCEL 3 OF PARCEL MAP 21877, IN THE COUNTY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 145, PAGES 3 AND 4, OF PARCEL MAPS, RECORDS OF SAID COUNTY

ACKNOWLEDGMENT

State of California
County of Santa Barbara)

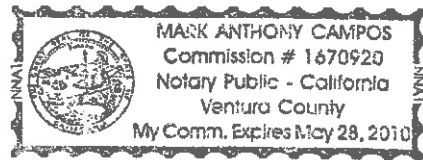
On January 22, 2009 before me, Mark Anthony Campos, Notary Public
(insert name and title of the officer)

personally appeared Thomas Philip Crandall
who proved to me on the basis of satisfactory evidence to be the person(e) 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 *Mark Anthony Campos* (Seal)



For Documents Acknowledged On or After January 1, 2008

CALIFORNIA
CIVIL CODE 1189

(a) (1) Any certificate of acknowledgment taken within this state shall be in the following form:

ACKNOWLEDGMENT

State of ~~California~~ Montana)
County of Yellowstone)

On January 28, 2009 before me, KEVIN C. SWEENEY, a Notary Public for
the State of Montana, (here insert name and title of the officer)
personally appeared JACQUELINE LOUISE CRANDALL

who proved to me on the basis of satisfactory evidence to be the person(☉) whose name(☉) 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(☉) on the instrument the person(☉), or the entity upon behalf of which the person(☉) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature



30 May 2019

To: Jon Christensen, Treasurer-Tax Collector
County of Riverside
4080 Lemon Street, P.O. Box 12005
Riverside, CA 92502-2205

From: Thomas Philip Crandall
Trustee-Crandall Family Trust
1322 Kenwood Road
Santa Barbara, CA 93109

Subject: Crandall Claim for Excess Proceeds, re: County of Riverside TC212 Tax Default Sale

Reference: 1) Riverside County Tax Default Sale TC212, 4/26/2018 - 5/1/2018
2) Crandall letter to Riverside County (Christensen), 5/18/18
3) Riverside County Notices of Excess Proceeds - TC212, 7/18/18

Attachments: 1) Listing: Crandall Interest in TC212 Excess Proceeds
2) Agreement For Distribution From Crandall Family Trust, 01/28/09
3) Riverside County DOC# 2009-0271775: Affidavit of Death of Trustor-Trustee, 5/29/09
Exhibit A: Assets of the Trust
Exhibit B: Grant & Assignment to the Crandall Family Trust, 6/23/06
Exhibit C: Certification of the Crandall Family Trust, 6/23/06
Exhibit D: Resignation of Trustees and Appointment of Successor Trustees, 12/11/06
4) DOC# 2009-0504137: Quit Claim Deed-Crandall Trust to Thomas P. Crandall, 9/29/09
Exhibit A: Property Description

To Jon Christensen, Treasurer-Tax Collector,

I, Thomas Philip Crandall, am the sole successor to the Crandall-ownership-interest in fourteen deeded parcels (sixteen assessor parcels) included in Riverside County's TC212 sale of tax-defaulted property. The Crandall-ownership-interest is in the following TC212 tax sale real property:

#	<u>TC212 item #</u>	<u>APN</u>	<u>Parcel of Record-Riverside County</u>
			<i>Parcel Map 13384 (DIVISION I, Book 89, pgs 96-100)</i>
1	155	335020005-4	Parcel 2
2	154	335020003-2*	Parcel 3*
	156	335020006-5*	Parcel 3*
		<i>*APN 335020003 + APN 335020006 = Public Record Parcel 3, Map 13384</i>	
3	157	335020007-6	Parcel 4
4	158	335020008-7	Parcel 5
5	161	335020019-7	Parcel 6
6	164	335060009-2**	Parcel 11**
	170	335060046-5**	Parcel 11**
		<i>**APN 335060009 + APN 335060046 = Public Record Parcel 11, Map 13384</i>	
7	159	335020016-4	Parcel 15
8	165	335060020-1	Parcel 16
9	171	335060047-6	Parcel 17
10	166	335060023-4	Parcel 19
11	168	335060026-7	Parcel 22
12	169	335060027-8	Parcel 23
13	160	335020017-5	Parcel 25
			<i>Parcel Map 21877 (DIVISION II, Book 145, pgs 3-4)</i>
14	172	335430021-5	Parcel 3

Parcel-Title Share, Assignment, and Distribution

The Crandall property interest in Riverside County tax-default-sale TC212 is documented by recorded grant deeds attached to each submitted CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY. These deeds-of-record grant an undivided 1/8th-share of fee-simple-ownership in each parcel to grantees *Walter E. Crandall and Ellen D. Crandall, husband and wife as joint tenants*. Therefore at the time of the TC212-sale, the Crandall proportion of real property ownership interest in each of the listed parcels, held with others of equal priority (the other grantees/owners-of-record), is a deeded undivided 1/8th interest (see Attachment 1).

On 23 June 2006 trustees *Walter E. Crandall and Ellen D. Crandall* granted and assigned to the CRANDALL FAMILY TRUST their ownership-interest in Riverside County real property (fourteen deeded parcels) via the *GRANT AND ASSIGNMENT TO THE CRANDALL FAMILY TRUST* (Attachment 3-Exhibit B).

On 28 January 2009 the trustees of the CRANDALL FAMILY TRUST executed the AGREEMENT FOR DISTRIBUTION FROM TRUST (Attachment 2) which distributes the trust's real property interest in the fourteen Riverside County parcels to the trust-beneficiary *Thomas Philip Crandall*. The 14 deeded-parcels are: PARCEL MAP 13884-parcels 2, 3, 4, 5, 6, 11, 15, 16, 17, 19, 22, 23, 25 & PARCEL MAP 21877-parcel 3.

On 29 September 2009, the trustees of the CRANDALL FAMILY TRUST recorded *QUIT CLAIM DEED DOC# 2009-0504137* (Attachment 4) with Riverside County that remised, released and forever quitclaimed to *Thomas Philip Crandall* the Crandall-ownership-interest in thirteen parcels listed in Exhibit A (parcels 13884- 2, 3, 4, 5, 6, 15, 16, 17, 19, 22, 23, 25 & 21877- 3).

Parcel 11-Map 13884 (APNs 335060009-2 + 335060046-5) was inadvertently omitted from *QUIT CLAIM DEED DOC# 2009-0504137*. Parcel 11 (record-titled to *Walter E. Crandall and Ellen D. Crandall*) is a deeded real-property-asset assigned to the CRANDALL FAMILY TRUST on 23 June 2006 through the *GRANT AND ASSIGNMENT TO THE CRANDALL FAMILY TRUST* (Attachment 3-Exhibit B). On 28 January 2009 the AGREEMENT FOR DISTRIBUTION FROM TRUST (Attachment 2) assigned for distribution to trust-beneficiary *Thomas Philip Crandall* the entire Riverside County trust-asset, which includes parcel 11.

Regarding RTC§4675(a) & (d), this letter presents the Crandall claim for excess proceeds in proportion to the Crandall interest held with others of equal priority in the property at the time of sale. The Crandall claim is for a 1/8th portion of the excess proceeds available to the owners-of-record for each parcel (14 record-map parcels = 16 APNs = 16 TC212 claims). These claims are payable to *Thomas Philip Crandall*, the intended and documented beneficiary of these CRANDALL FAMILY TRUST assets.

Regarding RTC§4675(b) & (c), I have not assigned Crandall's right to claim these excess proceeds (Reference 2). No person or entity is authorized to act on behalf of, or in place of, the Crandall interest with respect to filing a claim for any excess proceeds associated with the TC212 tax sale.

Respectfully,



Thomas Philip Crandall, for and representing:

*Thomas Crandall, Thomas P. Crandall, Thomas Philip Crandall trustee,
Thomas Philip Crandall successor trustee, the CRANDALL FAMILY TRUST.*