

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



**ITEM:** 19.13  
(ID # 22647)

**MEETING DATE:**  
Tuesday, September 26, 2023

**FROM :** TREASURER-TAX COLLECTOR:

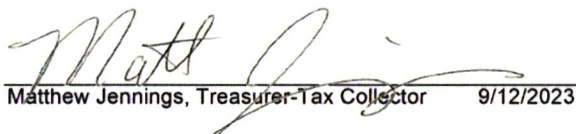
**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 212, Item 168. Last assessed to: The Dore Family Trust, dated 4-22-91, Jeanne M. Dore, Trustee; Thomas A. Pieper, Trustee of the Thomas A. Pieper Living Trust, dated August 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 and Todd A. Pieper, a single man, as tenants in common; Thomas Philip Crandall; and Helene A. Jacobson, an unmarried woman. District 1. [\$6,172-Fund 65595 Excess Proceeds from Tax Sale]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the claim from Helene A. Golde AKA Helene A. Jacobson, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 335060026-7;

Continued on Page 2

**ACTION:**Policy

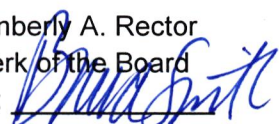
  
Matthew Jennings, Treasurer-Tax Collector 9/12/2023

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**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**

**RECOMMENDED MOTION:** That the Board of Supervisors:

2. Approve the claim from Thomas Philip Crandall, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcels 335060026-7;
3. Deny the claim from the City of Perris, Code Enforcement Department for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 335060026-7;
4. Authorize and direct the Auditor-Controller to issue a warrant to Helene A. Golde AKA Helene A. Jacobson in the amount of \$3,086.26, and Thomas Philip Crandall in the amount of \$3,086.26 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.
5. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$18,517.54 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
<b>COST</b>	\$ 6,172	\$ 0	\$ 6,172	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale.			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	23/24

**C.E.O. RECOMMENDATION:** Approve.

**BACKGROUND:**

**Summary**

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the May 1, 2018 public auction tax 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.

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

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 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 three claims for excess proceeds:

1. Claim from Helene A. Golde AKA Helene A. Jacobson based on a Trustee's Deed Upon Sale recorded December 29, 1998 as Instrument No. 1998-562909.
2. Claim 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.
3. Claim from the City of Perris, Code Enforcement Department based on a Notice of Pendency of Administrative Proceedings recorded August 20, 2013 as Instrument No. 2013-0407425.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Helene A. Golde AKA Helene A. Jacobson be awarded excess proceeds in the amount of \$3,086.26 and Thomas Philip Crandall be awarded excess proceeds in the amount of \$3,086.26. The claim from the City of Perris, Code Enforcement Department be denied since their lien was released with Instrument No. 2022-0088948 recorded on February 23, 2022. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$18,517.54 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.

**Impact on Residents and Businesses**

Excess proceeds will be released to last assessees of the property and transferred to the County General Fund.

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Golde

ATTACHMENT B. Claim Crandall

ATTACHMENT C. Claim Perris

  
Cesar Bernal, PRINCIPAL MGMT ANALYST 9/15/2023

  
Kristine Bell-Valdez, Supervising Deputy County Counsel 8/17/2023

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

RECEIVED

To: Jon Christensen, Treasurer-Tax Collector

2018 SEP 13 PM 3:15

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 212 Item 168 Assessment Number: 335060026-7

Assessee: DORE, JEANNE M TR & PIEPER, THOMAS A TR & PIEPER, TODD A & CRANDALL, THOMAS

Situs: 24700 LESSER LN CANYON LAKE 92587

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

\_\_\_\_\_  
Email Address

WHEN RECORDED MAIL TO

562909 ✓  
RECEIVED FOR RECORD  
AT 8:00AM

Recording Requested By:

AMERICAN TITLE COMPANY

ADVANTAGE LOAN SERVICING  
24005 VENTURA BLVD, SUITE 100 ✓  
CALABASAS, CA. 91302

DEC 29 1998 ✓

Recorded in Official Records  
of Riverside County, California

Recorder 12

Page 8

Space above this line for recorder's use only

Trustee Sale No. 98-13946-B Loan No. PIEPER Title Order No. 8023067

T 12/2  
AC | u

TRUSTEE'S DEED UPON SALE ✓

APN 335-060-026-7 T.R.A. No. 008080  
The undersigned grantor declares:

- 1) The Grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was ..... \$52,930.23
- 3) The amount paid by the grantee at the trustee sale was ..... \$52,930.23
- 4) The documentary transfer tax is ..... \$ 0
- 5) Said property is in PERRIS ✓

and FIRST INDEPENDENT TRUST DEED SERVICES (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to SEE ATTACHED (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of RIVERSIDE, State of California, described as follows: PARCEL 22 OF PARCEL MAP 13384, AS PER MAP RECORDED IN BOOK 89 PAGEDS 96 TO 100, INCLUSIVE OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 05/04/1984 and executed by GLYNN A. ROSS AND ROSLIN M. ROSS, HUSBAND AND WIFE, as Trustor, and Recorded on 5/10/84, Instrument 97917, Book 1984, Page 97917 of official records of RIVERSIDE County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on 12/23/1998. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being

Trustee Sale No. 98-13946-B  
Loan No. PIEPER  
Title Order No. 8023087

\$52,930.23 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.

DATE: 12/24/98

FIRST INDEPENDENT TRUST DEED SERVICES, AS TRUSTEE

  
\_\_\_\_\_  
Lynn Wolcott, Vice President

STATE OF CA  
COUNTY OF Los Angeles

On 12/24/98 before me, AVI C. PATEL, a Notary Public in and for said county, personally appeared Lynn Wolcott personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

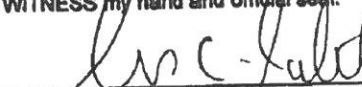
  
\_\_\_\_\_  
Notary Public in and for said County and State



EXHIBIT "A"

✓ THE DORE FAMILY TRUST DATED 4-22-91, JEANNE M. DORE, TRUSTEE AS TO AN UNDIVIDED  $\frac{1}{2}$  INTEREST; THOMAS A. PIEPER AND LINDA L. PIEPER, HUSBAND AND WIFE AS JOINT TENANTS, AS TO AN UNDIVIDED  $\frac{1}{8}$  INTEREST; BERTHA PIEPER, AN UNMARRIED WOMAN AS TO AN UNDIVIDED  $\frac{1}{16}$  INTEREST; THOMAS A. PIEPER AND BERTHA PIEPER, TRUSTEES FOR THE LOUIS A. PIEPER TRUST AS TO AN UNDIVIDED  $\frac{1}{16}$  INTEREST; WALTER E. CRANDALL AND ELLEN D. CRANDALL, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED  $\frac{1}{8}$  INTEREST AND HELENE A. JACOBSON, AN UNMARRIED WOMAN AS TO AN UNDIVIDED  $\frac{1}{8}$  INTEREST.



1627177.635.2

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

RECEIVED

To: Jon Christensen, Treasurer-Tax Collector

2018 JUN -3 PM 12:42

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 212 Item 168 Assessment Number: 335060026-7

Assessee: DORE, JEANNE M TR & PIEPER, THOMAS A TR & PIEPER, TODD A & CRANDALL, THOMAS

Situs: 24700 LESSER LN CANYON LAKE 92587

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 \$ 3,086.00 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.

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

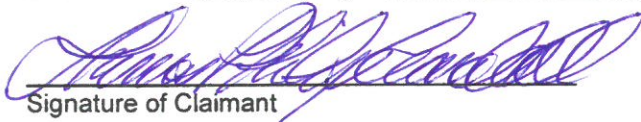
Doc # 1998-562909 date 12/29/1998: Trustee's Deed - First Independent (Ross) to Dore/Crandall/et al.

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

\_\_\_\_\_  
Email Address

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

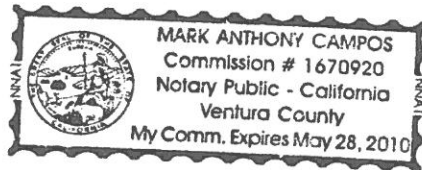
STATE OF CALIFORNIA )  
COUNTY OF SANTA BARBARA )

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.

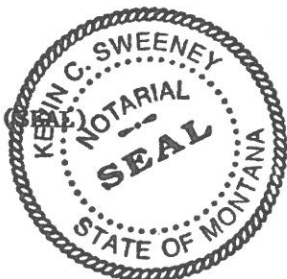
*Mark Anthony Campos*



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 1<sup>st</sup> 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



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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18

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

335-060-

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~~(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  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(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



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 168 Assessment Number: 335060026-7

Assessee: DORE, JEANNE M TR & PIEPER, THOMAS A TR & PIEPER, TODD A & CRANDALL, THOMAS

Situs: 24700 LESSER LN CANYON LAKE 92587

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

RECEIVED

2018 AUG -6 PM 1:21

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 310.00 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. 2013-047425; recorded on 8/20/13. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 25 day of July, 2018 at Riverside California  
County, State

[Signature]  
Signature of Claimant

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

Kimberly Estew  
Print Name

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

227 W D Street  
Street Address

\_\_\_\_\_  
Street Address

Perris, CA 92570  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

(951) 385-4131  
Phone Number

\_\_\_\_\_  
Phone Number

Kestewa@cityofPerris.org  
Email Address

\_\_\_\_\_  
Email Address

TD # 00480796

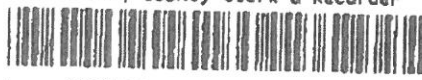
# 14

(Exempt from fees per Government Code Section 6103)  
Department of Development Services  
Community Preservation Division  
City of Perris, California

DOC # 2013-0407425  
08/20/2013 02:15P Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry M. Ward  
Assessor, County Clerk & Recorder

AND WHEN RECORDED MAIL TO:

Code Enforcement Department  
City of Perris  
227 North D Street, Ste B  
Perris, CA 92570



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THE CITY OF PERRIS  
DEPARTMENT OF DEVELOPMENT SERVICES/COMMUNITY PRESERVATION DIVISION  
State of California

M  
026

In the matter of unlawful condition :  
On the property of :  
                  Jeanne M Dore/Thomas A Pieper :  
                  Todd A Pieper/Thomas P Crandal/Et Al :

NOTICE OF PENDENCY  
OF ADMINISTRATIVE  
PROCEEDINGS

Case No. CE13-332

Notice is hereby given to all persons, pursuant to Section 17985 of the Health and Safety Code of the State of California and the Municipal Code of the City of Perris, that administrative proceedings have been commenced with respect to the property and/or structure located upon the following described real property in the County of Riverside.

24700 Lesser Ln , Perris  
Riverside County, CA  
APN # 335060026

That such proceedings are based upon the non-compliance of such property and/or structure with the requirements of the City of Perris Municipal Code Section Property Maintenance/Section-7.06.030 (E.1, E.2)P.M.C. , Public Nuisance Section 16.12.020 (H) P.M.C. ; that a record of said unlawful conditions is on file with the Code Enforcement Department located at 227 North "D" Street Ste. B, Perris, California; that failure to comply with the lawful orders of the Code Enforcement Supervisor heretofore and thereafter issued relative to the above matter may result in legal action by the City of Perris in the State of California to cause any and all unlawful conditions now existing to be abated; that any purchaser, his heirs or assigns of said property, subsequent to the recording of this notice with the County Recorder of Riverside County, shall have such interest subject and subordinate to said administrative proceedings.

Dated: 08/05/2013

Marr Christian  
Code Enforcement Department  
CITY OF PERRIS

State of California ) §  
County of Riverside )

On Aug 5, 2013, before me, Jessica Morrison, Notary Public, personally appeared Marr Christian, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.

Jessica Morrison  
Commission # 1904280 Comm. Expires Sept. 17, 2014

(Seal)



(Exempt from fees per Government Code Section 6103)

**Recording Requested By:**

Department of Development Services  
Community Preservation Division  
City of Perris, California

AND WHEN RECORDED MAIL TO:

Code Enforcement Department  
City of Perris  
227 North D Street, Ste B  
Perris, CA 92570

**2022-0088948**

02/23/2022 08:11 AM Fee: \$ 20.00

Page 1 of 1

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



2386

**THE CITY OF PERRIS  
DEPARTMENT OF DEVELOPMENT SERVICES/COMMUNITY PRESERVATION DIVISION  
State of California**

**RELEASE  
NOTICE OF PENDENCY  
OF ADMINISTRATIVE  
PROCEEDINGS**

In the matter of unlawful condition  
On the property of: Jeanne M Dore/Thomas A Pieper

Case No. CE13-332

I, the undersigned, do hereby release the owner of that certain Notice of Pendency of Administrative Proceedings with reference to property and/or structure maintenance, recorded on 08/20/2013, Instrument Number 2013-0407425, against property located in the City of Perris described as follows:

24700 LESSER Ln., CA 92587  
Riverside County, CA  
APN # 335060026

Dated: 02/04/2022

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

Robert Trejo  
Code Enforcement Manager  
CITY OF PERRIS

State of California )  
County of Riverside )

On 2/11/22 before me, Kimberly Garcia Esteva - Notary Public personally appeared Robert Trejo 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: [Handwritten Signature]

(Seal)

