

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



ITEM: 19.1  
(ID # 22612)

MEETING DATE:  
Tuesday, January 09, 2024

FROM : TREASURER-TAX COLLECTOR:

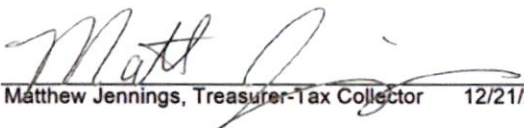
**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 212, Item 169. Last assessed to: The Dore Family Trust, dated Apr 22, 1991 Edward C. Dore and Jeanne M. Dore, Trustor/Trustees; Thomas A. Pieper, Trustee of the Thomas A. Pieper Living Trust, dated August 6, 2002; Helene A. Jacobson, an unmarried woman; 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; and Thomas Philip Crandall. District 1. [\$6,167-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 335060027-8;

Continued on Page 2

**ACTION:Policy**

  
Matthew Jennings, Treasurer-Tax Collector 12/21/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: January 9, 2024  
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 335060027-8;
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 335060027-8;
4. Authorize and direct the Auditor-Controller to issue a warrant to Helene A. Golde AKA Helene A. Jacobson in the amount of \$3,083.50 and Thomas Philip Crandall in the amount of \$3,083.50, 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; and,
5. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$18,501.01 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
COST	\$ 6,167	\$ 0	\$ 6,167	\$ 0
NET COUNTY COST	\$ 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 assessee's 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 Grant Deed recorded May 27, 1983 as Instrument No. 1993-106023.
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. 2013-0407426.

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 \$3,083.50 and Thomas Philip Crandall be awarded excess proceeds in the amount of \$3,083.50. The claim from the City of Perris, Code Enforcement Department be denied since the claimant withdrew their claim on August 29, 2023. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$18,501.01 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.

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

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

ATTACHMENT A. Claim Golde

ATTACHMENT B. Claim Crandall

ATTACHMENT C. Claim Perris

*Cesar Bernal*

Cesar Bernal, PRINCIPAL MGMT ANALYST 12/22/2023

*Aaron Gettis*

Aaron Gettis, Deputy County Counsel 11/1/2023

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 169 Assessment Number: 335060027-8

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

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

RECEIVED  
2018 SEP 13 PM 3:17  
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

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 ZIP Canoga Park, CA 96307

Title Order No. Escrow No. 795

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

RECEIVED FOR RECORD  
Nbr. 106023  
AS REQUESTED BY  
APPLICANT TITLE COMPANY

Book 1283, Page 106023  
MAY 27 1983

Recorded in Official Record of  
Riverside County, California  
William E. Cochran  
Recorder

SURVEYORS  
Monument Fund  
\$10.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# GRANT DEED

466.40

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

1631

58-1388

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

1627177.8782

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

RECEIVED

To: Jon Christensen, Treasurer-Tax Collector

2019 JUN -3 PM 12: 42

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 212 Item 169 Assessment Number: 335060027-8

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

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 \$ 3,084.00 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

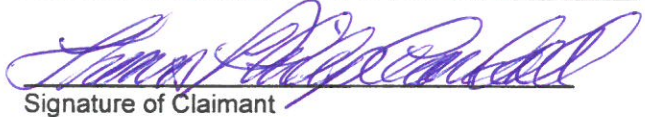
Doc # 1990-059172 date 02/16/1990: Quitclaim Deed - Marohnic to Dore/Crandall/et al. (Edward C. Dore, Attorney in Fact)

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

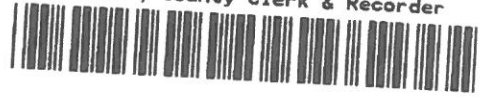
805 965-6159  
Phone Number

\_\_\_\_\_  
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*  
 Thomas Philip Crandall

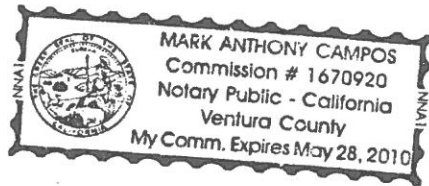
*Jacqueline Louise Crandall*  
 Jacqueline Louise Crandall

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.




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  
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

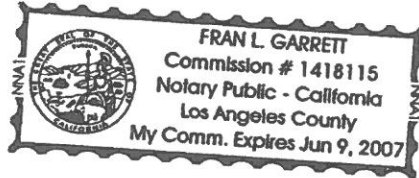
STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF S.A. )

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

335-060-

### QUITCLAIM DEED

M  
040

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(e) 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(e), or the entity upon behalf of which the person(e) 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



1627177, E43,2

RECEIVED

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

2018 AUG -6 PM 1:19

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 212 Item 169 Assessment Number: 335060027-8

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

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 \$ 210.00 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. 2018-0407426 recorded on 8/20/18. 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

Kimberley Estera  
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

kestera@cityofperris.org  
Email Address

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

TDH 00480798

# 14

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

DOC # 2013-0407426  
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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026

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

13

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

NOTICE OF PENDENCY  
OF ADMINISTRATIVE  
PROCEEDINGS

M  
026

Case No. CE13-331

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.

Null Null , Perris  
Riverside County, CA  
APN # 335060027

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. ; 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 13 2013 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) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission # 1904280 Comm. Expires Sept. 17, 2014

(Seal)



Giovane Pizano  
Assistant Treasurer  
JULY 19, 2023



Melissa Johnson  
Assistant Tax Collector

CITY OF PERRIS  
C/O KIMBERLY ESTEVA  
227 N. D STREET  
PERRIS, CA 92570

Re: PIN: 335060027-8  
TC 212 Item 169  
Date of Sale: May 1, 2018

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Treasurer-Tax Collector in making the determination.**

- |   |  |
|---|--|
| <input type="checkbox"/> Copy of a trust/will                                     | <input type="checkbox"/> Original Note/Payment Book  |
| <input type="checkbox"/> Notarized Statement of different/misspelled              | <input checked="" type="checkbox"/> <b>Updated Statement of Monies Owed (up to date of tax sale)</b> |
| <input type="checkbox"/> Original Notarized Notarized Authorization for Agent     | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock)       |
| <input type="checkbox"/> Notarized Assignment of Right to Collect Excess Proceeds | <input type="checkbox"/> Court Order Appointing Administrator  |
| <input type="checkbox"/> Certified Death Certificates                             | <input type="checkbox"/> Deed (Quitclaim/Grant etc...)   |
| <input type="checkbox"/> Copy of Marriage Certificate for                         | <input type="checkbox"/> Other: Copy of Valid Driver's License                                       |

Please send in all **original** documents by **August 19, 2023** to: Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205. If you should have any questions, please contact me at the number listed below.

Sincerely,

*Megan Montellano*

Senior Accounting Assistant  
Tax Sale Operations/Excess Proceeds  
PH: (951) 955-3336/Fax: (951) 955-3990

4080 Lemon Street, 4  
WWW.CountyTreasurer.org ★

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION
<ul style="list-style-type: none"><li>Complete items 1, 2, and 3.</li><li>Print your name and address on the reverse so that we can return the card to you.</li><li>Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>	A. Signature <b>X</b>
1. Article Addressed to:  CITY OF PERRIS C/O KIMBERLY ESTEVA 277 N. D STREET PERRIS, CA 92570	B. Received by (Printed Name)
2. Article Number (Transfer from service label) 7022 3330 0000 1836 0424	D. Is delivery address different If YES, enter delivery address
3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
5990 9402 7412 2055 2349 57	
PS Form 3811, July 2020 PSN 7530-02-000-9053	

## Ambriz, Maricela

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**From:** Kimberley Esteva <KEsteva@cityofperris.org>  
**Sent:** Tuesday, August 29, 2023 1:34 PM  
**To:** RCTTC Excess Proceeds  
**Subject:** RE: EP 212-169

Correct, thank you.

### Kimberley Esteva

City of Perris-Code Enforcement Officer II  
Code Enforcement Division



227 N "D" St. Perris, Ca 92570  
(951) 385-4131 x 110

---

**From:** RCTTC Excess Proceeds <RCTTCExcessProceeds@rivco.org>  
**Sent:** Tuesday, August 29, 2023 1:31 PM  
**To:** Kimberley Esteva <KEsteva@cityofperris.org>  
**Subject:** RE: EP 212-169

Re: PIN: 335060027-8  
TC 212 Item 169  
Date of Sale: May 1, 2018

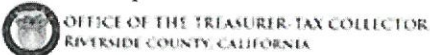
Good afternoon,

Thank you for contacting our office. Just to confirm, you would like to withdraw your claim on the above referenced property since the Notice of Pendency of Administrative Proceedings Instrument No. 2013-0407426 was paid?

Regards,

*Maricela Ambriz*

Accounting Technician I  
Tax Sale Operations Unit



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**From:** Kimberley Esteva <KEsteva@cityofperris.org>  
**Sent:** Tuesday, August 29, 2023 1:22 PM  
**To:** RCTTC Excess Proceeds <RCTTCExcessProceeds@rivco.org>  
**Subject:** RE: EP 212-169

OK just checked and it looks like it was paid in 2022.

Thank you,

**Kimberley Esteva**

City of Perris-Code Enforcement Officer II  
Code Enforcement Division



227 N "D" St. Perris, Ca 92570  
(951) 385-4131 x 110

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**From:** RCTTC Excess Proceeds <[RCTTCExcessProceeds@rivco.org](mailto:RCTTCExcessProceeds@rivco.org)>  
**Sent:** Tuesday, August 29, 2023 12:38 PM  
**To:** Kimberley Esteva <[KEsteva@cityofperris.org](mailto:KEsteva@cityofperris.org)>  
**Subject:** RE: EP 212-169

Hi Kimberly,

This is vacant land in Perris. I have attached Riverside County map for reference on location.

Notice of Pendency of Administrative Proceedings Instrument No. 2013-0407426, recorded August 20, 2013.

Hope this helps!

With gratitude,

*Megan Montellano*

Tax Sale Operations



OFFICE OF THE TREASURER-TAX COLLECTOR  
RIVERSIDE COUNTY, CALIFORNIA

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**From:** Kimberley Esteva <[KEsteva@cityofperris.org](mailto:KEsteva@cityofperris.org)>  
**Sent:** Tuesday, August 29, 2023 12:15 PM  
**To:** RCTTC Excess Proceeds <[RCTTCExcessProceeds@rivco.org](mailto:RCTTCExcessProceeds@rivco.org)>  
**Subject:** Re: EP 212-169

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

What is the property's address?

Get [Outlook for iOS](#)

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**From:** RCTTC Excess Proceeds <[RCTTCExcessProceeds@rivco.org](mailto:RCTTCExcessProceeds@rivco.org)>  
**Sent:** Tuesday, August 29, 2023 10:45:12 AM  
**To:** Kimberley Esteva <[KEsteva@cityofperris.org](mailto:KEsteva@cityofperris.org)>  
**Subject:** RE: EP 212-169

Re: PIN: 335060027-8  
TC 212 Item 169  
Date of Sale: May 1, 2018

**\*\*\*FINAL REQUEST\*\*\***

To Whom It May Concern:

This office is in receipt of your claims for excess proceeds from the above-mentioned tax sale. We have attempted to reach out to you regarding your claim, this is our ***final attempt***.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Treasurer-Tax Collector in making the determination.

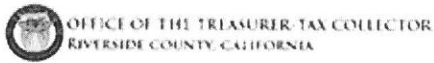
**X Updated Statement of Monies Owed (up to the date of the tax sale)**

Please send in all requested documents by **September 13, 2023**. If you should have any questions, please contact me at the number listed below.

Regards,

*Maricela Ambriz*

Accounting Technician I  
Tax Sale Operations Unit  
951-955-3336



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**From:** RCTTC Excess Proceeds <[RCTTCExcessProceeds@rivco.org](mailto:RCTTCExcessProceeds@rivco.org)>

**Sent:** Wednesday, July 19, 2023 11:32 AM

**To:** [kesteva@cityofperris.org](mailto:kesteva@cityofperris.org)

**Subject:** EP 212-169

Re: PIN: 335060027-8  
TC 212 Item 169  
Date of Sale: May 1, 2018

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Treasurer-Tax Collector in making the determination.**

**X Updated Statement of Monies Owed (up to date of tax sale)**



Please send in all **original** documents by **August 19, 2023** to: **Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205**. If you should have any questions, please contact me at the number listed below.

With gratitude,

*Megan Montellano*

Tax Sale Operations



**Confidentiality Disclaimer**

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

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**County of Riverside California**