

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



ITEM: 19.5
(ID # 22638)

MEETING DATE:
Tuesday, January 09, 2024

FROM : TREASURER-TAX COLLECTOR:

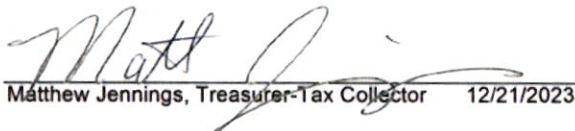
SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 212, Items 164 & 170. Last assessed to: The Dore Family Trust, dated Apr 22, 1991 Edward C. Dore and Jeanne M. Dore, Trustors/Trustees; Thomas A. Pieper and Linda L. Pieper, husband and wife, as joint tenants; Bertha Pieper, an unmarried woman; Thomas A. Pieper and Bertha Pieper, Trustees for the Louis A. Pieper Trust; Walter E. Crandall and Ellen D. Crandall, husband and wife, as joint tenants; and Helene A. Jacobson, an unmarried woman. District 1. [\$15,996-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 for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 335060009-2 & 335060046-5;

Continued on Page 2

ACTION:Policy


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

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, Successor Trustee to the Crandall Family Trust dated June 23, 2006 for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 335060009-2 & 335060046-5;
3. Authorize and direct the Auditor-Controller to issue a warrant to Helene A. Golde AKA Helene A. Jacobson in the amount of \$7,998.28 and to Thomas Philip Crandall, Successor Trustee to the Crandall Family Trust dated June 23, 2006 in the amount of \$7,998.28, 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,
4. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$47,989.64 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	\$ 15,996	\$ 0	\$ 15,996	\$ 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.

**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 two claims per parcel for excess proceeds:

1. Claims from Helene A. Golde AKA Helene A. Jacobson based on a Trustee's Deed recorded August 23, 1988 as Instrument No. 1988-239621.
2. Claims from Thomas Philip Crandall, Successor Trustee to the Crandall Family Trust dated June 23, 2006 based on a Trustee's Deed recorded August 23, 1988 as Instrument No. 1988-239621, an Affidavit of Death of Trustor-Trustee recorded May 29, 2009 as Instrument No. 2009-0271775, and an Agreement For Distribution From Trust notarized April 3, 2009.

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 \$7,998.28 and Thomas Philip Crandall, Successor Trustee to the Crandall Family Trust dated June 23, 2006 be awarded excess proceeds in the amount of \$7,998.28. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$47,989.64 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 164	335060009-2	\$39,561.88
EP 212	ITEM 170	335060046-5	\$24,424.32
TOTAL			\$63,986.20

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

Impact on Residents and Businesses

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Golde

ATTACHMENT B. Claim Crandall


Cesar Bernal, PRINCIPAL MGMT ANALYST 12/22/2023


Aaron Gettis, Deputy County Counsel 11/27/2023

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

To: Jon Christensen, Treasurer-Tax Collector

TREASURER-TAX COLLECTOR

Re: Claim for Excess Proceeds

JUN 24 2019

TC 212 Item 164 Assessment No.: 335060009-2

RECEIVED

Assessee: DORE, EDWARD C TR & PIEPER, THOMAS A & PIEPER, BERTHA & CRANDALL, WALTER E TR 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 24 day of JUNE, 2019 at RIVERSIDE, CA
County, State

Helene A. Golde
Signature of Claimant

Signature of Claimant

HELENE A. GOLDE
Print Name

Print Name

9416 DEER LODGE LN.
Street Address

Street Address

LAS VEGAS, NV 89129
City, State, Zip

City, State, Zip

702-592-1942
Phone Number

Phone Number

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

TREASURER-TAX COLLECTOR

To: Jon Christensen, Treasurer-Tax Collector

JUN 24 2019

Re: Claim for Excess Proceeds

RECEIVED

TC 212 Item 170 Assessment No.: 335060046-5

Assessee: DORE, EDWARD C TR & PIEPER, THOMAS A & PIEPER, BERTHA & CRANDALL, WALTER E TR 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 24 day of JUNE, 2019 at RIVERSIDE, CA
County, State

Helene A. Golde
Signature of Claimant

Signature of Claimant

HELENE A. GOLDE
Print Name

Print Name

9416 DEER LODGE LN.
Street Address

Street Address

LAS VEGAS, NV. 89129
City, State, Zip

City, State, Zip

702-592-1942
Phone Number

Phone Number

RECORDING REQUESTED BY

FIDELITY NATIONAL TITLE INSURANCE COMPANY

AND WHEN RECORDED MAIL TO

NAME Edward C. Dore, etal
ADDRESS 2315 Jamestown Lane,
CITY & STATE Oxnard, Ca. 93030

239621

RECEIVED FOR RECORD

8:30 O'CLOCK A.M.
At Request of
FIDELITY NATL. TITLE COMPANY

AUG 23 1988

Recorded in Official Records
of Riverside County, California

William E. Dorey
RECORDER

Fee \$

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned Grantor hereby declares:

- 1. The Grantee herein was the foreclosing beneficiary.
2. The amount of unpaid debt with costs: \$94,559.79.
3. The amount paid by Grantee at sale: \$94,559.79.

Documentary transfer tax \$ NONE
[] Computed on full value of property conveyed, or
[] Computed on full value less liens & encumbrances
remaining thereon at time of sale.

Western America Service Corp. By: Phyllis Steinholtz
Signature of declarant or agent determining tax - firm name
[X] Unincorporated area City of

TRUSTEE'S DEED

Executed by WESTERN AMERICA SERVICE CORPORATION, a corporation, as Trustee under the Deed of Trust referred to below and herein called "Trustee," to EDWARD C. DORE and JEANNE M. DORE, husband and wife, as joint tenants* herein called "Grantee".

The Deed of Trust herein referred to was executed by MARCUS A. WILKES and JOYCE M. WILKES, husband and wife, and recorded on October 1, 1984 in book 1984 page 211963 of Official Records in the office of the Recorder of Riverside County, California (herein referred to as "said Official Records", "said Recorder" and "said County and State", respectively) and was made for the purpose of securing obligations stated therein and other obligations thereunder.

Apr. 7, 1988, under said Deed of Trust occurred as set forth in a notice of default and election to sell which was recorded in book 1988, as Inst. #92518 of said Official Records, and such default existed at the time of sale. After the lapse of at least 3 months after the recording of said notice of default and election to sell, Trustee gave notice of sale of the property described below, stating the time and place thereof, in the manner and for a time as required by law and by the provisions of said Deed of Trust. All requirements of said Deed of Trust for sale thereunder, all requirements of law regarding the mailing, publication, posting or personal delivery of copies of notice of default or notice of sale, and all other requirements of law relating to the making of said sale and this Deed were complied with.

85686

Trustee, in the exercise of its powers under said Deed of Trust, offered said property for sale at public auction on August 18, 1988 at 2:00 P. M. o'clock, the time stated in said notice

and at the place stated in said notice in the City of Riverside, in said county and state, and sold said property to grantee for \$ 94,559.79, subject to all prior liens and encumbrances, said grantee being the highest bidder.

Trustee, in the exercise of its powers under said Deed of Trust, hereby grants to grantee, without any covenant or warranty whatsoever, the property referred to herein, which is located in said County and State and described as follows: Per legal description attached hereto and made a part hereof.

*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

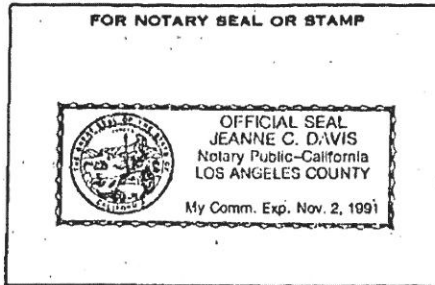
Dated August 18, 1988

WESTERN AMERICA SERVICE CORPORATION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.

By Phyllis Steinholtz, President
By Phyllis Steinholtz, Assistant Secretary

On August 19, 1988 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Phyllis Steinholtz known to me to be the Assistant Secretary of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.



Signature of Notary
Jeanne C. Davis
Name (Typed or Printed) of Notary

MAIL TAX STATEMENTS TO: Edward C. Dore, 2315 Jamestown Lane, Oxnard, Ca. 93030
Name Address, City & State Zip
Title Order No. E.I.D. #85686 T. S. No. ES. 1762

239621

DESCRIPTION

Parcel 11 of Parcel Map 13384, as per map recorded in book 89, pages 96 to 100, inclusive of Parcel Maps, Riverside County Records.

Together with those portions of Goetz Road lying within Parcel 11 of Parcel Map No. 13384, recorded in Book 89, Pages 96 through 100 inclusive, of Parcel Maps, as granted to the County of Riverside by Deeds recorded December 29, 1927 in Book 722, Page 74 and March 20, 1928 in Book 722, Page 189, all Official Records.

Excepting therefrom those portions of said Goetz Road lying within the right of way of the general plan alignment of Goetz Road, designated as Lot "B" as said Lot is shown on said Parcel Map No. 13384.

Also excepting therefrom that portion of said Goetz Road as granted to the County of Riverside by Deeds recorded December 29, 1927 in Book 722, Page 74 and March 20, 1928 in Book 722, Page 189, all Official Records, lying within the road easement shown as Dagget Creek Path, as shown on said Parcel Map No. 13384.

Said property is situated in the unincorporated area of the County of Riverside, State of California.

END RECORDED DOCUMENT

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 164 Assessment Number: 335060009-2

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 \$ 4,945.00 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. 2009-0271775; recorded on 05/29/09. 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.

28Dec2009 Agreement for Distribution from Trust: Trustee-distribution to Crandall Family Trust beneficiaries

26Jun2006 Grant & Assignment to the Crandall Family Trust (Exhibit B - Doc # 2009-0271775 date 05/29/2009)

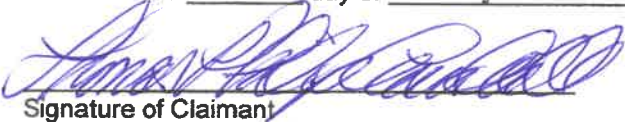
Doc # 1988-239621 date 08/23/1988: Trustee's Deed - Wilkes to Dore/Crandall/et al. (Edward C. Dore, Attorney in Fact)

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

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

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 12:42

TC 212 Item 170 Assessment Number: 335060046-5

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

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 \$ 3,053.00 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. 2009-0271775; recorded on 05/29/09. 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.

28Dec2009 Agreement for Distribution from Trust: Trustee-distribution to Crandall Family Trust beneficiaries

26Jun2006 Grant & Assignment to the Crandall Family Trust (Exhibit B - Doc # 2009-0271775 date 05/29/2009)

Doc # 1988-239621 date 08/23/1988: Trustee's Deed - Wilkes 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

Street Address

Santa Barbara, CA 93109
City, State, Zip

City, State, Zip

City, State, Zip

805 965-6159
Phone Number

Phone Number

Phone Number

tpcran@verizon.net
Email Address

Email Address

Email Address

RECORDING REQUESTED BY

FIDELITY NATIONAL TITLE INSURANCE COMPANY

AND WHEN RECORDED MAIL TO

Name Edward C. Dore, etal
Address 2315 Jamestown Lane
City Oxnard, Ca. 93030

RECEIVED FOR RECORD
228 O'LOCK A.M.
At Request of
FIDELITY NATL TITLE COMPANY

AUG 23 1988

Received in Office of Recorder
of Riverside County, California
W.M. Smith
Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned Grantor hereby declares:
The Grantee herein was the foreclosing beneficiary.
The amount of unpaid debt with costs: \$94,559.79.
The amount paid by Grantee at sale: \$94,559.79.

Documentary transfer tax \$.NONE
 Computed on full value of property conveyed, or
 Computed on full value less liens & encumbrances
remaining thereon at time of sale.
Western America Service Corp. By *Phyllis Steinholz*
Signature of declarant or agent determining tax - firm name
 Unincorporated area City of

TRUSTEE'S DEED

Executed by
WESTERN AMERICA SERVICE CORPORATION, a corporation, as Trustee under the Deed of Trust referred to below and
herein called "Trustee" to EDWARD C. DORE and JEANNE M. DORE, husband and wife, as joint tenants*
herein called "Grantor".
The Deed of Trust herein referred to was executed by MARCUS A. WILKES and JOYCE M. WILKES, husband and wife,
and recorded on October 1, 1984 in book 1984 page 211963 of Official Records in the office of
the Recorder of Riverside County, California (herein referred to as "said Official Record")
and "said Recorder" and "said County and State", respectively) and was made for the purpose of securing obligations stated
therein and other obligations thereunder.

pr. 7, Default under said Deed of Trust occurred as set forth in a notice of default and election to sell which was recorded on
1988, as Inst. #92518 of said Official Records, and such default existed at the time of sale. After the lapse of
at least 4 months after the recording of said notice of default and election to sell, Trustee gave notice of sale of the property
described below, stating the time and place thereof, in the manner and for a time as required by law and by the provisions
of said Deed of Trust. All requirements of said Deed of Trust for sale thereunder, all requirements of law regarding the
making publication, posting or personal delivery of copies of notice of default or notice of sale, and all other requirements of
law relating to the making of said sale and this Deed were complied with.

Trustee in the exercise of its powers under said Deed of Trust, offered said property for sale at public auction on
August 18, 1988 at 2:00 P. M. o'clock, the time stated in said notice

and at the place stated in said notice in the City of Riverside,
in said county and state, and sold said property to grantee for \$ 94,559.79, subject to all prior
liens and encumbrances, said grantee being the highest bidder.

Trustee in the exercise of its powers under said Deed of Trust, hereby grants to grantee, without any covenant or war-
rants whatsoever, the property referred to herein, which is located in said County and State and described as follows:
Per legal description attached hereto and made a part hereof.

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

Dated August 18, 1988

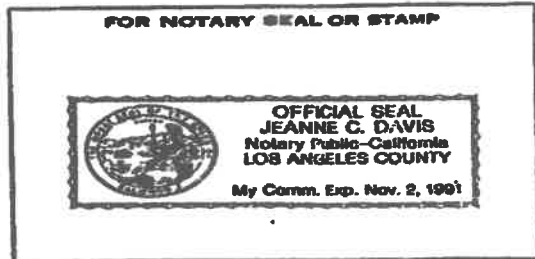
WESTERN AMERICA SERVICE CORPORATION

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

By _____ President
By *Phyllis Steinholz* Assistant Secretary
Phyllis Steinholz, Assistant Secretary

On August 19, 1988 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared Phyllis Steinholz
known to me to be the _____
Assistant Secretary of the corporation that executed the
within instrument, known to me to be the person who executed the
within instrument on behalf of the corporation therein named, and
acknowledged to me that such corporation executed the within
instrument pursuant to its by-laws or a resolution of its board of
directors.

Jeanne C. Davis
Signature of Notary
Jeanne C. Davis
Name (Typed or Printed) of Notary



MAIL TAX
STATEMENTS TO: Edward C. Dore, 2315 Jamestown Lane, Oxnard, Ca. 93030
Name Address, City & State Zip
Title Order No. F.I.D. #85686 T. S. No. FR 1262

239621

DESCRIPTION

Parcel 11 of Parcel Map 13384, as per map recorded in book 89, pages 96 to 100, inclusive of Parcel Maps, Riverside County Records.

Together with those portions of Goetz Road lying within Parcel 11 of Parcel Map No. 13384, recorded in Book 89, Pages 96 through 100 inclusive, of Parcel Maps, as granted to the County of Riverside by Deeds recorded December 29, 1927 in Book 722, Page 74 and March 20, 1928 in Book 722, Page 189, all Official Records.

Excepting therefrom those portions of said Goetz Road lying within the right of way of the general plan alignment of Goetz Road, designated as Lot "B" as said Lot is shown on said Parcel Map No. 13384.

Also excepting therefrom that portion of said Goetz Road as granted to the County of Riverside by Deeds recorded December 29, 1927 in Book 722, Page 74 and March 20, 1928 in Book 722, Page 189, all Official Records, lying within the road easement shown as Dagget Creek Path, as shown on said Parcel Map No. 13384.

Said property is situated in the unincorporated area of the County of Riverside, State of California.

Recording requested by:
 Thomas P. Crandall



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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			465	426					
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI

STATE OF CALIFORNIA)
 COUNTY OF SANTA BARBARA)

100

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

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 L.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



AGREEMENT FOR DISTRIBUTION FROM TRUST

THOMAS PHILIP CRANDALL and JACQUELINE LOUISE CRANDALL are the co-equal beneficiaries of their parent's trust and agree to distribute the assets of the trust as follows:

1. The existing account at UBS Financial Services, Inc. shall be distributed equally between the parties.
2. The real property consisting of 1/8 interest in the City of Temecula, in the country of Riverside, CA, consisting of 14 parcels, shall be distributed to THOMAS PHILIP CRANDALL.
3. The real property in Kern Co., CA, consisting of two parcels, shall be distributed to JACQUELINE LOUISE CRANDALL.

Dated January 28, 2009


THOMAS PHILIP CRANDALL


JACQUELINE LOUISE CRANDALL

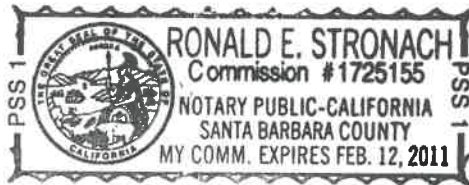
State of California
County of Santa Barbara,

Subscribed and sworn to (or affirmed) before me on this 3d
day of April, 2009, by _____
Thomas P. Crandall,

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

(Seal)

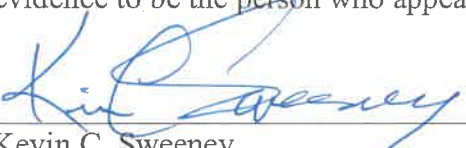
Signature



Jurat

State of Montana)
 : ss
County of Yellowstone)

Subscribed and sworn to (or affirmed) before me on this 28th day of January, 2009, by JACQUELINE LOUISE CRANDALL, proved to me on the basis of satisfactory evidence to be the person who appeared before me.



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

