

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



ITEM: 19.21
(ID # 24143)

MEETING DATE:
Tuesday, April 30, 2024

FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 218, Item 362. Last assessed to: Paul J. Bennier and Alice P. Bennier, Trustees of The Bennier Family Trust. District 5. [\$134,804-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Witkin & Neal, Inc., as Agent for Sierra Dawn Estates HOA for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 442231063;
2. Approve the claim from Global Discoveries, Ltd., Assignee for John M. Bennier, as Successor Trustee of The Bennier Family Trust, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 442231063; and
3. Authorize and direct the Auditor-Controller to issue a warrant to Witkin & Neal, Inc., as Agent for Sierra Dawn Estates HOA in the amount of \$19,011.54 and to Global Discoveries, Ltd., Assignee for John M. Bennier, as Successor Trustee of The Bennier Family Trust in the amount of \$115,792.66, 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.

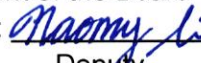
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 4/16/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Gutierrez 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: April 30, 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**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 134,804	\$ 0	\$ 134,804	\$ 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 April 26, 2022 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 7, 2022. 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 19, 2022 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.

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

1. Claim from Witkin & Neal, Inc., as Agent for Sierra Dawn Estates HOA based on a Notice of Delinquent Assessment recorded September 15, 2021 as Instrument No. 2021-0549422.
2. Claim from Global Discoveries, Ltd., Assignee for John M. Bennier, as Successor Trustee of The Bennier Family Trust based on an Assignment of Right to Collect Excess Proceeds notarized July 7, 2023, a Trust Transfer Deed recorded December 22, 2009 as Instrument No. 2009-0654614, a Certification of Trustees Under Trust notarized July 5, 2023, and Certificates of Death for Paul Joseph Bennier and Alice Paulene Bennier.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Witkin & Neal, Inc., as Agent for Sierra Dawn Estates HOA be awarded excess proceeds in the amount of \$19,011.54 and Global Discoveries, Ltd., Assignee for John M. Bennier, as Successor Trustee of The Bennier Family Trust be awarded excess proceeds in the amount of \$115,792.66. 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 a lienholder and the successor trustee of the last assesseses of the property.

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Witkin

ATTACHMENT B. Claim Global

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST 4/19/2024

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel 3/8/2024

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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 218 ITEM 362 Parcel Identification Number: 442231063

Assessee: BENNIER, PAUL J TRUSTEE & ALICE P TRUSTEE

Situs: 710 S LYON AVE HEMET CA 92543

Date Sold: 04/26/2022

Date Deed to Purchaser Recorded: 07/07/2022

Final Date to Submit Claim: 07/07/2023

RECEIVED
2023 APR 17 PM 10:03
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$19,011.54 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. 2021-0549422; recorded on 9/15/2021. 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.

Enclosures: 1.) Notice of Delinquent Assessment Lien, recorded 9/15/2021 as Inst. No.21-549422;

2.) Breakdown of claim amount of \$19,011.54; and

3.) copy of agreement in which Sierra Dawn Estates HOA authorizes Witkin & Neal, Inc to collect on behalf of the HOA

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 12th day of April, 2023 at Los Angeles County, CA
County, State

Susan Paquette
Signature of Claimant

[Signature]
Signature of Claimant

Susan Paquette, Senior Trustee Sales Officer, Witkin & Neal, Inc as agent for Sierra Dawn Estates HOA

Print Name

Print Name

5805 Sepulveda Blvd, Ste. 670
Street Address

Street Address

Sherman Oaks, CA 91411
City, State, Zip

City, State, Zip

818-845-8808
Phone Number

Phone Number

susanp@witkinandneal.com
Email Address

Email Address

2021-0549422

09/15/2021 10:52 AM Fee: \$ 128.00

Page 1 of 7

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



293

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Debora M. Zumwalt, Esq.
EPSTEN, APC
10200 Willow Creek Road #100
San Diego, CA 92131

7179.2050

NOTICE OF DELINQUENT ASSESSMENT

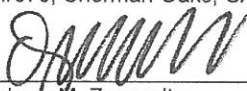
NOTICE IS HEREBY GIVEN that the Board of Directors of Sierra Dawn Estates Homeowners Association, Inc., pursuant to the powers conferred upon it by that certain Master Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sierra Dawn Estates recorded in the Office of the Riverside County Recorder, State of California, on March 4, 2005, as Instrument No. 2005-0174978, and any amendments, supplements or restatements thereof, and Civil Code Section 5675, levied assessments and other charges on that certain real property legally described as: 710 S. Lyon Avenue, Hemet, CA 92543, Parcel No. 442-231-063-1 and more particularly described in the deed recorded on December 22, 2009, as Instrument No. 2009-0654614.

1. The amount of the lien imposed on the real property referenced above by this Notice is \$12,535.81, as itemized in Exhibit "A" attached hereto.

2. The purported owners of the real property referenced above are Paul J. Bennier and Alice P. Bennier, Trustees of the Bennier Family Trust.

3. The name and address of the trustee authorized by the Association to enforce the lien by sale is Witkin & Neal Incorporated, 5805 Sepulveda Blvd., #670, Sherman Oaks, CA 91411.

Date: 09/03/2021

By: 
Debora M. Zumwalt,
Attorney for Sierra Dawn Estates
Homeowners Association, Inc.

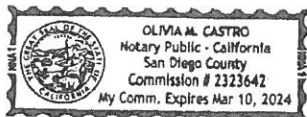
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

On 09/03/2021, before me, Olivia M. Castro Notary Public, personally appeared Debora M. Zumwalt, who 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 she executed the same in her authorized capacity, and that by her 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.



Olivia M. Castro
Notary Public in and for said State

Paul J. Bennier ,Trustee
710 S. Lyon Avenue
Hemet, CA 92543

TS NUMBER V21-12036

Date		Description	Amount	Interest	Rate: 12 %
9/1/2017	AS	Assessment	\$119.00	\$65.30	
10/1/2017	AS	Assessment	\$119.00	\$64.12	
11/1/2017	AS	Assessment	\$119.00	\$62.91	
12/1/2017	AS	Assessment	\$119.00	\$61.74	
12/16/2017	LF	2017 Late Fees	\$40.00		
12/1/2018	AS	Assessments 1/18-12/18 @ \$119.	\$1428.00	\$569.48	
12/16/2018	LF	2018 Late Fees	\$120.00		
12/1/2019	AS	Assessments 1/19-12/19 @ \$122.	\$1464.00	\$408.16	
12/16/2019	LF	2019 Late Fees	\$120.00		
10/30/2020	HOA	FINES (\$3025.)	\$3025.00		
12/1/2020	AS	Assessments 1/20-12/20 @ \$122.	\$1464.00	\$231.99	
12/16/2020	LF	2020 Late Fees	\$120.00		
12/1/2021	AS	Assessments 1/21-12/21 @ \$122.	\$1464.00	\$56.31	
12/16/2021	LF	2021 Late Fees	\$115.40		
12/29/2021	HOA	HOA Collection Costs (Pre-lien, Lien, etc)	\$4487.80		
12/30/2021	INT	Interest	\$1406.94		
12/31/2021	INT	Interest	\$135.85		
1/1/2022	AS	Assessment	\$122.00	\$3.45	
1/17/2022	LF	Late Fee	\$12.20		
2/1/2022	AS	Assessment	\$122.00	\$2.21	
2/16/2022	LF	Late Fee	\$12.20		
3/1/2022	AS	Assessment	\$122.00	\$1.08	
3/16/2022	LF	Late Fee	\$12.20		
3/21/2022	HOA	HOA Reimbursement	\$686.00		
4/1/2022	AS	Assessment	\$122.00	\$0.00	
4/16/2022	LF	Late Fee	\$12.20		
			Sub-Total	\$18616.54	
1/27/2022	TR	Initial Notice	\$350.00		
1/27/2022	Cost	Notary (Release)	\$15.00		
1/27/2022	TR	Prepare Release	\$45.00		
1/27/2022	REC	Recording Fees - Release	\$95.00		
1/27/2022	REC	Courier: Release	\$21.00		
1/27/2022	Mail	Mailings	\$50.00		
1/27/2022	TR	Secretary of State Review	\$15.00		
1/27/2022	TR	Bankruptcy Check PACER	\$50.00		
1/27/2022	TR	Vesting Confirmation	\$45.00		

Paul J. Bennier, Trustee
710 S. Lyon Avenue
Hemet, CA 92543

TS NUMBER V21-12036

Date	Description	Amount	Interest	Rate: 12 %
3/21/2022 TR	W&N fees paid by HOA / check #100964 / \$686	-\$505.00		
3/21/2022 COST	W&N fees paid by HOA / check #100964 / \$686	-\$181.00		
3/29/2022 TR	Paralegal fees	\$395.00		
Sub-Total		\$395.00		

Total Amount Due \$19011.54

Assess:	\$6784.00
Late:	\$564.20
Interest:	\$3069.54
Atty Fees:	\$0.00
HOA & Mgmt:	\$8198.80
Trustee Costs:	\$0.00
Trustee:	\$395.00
Totals:	\$19011.54

Balance as of 4-26-22

CLAIM SUMMARY

Date: July 7, 2023
To: Riverside County Treasurer and Tax Collector
Assessors Parcel Number: 442231063
Last Assessee: BENNIER PAUL J BENNIER ALICE P
Sale Date: 4/21/2022
TC: TC 218
Item Number: 362
Deadline: 7/7/2023



Dear Treasurer/Tax Collector:

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

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

1. Trust Transfer Deed granting interest to Paul Bennier and Alice Bennier, Trustees of The Bennier Family Trust, Recorded in Riverside County on 12/22/2009 as Document Number: 2009-0654614.
2. Certified Certificate of Death for Paul Bennier
3. Certified Certificate of Death for Alice Bennier
4. Certification of Trustees under Trust
5. Affidavit declaring identity
6. Assignment of Rights To Collect Excess Proceeds signed by John M. Bennier, Successor Trustee of The Bennier Family Trust
7. Claim form(s) signed by Global Discoveries

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

- One warrant in the amount of \$134,804.20 or 100% of the claimant's share of the excess proceeds made payable to Global Discoveries Ltd. and mailed to P.O. Box 1748, Modesto, CA 95353-1748.

Please address questions regarding the attached claim(s) to Jed Byerly, Managing Member, at (209) 593-3913, or e-mail to jed@gd-ltd.com.

The Client(s) and the staff of Global Discoveries, Ltd., thank you in advance for your timely review and approval of the attached claim(s).

Certified Tracking Number:7022-2410-0002-4727-1032

ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby assign to Global Discoveries Ltd. my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 442231063 Tax Sale Number TC 218, Item 362 sold at public auction on 4/21/2022. I understand that the total of excess proceeds available for refund is \$ 134,804.20+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VAULABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

[Signature] 7/5/2023
(Signature of Party of Interest/Assignor) (Date)
Tax ID/SS# _____

John M. Bennier as Successor Trustee of The Bennier Family Trust
(Name Printed)
5158 Butterfield Coach Rd
(Address)
Springdale, Ar 72764
(City/State/Zip)
(479) 200-5585
(Area Code/Telephone Number)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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

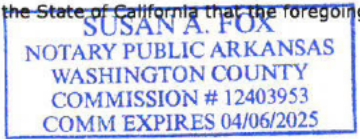
State of Arkansas
County of Washington

On July 5, 2023 before me, Susan A. Fox Notary Public, personally appeared John M. Bennier (Date) (here insert name and title of the officer)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.
[Signature] (seal)
Signature of Notary Public



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

[Signature]
(Signature of Assignee)
Tax ID/SS# _____

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

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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

State of California
County of Stanislaus

On 7-7-2023 before me, Michelle Barajas, Notary Public, personally appeared Jed Byerly (Date) (here insert name and title of the officer)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.
[Signature] (seal)
Signature of Notary Public



117-174 (3/85) (Ret-Perm)

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC TC 218 Item 362 Parcel Identification Number: 442231063

Assessee: BENNIER PAUL J BENNIER ALICE P

Situs: 710 S LYON AVE HEMET CA 92543-6868

Date Sold: 4/21/2022

Date Deed to Purchaser Recorded: 7/07/2022

Final Date to Submit Claim: 7/7/2023

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$134,804.20 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. 2009-0654614 recorded on 12/22/2009. 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.

Please Refer to Claim Summary and Supporting Documents Enclosed

If the property is held in Joint Tenancy, the tax sale 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 7th day of July, 2023 at Stanwix, CA
County, State

Signature of Claimant

Tax ID #

Signature of Claimant

Jed Byerly, Managing Member
Global Discoveries Ltd.

Print Name

1120 13th St. Suite A

Street Address

Modesto, CA 95354

City, State, Zip

(209) 593-3913

Phone Number

Print Name

Street Address

City, State, Zip

Phone Number

SCO 8-21 (1-99)

GD Number: 44821-401991

RECORDING REQUESTED BY:
LAW OFFICE OF RONALD E. DOTY JR.

WHEN RECORDED MAIL TO, AND MAIL TAX STATEMENTS TO:
Paul J. and Alice P. Bennier
710 S. Lyon Ave.
Hemet, CA 92543

DOC # 2009-0654614
12/22/2009 08:00A Fee: 19.00
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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DTT-0									701

20

Title Order No. _____
Escrow No. _____

APN: 442-231-063

TRUST TRANSFER DEED

C
701

GRANT DEED (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et seq.)

The undersigned Grantor declares under penalty of perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER

Documentary transfer tax \$ 0

Computed on full value of property conveyed, or computed on full value of liens and encumbrances remaining at time of sale or transfer.

There is no Documentary transfer tax due, (state reason and give Code § or Ordinance number): Transfer into a revocable living trust, R & T §11930

Unincorporated area: City of HEMET and this is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has(have) checked the applicable exclusion: Transfer to a revocable trust;

GRANTORS: Paul Bennier and Alice Bennier, husband and wife
hereby GRANT to: Paul J. Bennier and Alice P. Bennier, TRUSTEES OF The Bennier Family Trust the following described real property in the County of Riverside, State of California:

Lot 265 and the South 1.72 feet of Lot 264, Tract No. 3014, in the City of Hemet, County of Riverside, State of California, as per map recorded in Book 51, pages 46 through 51 inclusive of Maps, in the Office of the County Recorder of said County.

Dated: December 10, 2009

Paul J. Bennier

Alice P. Bennier

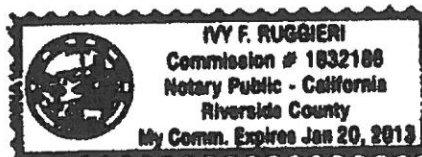
STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On December 10, 2009, before me Ivy F. Ruggieri Notary Public, personally appeared Paul J. Bennier and Alice P. Bennier, who 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.

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

WITNESS my hand and official seal.

Signature _____ (Seal)



WHEN RECORDED MAIL TAX STATEMENTS TO: Paul J. Alice P. Bennier 710 S. Lyon Ave., Hemet, CA 92543

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

3052016124510

CERTIFICATE OF DEATH

3201633007346

Form containing personal data, usual residence, informant, spouse/parent information, funeral director, place of death, cause of death, physician's certification, and coroner's use only sections.

CERTIFIED COPY OF VITAL RECORD

This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, Assessor-County Clerk-Recorder.

JUN 27 2023

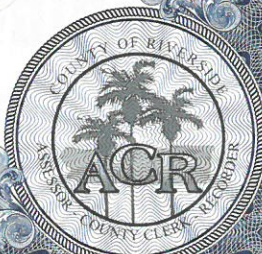
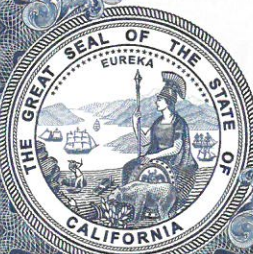
DATE ISSUED

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



035241517

Peter Aldana, ASSESSOR-COUNTY CLERK-RECORDER, RIVERSIDE COUNTY, CALIFORNIA



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

3052017155002

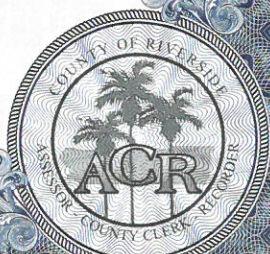
CERTIFICATE OF DEATH

3201733009188

Form with sections: DECEDENT'S PERSONAL DATA, USUAL RESIDENCE, INFORMANT, SPOUSE/SRDP AND PARENT INFORMATION, FUNERAL DIRECTORY/LOCAL REGISTRAR, PLACE OF DEATH, CAUSE OF DEATH, PHYSICIAN'S CERTIFICATION, CORONER'S USE ONLY. Includes fields for name, date of birth, cause of death, and registrar information.

INFORMATIONAL, NOT A VALID DOCUMENT TO ESTABLISH IDENTITY

CARIVERS02



CERTIFIED COPY OF VITAL RECORD

This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, Assessor-County Clerk-Recorder.

JUN 27 2023

DATE ISSUED

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



035241516

Peter Aldana, PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER, RIVERSIDE COUNTY, CALIFORNIA

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

CERTIFICATION OF TRUSTEES UNDER TRUST
(California Probate Code Section 18100.5)

I, John M. Bennier as Successor Trustee of The Bennier Family Trust, being of legal age, declares under penalty of perjury:

1. Declarant(s) certify the existence of the following described Trust and state that he/she/they are all of the current trustees:

Name of Trust: The Bennier Family Trust
Date of Trust: 12-10-2009
Trustor(s)/Settlor(s): Alice P. Bennier & Paul J. Bennier
Original Trustee(s): Alice P. Bennier & Paul J. Bennier
Successor Trustee(s): John M. Bennier
Trust Identification, Social Security or Employer Identification

2. Declarant(s) state that the Trust is in full force and effect and has not been revoked, terminated or otherwise amended in any manner which would cause the representations in this Certification to be incorrect.
3. Declarant(s) state the following named trustee(s) is/are full empowered to act for said Trust and is/are properly exercising his/her/their authority under said Trust in negotiating for, contract for and executing the document(s) attached hereto, and that no trustee(s) other than the following named trustees are necessary under the Trust to sign said document(s):

Trustees authorized to sign: John Bennier
Nature of document: Assignment of Right to Collect Excess Proceeds
Date of document: 7-5-23

4. Declarant(s) state that to the best of their knowledge, there are no claims, challenges of any kind or cause of action alleged, contesting or questioning the validity of the Trust or the trustee's authority to act for the Trust.
5. This Declaration is prepared and executed pursuant to California Probate Code Section 18100.5.

Signed under penalty of perjury, this 5th day of July, 2023.

Signature [Signature]

Name: John Bennier
Address: 5158 Butterfield Coach Rd
City, State, Zip Springdale, AR 72764

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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

State of Arkansas)

County of Washington)

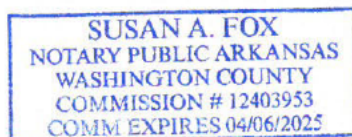
On July 5, 2023 before me, Susan A. Fox, Notary Public, personally appeared
(Date) John Bennier (here insert name and title of the officer)

John Bennier, 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.

Susan A. Fox (seal)
Signature of Notary Public

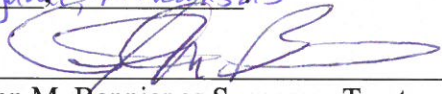


AFFIDAVIT

I, John M. Bennier as Successor Trustee of The Bennier Family Trust, do hereby declare:

1. I am over the age of 18 and a resident of Springdale, Arkansas. The facts set forth herein are true of my own personal knowledge. If called to testify as a witness in a judicial proceeding, I could, and would, testify truthfully and competently thereto.
2. The Bennier Family Trust is one and the same Trust mentioned on the Trust Transfer Deed as Document Number: 2009-0654614, Recorded in Riverside County on 12/22/2009.
3. I do not have, nor can I provide any original or copies of Tax Bills, Title Insurce Bills, Utility Bills or any other supporting documentation to reference the 710 S. Lyon Ave. Hemet, CA 92543 address; which is one and the same address referenced on the above Deed.
4. I assigned the excess proceeds to Global Discoveries, Ltd., for Riverside County Assessors Parcel Number 442231063.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 5th day of July, 2023, in Springdale, Arkansas

x 
John M. Bennier as Successor Trustee of The Bennier Family Trust

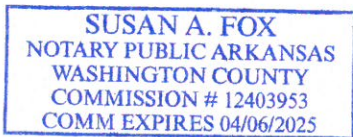
JURAT

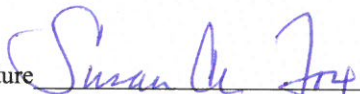
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Arkansas
County of Washington

Subscribed and sworn to (or affirmed) before me on this
5th day of July, 20 23, by
Date Month Year
John M. Bennier
Name of Signer

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



Signature 
Signature of Notary Public

(Place Notary Seal Above)