

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



ITEM: 19.41
(ID # 24763)

MEETING DATE:
Tuesday, July 30, 2024

FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 215, Items 1732 & 1733. Last assessed to: Viola B. Thompson, an unmarried woman. District 4. [\$11,337-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Thomas Biering, heir to the Estate of Viola B. Thompson, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 641253022 & 641253023;
2. Approve the claim from Scott Biering, heir to the Estate of Viola B. Thompson, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 641253022 & 641253023; and
3. Authorize and direct the Auditor-Controller to issue a warrant to Thomas Biering, heir to the Estate of Viola B. Thompson in the amount of \$5,668.49 and to Scott Biering, heir to the Estate of Viola B. Thompson in the amount of \$5,668.49, 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.

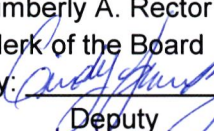
ACTION:Policy


Melissa Johnson, Assistant Tax Collector 7/17/2024

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: July 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	\$ 11,337	\$ 0	\$ 11,337	\$ 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:	24/25

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 5, 2020 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 15, 2020. 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 24, 2020, 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 per parcel for excess proceeds:

1. Claim from Thomas Biering, heir to the Estate of Viola B. Thompson based on a Grant Deed recorded August 18, 1980 as Instrument No. 1980-148649, an Affidavit for Collection of Personal Property notarized April 15, 2024, and a Certificate of Death for Viola B. Thompson.
2. Claim from Scott Biering, heir to the Estate of Viola B. Thompson based on a Grant Deed recorded August 18, 1980 as Instrument No. 1980-148649, an Affidavit for Collection of Personal Property notarized April 15, 2024, and a Certificate of Death for Viola B. Thompson.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Thomas Biering, heir to the Estate of Viola B. Thompson be awarded excess proceeds in the amount of \$5,668.49 and Scott Biering, heir to the Estate of Viola B. Thompson be awarded excess proceeds in the amount of \$5,668.49. 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.

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

EP 215-1732	PIN: 641253022	\$ 8,287.21
EP 215-1733	PIN: 641253023	\$ 3,049.77
TOTAL:		\$ 11,336.98

Impact on Residents and Businesses

Excess proceeds will be released to heirs to the Estate of the last assessee of the properties.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim TBiering

ATTACHMENT B. Claim SBiering


Cesar Bernal, PRINCIPAL MGMT ANALYST 7/19/2024


Aaron Gettis, Chief of Deputy County Counsel 6/4/2024

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

RECEIVED

2024 APR 19 AM 10:34

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 Item 1732 Parcel Identification Number: 641253022

Assessee: THOMPSON VIOLA B ESTATE OF

Situs:

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

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 11 day of April, 2024 at Sonoma County, CA
County, State

Signature of Claimant



Signature of Claimant

Print Name

Thomas Biering

Print Name

23 Baker Ct

Street Address

Petaluma, CA 94952

City, State, Zip

(661) 378-1006

Phone Number

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 ITEM 1733 Parcel Identification Number: 641253023

Assessee: THOMPSON VIOLA B ESTATE OF

Situs:

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

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 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.

PLEASE SEE ATTACHMENT A.

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 20 day of February, 2021 at Contra-Costa County, California
County, State

Thomas Biering

Signature of Claimant

Scott Biering

Signature of Claimant

Thomas Biering

Print Name

3552 Brook Street, Apt 407

Street Address

Lafayette, CA 94541

City, State, Zip

(661) 378-1006

Phone Number

Tombiering@gmail.com

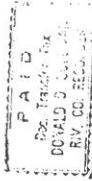
Email Address

RECEIVED
2021 FEB 25 AM 7:19
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

Order No. RIV-1590134
Escrow No. 371
Loan No.

148649

WHEN RECORDED MAIL TO:
Viola B. Thompson
2201 Lyric Ave.
Los Angeles, Cal. 90027



RECEIVED FOR RECORD
AT 9:00 O'CLOCK A.M.
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE
Book 1980, Page 148649
AUG 18 1980
Recorded in Official Records
of Riverside County, California
D. S. S. O.D. Recorder
FEES \$

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

DOCUMENTARY TRANSFER TAX \$ 15.40

Computed on the consideration or value of property conveyed; OR
 Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

1590134-7

GOLDIE LEWIS, who acquired title as GOLDIE L. GIBSON and RUBY LEE GIBSON, Sisters as
Joint Tenants
hereby GRANT(S) to

VIOLA B. THOMPSON, an unmarried woman

the real property in the City of Desert Hot Springs
County of Riverside

State of California, described as

Lots 600 and 601 in the Desert Springs Estates Unit No. 4, as shown by Map on file
in Book 34 page 19 of Maps, Records of Riverside County, California.

SUBJECT TO:

1. All General and Special taxes for the fiscal year 1980-1981, a lien not yet payable.
2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.

Dated July 28, 1980

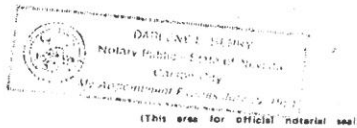
STATE OF CALIFORNIA
COUNTY OF Orange

Goldie Lewis
 Ruby Lee Gibson

On August 6, 1980
before me, the undersigned, a Notary Public in and for said
State, personally appeared Goldie Lewis

known to me to be the person whose name is
subscribed to the within instrument and acknowledged that
she executed the same.
WITNESS my hand and official seal.

Signature Doreen D. Berry



MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (10/69)

148649

Form 300—(Individuals) First American Title Company

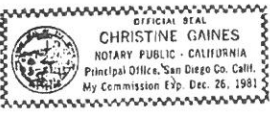
STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO }

On AUGUST 13, 1980, before me, the undersigned, a Notary Public in and for
said State, personally appeared RUBY LEE GIBSON

known to me to be the person whose name is

subscribed to the within instrument and acknowledged to me
that she executed the same.

WITNESS my hand and official seal
Signature Christine Gaines
CHRISTINE GAINES



Name (Typed or Printed)

(This area for official notarial seal)

END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES REGISTRAR-RECORDER/COUNTY CLERK

CERTIFICATE OF DEATH

3 199719015676

Form with fields for decedent personal data, usual residence, informant, spouse and parent information, disposition, funeral director, place of death, cause of death, physician's certification, coroner's use only, and registrar information.

This is to certify that this document is a true copy of the official record filed with the Registrar-Recorder/County Clerk.

DEAN C. LOGAN Registrar-Recorder/County Clerk

MAY 08 2024



0010401193 - 02

This copy not valid unless prepared on engraved border displaying the Seal and Signature of the Registrar-Recorder/County Clerk.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



COUNTY OF LOS ANGELES

REGISTRAR-RECORDER/COUNTY CLERK

AMENDMENT OF MEDICAL AND HEALTH DATA-DEATH 3 199119015676

97-0008075

STATE FILE NUMBER		USE BLACK INK ONLY-NO ERASERS, HIGHLIGHT OR ALTERNATING		LOCAL REGISTRATION NUMBER AND REGISTER NUMBER	
1	2	3	4	5	6
TYPE OR PRINT ON BLACK INK ONLY					
1 NAME-FIRST (GIVEN)		2 MIDDLE		3 LAST (FAMILY)	
VIOLA		G.		THOMPSON	
4 DATE OF BIRTH-MM/DD/YY		5 CITY OF OCCURRENCE		6 COUNTY OF OCCURRENCE	
04/05/1997		LANCASTER		LOS ANGELES	
7 SEX		8 CODE			
F		JOF3			
PART II			107. DEATH WAS CAUSED BY OTHER ONLY ONE CHECK PER LINE FOR A, B, C AND D:		
108. ICD-10 CODE			109. DEATH REPORTED TO CORONER		
(A) DEFERRED			YES <input type="checkbox"/> NO <input type="checkbox"/>		
(B)			CORONER NUMBER		
(C)			97-02911		
(D)			110. BODY PERMITTED		
111. BODY PERMITTED			YES <input type="checkbox"/> NO <input type="checkbox"/>		
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 107			113. TESTS PERFORMED		
NONE			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
114. TESTS PERFORMED FOR ANY CONDITION IN PART 107 OR 112? IF YES, LIST TYPE OF OPERATION AND DATE			115. TESTS PERFORMED		
NONE			YES <input type="checkbox"/> NO <input type="checkbox"/>		
119. NUMBER OF DEATH		120. REPORT BY WHOM		121. DEATH DATE-MM/DD/YY	
NONE		NONE		NONE	
122. RESUME HOW DEATH OCCURRED (EVENTS WHICH RESULTED IN DEATH)		123. PLACE OF DEATH		124. PLACE OF DEATH	
NONE		NONE		NONE	
125. LOCATION (STREET AND NUMBER OR LOCATION AND CITY AND ZIP CODE)					
NONE					
PART III			107. DEATH WAS CAUSED BY OTHER ONLY ONE CHECK PER LINE FOR A, B, C AND D:		
108. ICD-10 CODE			109. DEATH REPORTED TO CORONER		
(A) PULMONARY EMBOLUS			YES <input type="checkbox"/> NO <input type="checkbox"/>		
(B) THROMBOPHLEBITIS OF LEG VEINS			CORONER NUMBER		
(C) GRANULOSA CELL TUMOR OF OVARY			97-02911		
(D)			110. BODY PERMITTED		
111. BODY PERMITTED			YES <input type="checkbox"/> NO <input type="checkbox"/>		
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 107			113. TESTS PERFORMED		
NONE			YES <input type="checkbox"/> NO <input type="checkbox"/>		
114. TESTS PERFORMED FOR ANY CONDITION IN PART 107 OR 112? IF YES, LIST TYPE OF OPERATION AND DATE			115. TESTS PERFORMED		
NONE			YES <input type="checkbox"/> NO <input type="checkbox"/>		
119. NUMBER OF DEATH		120. REPORT BY WHOM		121. DEATH DATE-MM/DD/YY	
NONE		NONE		NONE	
122. RESUME HOW DEATH OCCURRED (EVENTS WHICH RESULTED IN DEATH)		123. PLACE OF DEATH		124. PLACE OF DEATH	
NONE		NONE		NONE	
125. LOCATION (STREET AND NUMBER OR LOCATION AND CITY AND ZIP CODE)					
NONE					
I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.					
8 SIGNATURE OF CERTIFYING PHYSICIAN OR PROVIDER		9 DATE SIGNED-MM/DD/YY		10 PRINTED OR PRINTED NAME AND RESIDE/TITLE OF CERTIFIER	
<i>Christopher B. Rogers</i>		4.25.97		CHRISTOPHER B. ROGERS, M.D. DME	
11 ADDRESS-STREET AND NUMBER		12 CITY		13 STATE	
1104 N. MISSION RD.		LOS ANGELES		CA	
14 OFFICE OF STATE REGISTRAR OR SIGNATURE LOCAL REGISTRAR		15 DATE ACCEPTED FOR REGISTRATION-MM/DD/YY		16 DATE ACCEPTED FOR REGISTRATION-MM/DD/YY	
<i>Mark Logan</i>		05/02/1997		05/02/1997	
STATE OF CALIFORNIA DEPARTMENT OF HEALTH SERVICES OFFICE OF STATE REGISTRAR					



MAY 08 2024



2000001056963

This is to certify that this document is a true copy of the official record filed with the Registrar-Recorder/County Clerk.

Dean C Logan
DEAN C. LOGAN
Registrar-Recorder/County Clerk

This copy not valid unless prepared on engraved border displaying the Seal and Signature of the Registrar-Recorder/County Clerk.

0010401193 - 03 - E



**AFFIDAVIT FOR COLLECTION OF PERSONAL PROPERTY
UNDER CALIFORNIA PROBATE CODE SECTIONS 13100-13106**

The undersigned state(s) as follows:

1. (Decedent's Name) Viola B Thompson died on (date) 04/05/1997, in County of Los Angeles, State of California [before April 1, 2022].

2. At least 40 days have elapsed since the death of the decedent, as shown in a certified copy of the decedent's death certificate attached to this affidavit or declaration.

3. (Check one):

- No proceeding is now being or has been conducted in California for administration of the decedent's estate.
 The decedent's personal representative has consented in writing to the payment, transfer, or delivery to the affiant or declarant of the property described in the affidavit or declaration.

4. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in Section 13050 of the California Probate Code, does not exceed \$166,250.

5. (Check one):

- An inventory and appraisal of the real property included in the decedent's estate is attached.
 There is no real property in the estate.

6. The following property is to be paid, transferred, or delivered to the undersigned under the provisions of California Probate Code Section 13100:

EXCESS PROCEEDS FOR PARCELS 641-253-022; 023

7. The successor(s) of the decedent, as defined in California Probate Code Section 13006, is/are:

Thomas Biering & Scott Biering

8. The affiant or declarant (check one):

- Is/are the successor(s) of the decedent (as defined in Section 13006 of the California Probate Code) to the decedent's interest in the described property.
 Is/are authorized under Section 13051 of the California Probate Code to act on behalf of the successor of the decedent (as defined in Section 13006 of the California Probate Code) with respect to the decedent's interest in the described property.

9. No other person has a superior right to the interest of the decedent in the described property.

10. The affiant or declarant requests that the described property be paid, delivered or transferred to the affiant or declarant.

The affiant or declarant affirms or declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: 04/15/2024


Name: _____

Dated: _____

Name: _____

RECEIVED
2024 APR 19 AM 10:38
RIVERSIDE COUNTY
TREAS. TAX COLLECTOR

ACKNOWLEDGMENT

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.

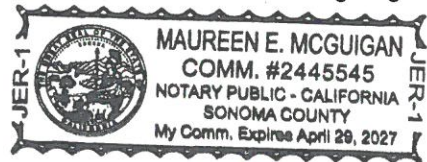
State of California
County of Sonoma

On April 15, 2024 before me, Maureen McGuigan, Notary Public
(insert name and title of the officer)

personally appeared T Biering
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 Maureen E. McGuigan (Seal)

RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

2024 APR 19 AM 10:35

RECEIVED

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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 Item 1732 Parcel Identification Number: 641253022

Assessee: THOMPSON VIOLA B ESTATE OF

Situs:

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

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 11 day of April, 2024 at San Diego county, CA
County, State

Scott Biering
Signature of Claimant

Signature of Claimant

Scott Biering
Print Name

Print Name

8174 Regents Rd. Apt. 204
Street Address

Street Address

San Diego, CA, 92122
City, State, Zip

City, State, Zip

661-304-2163
Phone Number

Phone Number

RECEIVED
2024 APR 19 AM 10:21
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 ITEM 1733 Parcel Identification Number: 641253023

Assessee: THOMPSON VIOLA B ESTATE OF

Situs:

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

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 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.

PLEASE SEE ATTACHMENT A.

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 20 day of February, 2021 at Contra-costa County, California
County, State

[Signature]

Scott Biering
Signature of Claimant

Scott Biering
Print Name

1260 Hopkins st. Apt. 18
Street Address

Berkeley, CA, 94702
City, State, Zip

(661) 304-2163
Phone Number

sbiering@berkeley.edu
Email Address

RECEIVED
2021 FEB 25 AM 7:19
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

Order No. RIV-1590134
Escrow No. 371
Loan No.

148649

WHEN RECORDED MAIL TO:
Viola B. Thompson
2201 Lyric Ave.
Los Angeles, Cal. 90027

PAID
Escrow Fee
DONALD S. BERRY
RIV CO. RECORDER

RECEIVED FOR RECORD
AT 9:00 O'CLOCK A.M.
AT REQUEST OF
FIRST AMERICAN TITLE COMPANY
OF ANGELES
Book 1980, Page 148649
AUG 18 1980
Recorded in Official Records
of Riverside County, California
Donald S. Berry Recorder
FEES \$

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

DOCUMENTARY TRANSFER TAX \$ 15.40
X Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

Signature of Declarant or Agent determining tax -- Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

GOLDIE LEWIS, who acquired title as GOLDIE L. GIBSON and RUBY LEE GIBSON, Sisters as
Joint Tenants
hereby GRANT(S) to

1590134-7

VIOLA B. THOMPSON, an unmarried woman

the real property in the City of Desert Hot Springs
County of Riverside State of California, described as

Lots 600 and 601 in the Desert Springs Estates Unit No. 4, as shown by Map on file
in Book 34 page 19 of Maps, Records of Riverside County, California.

SUBJECT TO:

1. All General and Special taxes for the fiscal year 1980-1981, a lien not yet payable.
2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.

Dated July 28, 1980

STATE OF CALIFORNIA
COUNTY OF Riverside
Corona City

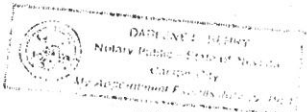
Goldie Lewis
Goldie Lewis
Ruby Lee Gibson
Ruby Lee Gibson

On August 6, 1980
before me, the undersigned, a Notary Public in and for said
State, personally appeared Goldie Lewis

known to me to be the person whose name is
subscribed to the within instrument and acknowledged that
she executed the same.

WITNESS my hand and official seal.

Signature Donald S. Berry



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (10/80)

148649

Form 3001—(Individual) First American Title Company

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } ss
On AUGUST 13, 1980, before me, the undersigned, a Notary Public in and for
said State, personally appeared RUBY LEE GIBSON

known to me to be the person whose name is
subscribed to the within instrument and acknowledged to me
that she executed the same.

WITNESS my hand and official seal
Signature Christine Gaines
CHRISTINE GAINES



Name (Typed or Printed)

(This area for official notarial seal)

END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES

REGISTRAR-RECORDER/COUNTY CLERK

CERTIFICATE OF DEATH

3 199719015676

STATE FILE NUMBER, DECEASED PERSONAL DATA, USUAL RESIDENCE, INFORMANT, SPOUSE AND PARENT INFORMATION, DISPOSITIONS, PLACE OF DEATH, CAUSE OF DEATH, PHYSICIAN'S CERTIFICATION, CORONER'S USE ONLY, STATE REGISTRAR

This is to certify that this document is a true copy of the official record filed with the Registrar-Recorder/County Clerk.

Dean C Logan, DEAN C. LOGAN, Registrar-Recorder/County Clerk

MAY 08 2024



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ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES

REGISTRAR-RECORDER/COUNTY CLERK

AMENDMENT OF MEDICAL AND HEALTH DATA-DEATH 3 199119015676

97-0008075

Form with fields for NAME - FIRST (VIOLA), LAST (THOMPSON), DATE OF DEATH (04/05/1997), CITY (LANCASTER), COUNTY (LOS ANGELES), and medical details like CAUSE OF DEATH (PULMONARY EMBOLUS).



MAY 08 2024



* 2000001056963 *

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Dean C Logan, REGISTRAR-RECORDER/COUNTY CLERK

This copy not valid unless prepared on engraved border displaying the Seal and Signature of the Registrar-Recorder/County Clerk.

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ANY ALTERATION OR ERASURE VOID THIS CERTIFICATE



**AFFIDAVIT FOR COLLECTION OF PERSONAL PROPERTY
UNDER CALIFORNIA PROBATE CODE SECTIONS 13100-13106**

The undersigned state(s) as follows:

1. (Decedent's Name) Viola B. Thompson died on (date) 04/05/1997, in County of Los Angeles, State of California [before April 1, 2022].
2. At least 40 days have elapsed since the death of the decedent, as shown in a certified copy of the decedent's death certificate attached to this affidavit or declaration.
3. (Check one):
 - No proceeding is now being or has been conducted in California for administration of the decedent's estate.
 - The decedent's personal representative has consented in writing to the payment, transfer, or delivery to the affiant or declarant of the property described in the affidavit or declaration.
4. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in Section 13050 of the California Probate Code, does not exceed \$166,250.
5. (Check one):
 - An inventory and appraisal of the real property included in the decedent's estate is attached.
 - There is no real property in the estate.
6. The following property is to be paid, transferred, or delivered to the undersigned under the provisions of California Probate Code Section 13100:
Excess proceeds for Parcels 641-253-022; 23
7. The successor(s) of the decedent, as defined in California Probate Code Section 13006, is/are:
Thomas Biering & Scott Biering
8. The affiant or declarant (check one):
 - Is/are the successor(s) of the decedent (as defined in Section 13006 of the California Probate Code) to the decedent's interest in the described property.
 - Is/are authorized under Section 13051 of the California Probate Code to act on behalf of the successor of the decedent (as defined in Section 13006 of the California Probate Code) with respect to the decedent's interest in the described property.
9. No other person has a superior right to the interest of the decedent in the described property.
10. The affiant or declarant requests that the described property be paid, delivered or transferred to the affiant or declarant.

The affiant or declarant affirms or declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: 4-15-2024

SB Scott Biering
Name: _____

Dated: _____

Name: _____

SEE ATTACHED
OPF
APR 15 2024

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

2024 APR 19 AM 10:27

RECEIVED

ACKNOWLEDGEMENT

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 ~~MENDOCINO~~ *San Diego*

On *Apr. 15 2024* before me, *Donald J Foeller*, personally appeared *Scott Biering*, 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/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person executed the instrument.

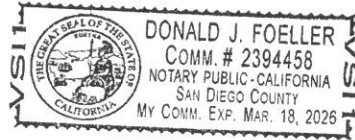
Notary Public

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]

Signature of Notary Public (Seal)



collection of personal property

RIVERSIDE COUNTY
TREAS - TAX COLLECTOR
2024 APR 19 AM 10:27

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