

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



**ITEM: 19.18  
(ID # 24979)**

**MEETING DATE:**  
Tuesday, October 29, 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 300. Last assessed to: Chris Gabriel, a married man as his sole and separate property as to an undivided 1/5 interest, and Pete Kitchen, a single man as to an undivided 1/5 interest, and John Kitchen, Sr., a married man as his sole and separate property as to an undivided 1/5 interest, and John Kitchen, Jr., a single man as to an undivided 1/5 interest, and Charles Ray Dralle, a married man as his sole and separate property as to a undivided 1/5 interest, all as tenants in common. District 2. [\$10,619-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from Heirfinders Research Associates LLC, Assignee for Peter Kitchen AKA Pete Kitchen, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 378064034;
2. Approve the claim from Heirfinders Research Associates LLC, Assignee for John Kitchen AKA John Kitchen, Jr., last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 378064034;

Continued on Page 2

**ACTION:Policy**


  
Melissa Johnson, Assistant Tax Collector 10/15/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, 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: October 29, 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:

3. Authorize and direct the Auditor-Controller to issue a warrant to Heirfinders Research Associates LLC, Assignee for Peter Kitchen AKA Pete Kitchen in the amount of \$5,309.61 and to Heirfinders Research Associates LLC, Assignee for John Kitchen AKA John Kitchen, Jr. in the amount of \$5,309.60, 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 \$15,928.80 to the County General Fund pursuant to Revenue and Taxation Code Section 4674, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 10,619	\$ 0	\$ 10,619	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale.			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	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 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.

Revenue and Taxation Code Section 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 Section 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.

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.

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

3. Used Accurint (people finder) to notify any new addresses that may be listed for our last assesseees.
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 Section 4676 (b).

According to Revenue and Taxation Code Section 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 July 7, 2022.

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

1. Claim from Heirfinders Research Associates LLC, Assignee for Peter Kitchen AKA Pete Kitchen based on an Assignment of Right to Collect Excess Proceeds notarized October 14, 2022 and a Grant Deed recorded August 7, 1978 as Instrument No. 1978-164695.
2. Claim from Heirfinders Research Associates LLC, Assignee for John Kitchen AKA John Kitchen, Jr. based on an Assignment of Right to Collect Excess Proceeds notarized May 12, 2023 and a Grant Deed recorded August 7, 1978 as Instrument No. 1978-164695.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Heirfinders Research Associates LLC, Assignee for Peter Kitchen AKA Pete Kitchen be awarded excess proceeds in the amount of \$5,309.61 and Heirfinders Research Associates LLC, Assignee for John Kitchen AKA John Kitchen, Jr. be awarded excess proceeds in the amount of \$5,309.60. Since there are no other claimants the unclaimed excess proceeds in the amount of \$15,928.80 will be transferred to the County General Fund. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

**Impact on Residents and Businesses**

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

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

**ATTACHMENT A. Claim HeirP**

**ATTACHMENT B. Claim HeirJ**

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

*Evangelina Gregorio EO*  
Evangelina Gregorio EO, Principal Mgmt Analyst 10/21/2024

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



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

RECEIVED

To: Matthew Jennings, Treasurer-Tax Collector

2022 DEC 12 AM 8:14

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 218 ITEM 300 Parcel Identification Number: 378064034

Assessee: GABRIEL CHRIS & KITCHEN, JOHN SR & JOHN JR & KITCHEN PETE & THOMPSON, ROBERT JOSEPH TRUSTEE

Situs:

Date Sold: April 26, 2022

Date Deed to Purchaser Recorded: July 7, 2022

Final Date to Submit Claim: July 7, 2023

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 5,309.60+/- 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. 1978-164695, recorded on 8/7/1978. 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 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 14th day of October, 2022 at Los Angeles CA  
County, State

Signature of Claimant  
Michael Haney, VP  
Heirfinders Research Associates  
Print Name

Signature of Claimant  
\_\_\_\_\_  
Print Name

5042 Wilshire Blvd #622  
Street Address

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

Los Angeles, CA 90036  
City, State, Zip

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

323-937-3033  
Phone Number

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

info@gotomyclaim.com  
Email Address

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

SCO 8.21 (1.00)

See Attached

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's claim 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 Heirfinders Research Associates LLC 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 378064034 sold at public auction on 4/21-26/2022. I understand that the total of excess proceeds available for refund is \$ 5,752.06+/- and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VALUABLE 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.

Peter Kitchen  
(Signature of Party of Interest/Assignor)

Peter Kitchen  
(Name Printed)

Post Office Box 391199  
(Address)

STATE OF CALIFORNIA )ss.  
COUNTY OF Riverside

Anza, CA 92539  
(City/State/Zip)

951-492-6096  
(Area Code/Telephone Number)

On 9-3-2002, before me, Amanda Hall, Notary P., personally appeared Peter Kitchen, 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 forgoing paragraph is true and correct.

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

\* See attached CA Acknowledgment with correct wording and seal  
(This area for official seal)

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)

Michael Haney  
(Name Printed)

5042 Wilshire Blvd Ste 622  
(Address)

STATE OF CALIFORNIA )ss.  
COUNTY OF \_\_\_\_\_

Los Angeles, CA 90036  
(City/State/Zip)

On \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Haney, 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.

WITNESS my hand and official seal.  
\_\_\_\_\_  
(Signature of Notary)

**See Attached**  
(This area for official seal)

# CALIFORNIA ALL PURPOSE 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 Riverside }

On 9-3-2022 before me, Amanda Hall Notary  
Date Insert Name and Title of the officer

Public, personally appeared Peter Hitchen

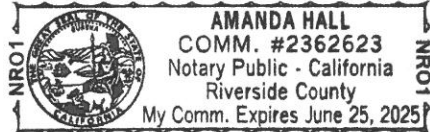
*Name(s) of Signer(s)*

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

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

WITNESS my hand and official seal.

Signature: [Handwritten Signature]



**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

**Description of Attached Document** Assignment of right  
Title or Type of Document: to collect excess proceeds Document Date: 9-3-2022  
Number of Pages: 1 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signers Name: \_\_\_\_\_  
 Corporate Officer – Title(s) \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

Signers Name: \_\_\_\_\_  
 Corporate Officer – Title(s) \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_



**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.

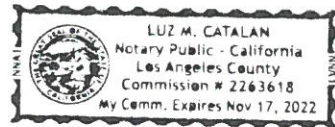
State of California  
County of Los Angeles )

On October 14, 2022 before me, Luz M. Catalan, Notary Public  
(insert name and title of the officer)

personally appeared Michael Haney  
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)

**Description of Attached document:**

Title or Type of Document: ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

Document Date: October 14, 2022

ASSESSMENT NUMBER: 378064034



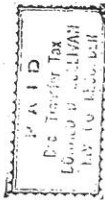
RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

164695

NAME Charles R. Dralle, et al  
ADDRESS 145 Nixon Circle  
CITY & STATE Oceanside, Ca. 92054  
ZIP

164695



RECEIVED FOR RECORD

AUG 7 1978

AT 9:00 O'CLOCK A.M.  
As Requested at  
SAFECO TITLE INSURANCE CO.  
Book 1978, Page 164695  
Recorded in Official Records  
of Riverside County, California

Recorded

FEES \$

Title Order No. 472614 Escrow No. 78-390

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned declares that the documentary transfer tax is \$ 4.95 and is  
 computed on the full value of the interest or property conveyed, or is  
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in  
 unincorporated area  city of Elsinore

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

RONALD J. THRIRTHART, a single man,

hereby GRANT(S) to CHRIS GABRIEL, a married man as his sole and separate property as to an undivided 1/5 interest, and PETE KITCHEN, a single man as to an undivided 1/5 interest, and JOHN KITCHEN, SR., a married man as his sole and separate property as to an undivided 1/5 interest, and JOHN KITCHEN, JR., a single man as to an undivided 1/5 interest, and CHARLES RAY DRALLE, a married man as his sole and separate property as to an undivided 1/5 \*\*\*\*\* the following described real property in the City of Elsinore county of Riverside state of California:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

\*\*\*\*\* interest, all as tenants in common.

Dated July 17, 1978

*Ronald J. Thrirthart*  
Ronald J. Thrirthart

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } SS.

On 7-21-78 before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Ronald J. Thrirthart

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

Signature of Notary

FOR NOTARY SEAL OR STAMP



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE.

Name Street Address City & State  
L-1 (G.S.) (Rev. 4-75) 8 pt.

164695

Exhibit "A"

That portion of the Rancho La Laguna Tract as shown by map on file in Book 8, pages 377 of Maps, Records of San Diego, California, described as follows: Beginning at the most Southerly corner of Lot 10 of Country Club Heights, Unite E as shown by map on file in Book 17, page 49 of maps, Records of Riverside County, California; Thence South  $46^{\circ}50'$  East, 600 feet; Thence North  $43^{\circ}24'$  East, 220 feet; Thence South  $46^{\circ}50'$  East, 210 feet to a point in the Northerly line of Gunnerson Street, as now located and established, said point being the true point of beginning; Thence North  $43^{\circ}24'$  West, to said Northerly line of Gunnerson Street; Thence Westerly along said Northerly line of Gunnerson Street, to the point of beginning. Said property shown as Lot 376 Assessors Map No. 48

END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER

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 300 Parcel Identification Number: 378064034

Assessee: GABRIEL CHRIS & KITCHEN, JOHN SR & JOHN JR & KITCHEN PETE & THOMPSON, ROBERT ROSE TRUSTEE

Situs:

Date Sold: April 26, 2022

Date Deed to Purchaser Recorded: July 7, 2022

Final Date to Submit Claim: July 7, 2023

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 5,309.60+/- from the sale of the above mentioned real property. I/We were the [ ] lienholder(s), [X] 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. 1978-164695 recorded on 8/7/1978. 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 enclosed.

RECEIVED  
2023 JUN -5 PM 8:37  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTION

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 12<sup>th</sup> day of May, 2023 at Los Angeles, CA  
County, State

Signature of Claimant  
Michael Haney, VP

Heirfinders Research Associates  
Print Name

5042 Wilshire Blvd #622  
Street Address

Los Angeles, CA 90036  
City, State, Zip

323-937-3033  
Phone Number

info@gotomyclaim.com  
Email Address

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

Email Address

See Attached



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's claim 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 Heirfinders Research Associates LLC 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 378064034 sold at public auction on 4/21-26/2022. I understand that the total of excess proceeds available for refund is \$ 5,309.60+/- and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VALUABLE 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 of Party of Interest/Assignor: John Kitchen

John Kitchen (Name Printed)

Post Office Box 232 (Address)

Aguanga, CA 92536 (City/State/Zip)

951-763-2770 (Area Code/Telephone Number)

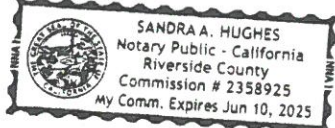
STATE OF CALIFORNIA )ss. COUNTY OF Riverside )

On 04/25/2023, before me, Sandra A. Hughes, Notary Public, personally appeared JOHN KITCHEN, 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 forgoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary: Sandra A. Hughes



(This area for official seal)

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 of Assignee: Michael Haney

Michael Haney (Name Printed)

5042 Wilshire Blvd Ste 622 (Address)

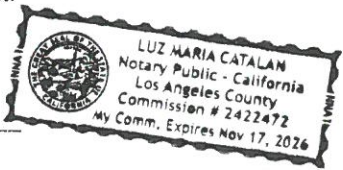
Los Angeles, CA 90036 (City/State/Zip)

STATE OF CALIFORNIA )ss. COUNTY OF Los Angeles )

On May 12, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Haney, 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.

WITNESS my hand and official seal.

Signature of Notary: Luz Maria Catalan



(This area for official seal)

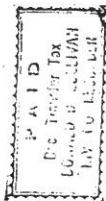
RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

164695

NAME Charles R. Dralle, et al  
ADDRESS 145 Nixon Circle  
CITY & STATE ZIP Oceanside, Ca. 92054

164695



RECEIVED FOR RECORD

AUG 7 1978

AT 9:00 O'CLOCK A.M.

At Request of SAFECO TITLE INSURANCE CO.

Book 1978, Page 164695

Recorded in Official Records of Riverside County, California

Recorder

FEE \$

Title Order No. 472614 Escrow No. 78-390

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned declares that the documentary transfer tax is \$ 4.95 and is computed on the full value of the interest or property conveyed, or is computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in unincorporated area [X] city of Elsinore

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

RONALD J. THRITHART, a single man,

hereby GRANT(S) to CHRIS GABRIEL, a married man as his sole and separate property as to an undivided 1/5 interest, and PETE KITCHEN, a single man as to an undivided 1/5 interest, and JOHN KITCHEN, SR., a married man as his sole and separate property as to an undivided 1/5 interest, and JOHN KITCHEN, JR., a single man as to an undivided 1/5 interest, and CHARLES RAY DRALLE, a married man as his sole and separate property as to an undivided 1/5 \*\*\*\*\* the following described real property in the county of Riverside City of Elsinore, state of California:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

\*\*\*\*\* interest, all as tenants in common.

Dated July 17, 1978

Ronald J. Thrithart  
Ronald J. Thrithart

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss.

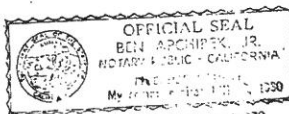
On 7-21-78 before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Ronald J. Thrithart

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

Signature of Notary

FOR NOTARY SEAL OR STAMP



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State

L-1 (G.S.) (Rev. 4-75) # pt.

164695

Exhibit "A"

That portion of the Rancho La Laguna Tract as shown by map on file in Book 8, pages 377 of Maps, Records of San Diego, California, described as follows: Beginning at the most Southerly corner of Lot 10 of Country Club Heights, Unite E as shown by map on file in Book 17, page 49 of maps, Records of Riverside County, California; Thence South  $46^{\circ}50'$  East, 600 feet; Thence North  $43^{\circ}24'$  East, 220 feet; Thence South  $46^{\circ}50'$  East, 210 feet to a point in the Northerly line of Gunnerson Street, as now located and established, said point being the true point of beginning; Thence North  $43^{\circ}24'$  West, to said Northerly line of Gunnerson Street; Thence Westerly along said Northerly line of Gunnerson Street, to the point of beginning. Said property shown as Lot 376 Assessors Map No. 48



This must be in red to be a  
 CERTIFIED COPY  
 I hereby certify the foregoing instrument to  
 be a true and correct copy of the original on file and  
 recorded in my office.  
 \_\_\_\_\_  
 Assessor, County Clerk - Recorder  
 County of Riverside, State of California  
 \_\_\_\_\_  
 Certification must be in red to be a  
 CERTIFIED COPY

END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER