

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



ITEM: 21.24  
(ID # 24986)

MEETING DATE:  
Tuesday, January 28, 2025

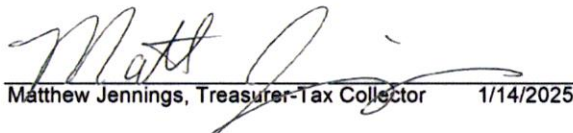
FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 218, Item 667. Last assessed to: Matthew L. Nathanson, a single man and Maxine L. Nathanson, a widow. District 4. [\$17,351-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from the Palo Verde Irrigation District for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 851054017;
2. Approve the claim from Matthew L. Nathanson, as last assessee and heir to the Estate of Maxine L. Nathanson, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 851054017; and
3. Authorize and direct the Auditor-Controller to issue a warrant to the Palo Verde Irrigation District in the amount of \$132.99 and Matthew L. Nathanson, as last assessee and heir to the Estate of Maxine L. Nathanson in the amount of \$17,217.66, 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

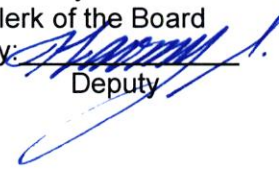
  
Matthew Jennings, Treasurer-Tax Collector 1/14/2025

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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: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: January 28, 2025  
xc: Tax Collector

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 17,351	\$ 0	\$ 17,351	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale.			<b>Budget Adjustment:</b>	NO
			<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.

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

1. Claim from the Palo Verde Irrigation District based on a Certificate of Sale recorded September 30, 2019 as Instrument No. 2019-0389124, a Certificate of Sale recorded July 28, 2020 as Instrument No. 2020-0337160, and a Certificate of Sale recorded July 27, 2021 as Instrument No. 2021-0447717.
2. Claim from Matthew L. Nathanson, as last assessee and heir to the Estate of Maxine L. Nathanson based on a Quitclaim Deed recorded October 8, 1982 as Instrument No. 1982-174558, an Affidavit by Surviving Spouse Succeeding to Title to Community Property recorded August 6, 2008 as Instrument No. 2008-0432622, an Affidavit for Collection of Personal Property notarized June 18, 2024, and a Certificate of Death for Maxine Louise Nathanson.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Palo Verde Irrigation District be awarded \$132.99, and Matthew L. Nathanson, as last assessee and heir to the Estate of Maxine L. Nathanson be awarded excess proceeds in the amount of \$17,217.66. 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**

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

Excess proceeds will be released to a lienholder, to a last assessee and heir of a last assessee.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim PVID

ATTACHMENT B. Claim Nathanson

  
Cesar Bernal, PRINCIPAL MGMT ANALYST 1/15/2025

  
Aaron Gettis, Chief of Deputy County Counsel 8/27/2024



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 667 Parcel Identification Number: 851054017

Assessee: NATHANSON, MAXINE L & MATTHEW L

Situs: 126 N 8TH ST BLYTHE CA 92225

Date Sold: 04/26/2022

Date Deed to Purchaser Recorded: 07/07/2022

Final Date to Submit Claim: 07/07/2023

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 132.99 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.

DOC # 2019-0389124 / 9-30-2019  
2020-0337160 / 7-28-2020  
2021-0447717 / 7-27-2021

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 1 day of AUGUST, 2022 at RIVERSIDE, CALIFORNIA  
County, State

[Signature]  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

VICTOR LUJAN  
Print Name

\_\_\_\_\_  
Print Name

180 W. 14TH AVE  
Street Address

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

BLYTHE, CA 92225  
City, State, Zip

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

(760) 922-3144  
Phone Number

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

victor.lujan@pvid.org  
Email Address

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

RECEIVED  
2022 AUG -3 AM 10:00  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

Recording Requested By

**Palo Verde Irrigation District**

And when recorded mail to:

Palo Verde Irrigation District  
180 West 14th Avenue  
Blythe, CA 92225

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: MARIA #309

Space above this line for recorders use

For the  
Year 2018

CERTIFICATE OF SALE  
Water Code App. §33-28m

No. 47986

**Palo Verde Irrigation District**

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act, of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$20.67 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside State of California, particularly described as follows, to wit:

N 35' OF LOTS 7 THRU 10 COLLIER SUB SEC 32 T6S R23E (126  
NORTH EIGHTH STREET

851-054-017

Situs Address: 126 NORTH EIGHTH STREET  
BLYTHE CALIFORNIA 92225

That said real property was sold for a delinquent tax levied thereon by the Board of Trustees of said District during the year 2018 which was the year of the Tax, and that the name of the person was

NATHANSON, MAXINE AND MATTHEW  
C/O MATT NATHANSON  
1856 TRACKS ROAD  
NIANGUA, MO 56713

that said District will be entitled to a deed for said property four years after the date of said sale unless in the meantime said real property is redeemed pursuant to the provisions of said Act.

WITNESS my hand this 1<sup>st</sup> day of July 2019


Richard Gilmore

Collector of said Palo Verde Irrigation  
District

A notary public or other officer completing this certificate verifies only 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

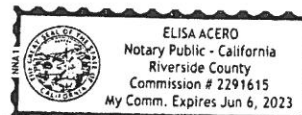
On September 14, 2019 before me Elisa Acero, A Notary Public, personally appeared Richard Gilmore who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

Signature of Notary Public



Recording Requested By

**Palo Verde Irrigation District**

And when recorded mail to:

Palo Verde Irrigation District  
180 West 14th Avenue  
Blythe, CA 92225

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: LISA #580

Space above this line for recorders use

For the  
Year 2019

**CERTIFICATE OF SALE**  
Water Code App. §33-28m

No. 48799

**Palo Verde Irrigation District**

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act, of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$20.9 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside State of California, particularly described as follows, to wit:

N 35' OF LOTS 7 THRU 10 COLLIER SUB SEC 32 T6S R23E

851-054-017

Situs Address: 126 NORTH EIGHTH STREET  
BLYTHE CALIFORNIA 92225

That said real property was sold for a delinquent tax levied thereon by the Board of Trustees of said District during the year 2019 which was the year of the Tax, and that the name of the person was

NATHANSON, MAXINE AND MATTHEW C/O MATT NATHANSON  
1856 TRACKS ROAD  
NLANGUA, MO 65713

that said District will be entitled to a deed for said property four years after the date of said sale unless in the meantime said real property is redeemed pursuant to the provisions of said Act.

WITNESS my hand this 1<sup>st</sup> day of July 2020


Marissa Johnson

Collector of said Palo Verde Irrigation District

A notary public or other officer completing this certificate verifies only 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

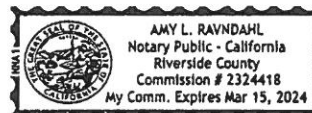
On JUL 28 2020 before me Amy L Ravndahl, A Notary Public, personally appeared Marissa Johnson who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

Signature of Notary Public



Recording Requested By

**Palo Verde Irrigation District**

And when recorded mail to:

Palo Verde Irrigation District  
180 West 14th Avenue  
Blythe, CA 92225

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: MARIA #309

Space above this line for recorders use

For the  
Year 2020

CERTIFICATE OF SALE  
Water Code App. §33-28m

No. 49594

**Palo Verde Irrigation District**

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act, of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$21.12 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property-situate within said District, County of Riverside State of California, particularly described as follows, to wit:

N 35' OF LOTS 7 THRU 10 COLLIER SUB SEC 32 T6S R23E

851-054-017

Situs Address: 126 NORTH EIGHTH STREET  
BLYTHE CALIFORNIA 92225

That said real property was sold for a delinquent tax levied thereon by the Board of Trustees of said District during the year 2020 which was the year of the Tax, and that the name of the person was

NATHANSON, MAXINE AND MATTHEW C/O MATT NATHANSON  
1856 TRACKS ROAD  
NIANGUA, MO 65713

that said District will be entitled to a deed for said property four years after the date of said sale unless in the meantime said real property is redeemed pursuant to the provisions of said Act.

WITNESS my hand this 1<sup>st</sup> day of July 2021


Marissa Johnson

Collector of said Palo Verde Irrigation District

A notary public or other officer completing this certificate verifies only 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

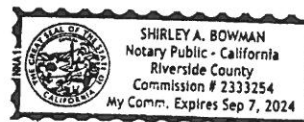
On July 20, 2021 before me Shirley A Bowman, A Notary Public, personally appeared Marissa Johnson who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

Signature of Notary Public



**Buono, Teresa**

---

**From:** Marissa Johnson <marissa.johnson@pvid.org>  
**Sent:** Friday, July 5, 2024 7:42 AM  
**To:** RCTTC Excess Proceeds  
**Subject:** RE: EP 218-667

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Tess,

There have been no changes.

Thank you!

**Marissa Johnson**  
**Assessor/ Secretary/ Treasurer/ Collector**  
*Palo Verde Irrigation District*  
Office: 180 W 14th Ave  
Blythe, CA 92225  
T: (+1) 760-922-3144  
F: (+1) 760-922-8294  
E: marissa.johnson@pvid.org

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**From:** "RCTTC Excess Proceeds" <RCTTCEXcessProceeds@rivco.org>  
**Sent:** 7/3/24 11:50 AM  
**To:** "marissa.johnson@pvid.org" <marissa.johnson@pvid.org>  
**Subject:** RE: EP 218-667

Hello Marissa,

Our office needs a confirmation that the amounts listed on the claim form of \$132.99 have not changed. We cannot pay out any interest or additional charges if they are after April 26, 2022.

An email confirmation that there have been no changes will suffice!

Warm regards,

*Tess Buono*

Senior Accounting Assistant



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 667 Parcel Identification Number: 851054017

Assessee: NATHANSON, MAXINE L

Situs: 126 N 8TH ST BLYTHE CA 92225

Date Sold: 04/26/2022

Date Deed to Purchaser Recorded: 07/07/2022

Final Date to Submit Claim: 07/07/2023

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$17,350.65 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. 2008-0432622, recorded on 08/06/2008. 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.

#1 Doc # 2008-0432622 #2 Bill # 0054389 #3 QUIT CLAIM #4 NORM NATHANSON DEATH CERT  
#5 MAXINE NATHANSON CERT #6 PERMIT FEE FOR DEMO #7 INSPECTION CARD #8 INSPECTION CARD  
#9 SHORTY DEMO BILL #10 TRASH CLEAN UP BILL #11 ABATEMENT ASSES #12 CLEAN UP BILL  
#13 CUBILL #14 PWD TAX #15A PWD TAX #15 CITATION #16 CITATION #17 TAX OFFSET

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 16TH day of SEPTEMBER, 2022 at SACRAMENTO, CA  
County, State

Signature of Claimant

Signature of Claimant

Print Name

Print Name

Street Address

Street Address

City, State, Zip

City, State, Zip

Phone Number

Phone Number

Email Address

Email Address

RECEIVED  
2022 SEP 19 AM 7:09  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

MATTHEW L. NATHANSON

6048 HOMESWEET WAY

CARMICHAEL, CA 95608

(323) 992-7004

mattdoggmogg@aol.com

RECORDING REQUESTED BY

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

174558

NAME  
ADDRESS  
CITY & STATE ZIP  
Norman Nathanson  
209 North 8th  
Blythe, California 92225

Title Order No.

Ezrow No.

RECEIVED FOR RECORD  
AT 11:00 O'CLOCK AM  
OCT 8 1982

174558

OCT - 8 1982

Recorded in Official Records  
of Riverside County, California  
William J. Brady  
Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Quitclaim Deed

The undersigned declares that the documentary transfer tax is \$ . . . . . None . . . . . 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 Blythe, California and

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

NORMAN L. NATHANSON

do hereby remise, release and forever quitclaim to

NORMAN L. NATHANSON and MAXINE L. NATHANSON, Husband and Wife, and  
 MATTHEW L. NATHANSON, a Single Man

the following described real property in the City of Blythe county of Riverside  
 state of California:

The North 35 feet of Lots 7, 8, 9, and 10 Collier  
 Subdivision, as shown by map on file in Book 21 page  
 70 of Maps, Riverside County Records.

Dated October 5, 1982

STATE OF CALIFORNIA

COUNTY OF Riverside

On October 5, 1982

before me, the under  
 signed, a Notary Public in and for said county and State, personally  
 appeared Norman L. Nathanson.

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

Kenneth Harold Bigler  
 Signature of Notary

FOR NOTARY SEAL OR STAMP



Assessor's Parcel No.

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE  
 Mr. and Mrs. Norman Nathanson - 126 North Eighth St. - Blythe, CA 92225  
 Name Street Address City & State

LII-A (GS) (Rev 8-75) (8 pt.)



## RECORDING REQUESTED BY

MAXINE L. NATHANSON

AND WHEN RECORDED MAIL TO

Name MAXINE L. NATHANSON  
 Street 1856 TRACKS RD.  
 Address NIANGUA, MO 65713

City &  
 State  
 Zip

Title Order No.

Escrow No.

DOC # 2008-0432622

08/06/2008 08:00A Fee:12.00

Page 1 of 2

Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk &amp; Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									807

## AFFIDAVIT

SPACE ABOVE THIS LINE FOR RECORDING

By Surviving Spouse Succeeding to Title to Community Property  
 (Section 13540 Probate Code of the State of California)

STATE OF CALIFORNIA,

Assessors Parcel Number: 851-054-017-3

County of RIVERSIDE

MAXINE L. NATHANSON

That NORMAN LOUIS NATHANSON

Certificate of Death, is the same person as NORMAN L. NATHANSON

named as one of the parties in that certain QUITCLAIM DEED

dated 10/5/1982

executed by NORMAN L. NATHANSON

to NORMAN L. NATHANSON AND MAXINE L. NATHANSON, HUSBAND AND WIFE AND MATTHEW L. NATHANSON, A SINGLE MAN

as community property, recorded as Instrument No. 174558

on 10/8/1982

Book Page of Official Records of RIVERSIDE

County, California, covering the following described property situated in the CITY OF BLYTHE

County of RIVERSIDE

State of California:

THE NORTH 35 FEET OF LOST 7, 8, 9, AND 10 COLLIER SUBDIVISION, AS SHOWN BY MAP  
 ON FILE IN BOOK 21 PAGE 70 OF MAPS, RIVERSIDE COUNTY RECORDS.

That he/she was married to NORMAN L. NATHANSON

at the time of the death of decedent.

That the above-described property has been at all times since acquisition considered the community property of him/her and decedent.  
 More than forty (40) days have passed since the death of the above - named decedent, and no notice has been recorded pursuant  
 to Probate Code Section 13541.

That, with respect to the above-described property, there has not been nor will there be an election filed pursuant to Probate Code sections  
 13502 or 13503 in any probate proceedings in any court of competent jurisdiction.

That this Affidavit is made for the protection and benefit of the surviving spouse, his/her successors, assigns and personal representatives and  
 all other parties hereafter dealing with or who may acquire an interest in the above described property, in reliance upon, among other things, the  
 assurances contained in this Affidavit.

That the value of all real and personal property owned by said decedent at the date of death, including the full value of the property  
 above described, did not then exceed the sum of \$ 24,627

State of California, County of

Subscribed and sworn to (or affirmed) before me on this 27th day

of July, 2008, by

MAXINE L. NATHANSON

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

Date:

July 27, 2008

Trina D. Keeler

Signature

Trina D. Keeler

Name Typed or Printed

TRINA D. KEELER  
 Notary Public - Notary Seal  
 STATE OF MISSOURI  
 Webster County - Comm#08504543  
 My Commission Expires Feb. 21, 2012

FOR NOTARY SEAL OR STAMP

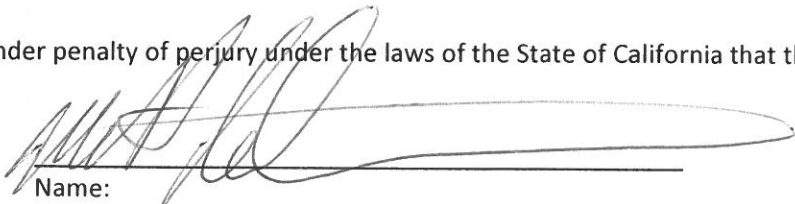
**AFFIDAVIT FOR COLLECTION OF PERSONAL PROPERTY  
UNDER CALIFORNIA PROBATE CODE SECTIONS 13100-13106**

The undersigned state(s) as follows:

1. (Decedent's Name) MAXINE LOUISE NATHANSON died on (date) JAN. 25, 2009, in County of WEBSTER, State of MISSOURI [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:  
FROM EXCESS PROCEEDS FROM TAX SALE  
PIN: 851054017. TC 218 ITEM 667 DATE OF SALE APR 26, 2022,
7. The successor(s) of the decedent, as defined in California Probate Code Section 13006, is/are: MATTHEW LOUIS NATHANSON
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: 6/18/24

  
Name: \_\_\_\_\_

Dated: \_\_\_\_\_

Name: \_\_\_\_\_



# CALIFORNIA ALL-PURPOSE 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 SACRAMENTO )

On 06-18-2024 before me, CLETUS UCHE DURU, NOTARY PUBLIC  
DATE INSERT NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, MATTHEW LOUIS HATHANSON

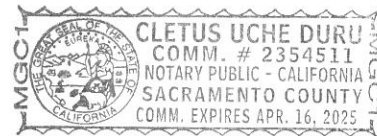
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

Cletus Uche Duru  
NOTARY PUBLIC SIGNATURE

(SEAL)



## OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

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RIGHT THUMBPRINT

RIGHT THUMBPRINT

STATE OF MISSOURI

DEATH CERTIFICATION

DATE FILED: MARCH 9, 2009

STATE FILE NUMBER: 124-09-003922

DECEDENT'S NAME: MAXINE LOUISE NATHANSON

DATE OF DEATH: JANUARY 25, 2009

DATE OF BIRTH: JANUARY 20, 1925

COUNTY OF DEATH: WEBSTER

SSN: [REDACTED]

MARITAL STATUS: WIDOWED

SEX: FEMALE

EVER IN ARMED FORCES: NO

RESIDENCE ADDR: 1856 TRACKS RD, NIANGUA, MISSOURI

SURV SPOUSE (PRIOR FIRST MARRIAGE):

CAUSE OF DEATH (ICD CODE): I499

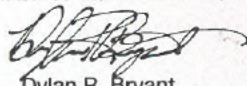
MANNER: NATURAL

CARDIOPULMONARY ARREST

CARDIAC ARRHYTHMIA

THIS IS A TRUE CERTIFICATION OF NAME AND DEATH FACTS AS RECORDED BY THE BUREAU OF VITAL RECORDS, JEFFERSON CITY, MISSOURI.

ISSUED LOCALLY BY: ST LOUIS CNTY  
DATE ISSUED: JUNE 12, 2024

  
Dylan R. Bryant  
State Registrar & Chief



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ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATION.