

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



**ITEM: 21.30
(ID # 25093)**

MEETING DATE:
Tuesday, January 28, 2025

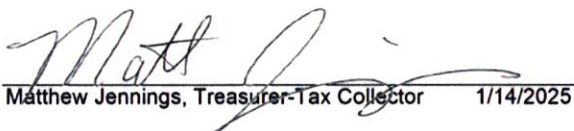
FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 218, Item 378. Last assessed to: Lorraine Bernier, 25% interest; Jean-Paul Otomo, 12 1/2% interest; and Nicolas Otomo, a married person. District 3. [\$16,426-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Nicolas Otomo, last assessee and heir to the Estate of Lorraine Bernier, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 459201010;
2. Approve the claim from Jean-Paul Otomo, last assessee and heir to the Estate of Lorraine Bernier, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 459201010; and
3. Authorize and direct the Auditor-Controller to issue a warrant to Nicolas Otomo, last assessee and heir to the Estate of Lorraine Bernier in the amount of \$12,319.26 and to Jean-Paul Otomo, last assessee and heir to the Estate of Lorraine Bernier in the amount of \$4,106.42 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

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**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 16,426	\$ 0	\$ 16,426	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	NO
			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 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 Nicolas Otomo, last assessee and heir to the Estate of Lorraine Bernier based on an Order Determining Succession to Real Property recorded March 11, 2009 as Instrument No. 2009-0116013, a General Warranty Deed recorded August 9, 2013 as Instrument No. 2013-0389445, an Affidavit for Collection of Personal Property notarized July 26, 2024, and a Certificate of Death for Lorraine Marie Michelle Bernier AKA Lorraine Bernier.
2. Claim from Jean-Paul Otomo, last assessee and heir to the Estate of Lorraine Bernier based on an Order Determining Succession to Real Property recorded March 11, 2009 as Instrument No. 2009-0116013, a General Warranty Deed recorded August 9, 2013 as Instrument No. 2013-0389445, an Affidavit for Collection of Personal Property notarized August 20, 2024, and a Certificate of Death for Lorraine Marie Michelle Bernier AKA Lorraine Bernier.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Nicolas Otomo, last assessee and heir to the Estate of Lorraine Bernier be awarded excess proceeds in the amount of \$12,319.26 and Jean-Paul Otomo, last assessee and heir to the Estate of Lorraine Bernier be awarded excess proceeds in the amount of \$4,106.42. Supporting documentation has been provided. The Tax Collector

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

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 last assessees and the heirs of the last assessee of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Nicolas

ATTACHMENT B. Claim JeanPaul


Cesar Bernal, PRINCIPAL MGMT ANALYST 1/14/2025


Aaron Gettis, Chief of Deputy County Counsel 9/18/2024

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 378 Parcel Identification Number: 459201010

Assessee: OTOMO, NICOLAS & JEAN PAUL & BERNIER, LORRAINE

Situs:

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 \$ 16,112.68 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. 2022-0303867, recorded on 4/26/22. 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.

Original records include: 2022-0303867
• 2013-0389445
• Lorraine Bernier death certificate
• Excess Proceeds - letter

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 15th day of June, 2023 at Clark County, Nevada
County, State

Mot
Signature of Claimant

Signature of Claimant

Nicolas Otomo
Print Name

Print Name

2395 Cliffwood Dr
Street Address

Street Address

Henderson, NV 89074
City, State, Zip

City, State, Zip

702-573-5765
Phone Number

Phone Number

nicolas@
Email Address
nicolasbrent@gmail.com

Email Address

RECEIVED
2023 JUN 20 PM 3:41
RIVERSIDE COUNTY
TREAS-TAX COLLECTION

DOC # 2009-0116013

03/11/2009 08:00A Fee:15.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

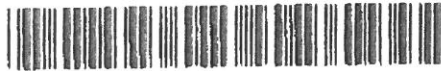
PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

Elliott Luchs

AND WHEN RECORDED MAIL TO:

Marie Kluey

2094 E. Grand Ave., #28
Escondido, CA 92027



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ORDER DETERMINING SUCCESSION
TO REAL PROPERTY

C
514

Title of Document

THIS AREA FOR
RECORDER'S
USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

ACR 238P-AS4RE0 (Rev. 07/2006)

DE-315

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address):
 After recording return to: ELLIOTT LUCHS SBN 57653
 6377 RIVERSIDE AVENUE, SUITE 200
 RIVERSIDE, CA 92506
 TELEPHONE NO: (951) 274-2484
 FAX NO (Optional): (951) 786-3604
 E-MAIL ADDRESS (Optional):
 ATTORNEY FOR (Name): MARIE KLUEY
 SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE
 STREET ADDRESS: 4050 MAIN STREET
 MAILING ADDRESS:
 CITY AND ZIP CODE: RIVERSIDE, CA 92501
 BRANCH NAME: MAIN BRANCH
 MATTER OF (Name):
 FRANCE YARCHENKO



2009-0116013
 03/11/2009 08:06A
 2 of 3

FOR RECORDER'S USE ONLY

DECEDENT

CASE NUMBER:

RIP 094912

FOR COURT USE ONLY

ORDER DETERMINING SUCCESSION TO REAL PROPERTY

(Estates \$100,000 or Less)

☐ And Personal Property

1. Date of hearing:

Time:

Dept./Room:

Judge:

THE COURT FINDS

2. All notices required by law have been given.
3. Decedent died on (date): 9/10/2008
- a. ☒ a resident of the California county named above.
- b. ☐ a nonresident of California and left an estate in the county named above.
- c. ☒ intestate ☐ testate.
4. At least 40 days have elapsed since the date of decedent's death.
5. a. ☒ No proceeding for the administration of decedent's estate is being conducted or has been conducted in California.
- b. ☐ Decedent's personal representative has filed a consent to use the procedure provided in Probate Code section 13150 et seq.
6. The gross value of decedent's real and personal property in California, excluding property described in Probate Code section 13050, does not exceed \$100,000.
7. Each petitioner is a successor of decedent (as defined in Probate Code section 13006) and a successor to decedent's interest in the real ☐ and personal property described in item 9a because each petitioner is
- a. ☐ (will) a beneficiary who succeeded to the property under decedent's will.
- b. ☒ (no will) a person who succeeded to the property under Probate Code sections 6401 and 6402.

THE COURT FURTHER FINDS AND ORDERS

8. No administration of decedent's estate is necessary in California.
9. a. The following described real ☐ and personal property is property of decedent passing to each petitioner (give legal description of real property): ☒ described in Attachment 9a.

APN: 459201010-2 ✓

Lot 7, Homeland No. 2, as shown by Map on file in Book 13, Page 74, of Maps Riverside County Records, California

- b. Each petitioner's name and specific property interest ☒ is stated in Attachment 9b ☐ is as follows (specify):

10. ☐ Other (specify):

Date: 03/03/2009

11. Number of pages attached: 1

JUDGE OF THE SUPERIOR COURT

☒ SIGNATURE FOLLOWS LAST ATTACHMENT

Page 1 of 1

Form Adopted for Mandatory Use
 Judicial Council of California
 DE-315 (Rev. January 1, 2003)

ORDER DETERMINING SUCCESSION
 TO REAL PROPERTY
 (Probate)

YARCHENKO

Probate Code, § 13154

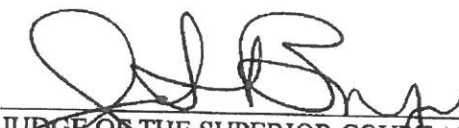
Marla Dron's
 ESSENTIAL FORMS™

ATTACHMENT NO. 9b
Estate of France Yarchenko
Petition to Determine Succession to Real Property

9b: Each petitioner's name and specific property interest is as follows:

✓ MARIE KLUHEY	-	25% interest
✓ LISE TOUSIGNANT	-	25% interest
✓ LORRAINE BERNIER	-	25% interest
✓ NICOLAS OTOMO	-	12 ½% interest
✓ JEAN-PAUL OTOMO	-	12 ½% interest

Date: 03/03/2009

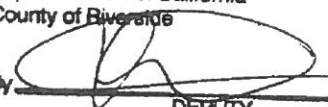


JUDGE OF THE SUPERIOR COURT

This must be in red to be a
"CERTIFIED COPY"

Each document to which this certificate is attached is certified to be a full, true and correct copy of the original on file and of record in my office.

Superior Court of California
County of Riverside

By  _____
DEPUTY
MAR - 3 2009

Dated: _____



Certification must be in red to be a
"CERTIFIED COPY"

ATTACHMENT NO. 9b



2009-0116013
03/11/2009 09:09A
3 of 3

PREPARED BY:
Marie Kluey
2094 E Grand Ave #28
Escondido, CA 92027

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Nicolas Otomo
7720 Catalina Harbor St.
Los Vegas, NV 89131

MAIL TAX STATEMENTS TO:
Nicolas Otomo
7720 Catalina Harboe St.
Las Vegas, NV 89131

DOC # 2013-0389445
08/09/2013 12:04P Fee:27.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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APN: 459-201-010

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GENERAL WARRANTY DEED

The undersigned Grantors, Lise Tousignant, a married person, whose address is 4889 Vermont Rd., Wellsville, Kansas 66092, and Marie Kluey, a married person, whose address is 2094 E Grand Ave #28, Escondido, California 92027, declare that the documentary transfer tax is \$ 0.00 and is:

[] Computed on the full value of the interest or property conveyed
or

[] Computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

[X] Unincorporated area: City of homeland

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, we hereby Grant, Bargain, Sell, and Convey with general warranty covenants:

Nicolas Otomo, a married person, whose address is 7720 Catalina Harbor St., Las Vegas, Nevada 89131,

the following real property in the City of homeland, County of riverside, State of California. with the following legal description

lot 7, homelend no.2, as shown by mapon file in book 13, page74, of maps riverside county records, california.

Title Order Number: 2009-0116013
Tax Parcel ID: 089-050

GRANTOR ACKNOWLEDGMENT

7-8-2013
Date

Lise Tousignant
Lise Tousignant, Grantor

7-8-2013
Date

Marie Kluey
Marie Kluey, Grantor

State of KANSAS
County of Franklin

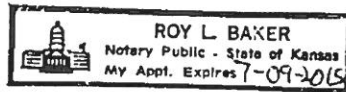
On the 8th day of July, 2013 before me,
_____, personally appeared Lise Tousignant who
proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to
the within instrument and acknowledged to me that they executed the same in their authorized
capacity, and that by their 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.

Roy L. Baker Notary Public Signature

Notary Public Seal



GRANTEE ACKNOWLEDGMENT

7/15/13
Date

Nicolas Otomo
Nicolas Otomo, Grantee

State of NEVADA
County of CLARK

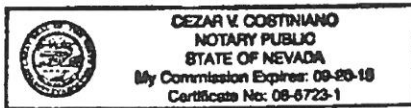
On the 15TH day of JULY, 2013 before me,
NICOLAS OTOMO, personally appeared _____ who
proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to
the within instrument and acknowledged to me that they executed the same in their authorized
capacity, and that by their 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~~ ^{NEVADA} that the
foregoing paragraph is true and correct. OK

WITNESS my hand and official seal.

Cezar V. Costiniano Notary Public Signature

Notary Public Seal



PREPARED BY:

Marie Kluey
2094 E Grand Ave #28
Escondido, CA 92027

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Nicolas Otomo
7720 Catalina Harbor St.
Los Vegas, NV 89131

MAIL TAX STATEMENTS TO:

Nicolas Otomo
7720 Catalina Harboe St.
Las Vegas, NV 89131

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

The undersigned Grantors, Lise Tousignant, a married person, whose address is 4889 Vermont Rd., Wellsville, Kansas 66092, and Marie Kluey, a married person, whose address is 2094 E Grand Ave #28, Escondido, California 92027, declare that the documentary transfer tax is \$ 0.00 and is:

☐ Computed on the full value of the interest or property conveyed
or

☐ Computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

☐ Unincorporated area: City of homeland

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, we hereby Grant, Bargain, Sell, and Convey with general warranty covenants:

Nicolas Otomo, a married person, whose address is 7720 Catalina Harbor St., Los Vegas, Nevada 89131,

the following real property in the City of homeland, County of riverside, State of California, with the following legal description

lot 7, homelend no.2, as shown by mapon file in book 13, page74, of maps riverside county records, california.

Title Order Number: 2009-0116013
Tax Parcel ID: 089-050

Marie Kluey

GRANTOR ACKNOWLEDGMENT

7-19-13
Date

Lise Tousignant, Grantor

Date

Marie Kluey
Marie Kluey, Grantor

State of CALIFORNIA
County of SAN DIEGO

On the 19 day of JULY, 2013 before me,
Aristeo Lucero Notary, personally appeared MARIE KLUHEY 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 they executed the same in their authorized
capacity, and that by their signature on the instrument the person, or the entity upon behalf of
which the person acted, executed the instrument.

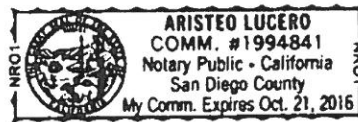
I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]

Notary Public Signature

Notary Public Seal





Copie d'acte de décès

N° de document
D170886820-01

Identification de la personne décédée	Nom de famille Bernier	Prénom(s) Lorraine, Marie, Michelle	Sexe Féminin
	Adresse du domicile 591, 25e Avenue Lachine Québec Canada H8S 3X4		
	Date de naissance 1943 05 03	Lieu de naissance Lachine	
	Lieu d'enregistrement de la naissance Lachine	État matrimonial Divorcée	
	Lieu du dernier mariage	Sexe	Date du mariage A M J
	Nom et prénom du père Bernier, Toussaint		
	Nom et prénom de la mère Gaucher, Juliette		
Lieu, date et heure du décès	Lieu du décès Montréal	Date et heure du décès 2018 01 25 19 57	A M J H M
Disposition du corps	Mode de disposition du corps Crémation	Date de disposition du corps 2018 02 02	A M J
	Lieu de disposition du corps Services crém. Prestige		
	Notre-Dame-Des-Prairies Québec		
Identification et signature du déclarant	Nom et prénom Deslauriers, Claude	Qualité Ami	
	Adresse du domicile 591, 25e Avenue Lachine Québec Canada H8S 3X4		
	Signature du déclarant Claude Deslauriers (S)	Date de la signature 2018 01 29	A M J
Identification et attestation du témoin	Nom et prénom Non applicable		
	Signature du témoin		A M J
		Date de la signature	
Directeur de l'état civil	Numéro d'inscription 3201804201612	Certifiée conforme	
	Original signé par l'officier de l'état civil	Directeur de l'état civil <i>Hermel Grandmaison</i> Hermel Grandmaison	
	Date de la signature 2018 02 15	Date de délivrance 2018 02 15	A M J

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

The undersigned state(s) as follows:

1. (Decedent's Name) Lorraine Bernier died on (date) 1/25/2018, in County of Canada, 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: 459201010
7. The successor(s) of the decedent, as defined in California Probate Code Section 13006, is/are: Nicolas Otomo and Jean-Paul Otomo
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: 7/26/2024

Dated: N/A

Moh
Name:

N/A
Name:

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~~

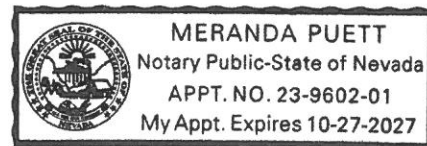
On 7/26/2024 before me, Meranda Puett, personally appeared Nicolas Otomo, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/~~she~~ executed the same in his/~~her~~ authorized capacity, and that by his/~~her~~ signature on the instrument the person executed the instrument.

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 of Notary Public (Seal)



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 378 Parcel Identification Number: 459201010

Assessee: OTOMO, NICOLAS & JEAN PAUL & BERNIER, LORRAINE

Situs:

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 \$ 16,425.48 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: 2022-0303867 recorded on 4/26/22. 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.

Copies of: • 2022-0303867

• 2013-0389445

• copy of Lorraine Bernier's death certificate

(see Nicolas Otomo's submission for original death certificate & records)

• Excess proceeds - letter

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 15th day of June, 2023 at Clark County, Nevada
County, State

[Signature]
Signature of Claimant

Signature of Claimant

JEAN-PAUL OTOMO
Print Name

Print Name

2546 FURNACE CREEK AVE
Street Address

Street Address

HENDERSON, NV 89074
City, State, Zip

City, State, Zip

(760) 421-9652
Phone Number

Phone Number

J.P.OTOMO@GMAIL.COM
Email Address

Email Address

RECEIVED
2023 JUN 20 PM 3:41
RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

DOC # 2009-0116013
03/11/2009 08:00A Fee:15.00
Page 1 of 3

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

Elliott Luchs

AND WHEN RECORDED MAIL TO:

Marie Kluey
2094 E. Grand Ave., #28
Escondido, CA 92027

Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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TRA:
DTT:

ORDER DETERMINING SUCCESSION
TO REAL PROPERTY

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Title of Document

THIS AREA FOR
RECORDER'S
USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3:00 Additional Recording Fee Applies)

ACR 238P-AS4RE0 (Rev. 07/2006)

DE-315

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address):

After recording return to: ELLIOTT LUCHS SBN 57653

6977 RIVERSIDE AVENUE, SUITE 200
RIVERSIDE, CA 92506

TELEPHONE NO.: (951) 274-2484

FAX NO. (Optional): (951) 786-3604

E-MAIL ADDRESS (Optional):

ATTORNEY FOR (Name): MARIE KLUEY

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

STREET ADDRESS: 4050 MAIN STREET

MAILING ADDRESS:

CITY AND ZIP CODE: RIVERSIDE, CA 92501

BRANCH NAME: MAIN BRANCH

MATTER OF (Name):

FRANCE YARCHENKO

2009-0116013
03/11/2009 08:00A
2 of 3

FOR RECORDER'S USE ONLY

DECEDENT

CASE NUMBER:

094912

FOR COURT USE ONLY

ORDER DETERMINING SUCCESSION TO REAL PROPERTY

(Estates \$100,000 or Less)

☐ And Personal Property

1. Date of hearing:

Time:

Dept./Room:

Judge:

THE COURT FINDS

2. All notices required by law have been given.

3. Decedent died on (date): 9/10/2008

a. ☒ a resident of the California county named above.b. ☐ a nonresident of California and left an estate in the county named above.c. ☒ intestate ☐ testate.

4. At least 40 days have elapsed since the date of decedent's death.

5. a. ☒ No proceeding for the administration of decedent's estate is being conducted or has been conducted in California.b. ☐ Decedent's personal representative has filed a consent to use the procedure provided in Probate Code section 13150 et seq.

6. The gross value of decedent's real and personal property in California, excluding property described in Probate Code section 13050, does not exceed \$100,000.

7. Each petitioner is a successor of decedent (as defined in Probate Code section 13006) and a successor to decedent's interest in the real ☐ and personal property described in item 9a because each petitioner isa. ☐ (will) a beneficiary who succeeded to the property under decedent's will.b. ☒ (no will) a person who succeeded to the property under Probate Code sections 6401 and 6402.

THE COURT FURTHER FINDS AND ORDERS

8. No administration of decedent's estate is necessary in California.

9. a. The following described real ☐ and personal property is property of decedent passing to each petitioner (give legal description of real property): ☒ described in Attachment 9a.

APN: 459201010-2 ✓

Lot 7, Homeland No. 2, as shown by Map on file in Book 13, Page 74, of Maps Riverside County Records, California

b. Each petitioner's name and specific property interest ☒ is stated in Attachment 9b ☐ is as follows (specify):10. ☐ Other (specify):

Date: 03/03/2009

11. Number of pages attached: 1

JUDGE OF THE SUPERIOR COURT

☒ SIGNATURE FOLLOWS LAST ATTACHMENT

Page 1 of 1

Form Adopted for Mandatory Use
Judicial Council of California
DE-315 (Rev. January 1, 2003)ORDER DETERMINING SUCCESSION
TO REAL PROPERTY
(Probate)

Probate Code, § 13154

YARCHENKO

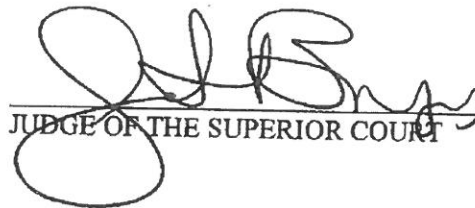
Martin Dron's
ESSENTIAL FORMS™

ATTACHMENT NO. 9b
Estate of France Yarchenko
Petition to Determine Succession to Real Property

9b: Each petitioner's name and specific property interest is as follows:

✓ MARIE KLUEY	-	25% interest
✓ LISE TOUSIGNANT	-	25% interest
✓ LORRAINE BERNIER	-	25% interest
✓ NICOLAS OTOMO	-	12 ½% interest
✓ JEAN-PAUL OTOMO	-	12 ½% interest

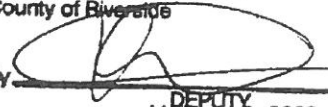
Date: 03/03/2009


JUDGE OF THE SUPERIOR COURT

This must be in red to be a
"CERTIFIED COPY"

Each document to which this certificate is attached is certified to be a full, true and correct copy of the original on file and of record in my office.

Superior Court of California
County of Riverside

By 
DEPUTY
MAR - 3 2009

Dated: _____



Certification must be in red to be a
"CERTIFIED COPY"

ATTACHMENT NO. 9b



2009-0116013
03/11/2009 08:09A
3 of 3

PREPARED BY:
Marie Kluey
2094 E Grand Ave #28
Escondido, CA 92027

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Nicolas Otomo
7720 Catalina Harbor St.
Los Vegas, NV 89131

MAIL TAX STATEMENTS TO:
Nicolas Otomo
7720 Catalina Harboe St.
Las Vegas, NV 89131

DOC # 2013-0389445

08/09/2013 12:04P Fee:27.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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27

APN: 459-201-010

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

C
071

GENERAL WARRANTY DEED

The undersigned Grantors, Lise Tousignant, a married person, whose address is 4889 Vermont Rd., Wellsville, Kansas 66092, and Marie Kluey, a married person, whose address is 2094 E Grand Ave #28, Escondido, California 92027, declare that the documentary transfer tax is \$ 0.00 and is:

☐ Computed on the full value of the interest or property conveyed
or

☐ Computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

☒ Unincorporated area: City of homeland

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, we hereby Grant, Bargain, Sell, and Convey with general warranty covenants:

Nicolas Otomo, a married person, whose address is 7720 Catalina Harbor St., Las Vegas, Nevada 89131,

the following real property in the City of homeland, County of riverside, State of California, with the following legal description

lot 7, homelend no.2, as shown by mapon file in book 13, page74, of maps riverside county records, california.

Title Order Number: 2009-0116013
Tax Parcel ID: 089-050

GRANTOR ACKNOWLEDGMENT

7-8-2013
Date

Lise Tousignant
Lise Tousignant, Grantor

7-8-2013
Date

Marie Kluey
Marie Kluey, Grantor

State of KANSAS
County of Franklin

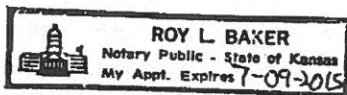
On the 8th day of July, 2013 before me,
_____, personally appeared Lise Tousignant who
proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to
the within instrument and acknowledged to me that they executed the same in their authorized
capacity, and that by their 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.

Roy L. Baker Notary Public Signature

Notary Public Seal



GRANTEE ACKNOWLEDGMENT

7/15/13
Date

[Signature]
Nicolas Otomo, Grantee

State of NEVADA
County of CLARK

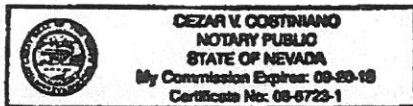
On the 15TH day of JULY, 2013 before me,
NICOLAS OTOMO, personally appeared _____ who
proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to
the within instrument and acknowledged to me that they executed the same in their authorized
capacity, and that by their 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~~ ^{NEVADA} that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Cezar V. Costiniano Notary Public Signature

Notary Public Seal



PREPARED BY:
Marie Kluey
2094 E Grand Ave #28
Escondido, CA 92027

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Nicolas Otomo
7720 Catalina Harbor St.
Los Vegas, NV 89131

MAIL TAX STATEMENTS TO:
Nicolas Otomo
7720 Catalina Harboe St.
Las Vegas, NV 89131

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

The undersigned Grantors, Lise Tousignant, a married person, whose address is 4889 Vermont Rd., Wellsville, Kansas 66092, and Marie Kluey, a married person, whose address is 2094 E Grand Ave #28, Escondido, California 92027, declare that the documentary transfer tax is \$ 0.00 and is:

☐ Computed on the full value of the interest or property conveyed
or

☐ Computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

☐ Unincorporated area: City of homeland

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, we hereby Grant, Bargain, Sell, and Convey with general warranty covenants:

Nicolas Otomo, a married person, whose address is 7720 Catalina Harbor St., Los Vegas, Nevada 89131,

the following real property in the City of homeland, County of riverside, State of California, with the following legal description

lot 7, homelend no.2, as shown by mapon file in book 13, page74, of maps riverside county records, california.

Title Order Number: 2009-0116013
Tax Parcel ID: 089-050

Marie Kluey

GRANTOR ACKNOWLEDGMENT

7-19-13
Date

Lise Tousignant, Grantor

Date

Marie Kluey
Marie Kluey, Grantor

State of CALIFORNIA
County of SAN DIEGO

On the 19 day of JULY, 2013 before me,
Aristeo Lucero Notary, personally appeared MARIE KLUHEY 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 they executed the same in their authorized
capacity, and that by their 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]

Notary Public Signature

Notary Public Seal





Copie d'acte de décès

N° de document
D170886820-01

Identification de la personne décédée	Nom de famille Bernier	Prénom(s) Lorraine, Marie, Michelle	Sexe Féminin
	Adresse du domicile 591, 25e Avenue Lachine Québec Canada H8S 3X4		
	Date de naissance A M J 1943 05 03	Lieu de naissance Lachine	État matrimonial Divorcée
	Lieu d'enregistrement de la naissance Lachine		Date du mariage A M J
	Lieu du dernier mariage	Sexe	
	Nom et prénom du père Bernier, Toussaint		
	Nom et prénom de la mère Gaucher, Juliette		
Lieu, date et heure du décès	Lieu du décès Montréal	Date et heure du décès A M J H M 2018 01 25 19 57	
Disposition du corps	Mode de disposition du corps Crémation	Date de disposition du corps A M J 2018 02 02	
	Lieu de disposition du corps Services crém. Prestige		
	Notre-Dame-Des-Prairies Québec		
Identification et signature du déclarant	Nom et prénom Deslauriers, Claude	Qualité Ami	
	Adresse du domicile 591, 25e Avenue Lachine Québec Canada H8S 3X4		
	Signature du déclarant Claude Deslauriers (S)	Date de la signature A M J 2018 01 29	
Identification et attestation du témoin	Nom et prénom Non applicable		
	Signature du témoin	Date de la signature A M J	
Directeur de l'état civil	Numéro d'inscription 3201804201612	Certifiée conforme	
	Original signé par l'officier de l'état civil	Directeur de l'état civil <i>Hermel Grandmaison</i> Hermel Grandmaison	
	Date de la signature A M J 2018 02 15	Date de délivrance A M J 2018 02 15	

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

The undersigned state(s) as follows:

1. (Decedent's Name) NICOLE MARGUERITE OTOMO died on (date) 7/2/2005, in County of SAN FRANCISCO, 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: N/A
7. The successor(s) of the decedent, as defined in California Probate Code Section 13006, is/are: JEAN-PAUL OTOMO, NICOLAS BRENT OTOMO
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: 6/15/24

[Signature]
Name:

Dated: _____

Name:

RECEIVED
2024 JUN 23 PM 12:39
RIVERSIDE COUNTY
TREASURER'S OFFICE

AFFIDAVIT OF ONE AND THE SAME

STATE OF NEVADA
COUNTY OF CLARK

I, JEAN-PAUL OTOMO, residing
at 2546 FURNACE CREEK AVE, in the county
of HENDERSON in the state of NEVADA and being duly
sworn, do hereby depose and attest that:

1. I am known by the following names: JEAN-PAUL OTOMO
2. I have perused the AFFIDAVIT document(s) carefully.
3. The name(s) JEAN-PAUL OTOMO in the aforementioned document apply to me.

[Signature]

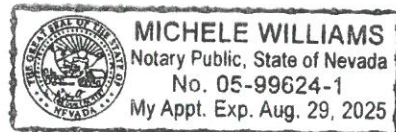
AFFIANT

Subscribed and sworn to before me this 20 day of August 2024

[Signature]
(Notary Public),

Clark County.

My commission expires August 29 2025



RECEIVED
2024 AUG 23 PM 12:39
RIVERSIDE COUNTY
TREAS. TAX COLLECTOR