

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



**ITEM: 21.9
(ID # 27517)**

MEETING DATE:
Tuesday, July 01, 2025

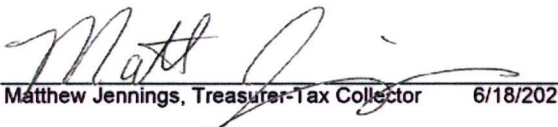
FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 219, Item 227. Last assessed to: Domingo Raagas, a married man. District 4. [\$32,905-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Domingo Raagas, last assessee, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 663372001;
2. Deny the claim from Cyrus Raagas for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 663372001; and
3. Authorize and direct the Auditor-Controller to issue a warrant to Domingo Raagas, last assessee, in the amount of \$32,905.20 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.

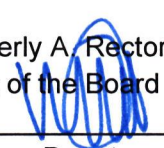
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 6/18/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Medina 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: July 1, 2025
xc: TTC

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	\$ 32,905	\$ 0	\$ 32,905	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	No
			For Fiscal Year:	25/26

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the May 02, 2023 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 20, 2023. 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 13, 2023 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 Domingo Raagas based on a Corporation Grant Deed recorded September 15, 2000 as Instrument No. 2000-363496.
2. Claim from Cyrus Raagas based on a copy of The Lourdes Raagas Trust and a Certificate of Death for Lourdes Delos Santos Raagas.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Domingo Raagas, last assessee, be awarded excess proceeds in the amount of \$32,905.20. The claim from Cyrus Raagas be denied since the claimant did not hold title and therefore was not a party of interest. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimant by certified mail.

Impact on Residents and Businesses

Excess proceeds will be released to the last assessee of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Domingo

ATTACHMENT B. Claim Cyrus


Cesar Bernal, PRINCIPAL MGMT ANALYST 6/19/2025


Aaron Gettis, Chief of Deputy County Counsel 4/28/2025

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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC: 219 ITEM 227 Parcel Identification Number: 663372001

Owner: RAAGAS, DOMINGO

Situs Address:

Date Sold: 05/02/2023

Date Deed to Purchaser Recorded: 06/20/2023

Final Date to Submit Claim: 06/20/2024

RECEIVED
2023 OCT 13 PM 12:21
RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 32,905.20 from the sale of the above mentioned real property. I/We were the [] lienholder(s), [X] property owner(s) [please check one] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2000-184861; recorded on 05-16-2000. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

If the property is held in Joint Tenancy, the 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 9 day of October, 2023 at Whatcom, Washington
County, State

[Signature]
Signature of Claimant
CYRUS RAAGAS
Print Name
3129 McLeod Rd
Street Address
Bellingham, WA 98225
City, State, Zip
(714) 650 6913
Phone Number
gpws2000@gmail.com
Email Address

The Lourdes Raagas Trust

A Revocable Living Trust

Part One:

Declaration of Trust

I, Lourdes Raagas, trustor, declare that I am holding property, including my real property at 7130 Shoreline Drive, San Diego, CA, and the two vacant lots (Lot 318 APN# 665165013-1 and Lot 224 APN# 663372001-6) in Desert Hot Springs, CA, as trustee.

Trustee and Beneficiary

I am the trustee and the primary beneficiary of the trust.

Distribution at My Death

My child is Cyrus Raagas. At my death, the trustee shall distribute the trust estate to Cyrus Raagas. However, the trustee shall hold and administer the proceeds from the Pacific Life Insurance policy until Cyrus Raagas is age 30. If Cyrus Raagas fails to survive distribution, the trustee shall divide the trust estate into equal shares and distribute one share to each of Nenita delos Santos, Manolo delos Santos, Soledad delos Santos, and Erlinda de la Rosa, or to the survivors.

Successor Trustee

The successor trustee is Cyrus Raagas followed by Nenita delos Santos. However, Nenita delos Santos shall be the successor trustee for the proceeds from the Pacific Life Insurance policy.

End of Part One

PART TWO:

PAYMENT OF INCOME AND PRINCIPAL

As both trustee and beneficiary, I shall pay the income and principal of the trust estate to myself as I desire.

Any undistributed net income shall accumulate and be added to principal.

If I become physically or mentally incapacitated, then during that period the trustee shall pay for my benefit the amounts of net income and principal necessary, in the trustee's discretion, for my proper health, support, maintenance, comfort, enjoyment, and welfare, in accordance with my accustomed manner of living at the time of incapacity. The trustee shall not consider any property and income not in the trust that may be available to me.

AMENDMENT AND REVOCATION OF THE TRUST

I may amend or revoke this trust in writing signed or initialed by me, effective at that time. My power to revoke or amend is personal to me while I am living, and it shall not be exercised on my behalf by any conservator or other person, unless I have given that power to another person.

SUCCESSOR TRUSTEE

I may appoint and remove a trustee in writing signed by me. An appointment shall be effective upon the written acceptance by the new trustee, or by the new trustee acting as trustee. A removal shall be effective upon delivery of the written instrument to the trustee to be removed. If I am not serving as trustee, and if I have not appointed a trustee, then the person named as successor trustee in this instrument shall serve, and if that person fails to continue to serve, the next successor trustee shall serve and so on. If none of the persons that I have named as successor trustee serves as trustee, then the first named successor trustee shall appoint the trustee, and if the first named successor trustee does not appoint a trustee who serves, the second named trustee shall appoint the trustee and so on in the order that I have established until a trustee is appointed who serves. If there is still no trustee, then the trustee shall be appointed by a majority of the adult beneficiaries, and if there are none, then by a majority of the adult remainder beneficiaries of the trust.

If I am not serving as trustee and the acting trustee fails to continue to serve, the acting trustee shall promptly deliver the trust estate to the person I designate. However the acting trustee may retain sufficient trust assets to secure payment of

liabilities that the acting trustee has incurred in administering the trust including earned trustee fees, unless I agree to indemnify the acting trustee against these expenses.

Trustee includes a corporate trustee and co-trustees. A bond shall not be required of a trustee. Co-trustees shall act by majority rule. A co-trustee who fails to serve shall not be replaced unless there is no trustee.

A trustee in office may resign at any time. The resignation shall be in writing signed by the trustee and delivered to me, or delivered to all income beneficiaries. The resignation is effective upon the acceptance of the office by the next trustee.

No successor trustee shall be liable for any act or default of a predecessor trustee. Unless requested in writing within 60 days of appointment by an adult beneficiary of the trust, no successor trustee shall have any duty to investigate or review any action of a predecessor trustee. The successor trustee may accept the accounting records of the predecessor trustee showing assets on hand without further investigating and without incurring any liability to any person or beneficiary.

If a trustee cannot administer the trust because of physical or mental incapacity, or otherwise cannot act, the next trustee shall act as trustee. In the absence of the required medical certificates of incapacity, the next trustee, or a beneficiary if there is none, may petition the court having jurisdiction over this trust to remove the trustee. The petitioner shall incur no liability to any beneficiary of the trust or to the trustee as a result of this petition, provided the petition is filed in good faith and in the reasonable belief that the trustee is physically or mentally incapacitated or otherwise cannot act.

Despite any provision of California Probate Code section 16062 to the contrary, the trustee is not required to render accounts or reports of the administration of the trust as long as:

- (1) During the trustor's lifetime, the trustee (if other than the trustor) renders an account or a report to the trustor no less frequently than annually;
- (2) The trustee, if other than a trustor, renders an account or a report on the request of any successor trustee or any beneficiary, but not more frequently than once every six months, whether that beneficiary has a present or future interest, vested or contingent; and
- (3) The trustee may render accounts or reports on the trustee's own initiative.

The form, content, and manner of delivery of an account or a report shall be in accordance with the provisions of California Probate Code sections 16060-16064.

A trustee shall be entitled to pay himself or herself reasonable compensation from time to time without prior court order.

Compensation for co-trustees shall be apportioned among them according to the services rendered by each.

UNDER-AGE BENEFICIARY

If any beneficiary entitled to outright distribution is under the age stated in the trust, or is under age 18 if no age is stated, the trustee shall hold and administer the beneficiary's portion of the trust estate for his or her benefit. Income of the property retained in trust shall be added to principal, and the trustee shall pay to or apply for the benefit of the beneficiary as much of the beneficiary's portion as the trustee in the trustee's discretion considers necessary for the beneficiary's proper health, education, support, and maintenance. The trustee may but need not consider the fact that the beneficiary has other property and income available that is not in this trust. The trustee may consider the financial needs of the parent of the beneficiary, and the trustee has discretion to distribute income and principal from the beneficiary's portion to the parent. But if the parent is the trustee of the beneficiary's portion, discretion to distribute shall only reside in another trustee.

When the beneficiary attains the required age, the trustee shall distribute the remainder of the portion to the beneficiary.

If the beneficiary dies before distribution, the remainder of the beneficiary's portion shall be distributed to the beneficiary's issue by right of representation, and if there are none, the beneficiary's share shall be distributed as if the beneficiary predeceased the trustor.

PAYMENT OF MY DEBTS AT DEATH

Unless my Will provides otherwise, the trustee shall pay out of the trust estate my enforceable debts, last-illness and funeral expenses, and any estate and inheritance taxes due to my death, but not fees, costs, and expenses of any probate estate. Payments by the trustee for estate and inheritance taxes imposed because of the inclusion of the trust estate in my gross taxable estate shall be charged to, prorated among, or recovered from the trust estate or the persons entitled to the benefits under this trust as provided in Division 10 of the California Probate Code and applicable provisions of the Internal Revenue Code. The trust estate includes any property added to the trust estate after probate administration.

POWERS OF THE TRUSTEE

To carry out the purposes of this trust, subject to any limitations stated elsewhere in this trust, the trustee is vested with the powers listed below, implied powers, and powers conferred by law.

The trustee shall have full power to retain, acquire, sell, encumber, convey, exchange, invest, reinvest, partition, divide, improve, and repair the property constituting the trust estate.

The trustee shall have all the rights, powers, and privileges that an absolute owner of the property would have, subject to the trustee's fiduciary obligations and to any limitations stated elsewhere in this trust.

The trustee shall have power to retain all property that is in the trust estate, including a principal or secondary residence, or may acquire a replacement residence.

The income tax basis of property distributed non-prorata need not be equivalent and may vary to a greater or lesser amount, as determined in the trustee's discretion, and no adjustment need be made to compensate for any difference in basis.

The trustee may release or restrict the scope of any power by written instrument.

Broad investment power under prudent-person rule

The trustee may, in the trustee's discretion, invest and reinvest trust funds in every kind of property (real, personal, or mixed) and every kind of investment, specifically including, but not limited to, corporate obligations of every kind; preferred or common stocks; shares of investment trusts, investment companies, and mutual funds; life insurance policies; notes, real estate, bonds, debentures, mortgages, deeds of trust, and mortgage participations that, under the then-prevailing circumstances (specifically including, but not limited to, the general economic conditions and the anticipated needs of the trust and its beneficiaries), persons of skill, prudence, and diligence, acting with care in a similar capacity and familiar with those matters, would use in the conduct of an enterprise of similar character and with similar aims, to attain the trustor's goals under this trust. The trustee shall consider individual investments as part of an overall investment strategy. The trustee's investments may include stock in, or any common trust fund administered by, the trustee or stock in any entity owned by the trustee.

Trustee not bound by Uniform Prudent Investor Act

The trustee is not required to follow the California Uniform Prudent Investor Act (Section 16045 et seq California Trust Code).

Power to retain any property and to operate business

The trustee may, in the trustee's discretion, continue to hold any property including any shares of the trustee's own stock, and to operate at the risk of the trust estate any business that the

trustee receives or acquires for as long as the trustee considers advisable.

Power to retain or purchase unproductive or underproductive property

The trustee may, in the trustee's discretion, retain, purchase, or otherwise acquire unproductive or underproductive property.

Power to invest in market funds and index funds; to establish margin accounts; and to buy or sell options, puts, and calls

The trustee shall also have the power to invest in market funds and index funds; to establish and maintain margin accounts; and to buy or sell options, puts, and calls.

Power to manage securities

The trustee shall have all the rights, powers, and privileges of an owner of the securities held in trust, including, but not limited to, the powers to:

- (1) Vote, give proxies, and pay assessments;
- (2) Participate in voting trusts and pooling agreements and enter into shareholders' agreements, including, but not limited to, buy-sell agreements and close corporation and S corporation shareholders' agreements;
- (3) Consent to foreclosures, reorganizations, consolidations, mergers, and liquidations;
- (4) Deposit securities with and transfer title to any protective or other committee on any terms that the trustee, in the trustee's discretion, considers advisable; and
- (5) Exercise or sell stock subscription or conversion rights.

Power to hold securities in trustee's name, nominee's name, or broker's name, "street name"

The trustee may, in the trustee's discretion, hold stocks and other securities in the trustee's name as trustee under this trust, in a nominee's name, or in the name of the broker who handled the asset purchase (commonly called street name). The trustee may also, in the trustee's discretion, hold unregistered securities in bearer form, which enables ownership of the shares to pass by delivery.

Power to lend to, buy from, and sell to trust individually

The trustee may, in the trustee's discretion, do the following:

- (1) Lend or advance the trustee's own funds to the trust for any trust purpose, with interest at current rates;

- (2) Receive security for such loans in the form of a mortgage, pledge, deed of trust, or other encumbrance of any assets of the trust;
- (3) Purchase assets of the trust at their fair market value; and
- (4) Sell property to the trust at a price not in excess of its fair market value.

Power to adjust for tax consequences

The trustee may, in the trustee's discretion, take any action and make any election to minimize the tax liabilities of (1) any trust created by this instrument and (2) the trust's beneficiaries. The trustee shall make adjustments between the income and principal accounts, to compensate for the consequences of any tax election or investment or administrative decision that has directly or indirectly benefited one beneficiary or group of beneficiaries over others.

Power to delay distribution until resolution of claims or liability

When an event occurs on which the trustee is required to divide or distribute trust property, the trustee may delay the division or distribution of all or part of the property (without later payment of interest) for the period of time necessary to ascertain and provide for the payment of any tax, claim, or other liability, contingent or otherwise, against the property. During this period, the trustee may pay the net income of the trust to the beneficiaries entitled to it, and any income not distributed shall, on resolution of any tax claim or other liability, be payable to the person entitled to it immediately after income is received by the trustee. The provisions of this paragraph shall not be deemed to postpone or defer the vesting of any interest created by the dispositive clauses of the trust.

Power to require covenant not to sue and release

Before making distribution to a beneficiary or to any claimant, the trustee may require the beneficiary or claimant to sign a covenant not to sue the trust, the trustee, and any other person, and to sign a release releasing the trust, the trustee, and any other person from any liability.

Broad powers of distribution

In any case in which the trustee is required to separate any trust property into parts or shares, whether by division, partition, allotment, allocation, or distribution, or otherwise, the trustee is authorized to make such separation of the trust estate in undivided interests, in kind, or partly in money and partly in kind, either prorata or nonprorata, at reasonable

values determined as of the date or dates of separation, and to sell property as the trustee considers advisable in order to effect such separation.

Power to make allocations between principal and income

Unless this instrument specifically provides otherwise, the trustee shall determine principal and income of the trust estate and from time to time apportion and allocate receipts, expenses, and other charges between those accounts according to the provisions of the California Revised Uniform Principal and Income Act (RUPIA; Probate Code sections 16300-16315). If this instrument or RUIPIA does not provide for allocation of an income or expense item, the trustee has reasonable discretion to determine the characterization.

Undistributed income and allocation of expenses

Unless this instrument specifically provides otherwise, undistributed income at the termination of any trust shall go to the next beneficiaries of that trust in proportion to their interests. The trustee shall prorate all taxes and current expenses among successive beneficiaries on a daily basis over the period to which these expenses relate.

Physical division of separate trusts not required

When property will be held as part of a separate trust, share, or part created under this trust instrument, the trustee shall not be required to segregate physically or divide any such property unless the segregation or division may be required by the termination of the trust. The trustee shall, however, be required to keep separate accounts for the separate undivided interests. The trustee may, in the trustee's discretion, divide any trust created under this instrument into two or more separate trusts that have the same terms.

Consolidated administration of trusts with trusts otherwise created

The trustee may, in the trustee's discretion, administer the assets of any trust created under this trust instrument with the assets of any other trust or trusts otherwise created, without physically segregating the assets of the various trusts (except on termination of any of the trusts), as long as:

(1) The trustee determines that administration as a single trust will be consistent with the intent of the persons who established the trusts, including the intent with respect to the tax consequences of the trusts, and will facilitate trust administration without defeating or impairing beneficial interests; and

(2) The terms of the various trusts are substantially identical.

The trustee shall keep separate accounts for the separate undivided interests.

Notice to trustee of births, deaths, and other events affecting interests

Unless the trustee has received actual notice of the occurrence of an event affecting the beneficial interests of this trust, the trustee shall not be liable to any beneficiary of this trust for proceeding as though the event had not occurred. This clause shall not exculpate the trustee from liability arising from nonpayment of death taxes or generation-skipping transfer taxes that may be payable by the trust on the occurrence of an event affecting the beneficial interests of this trust.

DEFINITIONS

The following definitions shall apply in this trust:

Issue and children

The term issue refers to lineal descendants of all degrees, and the terms child, children, and issue include adopted children who were minors at the date of adoption. These terms also include a child born out of wedlock to any female descendant, but do not include a child born out of wedlock to a male descendant unless the male descendant later married the mother of the child. The term living includes unborn persons in the period of gestation.

Right of representation

Distribution of property to or division of property among the issue of a person by right of representation means to divide the property into as many equal shares as there are living children of that person and deceased children of that person who leave then-living issue. Each living child of that person shall be allocated one share, and the share of each deceased child who leaves then-living issue shall be allocated in the same manner.

Education

Whenever provision is made to pay for the education of a beneficiary, the term education shall include tuition for vocational school, college, and postgraduate study if in the trustee's discretion it is pursued to advantage by the beneficiary at an institution of the beneficiary's choice. Payments for education shall also include expenses for books, supplies, tutors, and reasonable related living and traveling expenses.

Capacity and Incapacity

Physical or mental capacity or incapacity shall be conclusively established if two licensed physicians not related by blood or marriage to me, any trustee, or any beneficiary, issue written certificates to that effect.

Independent person

The term independent person refers to anyone other than the beneficiary, the spouse of the beneficiary, anyone appointed by the beneficiary or spouse, or anyone appointed by the appointee.

Internal Revenue Code

The term Internal Revenue Code shall refer to the Internal Revenue Code of 1986, as amended from time to time, and to the corresponding provisions of any subsequent federal tax law.

Charitable organization

The term charitable organization shall mean any organization or trust described in Internal Revenue Code sections 2055(a) and 2522(a) at the time any distributions shall be made to the organization or trust under this instrument.

GENERAL PROVISIONS

No-contest clause

A contestant shall be considered to have predeceased the trustor without surviving issue and not to be in existence at the time of the trustor's death. For purposes of this instrument, contestant means any person other than the trustor who, directly or indirectly, voluntarily participates in any proceeding or action in which such person seeks to void, nullify, or set aside (1) any provision of this instrument; (2) any provision of the trustor's will that gives property to the trustee of any trust under this instrument; or (3) any amendment of this instrument or codicil of the trustor's will. The trustee is authorized to defend, at the expense of the trust estate, any contest or other attack of any nature on this trust or any of its provisions or amendments.

Disclaimer

Any beneficiary shall have the right to disclaim all or any part of any interest in property to which he or she may be entitled under this instrument. Except as otherwise provided in this instrument, any interest so disclaimed shall be distributed as if the beneficiary had predeceased the trustor. No other interest of

the beneficiary shall be affected by the disclaimer, unless that interest also shall be disclaimed.

Special needs trust

If a beneficiary has a disability that substantially impairs the beneficiary's ability to provide for his or her own care and constitutes a substantial handicap, and if the beneficiary is receiving governmental benefits and the receipt of a share of the trust estate would terminate those benefits, then the trustee shall establish a special needs trust giving the trustee discretion to distribute that share, if at all, for the beneficiary as supplementary to the governmental benefits so that the governmental benefits will not terminate.

Provisions regarding trust distributions

Any direction regarding the distribution of a trust shall refer to the trust as constituted on the date of the distribution, and the direction shall not affect previous distributions from the trust. If at the time any trust is established, the time fixed for any distribution of the principal has passed, the distribution shall be made on the establishment of that trust.

Spendthrift clause

The interests of the beneficiaries in the principal and income of the trust shall not be subject to the claims of their creditors or others, nor to legal process, and may not be voluntarily or involuntarily alienated or encumbered.

Choice of law

The internal laws (and not the law of conflicts) of the State of California in force from time to time shall govern the validity, construction, interpretation, and administration of this trust and any trust created under this instrument, except that all matters relating to real property shall be governed by the laws of the situs of that real property, including that state's conflict-of-law principles.

Perpetuities savings clause

Unless terminated earlier, all trusts created under this instrument shall terminate 21 years after the death of (1) the last survivor of my children living on the date of my death; or (2) if there are none, the last survivor of the individual beneficiaries named in the trust living on the date of my death; or (3) if there are none, the last survivor of the class of beneficiaries named in the trust living on the date of my death. The principal and undistributed income of a terminated trust

shall be distributed to the income beneficiaries of that trust in the same proportion as the beneficiaries are entitled to receive income when the trust terminates. If the rights to receive income are not fixed, distribution shall be made by right of representation to the persons who are then entitled, in the trustee's discretion, to receive distributions from the trust.

Payments to beneficiary under disability

Except as otherwise specifically directed in this instrument, if the trustee is directed to make payments to or distribute trust property to a person under a legal disability, or a person not adjudicated to have limited legal capacity but who, by reason of illness or mental or physical disability, is in the trustee's judgment unable to manage the distributed property properly, the trustee may, in the trustee's discretion, make the payment or distribution to:

- (1) The beneficiary directly.
- (2) A legally appointed guardian or conservator of the beneficiary's person or estate.
- (3) A custodian for the minor beneficiary under any applicable Uniform Transfers or Gifts to Minors Act to hold for the beneficiary until age 25. If no custodian exists for receipt of property under any applicable Uniform Transfers or Gifts to Minors Act, the trustee may designate a custodian to receive the property.
- (4) A third party for the benefit of the beneficiary; or
- (5) An adult relative or friend in reimbursement for amounts properly advanced for the beneficiary's benefit.

No distribution under this instrument to or for the benefit of a minor beneficiary shall discharge the legal obligation of the beneficiary's parents to support him or her in accordance with the laws of the state of the parents' domicile from time to time, unless a court of competent jurisdiction determines that this distribution is necessary for the minor's support, health, or education.

Co-ordination with durable power of attorney

If I have given authority to an agent in a durable power of attorney to make decisions affecting the trust and the trust estate, then a decision of the agent under the power of attorney shall be final and shall control any decision by the trustee if there is a conflict between the agent and the trustee. The trustee is to follow a decision of the agent if authority exists for the decision in the durable power of attorney. The agent shall have the power to revoke or amend the trust if that authority is given to the agent in the durable power of attorney.

Beneficiary Failing To Survive Distribution

If a beneficiary who would not be an heir of the trustor under the laws of intestacy does not survive distribution, any gift or share to that beneficiary is revoked. This provision does not apply to stepchildren of the trustor.

Beneficiary Whose Whereabouts Is Unknown

If the whereabouts of a beneficiary is unknown, the trustee shall have no duty to notify the beneficiary except for mailing or delivering notice to the last known address of the beneficiary. However, the trustee may conduct a search for the beneficiary. Any costs of the search, and any costs incurred due to keeping the trust open only for that purpose, shall be paid from the gift or share of the beneficiary. If the whereabouts of the beneficiary is unknown two years after my death, the trustee may distribute the balance of the share of the beneficiary to the closest living relative of the beneficiary; distribute the balance of the share of the beneficiary to the remainder beneficiaries of the trust; or continue to hold the share of the beneficiary.

Severability

If any provision of this instrument is unenforceable, the remaining provisions shall remain in full effect.

End of Part Two

I have made this trust consisting of Part One and Part Two.

Date: 11/04/05

L Raagas

Lourdes Raagas

State of California)
County of San Diego)

On November 4, 2005 before me, Kelley Ann Cassel,
a Notary Public, personally appeared Lourdes Raagas, personally
known to me (or 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, or the entity upon behalf of which the
person acted, executed the instrument. Witness my hand and
official seal

Kelley Ann Cassel



This document was prepared by:
DAVID W. FOLEY, ATTORNEY
3530 CAMINO DEL RIO NORTH #202
SAN DIEGO, CA 92108

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY OF SAN DIEGO

CERTIFICATE OF DEATH

3 200537 0 19097

STATE FILE NUMBER		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT - FIRST (Given)		3. LAST (Family)	
LOURDES		RAAGAS	
2. MIDDLE		4. DATE OF BIRTH mm/dd/yyyy	
DELOS SANTOS		04/05/1954	
5. AGE Yrs.		6. SEX	
51		F	
8. BIRTH STATE/FOREIGN COUNTRY		12. MARITAL STATUS (s) (Time of Death)	
PHILIPPINES		DIVORCED	
10. SOCIAL SECURITY NUMBER		7. DATE OF DEATH mm/dd/yyyy	
[REDACTED]		12/20/2005	
11. EVER IN U.S. ARMED FORCES?		8. HOUR (24 Hours)	
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK		2220	
13. EDUCATION - Highest Level Degree (See worksheet on back)		16. DECEDENT'S RACE - Up to 3 races may be listed (see worksheet on back)	
SOME COLLEGE <input type="checkbox"/> YES <input type="checkbox"/> NO		FILIPINO	
17. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED		18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.)	
BILLING ASSISTANT		HOSPITAL	
19. YEARS IN OCCUPATION		17	
20. DECEDENT'S RESIDENCE (Street and number or location)			
7130 SHORELINE DRIVE, #1313			
21. CITY		25. STATE/FOREIGN COUNTRY	
SAN DIEGO		CALIFORNIA	
22. COUNTY/PROVINCE		24. YEARS IN COUNTY	
SAN DIEGO		30	
23. ZIP CODE		26. INFORMANT'S NAME, RELATIONSHIP	
92122		CYRUS RAAGAS - SON	
27. INFORMANT'S MAILING ADDRESS (Street and number or rural route number, city or town, state, ZIP)		30. LAST (Maiden Name)	
7130 SHORELINE DRIVE #1313, SAN DIEGO, CA 92122		-	
28. NAME OF SURVIVING SPOUSE - FIRST		29. MIDDLE	
-		-	
31. NAME OF FATHER - FIRST		32. MIDDLE	
APOLONIO		-	
33. LAST		34. BIRTH STATE	
DELOS SANTOS		PHILIPPINES	
35. NAME OF MOTHER - FIRST		36. MIDDLE	
CATALINA		-	
37. LAST (Maiden)		38. BIRTH STATE	
VELASQUEZ		PHILIPPINES	
39. DISPOSITION DATE mm/dd/yyyy		40. PLACE OF FINAL DISPOSITION	
12/23/2005		RES: LINDA DE LA ROSA - SISTER: 23 SEOUL ST BF HOMES INTERNATIONAL, LAS PINAS CITY PHILIPPINES	
41. TYPE OF DISPOSITION(S)		42. SIGNATURE OF EMBALMER	
CR/TR/RES		NOT EMBALMED	
43. LICENSE NUMBER		44. NAME OF FUNERAL ESTABLISHMENT	
-		NATIONAL CREMATION SERVICES	
45. LICENSE NUMBER		46. SIGNATURE OF LOCAL REGISTRAR	
FD 1707		Nancy L Bowen MD	
47. DATE mm/dd/yyyy		48. SIGNATURE OF LOCAL REGISTRAR	
12/23/2005		Nancy L Bowen MD	
101. PLACE OF DEATH		102. IF HOSPITAL, SPECIFY ONE	
RESIDENCE (OWN)		<input type="checkbox"/> IP <input type="checkbox"/> ERCP <input type="checkbox"/> DOA <input type="checkbox"/> Hospice <input type="checkbox"/> Nursing Home/LTC <input checked="" type="checkbox"/> Decedent's Home <input type="checkbox"/> Other	
104. COUNTY		105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number or location)	
SAN DIEGO		7130 SHORELINE DRIVE, #1313	
106. CITY		107. CAUSE OF DEATH	
SAN DIEGO		Breast Cancer	
108. DEATH REPORTED TO CORONER?		109. BIOPSY PERFORMED?	
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
110. AUTOPSY PERFORMED?		111. USED IN DETERMINING CAUSE?	
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107			
NONE			
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date)			
MASTECTOMY (07/--/2003)			
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED.			
115. SIGNATURE AND TITLE OF CERTIFIER		116. LICENSE NUMBER	
Julio Ramirez		620985	
117. DATE mm/dd/yyyy		118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE	
12/22/2005		WILLIAM MITCHELL, MD 4311 THIRD AVENUE, SAN DIEGO, CA 92103	
119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED.		120. INJURED AT WORK?	
MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
121. INJURY DATE mm/dd/yyyy		122. HOUR (24 Hours)	
-		-	
123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)			
-			
124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)			
-			
125. LOCATION OF INJURY (Street and number, or location, and city, and ZIP)			
-			
126. SIGNATURE OF CORONER / DEPUTY CORONER		127. DATE mm/dd/yyyy	
-		-	
128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		129. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	
-		-	
STATE REGISTRAR		FAX AUTH. #	
A B C D E		2521009	
		GREENWOOD	
		CENSUS TRACT	



A01479626

County of San Diego - Department of Health Services - 3851 Rosecrans Street. This is to certify that, if bearing the OFFICIAL SEAL OF THE STATE OF CALIFORNIA, the OFFICIAL SEAL OF SAN DIEGO COUNTY and THEIR DEPARTMENT OF HEALTH SERVICES EMBOSSED SEAL, this is a true copy of the ORIGINAL DOCUMENT FILED. Required fee paid.

DATE ISSUED: December 27, 2005

Nancy L Bowen MD
NANCY L. BOWEN, M.D.
REGISTRAR OF VITAL RECORDS
County of San Diego

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar



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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC: 219 ITEM 227 Parcel Identification Number: 663372001

Owner: RAAGAS, DOMINGO

Situs Address:

Date Sold: 05/02/2023

Date Deed to Purchaser Recorded: 06/20/2023

Final Date to Submit Claim: 06/20/2024

RECEIVED
2023 OCT 13 PM 12:21
RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 32,905.20 from the sale of the above mentioned real property. I/We were the [] lienholder(s), property owner(s) [please check one] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2000-184861; recorded on 05-16-2000. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

If the property is held in Joint Tenancy, the 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 9 day of October, 2023 at Whatcom, Washington
County, State

[Signature]
Signature of Claimant

DOMINGO RAAGAS
Print Name 3129 McLeod Rd.

Street Address Bellingham, WA 98225
3129 McLeod Rd.

City, State, Zip
(714) 650 6913
Phone Number

domingo-raagas@yahoo.com
Email Address

RECORDED AT THE REQUEST OF:

N.R.L.L., INC.

ITEM # 47-103

WHEN RECORDED MAIL TO:
MAIL FUTURE TAX STATEMENTS TO:

Domingo Raagas
3400 Corte Viejo
Carlsbad, CA 92009

DOC # 2000-363496

09/15/2000 08:00A Fee:9.00

Page 1 of 2 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

9

TRAILHO

CORPORATION GRANT DEED

M
AK

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX - COMPUTED ON FULL VALUE OF PROPERTY CONVEYED \$ 3.85
 UNINCORPORATED AREA - OR - CITY OF
AND FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
N.R.L.L., INC., A CALIFORNIA CORPORATION

A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF CALIFORNIA, HEREBY GRANTS TO
Domingo Raagas, A Married Man

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF Riverside,
STATE OF California

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF. COMPRISED OF 1 PAGE.
APN: 663-372-001

DATED 9-7-00

N.R.L.L., INC.,
A CALIFORNIA CORPORATION
BY [Signature]
ROBERT D. FRIEDMAN, PRESIDENT

STATE OF CALIFORNIA
COUNTY OF ORANGE

ON 9-7-00 BEFORE ME, Beth A. Harline NOTARY PUBLIC,
PERSONALLY APPEARED ROBERT D. FRIEDMAN, PRESIDENT AND JEFFREY P. FRIEDEN, SECRETARY

[X] PERSONALLY KNOWN TO ME - OR - [] 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

Beth A. Harline



47-103

EXHIBIT "A"

APN. 663-372-001

LOT 224 OF FIRST ADDITION TO DESERT HOT SPRINGS 3, AS SHOWN BY
MAP ON FILE IN BOOK 33, PAGE 51 OF MAPS, RECORDS OF REVERSIDE
COUNTY.



2000-363496
09/15/2008 08:06A
2 of 2

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

I hereby certify the foregoing instrument to which this stamp has been affixed consisting of 2 pages to be a full, true and correct copy of the original on file and of record in my office.

Peter Alolano
Assessor - County Clerk - Recorder
County of Riverside, State of California

Dated: APR 08 2025 *AP*



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