EL DORADO COUNTY BOARD OF SUPERVISORS AGENDA ITEM TRANSMITTAL MEETING OF APRIL 21, 2009

TATE!	211110 01 111110 21, 2005
AGENDA TITLE: EXCESS PROCEEDS FRO	OM SALE OF TAX DEFAULTED PROPERTY DATED NOVEMBER 02, 2007
DEPARTMENT: AUDITOR-CONTROLL	LER PEPT SIGNOFF: CAO USE ONLY
CONTACT: SALLY ZUTTER/JOY SHAW	7 mon min
DATE: 03/20/2009 PHONE: 621-	
DEPARTMENT SUMMARY AND REQU	ESTED BOARD ACTION:
	V
	perty was conducted by the Treasurer-Tax Collector's office. Parties of interest, as 5, were notified that the property identified as APN <u>037-361-05-100</u> was sold for
	delinquent taxes & costs of the sale. Valid claim(s) have been filed for the excess
	r-Controller's office has reviewed the claim(s) and supporting documents and is of
	roceeds pursuant to R&T Code §4675. The Auditor-Controller recommends that ntroller to notify all valid claimants of the Board's action(s) and disburse excess
proceeds as determined by the Board.	into the to hothly an value elaminates of the board's detion(s) and disbutise excess
Claimant	Recommended Fund
	TypeAmt. ClaimedDistributionssignee of Heir of Owner of Recordabout 100%18,151.49
United Pacific Assets LLC for S. Pevahouse As	ssignee of Heir of Owner of Record about 100% 18,151.49
· 	&T Code §4674 -0-
CAO RECOMMENDATIONS:	
Financial impact? () Yes () No	Funding Source: () Gen Fund () Other
Timenetal impacts () Tes () Tes	Other:
BUDGET SUMMARY:	CAO Office Use Only:
Total Est. Cost	4\5's Vote Required. () Yes() No
Funding	Change in Policy () Yes() No
Budgeted	New Personnel () Yes() No
New Funding	CONCURRENCES:
Savings	Risk Management
Other	County Counsel
Total Funding	Other
Change in Net County Cost	
Explain	
BOARD ACTIONS:	
Vote: Unanimous Or	I hereby certify that this is a true and correct copy of an
	action taken and entered into the minutes of the Board of
Ayes:	Supervisors.
Noes:	Date
	Date:
Abstentions:	Attest: Cindy Keck, Board of Supervisors Clerk
	Zana of Supervisors Cicix
Absent:	By:



County of El Dorado OFFICE OF AUDITOR-CONTROLLER

360 FAIR LANE PLACERVILLE, CALIFORNIA 95667 Phone: (530) 621-5487 Fax: (530) 295-2535

JOE HARN, CPA Auditor-Controller

BOB TOSCANO Assistant Auditor-Controller

March 19, 2009

El Dorado County Board of Supervisors 330 Fair Lane Placerville, CA 95667

Honorable Board Members:

Title:

Excess Proceeds from the Sale of Tax Defaulted Property dated November 02, 2007

Recommendation:

The Auditor-Controller recommends that the Board of Supervisors authorize the Auditor-Controller to disburse excess proceeds for APN 037-361-05-100 pursuant to the attached information.

Reason for Recommendation:

The recommendation is based on §4675 of the Revenue and Taxation Code.

Fiscal Impact:

No net impact.

Action To Be Taken Following Approval:

The Auditor-Controller will disburse funds as directed.

Yours very truly,

Auditor-Controller

enclosures JH/is



County of El Dorado OFFICE OF AUDITOR-CONTROLLER

360 FAIR LANE PLACERVILLE, CALIFORNIA 95667 (530) 621-5487

> BOB TOSCANO Assistant Auditor-Controller

Auditor-Controller

March 19, 2009

United Pacific Assets, LLC Paul D. Tunison, Managing Member 1722 H Street Modesto, CA 95354

Re: Excess Proceeds Claim from the Sale of Tax Defaulted Property of November 02, 2007

APN: 037-361-05-100 Default No: 077059 Excess Proc. Available: \$36,302.98

Please be advised that the Auditor-Controller will present to the Board of Supervisors only valid original claims for excess proceeds meeting the requirements of Revenue and Taxation (R&T) Code §4675 or other applicable authority. The Auditor-Controller will present all valid claims with a recommendation for distribution to a duly noticed Board of Supervisor's public hearing.

The Auditor-Controller will notify all claimants submitting valid claims of the scheduled public hearing at least 20 calendar days in advance. The notice will include the recommended distribution and copies of any other valid claims for the same property. Parties with valid claims are not required to attend the public hearing; however, you may do so if you wish. Any interested person(s) may attend the public hearing.

NOTICE OF HEARING

o'clock a.m., regarding the determination of distribution of the excess proceeds from the Sale of Tax Defaulted Property dated November 02, 2007. The hearing will be held at the Board of Supervisors chambers located in Building A, 330 Fair Lane, Placerville, California, 95667. All claims, proof, supporting documents, and relevant information, submitted by valid claimants meeting the requirements of R&T Code §4675, will be forwarded to the Board of Supervisors office prior to the public hearing.

Claimant(s) Names and Addresses:

United Pacific Assets, LLC for John P. Snyder 1722 H Street

Modesto, CA 95354

United Pacific Assets, LLC for Sherry Pevahouse

1722 H Street

Modesto, CA 95354

<u>Claimant</u>	Type	\$ Claimed	Recommendation
United Pacific Assets LLC (J. Snyder)	Assignce of Owner of Record	about 100%	18,151.49
United Pacific Assets LLC (S. Pevahouse)	Assignee of Owner of Record	about 100%	18,151.49
Unclaimed	R&T Code §4674	-()-	-()-

Following the determination of distribution for valid claims at the public hearing, the Auditor-Controller will notify valid claimants of the action taken by the Board of Supervisors. Pursuant to R&T Code §4675(b), any action or proceeding to review the decision of the Board of Supervisors must be commenced within 90 calendar days after the date of the Board of Supervisors decision. County warrants will be issued no sooner than 90 days after the date of the decision of the Board of Supervisors.

Please contact Sally Zutter, Accounting Division Manager, or myself, at the address above, or at 530/621-5470 with any questions.

Yours very truly,

Joy Shaw

Deputy Auditor-Controller

/js

TAX DEFUALTED PROPERTY CLAIM FOR EXCESS PROCEEDS

Sale Date: 11/2/2007 APN: 037-361-05-100 El Dorado County Tax Collector

We the undersigned claim about 100% of the excess that had been assigned to **UNITED PACIFIC ASSETS, LLC.**, 1722 H Street, Modesto, CA 95354

We claim status as a party of interest pursuant to Section 4675 of the California Revenue and Taxation Code based upon the attached documentation:

We affirm under penalty of perjury that the foregoing is true and correct to the best of my knowledge.

Executed this 23	day of Secret	ندہے 2002 at 🖡	Others	, CALIFORNIA.
Signature United Pacific Assets, Paul D Tunison, Manag 1722 H Street Modesto CA 95354			City	State
State of California County of Stanis On 9-23-2008 name), personally a	before me,	Shery	Housh	(Notary
proved to me on the name(s) is/are subs he/she/they execute that by his/her/the entity upon behalf	basis of satisf cribed to the wi d the same in hi ir signature(s)	thin instrume: .s/her/their a on the instru	nt and acknowle uthorized capac ment the persor	edged to me that city(ies), and n(s), or the

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

WITNESS my hand and official seal.

Signature (Seal)



Assignment of Rights to Claim Excess Proceeds from The Sale of Tax-Defaulted Property

For valuable consideration, the undersigned Assignor(s) John P. Snyder an individual and/or the heir to the Estate of Ireta J. Snyder hereby assigns to assignee United Pacific Assets, LLC, all rights, title and interest to collect 100% of the excess proceeds for which we are entitled to claim as a result of property which was sold at the El Dorado County, California, public auction of Tax Defaulted property, held on 11/2/2007 and described as parcel number 037-361-05-100

As the Assignor(s), I understand the TOTAL amount of the excess proceeds eligible for distribution is \$36,100.00+/-.

Assignee has advised Assignor of the right to file a claim for excess proceeds on their own behalf. The parties have disclosed to each other all facts each is aware of regarding the value of the rights being assigned as required by California Revenue and Taxation Code Section 4675.

As a party of interest Assignor has the authority to assign the interest specified above pursuant to Section 4675 of the California Revenue and Taxation Code.

This assignment is binding on all heirs, successors in interest, and assigns. It cancels all powers of attorney granted to collect these excess proceeds and it rescinds prior claims that Assignor may have submitted for these excess proceeds.

Assignor declares the above to be true and correct with respect to this assignment of rights to claim excess proceeds to **UNITED PACIFIC ASSETS, LLC.**, 1722 H St, Modesto, Ca 95354.

Assignor declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct of Assignor knowledge.

Dated this ________ day of an wary 2008

Signature _______ Super

John P. Snyder

2220 Spring Lake Dr

Martinez, Ca 94553

State of -ea OV

on 11408 before me, 1810 before me, , personally appeared John P. Snyder, 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.

Signature (Seal)



County of CNO

UNDER CALIFORNIA PROBATE CODE §§ 13100-13106

The undersigned states as follows:

- 9. Ireta J. Snyder died on or about 9/17/1997, in Contra Costa County.
- 10. At least forty (40) days have elapsed since the death of the decedent, as shown in the attached certified copy of the decedent's death certificate.
- 11. No proceeding is now being or has been conducted in California for administration of the decedent's estate.
- 12. The current gross fair market value of the decedent's real and personal property in California, excluding property described in PC § 13050, does not exceed \$100,000.00.
- 13. There is no real property in the estate.
- 14. The description of the decedent's property to be paid, transferred or delivered to me is as follows:

\$36,100.00 +/- in cash from the sale of the decedent's property in San Bernardino County, California.

- 15. I, John P. Snyder, am the am a successor of 50% of the decedent's interest in the property described above, as defined in PC § 13006.
- 16. No other person(s) has a superior right to the interest of the decedent in the property described above.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Notary Public in and for the State of

County of 21KO



060774

RECORDING REQUESTED BY

And When Recorded Mail This Deed and, Unless Otherwise Shown Below, Mail Tax Statements To:

NAME Mr. John R. Snyder
STREET
Mrs. Ireta June Snyder
1310 Potter Street Martinez, CA 94553

Title Order No. _____

_ Escrow No. _

A.P. # 37-361-05

EL DORADO COURTY-CALIF. RECORD REQUESTED BY:

ATTORNEYS

DEC 15 |1 29 AM '86

500 COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX & None - No Consideration** COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.

OR COMPUTED ON FULL VALUE LESS LIENS AND BRANCES REMAINING AT TIME OF SALE.

GRANT DEED

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

JOHN R. SNYDER and IRETA JUNE SNYDER, husband and wife, as Joint Tenants,

hereby GRANT(S) to

JOHN R. SNYDER and IRETA JUNE SNYDER, husband and wife, as community property,

the following described real property in the unincorporated area county of El Dorado , state of California:

> Lot 2. Block 1, Audrain Subdivision filed October 20, 1953, Map Book "B", Page 24, El Dorado County Records.

**The purpose of this Deed is to establish the community property nature of the real property and sever the existing joint tenancy between the parties.

November 26, 1986 Dated ...

STATE OF CALIFORNIA COUNTY OF COUNTY OF COUNTY CONTER COSTA

On November 26, 1986 before me, the undertipned, a Notary Public in and for said County and State,

John R. Snyder and Ireta June Snyder

known to me are subscribed to the to be the person 8 whose name8 within instrument and acknowledged that

Lucille M. Mullen
Name (Typed or Printed) Notary Public in and for Sald County and State JOHN R. SNYDER

IRETA JUNE SNYDER

OFFICIAL SEA LUCILLE M. MULLEN CONTRA COSTA COUNTY

(Space above for official situation scal)

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

Street Address

END DOCUMENT

MOX 2674 PAGE 321



Form No. 2856



- MAIL TO		
Stomey or Perty without Attorney State and Address):	(510) 256-390d	For Court Use (Inty
JOHN R. MULLEN, ESQ. #8 LEO B. SIEGEL, ESQ. #11 540 LENNON LANE	7922	
\ 150 B. SIEGEL, ESQ. \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	.0041	
WAINUT CREEK, CA 94598		
SUPERIOR COURT OF CALIFORNIA COUNTY	OF CONTRA COSTA	1/100 0 0 1993 T
SUPERIOR COURT OF CALIFORNIA, COUNTY STREET ADDRESS: 725 COURT Street	E	/301 00 (333)
MALING ACCRESS P.O. BOX 911 CITY AND ZEP COOK: Martinez, CA 94	4553	表现外,根部类
WANCH MAKE:		
ESTATE OF (NAME): JOHN RICHARD	SNYDER, also	District.
known as JOHN	R. SNYDER	\
		ass Number:
SPOUSAL PRO	PERTY ORDER	293-00776
		33-00770
1. Date of hearing: 6/28/93	8 1993 ime: 8:30 a.m Dept. 8	Room
••-		
THE COURT FINDS 2. All notices required by law have been given.	mu °(05- ,	
The the region independent of the tests and it.	GILD!	
3. Decedent died on (date): January		
a. X a resident of the California cou	inty named sbove. Heft an estate in the county named above.	
c. Intestate X testate.	left an estate in the county hamed above.	
THE COURT FURTHER FINDS AND ORDER	RS	
4. a. (30) The property described in attac	chaent 4a is property passing to the surviving	spouse
(name): IRETA J. SNY		ration of it is necessary
b. Bee attachment 4b for further o	order respecting transfer of the property to the	aurylying apouse.
5. To protect the interests of the cre	editors of (business name):	
no unknown and heads or hards	ess, a list of all its known creditors and the ano	unt award each in an file
an unincorporated trade or busine a. [] Within (specify)	ess, a list of all its known creditors and the amo days from this date, the surviving upouse shal	
	, upon condition that the surviving spouse pay	the known creditors of the business.
b. See attachment 5b for fur	rther order protecting the interests of creditor	of the business.
6. a. (X) The property described in attac	chment 6a is property that belongs to the surviv	ing snovee.
(name): IRETA J. SNYD	ER , under Probate Code	sections 100 and 101, and the surviving
spouse's ownership is transby c		
D 5ee attachment 6b for further o	rder respecting transfer of the property to the	Burviving apouse.
7. All property described in the Spous	sal Property Petition that is not determined to b	e property passing to the surviving spouse
under Probate Code section 13500	or confirmed as belonging to the surviving spo	use under Probate Code sections 100
and 101, shall be subject to admini 8. Other (specify):	stretion in the estate described in atta	chment 7.
- C and black		
Date: June 23, 1993		
		IDGE OF THE SUPERIOR COURT
9. X Humber of pages attached:	LX Signature for	DWB last attacheent
Form Approved by the Judicial Council of Cattornia CE-226 (Serv. July 1, 1987)	SPOUSAL PROPERTY ORDER (PROBATE)	800K 4083 PAGE 279

Spousal Property Order Estate of JOHN R. SNYDER Attachment 4a

A one-half interest in the property listed below is property belonging to the decedent that is passing to IRETA J. SNYDER, the surviving spouse of the decedent:

REAL PROPERTY:

 All of that real property in the unincorporated area of the County of El Dorado, State of California, described as follows:

Lot 2, Block 1, Adrain Subdivision filed October 20, 1953, Map Box "B", Page 24, El Dorado County Records.

 All of that real property located in the City of Martinez, County of Contra Costa, State of California, described as follows:

Lot 11, Rloc 4, Martinez Land Company Tract No. 1 filed September 12, 1915, Map Book 14, Page 282, Contra Costa County Records.

Business:

 Dry cleaning business which trade name is: SUNSHINE CLEANERS, located in Lafayette, California. Spousal Property Order Estate of JOHN R. SNYDER Attachment 6a

A one-half interest in the property listed below is property which is confirmed to the decedent's surviving spouse, IRETA J. SNYDER:

REAL PROPERTY:

 All of that real property in the unincorporated area of the County of El Dorado, State of California, described as follows:

Lot 2, Block 1, Adrain Subdivision filed October 20, 1953, Map Bok "B", Page 24, Rl Dorado County Records.

 All of that real property located in the City of Martinez, County of Contra Costa, State of California, described as follows:

> Lot 11, Bloc 4, Martinez Land Company Tract No. 1 filed September 12, 1915, Map Book 14, Page 282, Contra Costa County Records.

BUSINESS:

 Dry cleaning business which trade name is: SUNSHINE CLEANERS, located in Lafayette, California.

Dated:

July 8, 1993

48516

EL DORADO DIVENTA CALA-RECORD REQUESTED BY:

ATTORNEYS93 AUG 16 AM11: 24

LCHITA "JEAR" BELL
COUNTY RECORDER - CLERK

END DOCUMENT

This document is a correct copy of the original on file in this office. ATTEST:

JUL 1 5 1993

County Circle and Bush official Clark of the Superior Confidence of the State of Confidence is angles, the County Superior Costs by County Superior Costs

BOOK 4083 PAGE 281

44-001/6

COUNTY of CONTRA COSTA

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DATE ISSUED

STATE OF CALIFORNIA

COUNTY of SOLANO

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STATE OF CALIFORNIA, COUNTY OF SOLANO

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of insurance and the original signature of the Deputy.



ANY ALTERATION OF ERASURE VOIDS THIS CERTIFICATE



JOE HARN, CPA

Auditor-Controller

County of El Dorado OFFICE OF AUDITOR-CONTROLLER

360 FAIR LANE PLACERVILLE. CALIFORNIA 95667 (530) 621-5487

> BOB TOSCANO Assistant Auditor-Controller

March 19, 2009

United Pacific Assets, LLC Paul D. Tunison, Managing Member 1722 H Street Modesto, CA 95354

Re: Excess Proceeds Claim from the Sale of Tax Defaulted Property of November 02, 2007

APN: 037-361-05-100 Default No: 077059 Excess Proc. Available: \$36,302.98

Please be advised that the Auditor-Controller will present to the Board of Supervisors only valid original claims for excess proceeds meeting the requirements of Revenue and Taxation (R&T) Code §4675 or other applicable authority. The Auditor-Controller will present all valid claims with a recommendation for distribution to a duly noticed Board of Supervisor's public hearing.

The Auditor-Controller will notify all claimants submitting valid claims of the scheduled public hearing at least 20 calendar days in advance. The notice will include the recommended distribution and copies of any other valid claims for the same property. Parties with valid claims are not required to attend the public hearing; however, you may do so if you wish. Any interested person(s) may attend the public hearing.

NOTICE OF HEARING

The El Dorado County Board of Supervisors will hold a public hearing on April 21, 2009, beginning at 9:00 o'clock a.m., regarding the determination of distribution of the excess proceeds from the Sale of Tax Defaulted Property dated November 02, 2007. The hearing will be held at the Board of Supervisors chambers located in Building A, 330 Fair Lane, Placerville, California, 95667. All claims, proof, supporting documents, and relevant information, submitted by valid claimants meeting the requirements of R&T Code §4675, will be forwarded to the Board of Supervisors office prior to the public hearing.

Claimant(s) Names and Addresses:

United Pacific Assets, LLC for John P. Snyder 1722 H Street Modesto, CA 95354 United Pacific Assets, LLC for Sherry Pevahouse 1722 H Street Modesto, CA 95354

<u>Claimant</u>	Type	\$ Claimed	Recommendation
United Pacific Assets LLC (J. Snyder)	Assignce of Owner of Record	about 100%	18,151.49
United Pacific Assets LLC (S. Pevahouse)	Assignee of Owner of Record	about 100%	18,151.49
Unclaimed	R&T Code §4674	-()-	-()-

Following the determination of distribution for valid claims at the public hearing, the Auditor-Controller will notify valid claimants of the action taken by the Board of Supervisors. Pursuant to R&T Code §4675(b), any action or proceeding to review the decision of the Board of Supervisors must be commenced within 90 calendar days after the date of the Board of Supervisors decision. County warrants will be issued no sooner than 90 days after the date of the decision of the Board of Supervisors.

Please contact Sally Zutter, Accounting Division Manager, or myself, at the address above, or at 530/621-5470 with any questions.

Yours very truly,

Joy Shaw

Deputy Auditor-Controller

/js

TAX DEFUALTED PROPERTY CLAIM FOR EXCESS PROCEEDS

Sale Date: 11/2/2007 APN: 037-361-05-100
El Dorado County Tax Collector

We the undersigned claim about 100% of the excess that had been assigned to **UNITED PACIFIC ASSETS, LLC**., 1722 H Street, Modesto, CA 95354

We claim status as a party of interest pursuant to Section 4675 of the California Revenue and Taxation Code based upon the attached documentation:

We affirm under penalty of perjury that the foregoing is true and correct to the best of my knowledge.

Executed this 2 day of source, 2008 at Moreson,	CALIFOISHIP
Signature	State
United Pacific Assets, LLC	
Paul D Tunison, Managing Member	
1722 H Street	
Modesto CA 95354	
State of California	
٦ ١	
county of Stanislaus	
on 9-23-2008 before me, Shery Housh	437 - 1
name) personally appeared	(Notary
faul Daniel Tunison	, who
proved to me on the basis of satisfactory evidence to be the per name(s) is/are subscribed to the within instrument and acknowled	son(s) whose
<u>he</u> /she/t he y executed the same in his/her/their authorized capaci	ty(ies), and
that by his/her/their signature(s) on the instrument the p <u>ers</u> on(s), or the
entity upon behalf of which the person(s) acted, executed the in	strument.
I certify under PENALTY OF PERJURY under the laws of the State o	f California
that the foregoing paragraph is true and correct.	
WITNESS my hand and official seal.	
O The	
Signature (Seal)	
	SHERY HOUSH
	COMM. # 1741458

NOTARY PUBLIC - CALIFORNIA STANISLAUS COUNTY My Corus Expires April 24, 2011

Conser Ne DECIMAE

Assignment of Rights to Claim Excess Proceeds from The Sale of Tax-Defaulted Property

For valuable consideration, the undersigned Assignor(s) Sherry Pevahouse an individual and/or the heir to the Estate of Ireta J. Snyder hereby assigns to assignee United Pacific Assets, LLC, all rights, title and interest to collect 100% of the excess proceeds for which we are entitled to claim as a result of property which was sold at the El Dorado County, California, public auction of Tax Defaulted property, held on 11/2/2007 and described as parcel number 037-361-05-100

As the Assignor(s), I understand the TOTAL amount of the excess proceeds eligible for distribution is \$36,100.00+/-.

Assignee has advised Assignor of the right to file a claim for excess proceeds on their own behalf. The parties have disclosed to each other all facts each is aware of regarding the value of the rights being assigned as required by California Revenue and Taxation Code Section 4675.

As a party of interest Assignor has the authority to assign the interest specified above pursuant to Section 4675 of the California Revenue and Taxation Code.

This assignment is binding on all heirs, successors in interest, and assigns. It cancels all powers of attorney granted to collect these excess proceeds and it rescinds prior claims that Assignor may have submitted for these excess proceeds.

Assignor declares the above to be true and correct with respect to this assignment of rights to claim excess proceeds to **UNITED PACIFIC ASSETS, LLC.**, 1722 H St, Modesto, Ca 95354.

Assignor declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct of Assignor knowledge.

Dated this 13-10 day of November 07.

Signature Revahouse 1537 Windwood Ct

Martinez, CA 94553

State of CA
County of Contex Costa

on 11-13-07 before me, Niccle Brannelle , personally appeared Sherry Pevahouse, 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.

Signature poffery level Branniseal)

TIFFANY NICOLE BRUNNMEIER
Commission # 1562622
Notary Public - California
Contra Costa County
My Comm. Expires Mar 22, 2009

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

The undersigned states as follows:

- 1. Ireta J. Snyder died on or about 9/17/1997, in Contra Costa County.
- 2. At least forty (40) days have elapsed since the death of the decedent, as shown in the attached certified copy of the decedent's death certificate.
- 3. No proceeding is now being or has been conducted in California for administration of the decedent's estate.
- 4. The current gross fair market value of the decedent's real and personal property in California, excluding property described in PC § 13050, does not exceed \$100,000.00.
- 5. There is no real property in the estate.

WITNESS my hand and official seal.

Signature

6. The description of the decedent's property to be paid, transferred or delivered to me is as follows:

\$36,100.00+/- in cash from the sale of the decedent's property in El Dorado, California.

- 7. I, Sherry Pevahouse, am the am a successor of 50% of the decedent's interest in the property described above, as defined in PC § 13006.
- 8. No other person(s) has a superior right to the interest of the decedent in the property described above.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to
the best of may knowledge.
Signature Melly floop nute Date: 9/12/08
Sherry Pevahouse
1537 Windwood Ct
Martinez, Ca 94553
State of CA
County of Contra Costa
TiPCo Alleria
on 9-12-2008 before me, Tiffany N cole Bunnmeier (Notary name), personally appeared Sherry Pevaluates to be the personal who proved to me on the basis of satisfactory evidence to be the person (a) whose personal in the person (a) whose person (b) in the person (c) in the person (d)
appeared Sherry Pevalucities , who proved to me on
the basis of sacisfactory 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.

TIFFANY NICOLE BRUNNMEIER Commission # 1562622

Notary Public - California Contra Costa County My Comm. Expires Mar 22, 2009

RECORDING REQUESTED BY

And When Recorded Mail This Deed and, Unless Otherwise Shown Below, Mail Tax Statements To:

MAME Mr. John R. Snyder

STREET ADDRESS
CITY. 1310 Potter Street

1310 Potter Street Martinez, CA 94553

Title Order No.

__ Escrow No. _

A.P. # 37-361-05

25.E

EL BORADO COUNTY-CALIF. REGORD REQUESTED BY:

ATTORNEYS

DEC 15 | 1 19 AM '86

COUNTY KEUDRDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX : None - No Consideration** COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,

GRANT DEED

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

JOHN R. SNYDER and IRETA JUNE SNYDER, husband and wife, as Joint Tenants,

hereby GRANT(S) to

JOHN R. SNYDER and IRETA JUNE SNYDER, husband and wife, as community property,

the following described real property in the unincorporated area El Dorado

, state of California:

Lot 2. Block 1, Audrain Subdivision filed October 20, 1953, Map Book "B", Page 24, El Dorado County Records.

**The purpose of this Deed is to establish the community property nature of the real property and sever the existing joint tenancy between the parties.

November 26.

STATE OF CALIFORNIA COSTS SS.
On November 26, 1986 before me, the undersigned, a Notary Public in and for said County and State,

personally appeared . John R. Snyder and Ireta June Snyder

are subscribed to the

Name (Typed or Printed)

within instrument and acknowledged that

Notary Fublic in and for Sald County and State

OHN R. SNYDER

June Sayder IRETA JUNE SNYDER

> OFFICIAL SEAL LUCILLE M. MULLEN CONTRA COSTA COUNTY

(Space above for official material seal)

mail tax statements to party shown on following line: If no party so shown, mail as directed above

Name

Street Address

City & State

m No. 2956

END DOCUMENT

BOOK 2674 PAGE 321



· MAIL TO		•		^
#Borney or Perty without A	nomey Quees and Address.	(510)	256-3900	For Court Use Only
- JOHN R. MUI	LEN, ESQ. #8	1922	256-3900	1
人 LEO B. SIE(EL, ESQ. #110	5841		
I \ 540 LENNON	LANE			
WALNUT CRE	EK, CA 94598 ETA J. SNYDER			
SUPERIOR COURT OF	CALIFORNIA COUNTY	F CONTRA COSTA		1 1/mm of 1993 Tf
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импиоложен В.О	. Box 911			francis do com
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	TOHN RICHARD			' '
x	nown as JOHN I	K. SNIDEK		1
			Decedent	<u> </u>
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	(date): January ! nt of the California cour		•	
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C. [_] HILBSTEIN	(A) tootetor			
THE COURT FURTH	ER FINDS AND ORDER	S		
4 a 🔯 The prop	erty described in attac	hment 4a is property passis	ng to the surviv	ing apouse
•	IRETA J. SNYI			nistration of it is necessary
b. 🔲 See atta	chment 4b for further o	rder respecting transfer of	the property to	the surviving spouse.
5 To	the interests of the ore	ettern of Overlands name).		
tr () to protect	THE NAME OF THE CLA	ditors of (business name):		
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				shall file an undertaking in the amount of
		, upon condition that the s	arviving apouse	pay the known creditors of the business.
b. 🖂 Se	e attachment 5b for fur	ther order protecting the in	terests of credi	itors of the business,
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	IRETA J. SNYD		nder Probete Co	ode sections 100 and 101, and the surviving
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nue Tuno 53	1002			
Date: June 23,	1333	_		1000 of the humano or the
A 1778 Humber 15	and allert :		mr.	JUDGE OF THE SUPERIOR COURT
9. [X] Number of pa	iges attached:		(X) Sgretur	te follows last attachment
				_
Fore Approved by the	-	COCHICAL PROPERTY	CORDER	Probate Code, £ 13656

SPOUSAL PROPERTY ORDER (PROBATE) Spousal Property Order Estate of JOHN R. SNYDER Attachment 4a

A one-half interest in the property listed below is property belonging to the decedent that is passing to IRETA J. SNYDER, the surviving spouse of the decedent:

REAL PROPERTY:

 All of that real property in the unincorporated area of the County of El Dorado, State of California, described as follows:

Lot 2, Block 1, Adrain Subdivision filed October 20, 1953, Map Box "B", Page 24, El Dorado County Records.

 All of that real property located in the City of Martinez, County of Contra Costa, State of California, described as follows:

> Lot 11, Ploc 4, Martinez Land Company Tract No. 1 filed September 12, 1915, Map Book 14, Page 282, Contra Costa County Records.

BUSINESS:

 Dry cleaning business which trade name is: SUNSHINE CLEANERS, located in Lafayette, California.

445-001/6

Spousal Property Order Estate of JOHN R. SNYDER Attachment 6a

A one-half interest in the property listed below is property which is confirmed to the decedent's surviving spouse, IRETA J. SNYDER:

REAL PROPERTY:

 All of that real property in the unincorporated area of the County of El Dorado, State of California, described as follows:

Lot 2, Block 1, Adrain Subdivision filed October 20, 1953, Map Bok "B", Page 24, El Dorado County Records.

 All of that real property located in the City of Martinez, County of Contra Costa, State of California, described as follows:

Lot 11, Bloc 4, Martinez Land Company Tract No. 1 filed September 12, 1915, Map Book 14, Page 282, Contra Costa County Records.

Business:

 Dry cleaning business which trade name is: SUNSHINE CLEANERS, located in Lafayetta, California.

Dated:

July 8, 1993

JUDGE OF THE SUPERIOR COURT

48516

EL DORADO CLAMO 1 CALA-RECORD REGUESTED BY:

ATTORNEYS

93 AUG 16 AM II: 24

LOSTA "JEAR" BELL
COUNTY RECORDER - CLERK

END COCUMENT

This document is a correct copy of the original on file in this office. ATTEST:

JUL 1 5 1993

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COUNTY of CONTRA COSTA

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STATE OF CALIFFERNIA COUNTY OF CONTRA COSTA

This is a true and exact reproduction of the document officially registered and placed on file in the office of the CONTRA COSTA COUNTRACT DEPARTMENT OF HEALTH SERVICES.

This copy not valid unless prepared on engraved border displaying seal and signature of Contra Costa County Heatin Officer.

STATE OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH VITAL STATISTICS

CERTIFIED COPY OF BIRTH RECORD

DISTRICT NO. 0700 REGISTRAR'S No. Sherry Ann Snyder DATE IF NAME ADDED BY SUPPLEMENTAL REPORT FULL NAME OF CHILD Contra Costa Place of Birth: County ... NAME OF HOSPITAL OR INSTITUTION Walnut Creek Kaiser Foundation CITY OR TOWN. If outside city or town limits, write rural If not in hospital or institution, give street number or location SEX IF SO-BORN DATE OF TWIN OR December Female BIRTH TRIPLET. 1ST..... 2D..... 3D... Month by Name Hour FATHER OF CHILD MOTHER OF CHILD MAIDEN NAME COLOR OR RACE.. FULL NAME COLOR OR RACE. John Richard Snyder Ireta June Madding White White South Carolina BIRTHPLACE Oklahoma BIRTHPLACE ... I hereby certify that I attended the birth of this child, on the date above stated Dec 12, 1955 DATE RECEIVED BY LOCAL REGISTRAR. ATTENDANT'S OWN SIGNATURE Stephen C. Thomas, MD 1425 So. Main St. L. Blum, MD REGISTRAR'S SIGNATURE FB ADDRESS Walnut Creek DATE SIGNED Dec 7. CERTIFICATION BY LOCAL REGISTRAR OR COUNTY RECORDER This is to Certify, That the foregoing is a true and correct copy of statements appearing on the recorded birth of the above named child, as filed in the local county records and is issued under the provisions of Section 10202, Health and Safety Code. In Testimony Whereof, Witness my hand and seal this 15th day of June, 1959, at Martinez California. W. T. PAASCH FEE \$1.00 514 Filed in Volume 130 Register of Births, page.... DEPUTY RECORDER 56-1-10M-T7 2