# TEHAMA COUNTY BOARD OF EQUALIZATION P. O. BOX 250

### **RED BLUFF, CA 96080**

Phone (530)527-3287 Fax (530)527-1745

Date: January 24, 2025

Alejandro Mendoza 22503 Hermosa Ave. Gerber, CA 96035

Dear Mr. Mendoza:

Enclosed you will find the Assessment Appeal Withdraw Form. Please complete the form and return to this office.

You may return the application to the Tehama County Board of Equalization, P. O. Box 250, Red Bluff, CA 96080. Should you have any questions or need further information, please call this office at (530) 527-3287.

Sincerely,

Sean Houghtby, Clerk of the Tehama County Board of Equalization

Deputy

#### **ASSESSMENT APPEAL WITHDRAWAL**

 $\mbox{\it Mail}\,$  or fax the completed form to the Clerk of the Board at the address shown.

#### APPLICANT AND PROPERTY INFORMATION

AFF	LIC	ANI AND PRO	OPERI	I INFORMAL	ION		
NAME OF APPLICANT							HEARING DATE if applicable
MAILING ADDRESS OF APPLICANT (STREET ADDRESS OR P. O.	. BOX)					EMAIL ADDRESS	<u>I</u>
CITY	STATE	ZIP CODE	DAYTIME (	TELEPHONE	ALTERNA	ATE TELEPHONE	FAX TELEPHONE
I no longer wish to pursue an assessmen that the Assessment Appeal Application by		•	perty, o	r properties, ir	ndicate	ed below and h	nereby request
APPLICATION NUMBER			PAF	RCEL, ACCOUNT OR 1	ΓAX BILL N	IUMBER	
APPLICATION NUMBER			PAF	RCEL, ACCOUNT OR 1	ΓΑΧ BILL N	IUMBER	
APPLICATION NUMBER			PAF	RCEL, ACCOUNT OR T	ΓAX BILL N	IUMBER	
ADDITIONAL AFFECTED APPLICATION	ONS	ARE LISTED ON	I ATTACH	IMENT. NUMBE	R OF P	AGES ATTACHE	ED:
An Assessment Appeal Application may this request, unless the Assessor has githe assessed value of the property. Add the Assessor and applicant may have ag	iven ditio reed	the applicant nally, the cour to withdraw th	a writte nty Boa ne appea	n notice of ar d can decide al.	n inten e to re	tion to recomi view an asse	mend an increase in ssment even though
Withdrawals are final and will conclude a	ny fu				itional	withdrawals w	ill be accepted.
		CERTIF	FICATIO	N			
I certify that I am authorized to tran		t all business Assessment	_		filing	, including th	is withdrawal of
SIGNATURE					DATE		
PRINT NAME OF AUTHORIZED SIGNER					TITLE		
COMPANY NAME				EMAIL ADDRESS			
FILING STATUS							
OWNER AGENT ATTORNEY SPOU	SE	REGISTERED	DOMESTI		CHILD	PARENT	PERSON AFFECTED
CALIFORNIA ATTORNEY, STATE BAR NUMBER:					CORPO	RATE OFFICER OF	R DESIGNATED EMPLOYEE
	F	OR COUNTY B	BOARD	USE ONLY			
☐ The withdrawal request is accepted and v	will co	onclude any furth	her actio	n on the appeal			
The withdrawal request is denied. The As will be notified of the date no less than 45					our app	eal will be set fo	or hearing, in which you
The withdrawal request is denied by the proceed with an assessment review to de							ard has the authority to
ATTEST BY COUNTY BOARD:							
DATED:							
BY:CHAIRPERSON						CLERK OF	THE BOARD

BOE-305-AH (P1) REV. 11 (05-22)

PENALTIES (amount or percent)

#### **ASSESSMENT APPEAL APPLICATION**

This form contains all of the requests for information that are required for filing an application for changed assessment. Failure to complete this application may result in rejection of the application and/or denial of the appeal. Applicants should be prepared to submit additional information if requested by the assessor or at the time of the hearing. Failure to provide information at the hearing the appeals board considers necessary may result in the continuance of the hearing or denial of the appeal. Do not attach hearing evidence to this application.



the hearing. Failure to provide information at the hearing the appeals board considers necessary may result in the continuance of the hearing or denial of the appeal. Do not APPLICATION NUMBER: Clerk Use Only attach hearing evidence to this application. N-2023 1. APPLICANT INFORMATION - PLEASE PRINT EMAIL ADDRESS NAME OF APPLICANT (LAST, FIRST, MIDDLE INITIAL), BUSINESS, OR TRUST NAME A MENDOZABYSI @ GMAIL. COM MENDOSA ALESANDRO MAILING ADDRESS OF APPLICANT (STREET ADDRESS OR P. O. BOX) 22503 HERMOSA STATE ZIP CODE DAYTIME TELEPHONE ALTERNATE TELEPHONE FAX TELEPHONE (530)736-9880 2. CONTACT INFORMATION - AGENT, ATTORNEY, OR RELATIVE OF APPLICANT if applicable - (REPRESENTATION IS OPTIONAL) NAME OF AGENT, ATTORNEY, OR RELATIVE (LAST, FIRST, MIDDLE INITIAL) EMAIL ADDRESS COMPANY NAME CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRST, MIDDLE INTITAL) MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) CITY FAX TELEPHONE STATE ZIP CODE DAYTIME TELEPHONE ALTERNATE TELEPHONE **AUTHORIZATION OF AGENT** AUTHORIZATION ATTACHED The following information must be completed (or attached to this application - see instructions) unless the agent is a licensed California attorney as indicated in the Certification section, or a spouse, child, parent, registered domestic partner, or the person affected. If the applicant is a business entity, the agent's authorization must be signed by an officer or authorized employee of the business. The person named in Section 2 above is hereby authorized to act as my agent in this application, and may inspect assessor's records, enter in stipulation agreements, and otherwise settle issues relating to this application. SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED EMPLOYEE DATE 3. PROPERTY IDENTIFICATION INFORMATION Yes X No Is this property a single-family dwelling that is occupied as the principal place of residence by the owner? ENTER APPLICABLE NUMBER FROM YOUR NOTICE/TAX BILL ASSESSOR'S PARCEL NUMBER ASSESSMENT NUMBER **FEE NUMBER** 063-200-033-000 ACCOUNT NUMBER TAX BILL NUMBER PROPERTY ADDRESS OR LOCATION DOING BUSINESS AS (DBA), if appropriate PROPERTY TYPE 

✓ SINGLE-FAMILY / CONDOMINIUM / TOWNHOUSE / DUPLEX ☐ AGRICULTURAL POSSESSORY INTEREST ☐ MANUFACTURED HOME ■ MULTI-FAMILY/APARTMENTS: NO. OF UNITS \_ VACANT LAND ☐ COMMERCIAL/INDUSTRIAL ☐ WATER CRAFT ☐ AIRCRAFT ☐ BUSINESS PERSONAL PROPERTY/FIXTURES OTHER: \_ LAND 4. VALUE A. VALUE ON ROLL B. APPLICANT'S OPINION OF VALUE C. APPEALS BOARD USE ONLY LAND 120,000 60,000= IMPROVEMENTS/STRUCTURES **FIXTURES** PERSONAL PROPERTY (see instructions) MINERAL RIGHTS TREES & VINES OTHER TEHAMA COUNTY BOARD OF EQUA TOTAL

5. TYPE OF ASSESSMENT BEING APPEALED Check only one. S		
REGULAR ASSESSMENT – VALUE AS OF JANUARY 1 OF THE	ee instructions for filing p	periods
SUPPLEMENTAL ASSESSMENT		
*DATE OF NOTICE: ROLL YEAR: _		
*DATE OF NOTICE:	MITY REASSESSMENT	☐ PENALTY ASSESSMENT
*Must attach convert matter to the "ROLL YEAR:	ab	
6. REASON FOR FILING APPEAL (FACTS)  See instru	ch roll year requires a sep	
if you are uncertain of which item to check, please check "I. OTHER" and The reasons that I rely upon to support requested changes in value are a	ctions before completing d provide a brief explanation as follows:	<i>this section.</i> n of your reasons for filing this application.
A. DECLINE IN VALUE		
☐ The assessor's roll value exceeds the market value as of Janu B. CHANGE IN OWNERSHIP	*	
1. No change in ownership occurred on the date of9 / II	2020	
2. Base year value for the change in ownership established on	the date of	is incorrect
C. NEW CONSTRUCTION		10 1110011001.
1. No new construction occurred on the date of		
2. Base year value for the completed new construction establis	shed on the date of	is incorrect.
S. value of construction in progress on January 1 is incorrect.		
D. CALAMITY REASSESSMENT		
Assessor's reduced value is incorrect for property damaged by	misfortune or calamity.	
<ul> <li>E. BUSINESS PERSONAL PROPERTY/FIXTURES. Assessor's valu</li> <li>1. All personal property/fixtures.</li> </ul>	e of personal property and	d/or fixtures exceeds market value.
☐ 2. Only a portion of the personal property/fixtures. Attach descr		
F. PENALTY ASSESSMENT	iption of those items.	
Penalty assessment is not justified.		
G. CLASSIFICATION/ALLOCATION		
☐ 1. Classification of property is incorrect.		
2. Allocation of value of property is incorrect (e.g., between land	d and improvements).	
H. APPEAL AFTER AN AUDIT. Must include description of each proportion.  1. Amount of escape assessment is incorrect.	erty, issues being appeale	ed, and your opinion of value.
2. Assessment of other property of the assessee at the location	is incorrect	
I. OTHER	is incorrect.	
☐ Explanation (attach sheet if necessary)		
7. WRITTEN FINDINGS OF FACTS ( \$ per)		
☐ Are requested.		
8. THIS APPLICATION IS DESIGNATED AS A CLAIM FOR REFUND See	instructions.	
¥ Yes □ No		
CERTIFICAT		
I certify (or declare) under penalty of perjury under the laws of the State of C accompanying statements or documents, is true, correct, and complete to the	DAST OF MU PROUPONS ONA	haliaf and that I am (d) II
er and portion directed tile a personi having a direct economic intere	of in the naument of toyon o	and the town and the state of t
agent authorized by the applicant under item 2 of this application, or (3) an a Number, who has been retained by the applicant and h	attorney licensed to practice	law in the State of California State Por
SIGNATURE (Use Blue Pen - Original signature required on paper-filed application)	SIGNED AT (CITY, STATE)	person to file this application.
Mort	RED BWPF 4	
VAME (Please Print)	10.7 00011	1,70,22
MENDOZA A LEJANDRO  FILING STATUS (IDENTIFY RELATIONSHIP TO APPLICANT NAMED IN SECTION 1)		
AGENT ATTORNEY SPOUSE REGISTERED	DOMESTIC PARTNER	HILD PARENT PERSON AFFECTED
CORPORATE OFFICER OR DESIGNATED EMPLOYEE		



Placer Title Company 955 Main Street, Suite A Red Bluff, CA 96080 Phone: (530)527-3335

Fax: (530) 527-5578

Order No.:

P-427685

Reference:

Mendoza

Escrow Officer:

Bernadette McKim

Email:

TeamBernadette@placertitle.com

Email Loan Docs To:

1301edocs@placertitle.com

Proposed Insured:

Proposed Loan Amount:

\$60,000.00

Proposed Sales Price:

\$60,000.00

Proposed Buyer(s):

Alejandro Guadalupe Mendoza and Rosa Marie Tapia

Proposed Underwriter:

Westcor Land Title Insurance Company

Property Address:

Lot 183B Hermosa Avenue, Gerber, CA 96035

### PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, Placer Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated:

August 19, 2020 at 7:30AM

Title Officer:

**Roger Button** 

# **Preliminary Report Top Sheet**

♦ HELP US STAY ON TOP OF YOUR TRANSACTION ♦

# IF ANY OF THESE QUESTIONS ARE ANSWERED "YES", OR IF YOU HAVE QUESTIONS ABOUT THE BELOW, PLEASE CONTACT YOUR ESCROW OFFICER IMMEDIATELY

- Have any of the principals recently filed bankruptcy?
- Do any of the principals plan to use a power of attorney?
- Are any of the principals going through a divorce? (if so, is there an attorney involved?)
- Is anyone currently vested in title deceased? Has a new Tax I.D. Number been established?
- ♦ Do any of the principals NOT have a valid photo identification?
- Is there construction work in progress or incomplete construction?
  - o Any construction completed in the last year?
  - Any construction completed in the last 4 months?
- Is there a mobile or manufactured home on the property?
- Are the sellers a non-resident alien or a foreign out of country seller?
- Is the property an investment property or not considered seller's principal residence?
- Will a new entity be formed? (i.e. Partnership, LLC, Corporation)
- If your principals are currently vested or are taking title in their trust, have bank accounts been established in the name of the Trust?
- Will any of the principals be participating in a 1031 Exchange?
- Are any of the principals not able to sign with a Placer Title Company? If so, an approved notary will be required.

THANK YOU FOR CHOOSING

**Placer Title Company** 

The form of policy of title insurance contemplated by this report is:

2006 ALTA Standard Owners Policy

2006 ALTA Extended Loan Policy

The estate or interest in the land hereinafter described or referred to covered by this report is:

Fee Simple

Title to said estate or interest at the date hereof is vested in:

LARRY SCHUTTER AND CARLA SCHUTTER, AS CO-TRUSTEES OF THE SCHUTTER FAMILY TRUST, U/A DATED 7-15, 2005

The land referred to in this report is described as follows:

See Exhibit "A" Attached for Legal Description

# Exhibit "A" Legal Description

The land described herein is situated in the State of California, County of Tehama, unincorporated area, described as follows:

LOT 183B IN SUBDIVISION NO. 3 OF EL CAMINO RANCHO, AS THE SAME IS SHOWN ON THE MAP FILED IN THE TEHAMA COUNTY RECORDER'S OFFICE, JULY 13, 1923 IN BOOK F OF MAPS, AT PAGES 59 AND 60.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL GAS, OIL AND MINERAL RIGHTS, AS RESERVED INTHE DEED FROM ROY C SCHEELER AND EDNA G SCHEELER, TO ROY E BELOST AND NELLIE SELBAR, RECORDED JULY 25, 1956 IN BOOK 295, PAGE 547, OFFICIAL RECORDS.

APN: 063-200-033-000



### VACANT LAND PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

(C.A.R. Form VLPA, Revised 12/18)

Date Prepared: August 10, 2020	
1. OFFER:	
A. THIS IS AN OFFER FROM ALEJANDRO GUADALUPE MENDOZA, ROSA MARIE TAPIA  B. THE REAL PROPERTY to be acquired in MACANTI AND	"Buyer"),
B. THE REAL PROPERTY to be acquired is VACANT LAND  GERBER (City). TEHAMA (County) California (Zin Code) Annual County California	situated in
B. THE REAL PROPERTY to be acquired is VACANT LAND  GERBER (City), TEHAMA (County), California, (Zip Code), Assessor's Parcel No. 063-200-033-000  Further Described As	("Property")
C. THE PURCHASE PRICE offered is Sixty Thousand	
Sixty Thousand	
D. CLOSE OF ESCROW shall occur on X September 11, 2020 (date) (or Days After Accept	·
En buyor and delief die feleffed to flerein as the "Parties" Brokers are not postion to this A service to	otance).
A. DISCLOSURE: The Parties each acknowledge receipt of a X "Disclosure Regarding Real Estate Agency Relative (C.A.R. Form AD).	ionchino!
(C.A.R. Form AD).	adilatiba
<ul> <li>B. CONFIRMATION: The following agency relationships are confirmed for this transaction:</li> <li>Seller's Brokerage Firm</li> </ul>	
Is the broker of (check one): the soller or both the bath the bath the broker of (check one):	
both the buyer and seller, (dual agent)	
Is (check one): the Seller's Agent. (salesperson or broker associate) both the Buyer's and Seller's Agent. (dual	
both the Buyer's and Seller's Agent. (dual	agent)
Buyer's Brokerage Firm  Is the broker of (check one): the buyer or both the buyer and the first section of the buyer or both the buyer or	
the bayer, or both the buyer and seller (distance)	
Buyer's Agent License Number  Is (check one): the Buyer's Agent. (salesperson or broker associate) both the Buyer's Agent. (dual  C. POTENTIALLY COMPETING BUYERS AND SELLERS: The Parties each college and Seller's Agent. (dual	
C. POTENTIALLY COMPETING PLANTS AND A STATE OF THE BUYER'S AGENT. (dual	agent)
C. POTENTIALLY COMPETING BUYERS AND SELLERS: The Parties each acknowledge receipt of a X "Possible Repr	esentation
3. FINANCE TERMS: Briver represents that fined will be created (C.A.R. Form PRBS).	CARG
3. FINANCE TERMS: Buyer represents that funds will be good when deposited with Escrow Holder.  A. INITIAL DEPOSIT: Deposit shall be in the amount of	) Ham
A. INITIAL DEPOSIT: Deposit shall be in the amount of	2,500.00
(1) Buyer Direct Deposit: Buyer shall deliver deposit directly to Escrow Holder by electronic funds transfer, cashier's check, personal check, other within 3 business days	
after Acceptance (or	
OR (2) Buyer Deposit with Agent: Buyer has given the deposit by personal should (	
to the agent submitting the offer (or to), made payable to	
PLACER TITLE . The deposit shall be held uncashed until Acceptance and then deposit of	
Deposit Checks given to agent shall be an original signed check and not a second	
(Note: Initial and increased deposits checks received by agent shall be received in District the control of the	
CACLD DEL OOI . Duvel Stidli deposit with Escrow Holder an increased deposit in the	
If the Parties agree to liquidated damages in this Agreement, they also agree to incorporate the increased	
Topole into the indudated deliliques dilliquit in a sensitate liquidated damages clouds (C.A.D. Forms DID)	
at the the the regard deposit is then the rector holder	
C. ALL CASH OFFER: No loan is needed to purchase the Property. This offer is NOT contingent on	
Buyer obtaining a loan. Written verification of sufficient funds to close this transaction IS ATTACHED to this offer or Buyer shall, within 3 (or) Days After Acceptance, Deliver to Seller such verification.	
D. LONIIOI.	
(1) FIRST LOAN: in the amount of	. 5 . 1
This loan will be conventional financing OR FHA VA Seller financing (CAB Form SEA)	60,000.00
loan shall be at a lixed rate not to exceed 3,000 % or lan adjustable rate learning in the	
76. Regardless of the type of loan. Buyer shall nay points not to exceed	-
(2) SECOND LOAN in the amount of	
This least the state of the sta	
Regardless of the type of loan, Buyer shall pay points not to exceed	
(3) FHAVA: For any FHA or VA loan specified in 3D(1), Buyer has 17 (or) Days After Acceptance to Deliver to Seller written notice (C.A.R. Form FVA) of any lender-required repairs or costs that Buyer requests	
one to pay for or other wise contect. Seller has no onlination to have an action, lander requirement.	
-3.556 II. WILLIAM VA ALLEHUALUI VICALISE II. A R. FORM EVA (1) chall be a part of this transmit	
Buyer's Initials (A 6 m C ) ( R m T ) © 2018, California Association of REALTORS®, Inc.  Seller's Initials (	
© 2018, California Association of REALTORS®, Inc.	
VLPA REVISED 12/18 (PAGE 1 OF 11)	EDITAL MOUNTS
VACANT LAND PURCHASE AGREEMENT (VLPA PAGE 1 OF 11)  JAMISON PROPERTIES 412 3RD STREET CORNING, CA 96021  Phone 530300/65	CPPCRTUNITY
MAX FROOME Phone: 5302004655 Fax:  Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com	schutter
www.zipLogix.com	

#### Placer Title Company

955 Main Street, Suite A Red Bluff, CA 96080 (530)527-3335

File Number:

P-427685

Loan Amount: Sales Price:

\$60,000.00

\$60,000.00 9/11/2020

Close Date:

**BUYER(S) ESTIMATED CLOSING STATEMENT** 

Disbursement Date:

Date Prepared: 9/8/2020 8:00:57 AM

Type: Property: Sale

LOT 183B HERMOSA AVENUE

GERBER, CA 96035 (TEHAMA)

(063-200-033-000)

Buyer(s):

ALEJANDRO GUADALUPE MENDOZA AND ROSA MARIA TAPIA

22503 Hermosa Avenue

Gerber, CA 96035

Seller(s):

LARRY SCHUTTER AND CARLA SCHUTTER, TRUSTEES OF THE SCHUTTER FAMILY

**TRUST** 

22503 Hermosa Ave. Gerber, CA 96035

Description	P.O.C.	Debit	Credit
Deposits, Credits, Debits	1.0.0.	Debit	Credit
Contract sales price		\$60,000.00	
Deposit or Earnest Money from Placer Title Company		400,000.00	\$250.00
New Loans			Ψ230.00
Principal amount of new loan			\$60,000.00
Title Charges			ψου,οσο.σο
Lender's coverage \$60,000.00 Premium \$110.00 to Placer Title Company		\$110.00	
Title - Owner's Title Insurance \$60,000.00 Premium \$550.00 to Placer Title Company		\$275.00	
Endorsement(s) to Placer Title Company	-	72,000	
E-Recording Service Fee to Simplifile		\$6.20	
Drawing Fee to Placer Title Company \$100.00		\$100.00	
Settlement or closing fee to Placer Title Company \$455.00 Total: \$455.00		\$227.50	
Government Recording and Transfer Charges		722.100	
Recording fees: Deed \$30,00		\$30.00	
Mortgage \$87.00		\$87.00	
County tax/stamps: Deed \$66.00		\$33.00	
Additional Settlement Charges		400.00	
Water Utilities - Transfer Fee to El Camino Irrigation District		\$112.50	
Totals		\$60,981.20	\$60,250.00

Balance Due FROM Borrower:

\$731.20

Issued Date: 9/8/2020

Lender's Basic (non-discounted) Rate: \$440.00

I/We hereby agree to pay all my proper costs and fees, including any taxes, assessments and liens of public record, and any adjustments thereto, and authorize you to deduct same from funds due me and remit the balance to me at an address designated by the undersigned.

ile Number: P-427685

BOE-305-AH (P1) REV. 11 (05-22)

#### ASSESSMENT APPEAL APPLICATION

This form contains all of the requests for information that are required for filing an application for changed assessment. Failure to complete this application may result in rejection of the application and/or denial of the appeal. Applicants should be prepared to submit additional information if requested by the assessor or at the time of the hearing. Failure to provide information at the hearing the appeals board considers necessary may result in the continuance of the hearing or denial of the appeal. Do not attach hearing evidence to this application.



continuance of the hearing or denial of the	appeal. Do not						
attach hearing evidence to this application.				APPLICATION NUMBER: Clerk Use Only			
1. APPLICANT INFORMATION - PLEASE PRINT				4-2023			
NAME OF APPLICANT (LAST, FIRST, MIDDLE INITIAL), E	E		EMAIL ADDRESS				
MENDOZA ALEJANDRO MAILING ADDRESS OF APPLICANT (STREET ADDRESS	OR P. O. BOXI			H WENDO	2A8451	egmail.com	
22503 HERMOSA AV							
GERBER	STATE ZIP CODE	035 (5	TIME TELEPHONE 530 )736-988	ALTERNATE TELEP	(	TELEPHONE )	
2. CONTACT INFORMATION - AGENT, A	TTORNEY, OR REL	ATIVE OF A	PPLICANT if app	licable - (REPRE	SENTATION I	S OPTIONAL)	
NAME OF AGENT, ATTORNEY, OR RELATIVE (LAST, FIR	RST, MIDDLE INITIAL)			EMAIL ADDRESS			
COMPANY NAME							
CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRS	ST, MIDDLE INTITAL)						
MAILING ADDRESS (STREET ADDRESS OR P. O. BOX)							
CITY	STATE ZIP CODE	DAY	TIME TELEPHONE	ALTERNATE TELEP	HONE FAX 1	ELEPHONE	
AUTHORIZATION OF AGENT		AUTHORIZA	TION ATTACHED	)			
The following information must be compattorney as indicated in the Certification	pleted (or attached t n section, or a spot	to this applic use. child. p	cation - see instru arent. registered	uctions) unless th I domestic partne	r. or the ners	on affected If the	
applicant is a business entity, the agen	t's authorization mu	ust be signe	d by an officer o	r authorized emp	loyee of the l	business.	
The person named in Section 2 above is	s hereby authorized ion agreements, an	to act as m	y agent in this ap	pplication, and ma	ay inspect as	ssessor's records,	
SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED	DEMPLOYEE	a otnerwise	TITLE	ating to this appli	cation.	DATE	
						DATE	
	le-family dwelling that is		he principal place of	f residence by the ow	ner?		
ENTER APPLICABLE NUMBER FROM Y							
ASSESSOR'S PARCEL NUMBER 063-200-033-000	ASSESSMENT	NUMBER		FEE NUMBER			
ACCOUNT NUMBER	TAX BILL NUMB	RER					
	I ON BILL NOWE	JLIX					
PROPERTY ADDRESS OR LOCATION				DOING BUSINESS A	S (DBA), if appr	opriate	
PROPERTY TYPE V							
SINGLE-FAMILY / CONDOMINIUM / TO	NNHOUSE / DUPLEX		GRICULTURAL		POSSESSOF	Y INTEREST	
☐ MULTI-FAMILY/APARTMENTS: NO. OF I	UNITS	Пм	MANUFACTURED		VACANT LAN		
☐ COMMERCIAL/INDUSTRIAL			WATER CRAFT AIRCRAFT			D	
BUSINESS PERSONAL PROPERTY/FIX	TURES		THER: LAN		AIRCRAFI		
4. VALUE	A. VALUE ON	ROLL	B. APPLICANT'S	OPINION OF VALUE	C APPEA	LS BOARD USE ONLY	
LAND	120,000	13-11-1-1-1-1-1	60,00		O.AFFLA	LS BOARD USE UNLY	
IMPROVEMENTS/STRUCTURES	, , , , , , ,	,	60,00	0	RE	CEIVED	
FIXTURES					1		
PERSONAL PROPERTY (see instructions)						5 101 20 20	
MINERAL RIGHTS					JU	1 8 2023	
TREES & VINES							
OTHER	<u> </u>						
TOTAL					TEHAMA CI	JUNTY BOARD OF EQUALIZATION	
PENALTIES (amount or percent)							
· Li ·· · · · · · · · · · · · · · · · ·			I		1		

5. TYPE OF ASSESSMENT BEING APPEALED Check only one. Se	on instructions for filing and a	
REGULAR ASSESSMENT – VALUE AS OF JANUARY 1 OF TH	FE CURRENT VEAD	
SUPPLEMENTAL ASSESSMENT	IL GOTTLENT TEAR	
*DATE OF NOTICE: ROLL YEAR: _	2011	
*DATE OF NOTICE:	MITY REASSESSMENT	
*Must attach conv of notice and the		
6. REASON FOR FILING APPEAL (FACTS) See instruc	ch roll year requires a separate application	
If you are uncertain of which item to check, please check "LOTHER" and	ctions before completing this section.	
v i value ale a	is follows:	on.
A. DECLINE IN VALUE		
☐ The assessor's roll value exceeds the market value as of Janua	ary 1 of the current year.	
B. CHANGE IN OWNERSHIP		
1. No change in ownership occurred on the date of		
2. Base year value for the change in ownership established on	the date of 9/11/2020 is incorrect.	
C. NEW CONSTRUCTION		
1. No new construction occurred on the date of	<del></del> :	
2. Base year value for the completed new construction established.	hed on the date of	
3. Value of construction in progress on January 1 is incorrect.		
D. CALAMITY REASSESSMENT		
Assessor's reduced value is incorrect for property damaged by	misfortune or calamity.	
E. BUSINESS PERSONAL PROPERTY/FIXTURES. Assessor's value	e of personal property and/or fixtures exceeds market value.	
in the personal property/fixtures.		
2. Only a portion of the personal property/fixtures. Attach descri	ption of those items.	
F. PENALTY ASSESSMENT		
<ul><li>☐ Penalty assessment is not justified.</li><li>G. CLASSIFICATION/ALLOCATION</li></ul>		
☐ 1. Classification of property is incorrect.		
2. Allocation of value of property is incorrect (e.g., between land	and improvements)	
H. APPEAL AFTER AN AUDIT. Must include description of each proper	end improvements).	
T. Amount of escape assessment is incorrect.		
2. Assessment of other property of the assessee at the location	is incorrect.	
I. OTHER		
☐ Explanation (attach sheet if necessary)		_
7. WRITTEN FINDINGS OF FACTS ( \$ per)		_
Are requested. Are not requested.		
8. THIS APPLICATION IS DESIGNATED AS A CLAIM FOR REFUND See	instructions.	_
X Yes □ No		
CERTIFICATI		
I certify (or declare) under penalty of perjury under the laws of the State of Co	alifornia that the foregoing and all information hereon, including ar	- y
accompanying statements or documents, is true, correct, and complete to the property or the person affected (i.e., a person having a direct economic interest	best of my knowledge and belief and that I am (1) the owner of the	_
agent authorized by the applicant under Item 2 of this application, or (3) an a	attorney licensed to practice law in the State of California State Re	n ar
with the desired by the applicant and h	as been authorized by that person to file this application.	
SIGNATURE (Use Blue Pen Original signature required on paper-filed application)	SIGNED AT (CITY, STATE)  DATE	_
NAME (Please Phill)	RED BLUPP CA 7/18/202	3
MENDOZA ALEJANDRO		
FILING STATUS (IDENTIFY RELATIONSHIP TO APPLICANT NAMED IN SECTION 1)		-
	DOMESTIC DARTNER GOUND GOODS	
CORPORATE OFFICER OR DESIGNATED EMPLOYEE	DOMESTIC PARTNER	D



Placer Title Company 955 Main Street, Suite A Red Bluff, CA 96080 Phone: (530)527-3335

Fax: (530) 527-5578

Order No.:

P-427685

Reference:

Mendoza

**Escrow Officer:** 

Bernadette McKim

Email:

TeamBernadette@placertitle.com

Email Loan Docs To:

1301edocs@placertitle.com

Proposed Insured:

Proposed Loan Amount:

\$60,000.00

Proposed Sales Price:

\$60,000.00

Proposed Buyer(s):

Alejandro Guadalupe Mendoza and Rosa Marie Tapia

Proposed Underwriter:

Westcor Land Title Insurance Company

**Property Address:** 

Lot 183B Hermosa Avenue, Gerber, CA 96035

#### PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, Placer Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated:

August 19, 2020 at 7:30AM

Title Officer:

**Roger Button** 

# **Preliminary Report Top Sheet**

♦ HELP US STAY ON TOP OF YOUR TRANSACTION ◆

# IF ANY OF THESE QUESTIONS ARE ANSWERED "YES", OR IF YOU HAVE QUESTIONS ABOUT THE BELOW, PLEASE CONTACT YOUR ESCROW OFFICER IMMEDIATELY

- Have any of the principals recently filed bankruptcy?
- Do any of the principals plan to use a power of attorney?
- Are any of the principals going through a divorce? (if so, is there an attorney involved?)
- ♦ Is anyone currently vested in title deceased? Has a new Tax I.D. Number been established?
- Do any of the principals NOT have a valid photo identification?
- Is there construction work in progress or incomplete construction?
  - o Any construction completed in the last year?
  - o Any construction completed in the last 4 months?
- Is there a mobile or manufactured home on the property?
- Are the sellers a non-resident alien or a foreign out of country seller?
- Is the property an investment property or not considered seller's principal residence?
- Will a new entity be formed? (i.e. Partnership, LLC, Corporation)
- If your principals are currently vested or are taking title in their trust, have bank accounts been established in the name of the Trust?
- Will any of the principals be participating in a 1031 Exchange?
- Are any of the principals not able to sign with a Placer Title Company? If so, an approved notary will be required.

THANK YOU FOR CHOOSING

**Placer Title Company** 

The form of policy of title insurance contemplated by this report is:

2006 ALTA Standard Owners Policy

2006 ALTA Extended Loan Policy

The estate or interest in the land hereinafter described or referred to covered by this report is:

Fee Simple

Title to said estate or interest at the date hereof is vested in:

LARRY SCHUTTER AND CARLA SCHUTTER, AS CO-TRUSTEES OF THE SCHUTTER FAMILY TRUST, U/A DATED 7-15, 2005

The land referred to in this report is described as follows:

See Exhibit "A" Attached for Legal Description

### Exhibit "A" Legal Description

The land described herein is situated in the State of California, County of Tehama, unincorporated area, described as follows:

LOT 183B IN SUBDIVISION NO. 3 OF EL CAMINO RANCHO, AS THE SAME IS SHOWN ON THE MAP FILED IN THE TEHAMA COUNTY RECORDER'S OFFICE, JULY 13, 1923 IN BOOK F OF MAPS, AT PAGES 59 AND 60.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL GAS, OIL AND MINERAL RIGHTS, AS RESERVED INTHE DEED FROM ROY C SCHEELER AND EDNA G SCHEELER, TO ROY E BELOST AND NELLIE SELBAR, RECORDED JULY 25, 1956 IN BOOK 295, PAGE 547, OFFICIAL RECORDS.

APN: 063-200-033-000

### Placer Title Company

955 Main Street, Suite A Red Bluff, CA 96080 (530)527-3335

File Number:

P-427685

Loan Amount: Sales Price:

\$60,000.00

Close Date:

\$60,000.00 9/11/2020

# BUYER(S) ESTIMATED CLOSING STATEMENT

Disbursement Date:

Date Prepared: 9/8/2020 8:00:57 AM

Sale

LOT 183B HERMOSA AVENUE GERBER, CA 96035 (TEHAMA)

(063-200-033-000)

luyer(s):

eller(s):

ype:

'roperty:

ALEJANDRO GUADALUPE MENDOZA AND ROSA MARIA TAPIA

22503 Hermosa Avenue Gerber, CA 96035

LARRY SCHUTTER AND CARLA SCHUTTER, TRUSTEES OF THE SCHUTTER FAMILY

TRUST

22503 Hermosa Ave. Gerber, CA 96035

escription eposits, Credits, Debits	P.O.C.	Debit	Credit
			* 5 C S S S S S S
Contract sales price		\$60,000.00	
Deposit or Earnest Money from Placer Title Company			\$250.00
ew Loans			Ψ250.00
Principal amount of new loan			
tle Charges			\$60,000.00
_ender's coverage \$60,000.00 Premium \$110.00 to Placer Title Company		2440.00	
Title - Owner's Title Insurance \$60,000.00 Premium \$550.00 to Placer Title Company		\$110.00	
Endorsement(s) to Placer Title Company		\$275.00	
E-Recording Service Fee to Simplifile			·
Drawing Fee to Placer Title Company \$100.00		\$6.20	
Settlement or closing fee to Placer Title Company \$455.00 Total: \$455.00		\$100.00	
overnment Recording and Transfer Charges		\$227.50	
Recording fees: Deed \$30.00			
Nortgage \$87.00		\$30.00	
County tax/stamps: Deed \$66.00		\$87.00	
Iditional Settlement Charges		\$33.00	
Vater Utilities - Transfer Fee to El Camino Irrigation District		\$112.50	
tals		\$60,981.20	\$60,250.00

Balance Due FROM Borrower:

\$731.20

sued Date: 9/8/2020

ender's Basic (non-discounted) Rate: \$440.00

We hereby agree to pay all my proper costs and fees, including any taxes, assessments and liens of public record, and any djustments thereto, and authorize you to deduct same from funds due me and remit the balance to me at an address designated y the undersigned.

Number: P-427685



## VACANT LAND PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

(C.A.R. Form VLPA, Revised 12/18)

Date Present Land Revised 12/18)
Date Prepared: August 10, 2020  1. OFFER:
E MARIE CONTRACTOR OF THE CONT
A. THIS IS AN OFFER FROM <u>ALEJANDRO GUADALUPE MENDOZA, ROSA MARIE TAPIA</u> ("Buyer"),  B. THE REAL PROPERTY to be acquired is <u>VACANT LAND</u>
B. THE REAL PROPERTY to be acquired is VACANT LAND  GERBER  (City), TEHAIMA  (County), California, (Zip Code), Assessor's Parcel No. 063-200-033-000 ("Property").
GERBER (City), TEHAMA (County), California (Zin Code), Assessed D , situated in
Further Described As (County), California, (Zip Code), Assessor's Parcel No. 063-200-033-000 ("Property").
C. THE PURCHASE PRICE offered is Sixty Thousand
D. CLOSE OF ESCROW shall occur on X September 11, 2020 (date) (or Days After Acceptance).  E. Buyer and Seller are referred to herein as the "Parties." Brokers are not Parties to this Agreement.
D. CLOSE OF ESCROW shall occur on X September 11 2020 (deta) ( Dollars \$ 60,000.00
E. Buyer and Seller are referred to herein as the "Parties." Brokers are not Parties to this Agreement.  Days After Acceptance).  AGENCY:
A. DISCLOSURE: The Parties each acknowledge receipt of a W "Disclosure B
A. DISCLOSURE: The Parties each acknowledge receipt of a x "Disclosure Regarding Real Estate Agency Relationships"
B. CONFIRMATION: The following agency relationships are asset to the
Seller's Brokerage Firm
Is the broker of (check one): the seller; or both the buyer and seller. (dual agent)
Seller's Agent
Seller's Agent the Seller, or both the buyer and seller. (dual agent)  Is (check one): the Seller's Agent. (salesperson or broker associate) both the Buyer's and Seller's Agent. (dual agent)  Buyer's Brokerage Firm
the Gold's Agent. (salesperson or broker associate)both the Buyer's and Seller's Agent (dual agent)
Buyer's Brokerage Firm
Is the broker of (check one): the buyer or both the buyer or License Number
Buyer's Agent Buyer, or both the buyer and seller. (dual-agent)
s (check one): the Buyor's Aport (all
C. POTENTIALLY COMPETING RIVERS AND SELL (Salesperson or proker associate) both the Buyer's and Seller's Agent (dual agent)
of More than One Buyer or Sellor Disclours and a state catri acknowledge receipt of a X "Possible Representation
of More than One Buyer or Seller - Disclosure and Consent" (C.A.R. Form PRBS).  3. FINANCE TERMS: Buyer represents that funds will be good when deposited with Escrow Holder.
A. INITIAL DEPOSIT: Deposit shall be in the amount of
(1) Briver Direct Deposits Personal Bern the amount of
(1) Buyer Direct Deposit: Buyer shall deliver deposit directly to Escrow Holder by electronic funds after Acceptance (or within 3 business days
after According to Criccia, personal check, other within 3 business days
OR (2) Buyer Deposit with Agent: Buyer has given the deposit by personal check (or); to the agent submitting the offer (or to
to the agent submitting the effect of the deposit by personal check (or
PLACED TITLE TO DIE (Or to ), made payable to
to the agent submitting the offer (or to), made payable to with Escrow Holder within 3 business days after Acceptance (or)
with Escrow Holder within 3 business days after Acceptance (or  Deposit checks given to agent shall be an original signed check and not a copy.
Deposit checks given to agent shall be an organized check and not a copy.  (Note: Initial and increased deposits shall be an organized check and not a copy.
(Note: Initial and increased deposits checks received by agent shall be recorded in Broker's trust fund log.)  B. INCREASED DEPOSIT: Buyer shall deposit with Escrew Holder on in-
B. INCREASED DEPOSIT: Buyer shall deposit with Escrow Holder an increased deposit in the amount of \$
within Days After Acceptance (or
If the Parties agree to liquidated damages in this Agreement, they also agree to incorporate the increased deposit into the liquidated damages amount in a separate liquidated demonstrate the increased
deposit into the liquidated damages in this Agreement, they also agree to incorporate the increased at the time the increased deposit is delivered to Escrew Holder.
at the time the increased deposit is delivered to Escrow Holder.
OF THE CASH OFFER: NO loan is needed to murchan it
Buyer obtaining a loan. Written verification of sufficient funds to close this transaction IS ATTACHED to
D. LOAN(S):
(1) FIRST LOAN: in the amount of
This loan will be conventional financing OR FHA, VA, Seller financing (CAR 5000.00)
assumed financing (C.A.R. Form AFA), subject to financing, Other financing (C.A.R. Form SFA), loan shall be at a fixed rate not to exceed 3.000 % or an adjustable rate loan shall be at a fixed rate not to exceed 3.000 % or an adjustable rate loan shall be at a fixed rate not to exceed 3.000 % or an adjustable rate loan shall be at a fixed rate not to exceed 3.000 % or an adjustable rate loan shall be at a fixed rate not to exceed 3.000 % or an adjustable rate loan shall be at a fixed rate not to exceed 3.000 % or an adjustable rate loan shall be at a fixed rate not to exceed 3.000 % or an adjustable rate loan shall be at a fixed rate not to exceed 3.000 % or an adjustable rate loan shall be at a fixed rate not to exceed 3.000 % or an adjustable rate loan shall be at a fixed rate not to exceed 3.000 % or an adjustable rate loan shall be at a fixed rate not to exceed 3.000 % or an adjustable rate loan shall be at a fixed rate not to exceed 3.000 % or an adjustable rate loan shall be at a fixed rate not to exceed 3.000 % or an adjustable rate loan shall be at a fixed rate not to exceed 3.000 % or an adjustable rate loan shall be at a fixed rate not to exceed 3.000 % or a fixed rate loan shall be at a fixed rate not to exceed 3.000 % or a fixed rate loan shall be at a fixed rate loan shall be at a fixed rate not to exceed 3.000 % or a fixed rate loan shall be at a fix
loan shall be at a fixed rate not to exceed 3 000 ov and a state of the state of th
of the loan amount.
(2) SECOND LOAN in the amount of
This loan will be conventional financing OR   Seller financing (CAR Financing)
financing (C.A.R. Form AFA), subject to financing Other . This loan shall be at a fixed rate not to exceed
a fixed rate not to exceed% or an alicingOther This loan shall be at Regardless of the type of loan_Buyer shall now points at the loan with initial rate not to exceed%.
Regardless of the type of loan Buyer shall no was in the state with initial rate not to exceed
Regardless of the type of loan, Buyer shall pay points not to exceed
Deliver to Seller written notice (C.A.R. Form FVA) of any lender-required repairs or costs that Buyer requests  Seller to pay for or otherwise correct. Seller has no obligation to never the form of the seller to pay for or otherwise correct.
Seller to pay for or otherwise correct. Seller has no obligation to any entire repairs or costs that Buyer requests
agreed in writing. A FHAVA amendatory clause (CAB) are DAS of satisfy lender requirements unless
agreed in writing. A FHAVA amendatory clause (C.A.R. Form FVAC) shall be a part of this transaction.  Buyer's Initials ( A CMC ) ( 2 no. T )
© 2018, California Association of RFAI TORS® Inc.
VLPA REVISED 12/18 (PAGE 1 OF 11)
VACANTI AND PURCHASE A CRECATENT (1/1) TO THE PARTY OF TH
MAX FROOME Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com schutter
and the state of t

BOE-305-AH (P1) REV. 11 (05-22)

PENALTIES (amount or percent)

#### **ASSESSMENT APPEAL APPLICATION**

This form contains all of the requests for information that are required for filing an application for changed assessment. Failure to complete this application may result in rejection of the application and/or denial of the appeal. Applicants should be prepared to submit additional information if requested by the assessor or at the time of the hearing. Failure to provide information at the hearing the appeals board considers necessary may result in the continuance of the hearing or denial of the appeal. Do not attach hearing evidence to this application.



continuance of the hearing or denial of the appeal. Do not **APPLICATION NUMBER: Clerk Use Only** attach hearing evidence to this application. 1. APPLICANT INFORMATION - PLEASE PRINT NAME OF APPLICANT (LAST, FIRST, MIDDLE INITIAL), BUSINESS, OR TRUST NAME AMENDOZAB451@GMAIL.COM MENDOZA ALEJANURU MAILING ADDRESS OF APPLICANT (STREET ADDRESS OR P. O. BOX) 22503 HERMOSA DAYTIME TELEPHONE ALTERNATE TELEPHONE FAX TELEPHONE STATE ZIP CODE 530 736-9880 96035 GERBER CA 2. CONTACT INFORMATION - AGENT, ATTORNEY, OR RELATIVE OF APPLICANT if applicable - (REPRESENTATION IS OPTIONAL) NAME OF AGENT, ATTORNEY, OR RELATIVE (LAST, FIRST, MIDDLE INITIAL) EMAIL ADDRESS COMPANY NAME CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRST, MIDDLE INTITAL) MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) CITY DAYTIME TELEPHONE ALTERNATE TELEPHONE STATE ZIP CODE **FAX TELEPHONE** ☐ AUTHORIZATION ATTACHED AUTHORIZATION OF AGENT The following information must be completed (or attached to this application - see instructions) unless the agent is a licensed California attorney as indicated in the Certification section, or a spouse, child, parent, registered domestic partner, or the person affected. If the applicant is a business entity, the agent's authorization must be signed by an officer or authorized employee of the business. The person named in Section 2 above is hereby authorized to act as my agent in this application, and may inspect assessor's records, enter in stipulation agreements, and otherwise settle issues relating to this application. SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED EMPLOYEE DATE 3. PROPERTY IDENTIFICATION INFORMATION Yes X No Is this property a single-family dwelling that is occupied as the principal place of residence by the owner? ENTER APPLICABLE NUMBER FROM YOUR NOTICE/TAX BILL ASSESSOR'S PARCEL NUMBER ASSESSMENT NUMBER FEE NUMBER 063-200-033-000 ACCOUNT NUMBER TAX BILL NUMBER PROPERTY ADDRESS OR LOCATION DOING BUSINESS AS (DBA), if appropriate PROPERTY TYPE 

✓ ☐ SINGLE-FAMILY / CONDOMINIUM / TOWNHOUSE / DUPLEX ☐ AGRICULTURAL ☐ POSSESSORY INTEREST ■ MANUFACTURED HOME ■ MULTI-FAMILY/APARTMENTS: NO. OF UNITS \_ ☐ VACANT LAND ☐ WATER CRAFT ☐ COMMERCIAL/INDUSTRIAL AIRCRAFT OTHER: LAND ■ BUSINESS PERSONAL PROPERTY/FIXTURES A. VALUE ON ROLL B. APPLICANT'S OPINION OF VALUE 4. VALUE C. APPEALS BOARD USE ONLY LAND 120,000= 60,000 IMPROVEMENTS/STRUCTURES **FIXTURES** PERSONAL PROPERTY (see instructions) MINERAL RIGHTS TREES & VINES OTHER TEHAMA COUNTY BOARD OF EDUALIZATION TOTAL

BOE-305-AH (P2) REV. 11 (05-22)
5. TYPE OF ASSESSMENT BEING APPEALED Check only one. See instructions for filing periods
REGULAR ASSESSMENT – VALUE AS OF JANUARY 1 OF THE CURRENT YEAR
SUPPLEMENTAL ASSESSMENT *DATE OF NOTICE: ROLL YEAR: Z023
☐ ROLL CHANGE ☐ ESCAPE ASSESSMENT ☐ CALAMITY REASSESSMENT ☐ PENALTY ASSESSMENT *DATE OF NOTICE: **ROLL YEAR:
**ROLL YEAR:**ROLL YEAR:**Must attach copy of notice or bill, where applicable **Each roll year requires a separate application
6. REASON FOR FILING APPEAL (FACTS)  See instructions before completing this section.  If you are uncertain of which item to check, please check "I. OTHER" and provide a brief explanation of your reasons for filing this application.
The reasons that I rely upon to support requested changes in value are as follows:
A. DECLINE IN VALUE
☐ The assessor's roll value exceeds the market value as of January 1 of the current year.
B. CHANGE IN OWNERSHIP
1. No change in ownership occurred on the date of
2. Base year value for the change in ownership established on the date of9111 202 s incorrect.
C. NEW CONSTRUCTION
1. No new construction occurred on the date of
2. Base year value for the completed new construction established on the date of is incorrect.
☐ 3. Value of construction in progress on January 1 is incorrect.
D. CALAMITY REASSESSMENT
<ul> <li>Assessor's reduced value is incorrect for property damaged by misfortune or calamity.</li> <li>BUSINESS PERSONAL PROPERTY/FIXTURES. Assessor's value of personal property and/or fixtures exceeds market value.</li> </ul>
☐ 1. All personal property/fixtures.
☐ 2. Only a portion of the personal property/fixtures. Attach description of those items.
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☐ Penalty assessment is not justified.
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1. Classification of property is incorrect.
2. Allocation of value of property is incorrect (e.g., between land and improvements).
H. APPEAL AFTER AN AUDIT. Must include description of each property, issues being appealed, and your opinion of value.           1. Amount of escape assessment is incorrect.
☐ 2. Assessment of other property of the assessee at the location is incorrect.
I. OTHER
☐ Explanation (attach sheet if necessary)
7. WRITTEN FINDINGS OF FACTS ( \$ )
☐ Are requested.
8. THIS APPLICATION IS DESIGNATED AS A CLAIM FOR REFUND See instructions.
☑ Yes □ No
CERTIFICATION
I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief and that I am (1) the owner of the
property or the person affected (i.e., a person having a direct economic interest in the payment of taxes on that property - "The Applicant") (2) an
agent authorized by the applicant under item 2 of this application, or (3) an attorney licensed to practice law in the State of California, State Bar Number, who has been retained by the applicant and has been authorized by that person to file this application.
SIGNATURE (Use Blue Pen Signal signature required on paper-filed application)  SIGNED AT (CITY, STATE)  DATE
RED BLOFF CA 7/18/2023
NAME (Please Print)
MENDOZA ALEJANDRO
FILING STATUS (IDENTIFY RELATIONSHIP TO APPLICANT NAMED IN SECTION 1)
OWNER AGENT ATTORNEY SPOUSE REGISTERED DOMESTIC PARTNER CHILD PARENT PERSON AFFECTED
CORPORATE OFFICER OR DESIGNATED EMPLOYEE



Placer Title Company 955 Main Street, Suite A Red Bluff, CA 96080

Phone: (530)527-3335 Fax: (530) 527-5578

Order No.:

P-427685

Reference:

Mendoza

**Escrow Officer:** 

Bernadette McKim

Email:

TeamBernadette@placertitle.com

Email Loan Docs To:

1301edocs@placertitle.com

Proposed Insured:

Proposed Loan Amount:

\$60,000.00

**Proposed Sales Price:** 

\$60,000.00

Proposed Buyer(s):

Alejandro Guadalupe Mendoza and Rosa Marie Tapia

Proposed Underwriter:

Westcor Land Title Insurance Company

Property Address:

Lot 183B Hermosa Avenue, Gerber, CA 96035

#### PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, Placer Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated:

August 19, 2020 at 7:30AM

Title Officer:

Roger Button

CLTA Preliminary Report Page 1 of 19

# **Preliminary Report Top Sheet**

# ♦ HELP US STAY ON TOP OF YOUR TRANSACTION ◆

# IF ANY OF THESE QUESTIONS ARE ANSWERED "YES", OR IF YOU HAVE QUESTIONS ABOUT THE BELOW, PLEASE CONTACT YOUR ESCROW OFFICER IMMEDIATELY

- Have any of the principals recently filed bankruptcy?
- Do any of the principals plan to use a power of attorney?
- Are any of the principals going through a divorce? (if so, is there an attorney involved?)
- Is anyone currently vested in title deceased? Has a new Tax I.D. Number been established?
- Do any of the principals NOT have a valid photo identification?
- Is there construction work in progress or incomplete construction?
  - o Any construction completed in the last year?
  - o Any construction completed in the last 4 months?
- Is there a mobile or manufactured home on the property?
- Are the sellers a non-resident alien or a foreign out of country seller?
- ♦ Is the property an investment property or not considered seller's principal residence?
- Will a new entity be formed? (i.e. Partnership, LLC, Corporation)
- If your principals are currently vested or are taking title in their trust, have bank accounts been established in the name of the Trust?
- Will any of the principals be participating in a 1031 Exchange?
- Are any of the principals not able to sign with a Placer Title Company? If so, an approved notary will be required.

THANK YOU FOR CHOOSING

**Placer Title Company** 

The form of policy of title insurance contemplated by this report is:

2006 ALTA Standard Owners Policy

2006 ALTA Extended Loan Policy

The estate or interest in the land hereinafter described or referred to covered by this report is:

Fee Simple

Title to said estate or interest at the date hereof is vested in:

LARRY SCHUTTER AND CARLA SCHUTTER, AS CO-TRUSTEES OF THE SCHUTTER FAMILY TRUST, U/A DATED 7-15, 2005

The land referred to in this report is described as follows:

See Exhibit "A" Attached for Legal Description

# Exhibit "A" Legal Description

The land described herein is situated in the State of California, County of Tehama, unincorporated area, described as follows:

LOT 183B IN SUBDIVISION NO. 3 OF EL CAMINO RANCHO, AS THE SAME IS SHOWN ON THE MAP FILED IN THE TEHAMA COUNTY RECORDER'S OFFICE, JULY 13, 1923 IN BOOK F OF MAPS, AT PAGES 59 AND 60.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL GAS, OIL AND MINERAL RIGHTS, AS RESERVED INTHE DEED FROM ROY C SCHEELER AND EDNA G SCHEELER, TO ROY E BELOST AND NELLIE SELBAR, RECORDED JULY 25, 1956 IN BOOK 295, PAGE 547, OFFICIAL RECORDS.

APN: 063-200-033-000

#### Placer Title Company

955 Main Street, Suite A Red Bluff, CA 96080 (530)527-3335

File Number:

P-427685

Loan Amount:

\$60,000.00

Sales Price:

\$60,000.00

Close Date:

Disbursement Date:

9/11/2020

Date Prepared: 9/8/2020 8:00:57 AM

## **BUYER(S) ESTIMATED CLOSING STATEMENT**

Type: Property: Sale

LOT 183B HERMOSA AVENUE

GERBER, CA 96035 (TEHAMA)

(063-200-033-000)

Buyer(s):

ALEJANDRO GUADALUPE MENDOZA AND ROSA MARIA TAPIA

22503 Hermosa Avenue

Gerber, CA 96035

Seller(s):

LARRY SCHUTTER AND CARLA SCHUTTER, TRUSTEES OF THE SCHUTTER FAMILY

TRUST

22503 Hermosa Ave. Gerber, CA 96035

Description	P.O.C.	Date	0
Deposits, Credits, Debits	F.U.U.	Debit	Credit
Contract sales price		\$60,000.00	
Deposit or Earnest Money from Placer Title Company		\$00,000.00	\$250.00
New Loans		-	\$250.00
Principal amount of new loan			\$60,000.00
Title Charges			\$00,000.00
Lender's coverage \$60,000.00 Premium \$110.00 to Placer Title Company		\$110.00	
Title - Owner's Title Insurance \$60,000.00 Premium \$550.00 to Placer Title Company		\$275.00	<del></del>
Endorsement(s) to Placer Title Company		\$270.00	
E-Recording Service Fee to Simplifile	•	\$6.20	
Drawing Fee to Placer Title Company \$100.00		\$100.00	
Settlement or closing fee to Placer Title Company \$455.00 Total: \$455.00		\$227.50	
Government Recording and Transfer Charges		<b>\$227.00</b>	
Recording fees: Deed \$30.00		\$30.00	
Mortgage \$87.00		\$87.00	
County tax/stamps: Deed \$66.00		\$33.00	
Additional Settlement Charges		\$60.00	
Water Utilities - Transfer Fee to El Camino Irrigation District		\$112.50	
Totals		\$60,981.20	\$60,250.00

Balance Due FROM Borrower:

\$731.20

Issued Date: 9/8/2020

Lender's Basic (non-discounted) Rate: \$440.00

I/We hereby agree to pay all my proper costs and fees, including any taxes, assessments and liens of public record, and any adjustments thereto, and authorize you to deduct same from funds due me and remit the balance to me at an address designated by the undersigned.

ile Number: P-427685



### VACANT LAND PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

(C.A.R. Form VLPA, Revised 12/18)

D	ate I	Prepared: <u>August 10, 2020</u>
٦.		FER:
	A.	THIS IS AN OFFER FROM  ALEJANDRO GUADALUPE MENDOZA, ROSA MARIE TAPIA  ("Buyer"),
	٥.	THE REAL PROPERTY to be acquired is VACANT LAND  GERBER (City), TEHAMA (County), California, (Zip Code), Assessor's Parcel No. 063-200-033-000 ("Property").
		Further Described As (County), California, (Zip Code), Assessor's Parcel No. 063-200-033-000 ("Property").
	C.	THE PURCHASE PRICE offered is Sixty Thousand
	_	CLOSE OF ESCROW shall occur on X September 11, 2020 (date) (or Days After Acceptance).  Buyer and Seller are referred to herein as the "Parties." Brokers are not Parties to this Agreement.
	D.	September 11, 2020 (date) (or Days After Accentance)
2.	AC	BENCY:  BENCY:
	A.	DISCLOSURE: The Parties each acknowledge receipt of a William
		DISCLOSURE: The Parties each acknowledge receipt of a X "Disclosure Regarding Real Estate Agency Relationships" (C.A.R. Form AD).
	В.	CONFIRMATION: The following agency relationships are confirmed for this transaction:
		the seller, or both the puver and seller (dual agent)
		Is (check one): the Seller's Agent (calcaparers as Is Is a seller's Agent (calcaparers as Is Is Is a seller's Agent (calcaparers as Is Is Is a seller's Agent (calcaparers as Is
		Seller's Agent License Number  Is (check one): the Seller's Agent. (salesperson or broker associate) both the Buyer's and Seller's Agent. (dual agent)
		Buver's Brokerage Firm
		(distriction) the buyer, of both the buyer and seller (dust agent)
		Buyer's Agent License Number  Is (check one): the Buyer's Agent. (salesperson or broker associate) both the Buyer's and Seller's Agent. (dual agent)  POTENTIALLY COMPETING BUYERS AND SELLERS: The Batting seek adjusted by the Buyer's and Seller's Agent. (dual agent)
	C.	POTENTIALLY COMPETING BUYERS AND SELLERO. The Buyer's and Seller's Agent. (dual agent)
		POTENTIALLY COMPETING BUYERS AND SELLERS: The Parties each acknowledge receipt of a X "Possible Representation of More than One Buyer or Seller - Disclosure and Consent" (C.A.R. Form PRBS).
3.	FIN	IANCE TERMS: Buyer represents that funda will be oriseful (C.A.R. FOIII PRBS).
		(1) Buyer Direct Deposit: Buyer shall deliver deposit directly to Escrow Holder by electronic funds
	ΛR	after Acceptance (or within 3 business days
	OIX	(2) Buyer Deposit with Agent: Buyer has given the deposit by personal check (or); to the agent submitting the effect (or the
		to the agent submitting the offer (or to), made payable to), made payable to)  With Escrow Holder within 3 business days after Assentance (or)  With Escrow Holder within 3 business days after Assentance (or)
		with Escrow Holder within 3 business days after Acceptance (or
		Deposit checks given to agent shall be an original signed about
	(140	to initial and increased deposits chacks received by execut about a south and the second and the
	100	The state of the s
		If the Parties agree to liquidated damages in this Agreement, they also agree to incorporate the increased
		deposit into the liquidated damages amount in a separate liquidated damages clause (C.A.R. Form RID)  at the time the increased deposit is delivered to Escrow Holder.
		ALL CASH OFFER: No loan is needed to purchase the Property. This offer is NOT contingent on
		- To the state of
		Days Affer Acceptance Deliver to Soller such verification
	(	1) FIRST LOAN: in the amount of
		assumed financing (C.A.R. Form SFA).
		assumed financing (C.A.R. Form AFA), subject to financing, Other. This
		loan shall be at a fixed rate not to exceed 3.000 % or, an adjustable rate loan with initial rate not to exceed %. Regardless of the type of loan, Buyer shall pay points not to exceed %
	(	2) SECOND LOAN in the amount of
		This is a superior of the supe
	(	Regardless of the type of loan, Buyer shall pay points not to exceed
	•	2 Silver to Collet Writter House (C.A.N. FOIIII FVA) of Shy January Regulared repairs or south that Division in
		of the pay for or officially defined that the option to pay or action, londer remains
		-3.500 iii Whallg. Δ I I I/V VA allielidatory clause (CA R. Form Ε/ΔC) chall be a part of this transaction
1ye	rs Ir	nitials (A6mc (Bn) (Bn) (Seller's Initials (M)
P	AR	EVISED 12/18 (PAGE 1 OF 11)
		VACANT LAND PURCHASE AGREEMENT (VI DA DAGE 1 OF 14)
MIS	ON P	ROPERTIES 412 SRD STREET CORNING. CA 96021
		ME Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com schutter

# TEHAMA COUNTY BOARD OF EQUALIZATION P. O. BOX 250 RED BLUFF, CA 96080

Alejandro Mendoza 22503 Hermosa Ave Gerber, Ca 96035

July 18, 2023

Tehama County Property Owner:

This is to let you know that your Application(s) for Changed Assessment has been received by our office. Your appeal number is **4-2023**.

Please be aware that due to a high volume of appeals received, there may be a delay in processing your application. The Appeals Board is expected to hear and decide all appeals within two years of the filing of an application. (If you do not have your property taxes impounded through a mortgage, you will still be required to pay all property taxes while awaiting the outcome of your appeal).

Once the Assessor's Office has received your application, they will process your file. If you and the Assessor reach an agreement on value during this process, there will be no need for an Assessment Appeals hearing. If no agreement on value is reached between you and the Assessor's Office, a hearing will be scheduled. You will be given 45 days notice prior to the Assessment Appeals hearing.

Just a reminder, your appeal must be based on the market value of your property as of January 1st of the year in which you are filing. For example, if you file an appeal in 2023, your appeal must be based on the market value of your property as of January 1, 2023.

Thank you for your cooperation and patience as our departments work through this process.

If you have any questions regarding your appeal, please call the Assessor's Office at (530) 527-5931.

JENNIFER VISE, Clerk of the Tehama County Board of Equalization