



Property Information

Primary Owner : TRIPLE S FARMS,
Secondary Owner : N/A
Site Address :
CA 92220-
Mailing Address : 21642 ROAD 14
CHOWCHILLA, CA 93610-8917
Assessor Parcel Number : 544-050-011
CountyName : Riverside
Tax Account ID : 544050011
Phone : N/A
Census Tract : N/A
Housing Tract Number : N/A
Lot Number : N/A
Page Grid : -
Legal Description : Abbreviated Description: SEC/TWN/RNG/MER:SEC 35 TWN 03S RNG 01E
319.83 ACRES M/L IN POR N 1/2 OF SEC 35 T3S R1E FOR TOTAL
DESCRIPTION SEE ASSESSORS MAPS

Property Characteristics

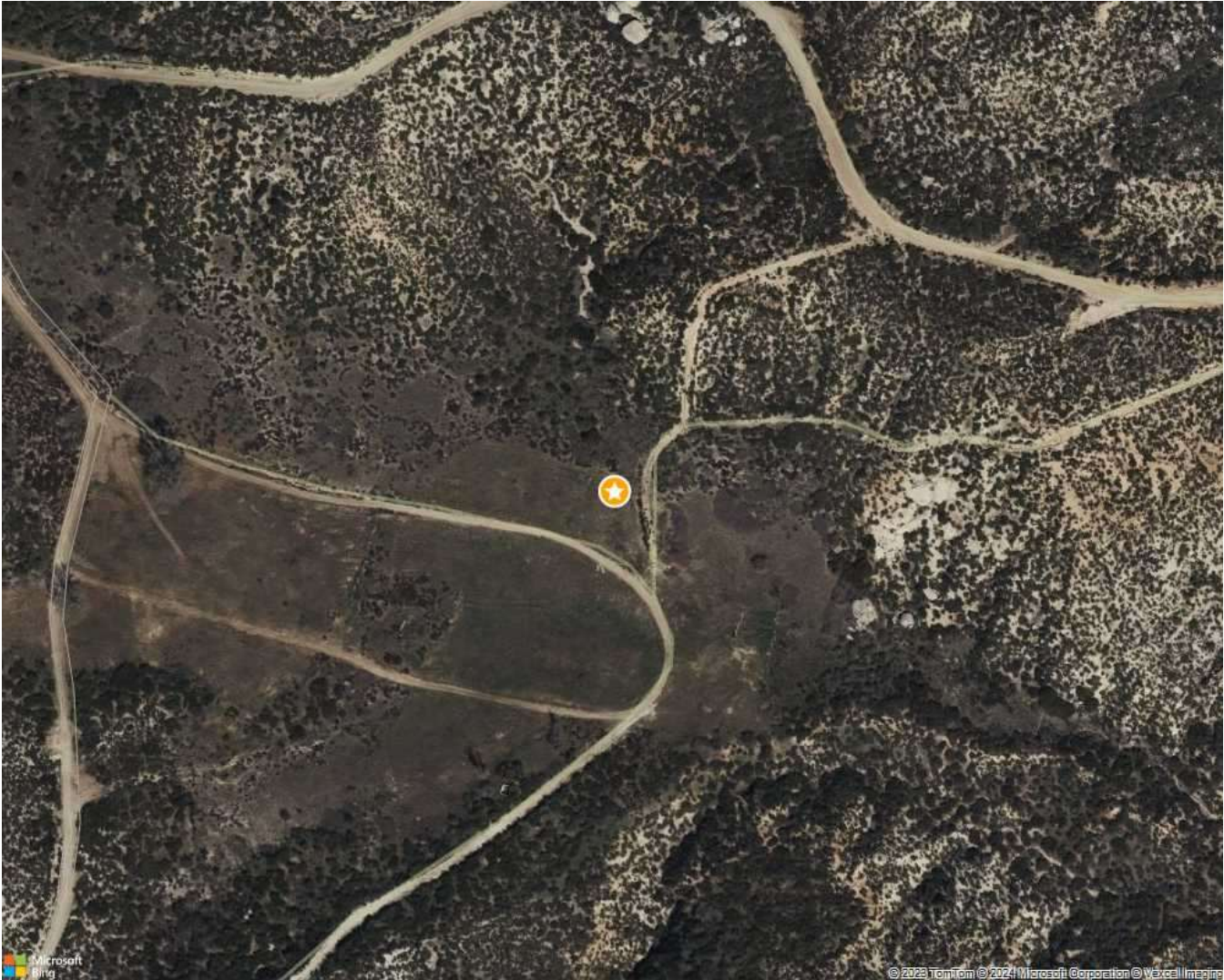
Bedrooms : 0	Year Built : N/A	Square Feet : 0
Bathrooms : 0.0	Garage : N/A	Lot size : 319.83 AC
Partial Bath : 0	Fireplace : N/A	Number of Units : 0
Total Rooms : 0	Pool/Spa : N	Use Code : Vacant Land(General)
Zoning : N/A		

Sale/Loan Information

Transfer Date : 05/04/2009	Document # : 2009-0219480
Transfer Value : N/A	Cost/Sq Feet : N/A
First Loan Amt : N/A	Lender :

Assessment/Tax Information

Assessed Value : \$258,514	Tax Amount : \$11,507.90
Land Value : \$258,514	Tax Status : Current
Improvement Value : \$0	Tax Rate Area : 55-033
Percent Improvement : 0 %	Homeowner Exemption : N



CA 92220-

SEC. 26, 27, 34 & 35 T3S-R1E

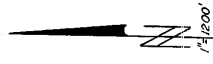
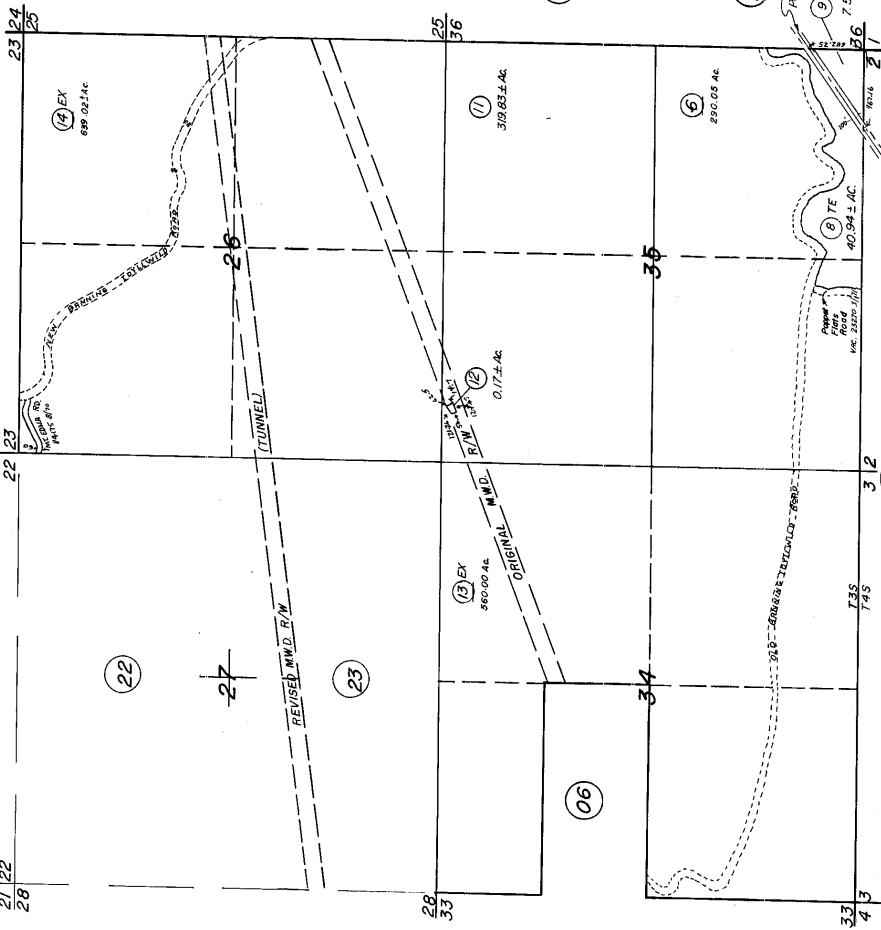
T.C.A. 5505, 5533, 5508, 5532, 5549, 5554

24-28-13
24-28

544-05

BK 532

ASSESSOR'S MAP BK. 544 PG 05
RIVERSIDE COUNTY, CALIF.
688



DATE	NO.	BY	FOR
9/18/77	1
9/23/77	2
7/7/77	5
9/19/82	8

DATA: G.L.O. PLAT
R.S. 48/77
M.M.D. R/W MAP
H-101-P8A
MAY 1976
R.S. 360/86

SEPT 1969

BK 545

Tax Search



Riverside, California
 Searched: 544-050-011
 Non-Order Search

Tax Year: 2023-2024
 Tax Cover: 01/19/2024
 Searched By: MIKE BOWENS
 Searched On: 1/23/2024 2:06 PM

Company: FIDELITY NATIONAL TITLE | SAN BERNARDINO - (FNFSTR) | 02 | CRN: 00036-00011

APN:	544-050-011
Described As:	319.83 ACRES M/L IN POR N 1/2 OF SEC 35 T3S R1E FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS
Address:	
City:	UNINCORPORATED - COUNTY OF RIVERSIDE
Billing Address:	7 SHORERIDGE NEWPORT BEACH CA 92657
Assessed Owner(s):	CAMERON RANCH ASSOC
Search As:	Tax ID 544-50 Parcel 11

Tax Rate Area:	055-033	Value	Conveyance Date:	MAY 2009
Use Code:	442	Land:	Conveying Instrument:	2009-0219480
VACANT RESIDENTIAL MOUNTAIN LAND		Improvements:	Date Transfer Acquired:	
Region Code:		Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	
Zoning Code:		Inventory:	Year Last Modified:	
Taxability Code:		Exemptions	Square Footage	
Tax Rate:	4.451557	Homeowner:	Land:	13931795
Auditor Tax Rate:	1.398911	Inventory:	Improvements:	
Bill #:	2023002991572	Religious:	Tax Defaulted:	
Issue Date:		All Other:	Total Tax:	11,507.90
		Net Taxable Value:		
				258,514.00

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	5,753.95	575.40	12/10/2023	PAID	12/05/2023	0.00
2nd	5,753.95	613.46	04/10/2024	UNPAID		5,753.95
Total Balance:						5,753.95

Bonds: 0	Parcel Changed:	Sold to State: 0	Mello-Roos: N	NSF: N
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Account	Special Lien Description	Amount
01-0000	GENERAL PURPOSE	2,585.14
03-0801	BANNING UNIFIED SCHOOL B & I	384.44
03-9201	MT SAN JACINTO JR COLLEGE	34.12
04-4391	SAN GORGONIO MEMORIAL HEALTHCARE DISTRICT	160.28
04-5171	SAN GORGONIO PASS WATER AGENCY	452.40
68-0452	FC SAN GORGONIO HOSPITAL MEASURE H	60.52
68-5256	HIGH VALLEY WATER STANDBY	7,831.00

Open Orders	Company	Department	Title Unit	Order No.	Date Created

THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. PROPERTY INSIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.

***** END OF REPORT *****

This document was electronically submitted to the County of Riverside for recording
Received by: KAREN #277

RECORDING REQUESTED BY
Mid Valley Title and Escrow Company
Foreclosure No. 6939018
Order No.
Loan No.

WHEN RECORDED MAIL TO:
Triple S Farms, a CA GP
21642 Road 14
Chowchilla, CA 93610
APN#544-050-006 & 544-050-011

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

DOCUMENTARY TRANSFER TAX \$00.00
Grantee was the foreclosing beneficiary,
Consideration paid at the sale was: **\$2,269,331.18** ;
The unpaid debt was: **\$2,269,331.18**;
Computed on the consideration or value of property conveyed;
OR
Computed on the consideration or value less liens or encumbrances remaining at time of sale.

The undersigned declares under penalty of perjury

Signature of Declarant or Agent

TRUSTEE'S DEED UPON SALE

MID VALLEY TITLE AND ESCROW COMPANY, a Corporation, (herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to:

Triple S Farms, a California general partnership

(herein called Grantee) the real property in the County of Riverside, State of California, described as follows:

THE REAL PROPERTY AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by Cameron Ranch Associates, LLC, a California limited liability, as Trustor, recorded April 8, 2011, as Instrument No. 2011-0157212, of Official Records in the Office of the Recorder of Riverside County, California; and pursuant to the Notice of Default recorded January 4, 2023, as Instrument No. 2023-0002461, of Official Records of said County, Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by said Deed of Trust, including, among other things, as applicable, the mailing of copies of notices or the publication of a copy of the notice of default or the personal delivery of the copy of the notice of default or the posting of copies of the notice of sale or the publication of a copy thereof.

At the time and place fixed in the Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on August 4, 2023 to said Grantee, being the highest bidder therefor, for \$2,269,331.18 cash, lawful money of the United States.

Dated: August 3, 2023

MID VALLEY TITLE AND ESCROW COMPANY, a corporation
as Trustee

By: Jennifer L. Mackall
Jennifer L. Mackall, President

Foreclosure No.6939018

Exhibit "A"

All that certain real property located in the County of Riverside, State of California and described as follows;

Parcel 1:

The south half of section 35, township 3 south, range 1 east, San Bernardino base and meridian in the county of Riverside, State of California, according to united states government survey thereof:

Excepting therefrom that portion described in deed to George W. Dickinson, recorded June 23, 1967 as instrument number 54537 official records of Riverside county, California.

Parcel 2:

The north half of section 35, township 3 south, range 1 east, San Bernardino base and meridian in the county of Riverside, State of California excepting therefrom that portion described as follows:

Commencing at me northwest corner of said section 35; thence south 89 degrees 45 minutes 28 seconds east, along the north line of said section 35, a distance of 687.21 feet; thence south 29 degrees 46 minutes 25 seconds east, a distance of 43.21 feet; thence south 52 degrees 37 minutes 20 seconds west, a distance of 10.09 feet to a point, said point being the true point of beginning: thence continuing south 52 degrees 37 minutes 20 seconds west, a distance of 121.26 feet; thence south 34 degrees 12 minutes 0 seconds east, a distance of 50.00 feet; thence north 64 degrees 1 minute 20 seconds east, a distance of 124.67 feet; thence north 64 degrees 27 minutes 55 seconds west, a distance of 14.17 feet; thence north 29 degrees 46 minutes 25 seconds west, a distance of 62.50 feet to the true point of beginning.

APN 544-050-006 & 544-050-011


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA) ss
COUNTY OF BUTTE)

On August 4, 2023 before me, Dee Odell, Notary Public, personally appeared **Jennifer L. Mackall** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature , Notary Public

