

Loan Number: 0082250184
Requested By:
LIEN RELEASE
JPMORGAN CHASE BANK, N.A.

Record and Return To:
JPMorgan Chase Bank N.A.
c/o JPMORGAN CHASE BANK, N.A.
LIEN RELEASE
700 KANSAS LANE, MAIL CODE
LA4-3120
MONROE, LA 71203

DOC # 2020-0374593
08/17/2020 12:01 PM Fees: \$198.00
Page 1 of 1
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MOLLY #056

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

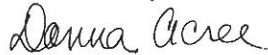
The undersigned Beneficiary hereby appoints **J.P. MORGAN CHASE CUSTODY SERVICES, INC** as Successor Trustee under the Deed of Trust executed by **CLEM ABRAMS AND DIA ABRAMS**, as Trustor, on 11/13/2003 in which **WASHINGTON MUTUAL BANK, FA** is named Beneficiary and **CALIFORNIA RECONVEYANCE COMPANY** as Trustee, and recorded on 11/26/2003 and/or as Instrument No. **2003-933253** in the Office of the County Recorder of Riverside County, **California**.

Property Address known as: **28893 BONITA VISTA RD, MOUNTAIN CENTER, CA 92561**

J.P. MORGAN CHASE CUSTODY SERVICES, INC hereby accepts said appointment as Trustee under the above Deed of Trust, and as Successor Trustee, and pursuant to the request of said Beneficiary and in accordance with the provisions of said Deed of Trust, does hereby reconvey without warranty, to the person(s) legally entitled thereto, all the estate now held by it under said Deed of Trust.

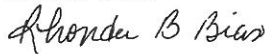
In witness whereof the undersigned **JPMORGAN CHASE BANK, N.A.**, as Beneficiary and **J.P. MORGAN CHASE CUSTODY SERVICES, INC** as Successor Trustee, has caused this instrument to be executed this **08/14/2020**, each in its respective interest.

JPMORGAN CHASE BANK, N.A.
Current Beneficiary



Donna Acree
Vice President - Document Execution

J.P. MORGAN CHASE CUSTODY SERVICES, INC
Substitute Trustee



Rhonda B Bias
Assistant Secretary

STATE OF Louisiana
COUNTY / PARISH OF OUACHITA

On **08/14/2020**, before me appeared **Donna Acree** and **Rhonda B Bias**, to me personally known, who did say that he/she/they is (are) the **Vice President - Document Execution** of **JPMORGAN CHASE BANK, N.A.** and **Assistant Secretary** of **J.P. MORGAN CHASE CUSTODY SERVICES, INC** and that the instrument was signed on behalf of their respective corporation (or association), by authority from its board of directors, and that he/she/they acknowledged the instrument to be the free act and deed of the corporation (or association).



Amy Gott - 66396, Notary Public
Lifetime Commission

AMY GOTT
OUACHITA PARISH, LOUISIANA
LIFETIME COMMISSION
NOTARY ID # 66396

**RECORDING REQUESTED BY,
AND WHEN RECORDED MAIL TO:**

GARNER VALLEY PROPERTY OWNERS ASSOCIATION
C/O ASSESSMENT MANAGEMENT SERVICES
15241 LAGUNA CANYON ROAD
IRVINE, CA 92618

2019-0183854

05/23/2019 03:50 PM Fee: \$ 95.00

Page 1 of 3

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



001

GA-VAL 0076 01

NOTICE OF DELINQUENT ASSESSMENT

In accordance with California Civil Code section 5650 and 5660, and Article 6 of the Declaration of Restrictions recorded on 09/21/1999 as Instrument No. 1999-419726 of Official Records of Riverside County, California, and effective on the date of recordation of this notice, the **GARNER VALLEY PROPERTY OWNERS ASSOCIATION** has a lien on the property described below in Paragraph 1, in the amount listed in Paragraph 3.

1. The property against which the lien is imposed is commonly referred to as: **APN # 568-250-005, located at 36581 TOOL BOX SPRING RD, MOUNTAIN CENTER, CA 92561**, and more particularly described as: **Lot 31 of Tract 4074-4, as shown by Map on filed in Book 78, Pages 47 through 58 inclusive of Maps, in the office of the County Recorder of Riverside County.**
2. The owner(s) of record of the property described in Paragraph 1 is (are): **DIA K. ABRAMS**
3. The amount due under this assessment lien is: \$ 804.80

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

and such future sums which may accrue under the terms of the CC&R's.

4. The name and address of the trustee authorized to enforce the lien is **IORE, RACOBS AND POWERS, 6820 INDIANA AVE, SUITE 140, RIVERSIDE, CA 92506**

Date: 05/16/2019

Board of Directors of:

**GARNER VALLEY PROPERTY
OWNERS ASSOCIATION**

By:

**ASSESSMENT MANAGEMENT SERVICES
Agent for Homeowners Association**

By: _____

PATRICIA MOORE

AMS MANAGER

All Balances

ASSOC: GA-VAL GARNER VALLEY PROP

Management Co: FirstService Residential CA
 15241 Laguna Canyon Road
 Irvine, CA 92618

Unit Resident	Status Move In	Late Fees	NSF Checks	LT/UNT Address		
Comment	Batch No Date	Type CC AC Description			Amount	Balance
0076 01 DIA ABRAMS	C 05/31/2007	1005/06/2019	0	31 36581 TOOL BOX SPRING RD		
	04802821 03/08/2019	CHG 2L CR ADD'L LETTER			15.00	15.00
	04802821 03/08/2019	CHG 2L CR ADD'L LETTER			15.00	15.00
	04802821 03/08/2019	CHG 2L CR ADD'L LETTER			15.00	15.00
2L Balance:						45.00
	04721021 01/01/2019	CHG 6S IP ASSESSMENT			275.00	275.00
6S Balance:						275.00
	04771006 02/06/2019	CHG IT CR IT PAST DUE BALANCE			2.28	2.28
	04800607 03/06/2019	CHG IT CR IT PAST DUE BALANCE			2.51	2.51
	04832782 04/05/2019	CHG IT CR IT PAST DUE BALANCE			2.51	2.51
IT Balance:						7.30
	04796384 03/04/2019	CHG 11 CR INT TO LIEN W/TITLE			200.00	200.00
11 Balance:						200.00
	04861972 05/03/2019	CHG LN CR LIEN			250.00	250.00
LN Balance:						250.00
	04770733 01/31/2019	CHG LR CR LATE FEE			27.50	27.50
LR Balance:						27.50
Balance:						804.80

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

STATE OF CALIFORNIA)
)
 COUNTY OF ORANGE)

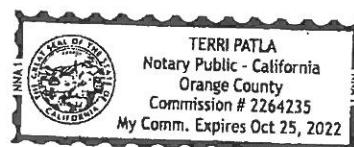
On 05/20/2019 before me, Terri Patla, a Notary Public, personally appeared Patricia Moore, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.



Terri Patla, Notary Public



2708

RECORDING REQUESTED BY:

HEALEY & HEALEY

WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENTS TO:

Dia Abrams
PO Box 1
Mountain Center, CA 92561

2020-0262382

06/18/2020 01:40 PM Fee: \$ 99.00

Page 1 of 1

Recorded in Official Records
County of Riverside
Peter Aidana
Assessor-County Clerk-Recorder



TRUST TRANSFER DEED

THE UNDERSIGNED GRANTORS DECLARE under penalty of perjury that the following is true and correct:

There is no consideration for this transfer. There is no documentary transfer tax due under R & T § 11911. The transfer is to a revocable trust in which the transferor is the present beneficiary and is excluded from reappraisal under R & T § 62(d).

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DIA ABRAMS, a widow hereby grants to DIA ABRAMS, Trustee of the DIA KENSHALO ABRAMS TRUST, UDT December 16, 2016 the real property in the City of Mountain Center, County of Riverside, State of California, which is legally described as follows:

The North half of the Northeast quarter of the Southwest quarter of the Southeast quarter of Section 28, Township 5 South, Range 3 East, San Bernardino Base and Meridian, as shown by United States Government Survey, recorded as Instrument No. 61518, in Book 3173, Page 191 of Official Records.

More commonly known as: Vacant Land, Mountain Center, CA 92561 APN: 567-170-002

Dated: May 22, 2020


DIA ABRAMS

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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.

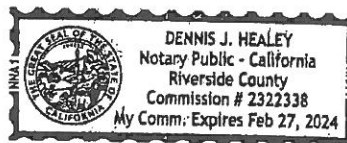
COUNTY OF RIVERSIDE)

On May 22, 2020, before me, DENNIS J. HEALEY, a Notary Public, personally appeared DIA ABRAMS, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal:


NOTARY PUBLIC



2708

RECORDING REQUESTED BY:

HEALEY & HEALEY

WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENTS TO:

Dia Abrams
PO Box 1
Mountain Center, CA 92561

2020-0313158

07/16/2020 03:09 PM Fee: \$ 89.00

Page 1 of 1

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



TRUST TRANSFER DEED

THE UNDERSIGNED GRANTORS DECLARE under penalty of perjury that the following is true and correct:

There is no consideration for this transfer. There is no documentary transfer tax due under R & T § 11911. The transfer is to a revocable trust in which the transferor is the present beneficiary and is excluded from reappraisal under R & T § 62(d).

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DIA ABRAMS, a widow hereby grants to DIA ABRAMS, Trustee of the DIA KENSHALO ABRAMS TRUST, UDT December 16, 2016 the real property in the City of Mountain Center, County of Riverside, State of California, which is legally described as follows;

The South half of the Northeast quarter of the Southwest quarter of the Southeast quarter of Section 28, Township 5 South, Range 3 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the Official Plat thereof.

More commonly known as: 28893 Bonita Vista Road, Mountain Center, CA 92561 APN: 567-170-006

Dated: May 25, 2020


DIA ABRAMS

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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.

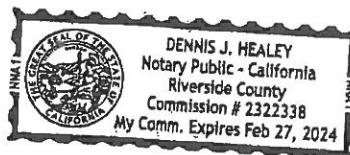
STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On May 22, 2020, before me, DENNIS J. HEALEY, a Notary Public, personally appeared DIA ABRAMS, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.


NOTARY PUBLIC



2708

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

HEALEY & HEALEY

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENTS TO:

Dia Abrams
PO Box 1
Mountain Center, CA 92561

2020-0262380

06/18/2020 01:40 PM Fee: \$ 30.00

Page 1 of 3

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



Space above this line for recorder's use only

TRUST TRANSFER DEED

Title of Document

TRA: _____

DTT: 0.0 _____

Exemption reason declared pursuant to Government Code 27388.1

- ☐ This document is a transfer that is subject to the imposition of documentary transfer tax.
- ☐ This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.
Document reference: _____
- ☒ This document is a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
Document reference: _____

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

RECORDING REQUESTED BY:

HEALEY & HEALEY

WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENTS TO:

Dia Abrams
PO Box 1
Mountain Center, CA 92561

TRUST TRANSFER DEED


THE UNDERSIGNED GRANTORS DECLARE under penalty of perjury that the following is true and correct:

There is no consideration for this transfer. There is no documentary transfer tax due under R & T § 11911. The transfer is to a revocable trust in which the transferor is the present beneficiary and is excluded from reappraisal under R & T § 62(d).

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DIA ABRAMS, a widow hereby grants to DIA ABRAMS, Trustee of the DIA KENSHALO ABRAMS TRUST, UDT December 16, 2016 the real property in the City of Mountain Center, County of Riverside, State of California, which is legally described in Exhibit "A" and is incorporated herein by reference.

More commonly known as: 58111 Bonita Vista Road, Mountain Center, CA 92561 APN: 567-190-002

Dated: May 22, 2020


DIA ABRAMS

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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)

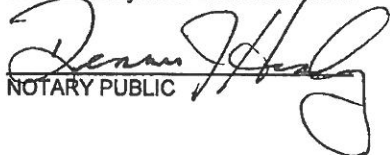
) ss.

COUNTY OF RIVERSIDE)

On May 22, 2020, before me, DENNIS J. HEALEY, a Notary Public, personally appeared DIA ABRAMS, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.


NOTARY PUBLIC

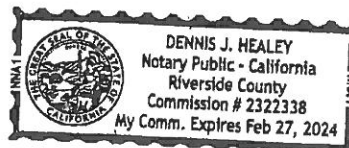


EXHIBIT "A"

PARCEL 1:

THE NORTH HALF OF THE NORTHWEST QUARTER SECTION 35, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THE SOUTH HALF OF NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

EXCEPTING THEREFROM THE PORTION THEREOF CONVEYED TO HUGH HOWARD, BY DEED RECORDED OCTOBER 31, 1934 IN BOOK 201, PAGE(S) 146, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY LINE OF SAID SECTION 26, AT A POINT NORTH 00° 04' WEST 273.14 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION;
THENCE NORTH 00° 04' WEST, ALONG SAID WESTERLY LINE 718.50 FEET;
THENCE SOUTH 89° 54' EAST, 143.84 FEET;
THENCE SOUTH 00° 04' EAST, 718.50 FEET;
THENCE NORTH 89° 54' WEST, 143.84; TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26;
THENCE CONTINUING NORTH 0° 04' WEST, 273.14 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 0° 04' WEST 718.50 FEET;
THENCE SOUTH 89° 54' EAST 143.84 FEET;
THENCE SOUTH 0° 04' EAST 718.50 FEET;
THENCE NORTH 89° 54' WEST 143.84 FEET TO THE POINT OF BEGINNING.

NOTE: SAID PROPERTY IS ALSO SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 11, PAGE(S) 2, OF RECORDS OF SURVEY.

RECORDING REQUESTED BY:

HEALEY & HEALEY

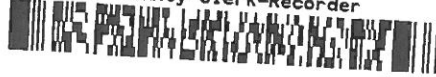
WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENTS TO:

Dia Abrams
PO Box 1
Mountain Center, CA 92561

2708
2020-0262381

06/18/2020 01:40 PM Fee: \$ 89.00
Page 1 of 1

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



TRUST TRANSFER DEED

THE UNDERSIGNED GRANTORS DECLARE under penalty of perjury that the following is true and correct:

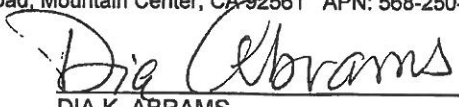
There is no consideration for this transfer. There is no documentary transfer tax due under R & T § 11911. The transfer is to a revocable trust in which the transferor is the present beneficiary and is excluded from reappraisal under R & T § 62(d).

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DIA K. ABRAMS, a widow hereby grants to DIA ABRAMS, Trustee of the DIA KENSHALO ABRAMS TRUST, UDT December 16, 2016 the real property in the City of Mountain Center, County of Riverside, State of California, which is legally described as follows:

Lot 31 of Tract 4074-4, in the County of Riverside, State of California, as shown by Map on file in Book 78, Pages 47 through 58 inclusive of Maps, Records of Riverside County, California.

More commonly known as: 36581 Tool Box Springs Road, Mountain Center, CA 92561 APN: 568-250-005

Dated: May 22, 2020


DIA K. ABRAMS

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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.

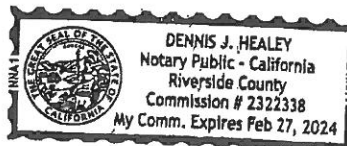
COUNTY OF RIVERSIDE)

On May 22, 2020, before me, DENNIS J. HEALEY, a Notary Public, personally appeared DIA K. ABRAMS, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.


NOTARY PUBLIC



2708

RECORDING REQUESTED BY:

HEALEY & HEALEY

WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENTS TO:

Dia Abrams
PO Box 1
Mountain Center, CA 92561

2020-0262383

06/18/2020 01:40 PM Fee: \$ 99.00

Page 1 of 1

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



TRUST TRANSFER DEED

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The North half of the Southeast quarter of the Southwest quarter of the Southeast quarter of Section 28, Township 5 South, Range 3 East, San Bernardino Meridian, in the County of Riverside, State of California, according to the official plat thereof.

More commonly known as: Vacant Land, Mountain Center, CA 92561 APN: 567-170-010

Dated: May 22, 2020


DIA ABRAMS

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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 RIVERSIDE)

On May 22, 2020, before me, DENNIS J. HEALEY, a Notary Public, personally appeared DIA ABRAMS, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.


NOTARY PUBLIC

