

Recording requested by:
Fresno County Tax Collector
P.O. BOX 1192
Fresno, CA 93715

When Recorded Return to Stop #5

Exempt from recording fees per Government
Code Sections 6103 and 27383

Fresno County Recorder
Paul Dictos, CPA

2022-0091871

Recorded at the request of:
FRESNO COUNTY TAX COLLECTOR

07/15/2022 02:57 21

Titles: 1 Pages: 2

Fees: \$0.00

CA SB2 Fees: \$0.00

Taxes: \$0.00

Total: \$0.00

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

which, pursuant to law was declared to be Tax-Defaulted on **JUNE 30, 2017**
for the nonpayment of delinquent taxes in the amount of **\$22.64**
for the fiscal year **2016-2017**. Default number: **16-02468**

Notice is hereby given by the Auditor-Controller/Treasurer-Tax Collector of FRESNO County that five or more years or in the case of nuisance abatement three or more years have elapsed since the duly assessed and legally levied taxes on the property described herein were declared in default and that the property is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. Parcels not sold at the scheduled tax sale may be re-offered for sale within a 90-day period. The real property subject to this notice is assessed to:

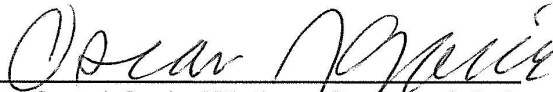
DIAMOND ESTATES LLC

and is situated in said county, State of California, described as follows: **393-180-40S**
(Assessor's Parcel Number)

SEE ATTACHMENT A

Executed on

07/15/2022 By


Oscar J. Garcia, CPA, Fresno County Tax Collector

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.

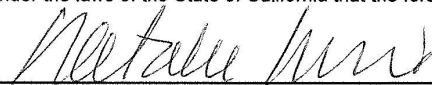
State of California
County of Fresno

On 7/15/2022, before me, Natalie Nino, deputy County Clerk, personally appeared Oscar J. Garcia, CPA, 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





Attachment 'A'

393-180-40S

16-02468

APN 393-180-40S MORE PARTICULARLY DESCRIBED AS PARCEL 1: THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 22 EAST, M.D.M., DESCRIBED AS FOLLOWS: COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION, THENCE (1) ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION NORTH 1 DEGREES 00'45" EAST, 1329.35 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, THENCE (2) ALONG SAID SOUTH LINE SOUTH 89 DEGREES 46'58" EAST, 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE (3) CONTINUING ALONG SAID SOUTH LINE 89 DEGREES 49'58" EAST, 268.29 FEET; THENCE (4) NORTH 43 DEGREES 21'00" WEST, 239.32 FEET; THENCE (5) SOUTH 31 DEGREES 00'45" WEST, 201.87 FEET TO THE TRUE POINT OF BEGINNING; EXCEPTING AND RESERVING UNTO THE STATE OF CALIFORNIA ANY AND ALL RIGHTS OF INGRESS TO OR EGRESS FROM THE LAND OVER AND ACROSS COURSE (4), HEREINABOVE DESCRIBED, AND ITS NORTHWESTERLY PROLONGATION TO THE WEST LINE OF DOCKERY AVENUE. IT IS THE PURPOSE OF THE FOREGOING EXCEPTION AND RESERVATION TO PROVIDE THAT NO EASEMENT OF ACCESS SHALL ATTACH OR BE APPURTENANT TO SAID PROPERTY BY REASON OF THE FACT THAT THE SAME ABUTS UPON A PUBLIC WAY AND UPON A STATE HIGHWAY, WITH ACCESS ONLY TO THE STATE HIGHWAY BEING RESTRICTED AS RESERVED IN THE DEED FROM THE STATE OF CALIFORNIA, RECORDED SEPTEMBER 26, 1962, BOOK 4767, PAGE 770, OFFICIAL RECORDS; ALSO EXCEPTING THEREFROM ALL OIL, GAS AND/OR MINERALS IN AND UNDER SAID LANDS, AS RESERVED IN THE DEED FROM CALIFORNIA LANDS, INC., RECORDED DECEMBER 15, 1937, BOOK 1646, PAGE 171, OFFICIAL RECORDS. PARCEL 2: THE NORTH 130 FEET OF THE WEST 6 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS APPROVED BY THE SURVEYOR GENERAL ON DECEMBER 21, 1854; EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE WEST 6 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE (1) ALONG THE EAST LINE OF SAID WEST 6 ACRES OF THE NORTH 1/2 OF THE SOUTH-ALONG THE EAST LINE OF SAID WEST 6 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, SOUTH 1 DEGREES 00'45" WEST 108.57 FEET; THENCE (2) ALONG A LINE PARALLEL WITH AND 88 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE DEPARTMENT OF PUBLIC WORKS SURVEY FROM TULARE COUNTY LINE TO VENTURA STREET IN FRESNO, ROAD VI-FRE-4-A, NORTH 43 DEGREES 21'00" WEST 149.83 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE (3) ALONG SAID NORTH LIEN SOUTH 89 DEGREES 46'58" EAST 104.77 FEET TO THE POINT OF BEGINNING. IN THE CITY OF SELMA.

Recording requested by:
Fresno County Tax Collector

When recorded mail to:
4921 E Tulare LLC
Jon Hannah
PO Box 10013
Santa Ana, CA 92711



2024-0038146

FRESNO County Recorder
Paul Dictos, CPA

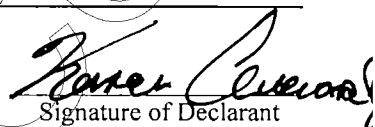
Monday, Apr 29, 2024 10:37:39 AM

Titles: 1

Pages: 2

Fees:	\$14.00
CA SB2 Fee:	\$0.00
Taxes:	\$31.90
Total:	\$45.90
FRESNO COUNTY TAX COLLECTOR	

Doc. Trans. Tax computed on full value of property conveyed 31.90.
Located in City of SELMA.


Signature of Declarant

TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for
and for nonpayment were duly declared to be in default.

FISCAL YEAR 2016-17
DEFAULT # 16-02468

This deed, between the Fresno County Tax Collector (SELLER) and **4921 E Tulare LLC; A Ltd Liability Co; Legal Entity** (PURCHASER)

conveys to the PURCHASER the real property described herein which the SELLER sold to the PURCHASER at a public auction held on **March 14-15, 2024** pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7 of the California Revenue and Taxation Code, for the sum of

28,600

No taxing agency objected to the sale.

In accordance with law, the SELLER hereby grants to the PURCHASER that real property situated in the County of Fresno, State of California, last assessed to **DIAMOND ESTATES LLC** described as follows:

393-180-40S

See Attachment A

Executed on

4/29/2024

By 
Oscar J. Garcia, CPA, Fresno County Tax Collector

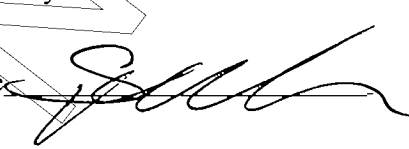
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Fresno

On 4/29/2024, before me, Siphonarene Lonh, deputy County Clerk, personally appeared OSCAR J. GARCIA, CPA, 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.

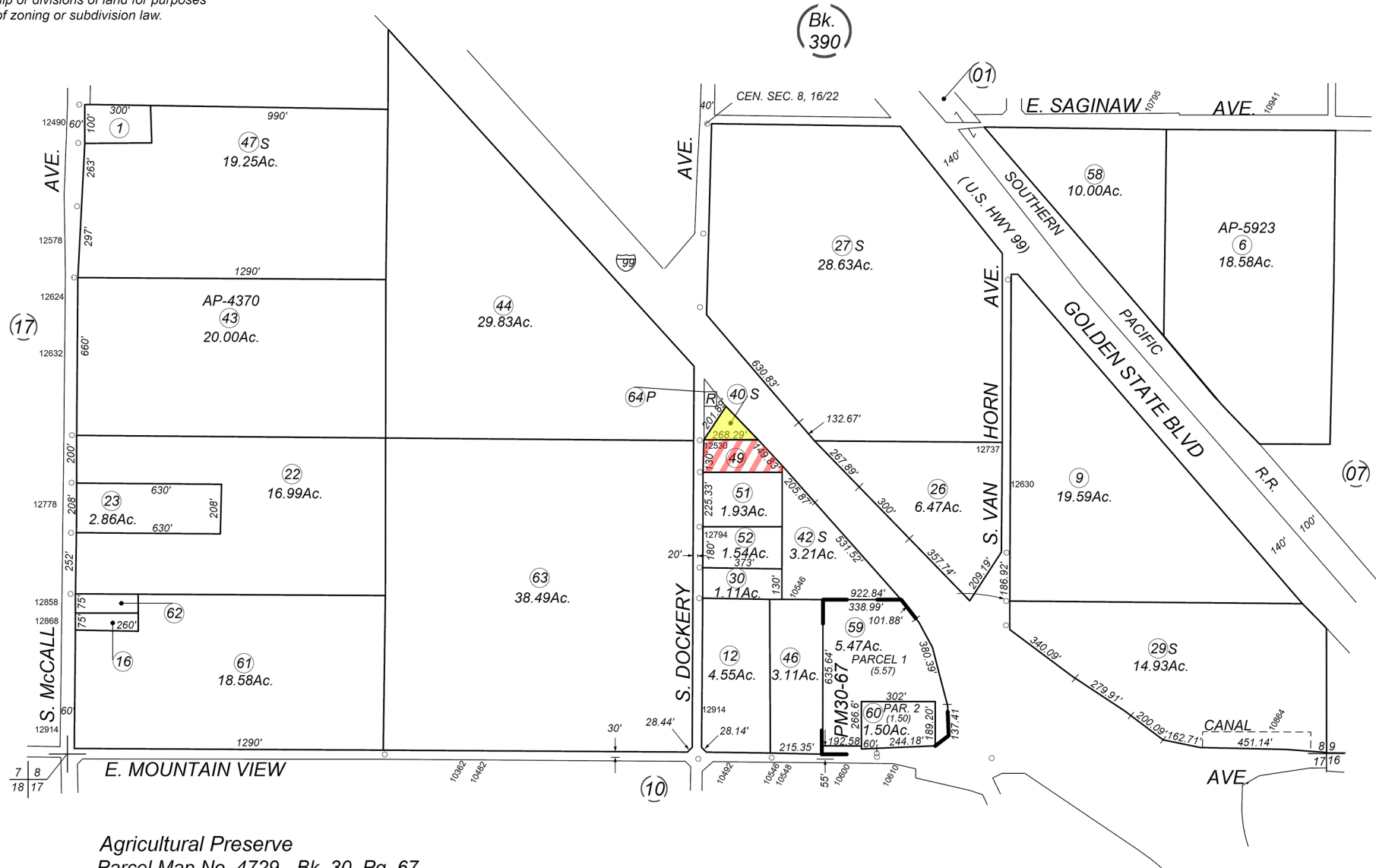
Signature 



Sec Attachment A

APN 393-180-40S MORE PARTICULARLY DESCRIBED AS PARCEL 1: THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 22 EAST, M.D.M., DESCRIBED AS FOLLOWS: COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION, THENCE (1) ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION NORTH 1 DEGREES 00'45" EAST, 1329.35 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, THENCE (2) ALONG SAID SOUTH LINE SOUTH 89 DEGREES 46'58" EAST, 20.00 FEET TO THE TRUE POINT OF BEGINNING: THENCE (3) CONTINUING ALONG SAID SOUTH LINE 89 DEGREES 49'58" EAST, 268.29 FEET; THENCE (4) NORTH 43 DEGREES 21'00" WEST, 239.32 FEET; THENCE (5) SOUTH 31 DEGREES 00'45" WEST, 201.87 FEET TO THE TRUE POINT OF BEGINNING: EXCEPTING AND RESERVING UNTO THE STATE OF CALIFORNIA ANY AND ALL RIGHTS OF INGRESS TO OR EGRESS FROM THE LAND OVER AND ACROSS COURSE (4), HEREINABOVE DESCRIBED, AND ITS NORTHWESTERLY PROLONGATION TO THE WEST LINE OF DOCKERY AVENUE. IT IS THE PURPOSE OF THE FOREGOING EXCEPTION AND RESERVATION TO PROVIDE THAT NO EASEMENT OF ACCESS SHALL ATTACH OR BE APPURTENANT TO SAID PROPERTY BY REASON OF THE FACT THAT THE SAME ABUTS UPON A PUBLIC WAY AND UPON A STATE HIGHWAY, WITH ACCESS ONLY TO THE STATE HIGHWAY BEING RESTRICTED AS RESERVED IN THE DEED FROM THE STATE OF CALIFORNIA, RECORDED SEPTEMBER 26, 1962, BOOK 4767, PAGE 770, OFFICIAL RECORDS; ALSO EXCEPTING THEREFROM ALL OIL, GAS AND/OR MINERALS IN AND UNDER SAID LANDS, AS RESERVED IN THE DEED FROM CALIFORNIA LANDS, INC., RECORDED DECEMBER 15, 1937, BOOK 1646, PAGE 171, OFFICIAL RECORDS. PARCEL 2: THE NORTH 130 FEET OF THE WEST 6 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS APPROVED BY THE SURVEYOR GENERAL ON DECEMBER 21, 1854; EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE WEST 6 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE (1) ALONG THE EAST LINE OF SAID WEST 6 ACRES OF THE NORTH 1/2 OF THE SOUTH-ALONG THE EAST LINE OF SAID WEST 6 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, SOUTH 1 DEGREES 00'45" WEST 108.57 FEET; THENCE (2) ALONG A LINE PARALLEL WITH AND 88 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE DEPARTMENT OF PUBLIC WORKS SURVEY FROM TULARE COUNTY LINE TO VENTURA STREET IN FRESNO, ROAD VI-FRE-4-A, NORTH 43 DEGREES 21'00" WEST 149.83 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE (3) ALONG SAID NORTH LINE SOUTH 89 DEGREES 46'58" EAST 104.77 FEET TO THE POINT OF BEGINNING. IN THE CITY OF SELMA.

-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.



Agricultural Preserve
Parcel Map No. 4729 - Bk. 30, Pg. 67

Assessor's Map Bk. 393 - Pg. 18
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Attachment 'A'

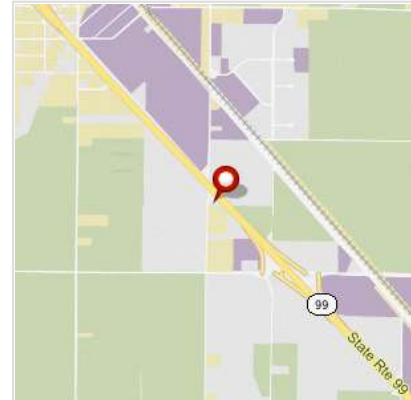
393-180-40S

~~16-02468~~

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(no-address)

Courtesy of PropertyShark, 03/23/2024



Property Details

Property address	(no-address)	Acreage	0.401
Parcel ID	393-180-40S	Property class	Single Family Residential
Legal description	SUR RTS TRIANGULAR PAR IN SE1/4 SEC 8 T16R22		- Vacant (10)
School district	011075		

Ownership Information

Owner name:	Diamond Estates LLC	Purchase date	08/09/2016
Owner address:	P O Box 149	Purchase price	\$500,000
Location:	Selma, CA 93662	Special factors	Multiple parcels
		Arm's length	Yes

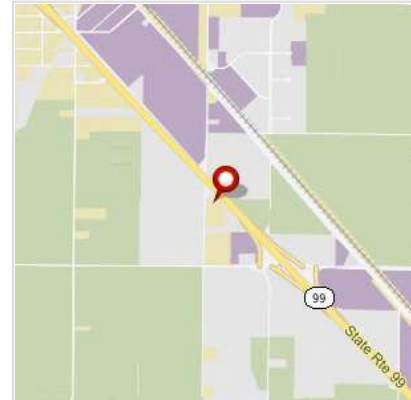
Property Taxes

Access detailed property tax data for . Tax information included: property tax, market value and assessed value, exemptions, abatements, and assessment history.

Tax year:	2023-2024	Market value	\$66,929
Property tax	\$801		
Land value	\$66,929		

12530 South Dockery, Selma, CA 93662

Courtesy of PropertyShark, 03/23/2024



Property Details

Property address	12530 S Dockery, Selma, CA 93662	Acreage	0.98
Parcel ID	393-180-49	Property class	Single Family Residential - Planned Unit Development & Condos-Residential (11)
Legal description	12530 S DOCKERY SE		
School district	011075	Square footage	1,592
		Year built	1967
		Bedrooms	3

Ownership Information

Owner name:	Diamond Estates LLC	Purchase date	08/09/2016
Owner address:	P O Box 149	Purchase price	\$500,000
Location:	Selma, CA 93662	Special factors	Multiple parcels
		Arm's length	Yes

Property Taxes

Access detailed property tax data for . Tax information included: property tax, market value and assessed value, exemptions, abatements, and assessment history.

Tax year:	2023-2024	Building value	\$167,326
Property tax	\$3,203	Market value	\$267,720
Land value	\$100,394		

CORRECTIVE DEED

This Corrective Deed is made and entered into this 11th day of March, 2025, by and between the Fresno County Tax Collector, hereinafter referred to as "Seller," and 4921 E Tulare LLC; A California Ltd Liability Co; Legal Entity, hereinafter referred to as "Purchaser."

WITNESSETH:

WHEREAS, Seller conveyed to Purchaser APN# 393-180-40S by deed dated April 29, 2024 and recorded on April 29, 2024 in the Official Records of Fresno County, California, as Document Number 2024-0038146 ("Original Deed"); and

WHEREAS, the Original Deed erroneously included a reference to an additional parcel (Parcel #2) in the property description, which was incorrect; and

WHEREAS, Seller and Purchaser desire to correct the property description in the Original Deed to accurately reflect property description and the intent of the parties;

NOW, THEREFORE, in consideration of the premises and mutual covenants contained herein, Seller does hereby grant, convey, and confirm to Purchaser all that real property situated in the County of Fresno, State of California, described as follows:

393-180-40S

See Attachment A

Dated: _____

Oscar J. Garcia, CPA, Fresno County Tax Collector

Jonathan Hannah, Managing Member,
4921 E Tulare LLC; A California Ltd Liability Co; Legal Entity

On _____ before me, _____, a Notary Public in and for said County and State, personally appeared _____, 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: _____

Attachment 'A'

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ACKNOWLEDGMENT OF NON-INTENT TO PURSUE LEGAL ACTION

We, the undersigned, hereby acknowledge that we have acquired the property identified by Assessor's Parcel Number (APN) 393-180-40S, located in Fresno County, through a tax sale conducted on March 14-15, 2024. Subsequent to this acquisition, it has come to our attention that the legal description provided for this property by the county contained certain erroneous information.

Notwithstanding this, we hereby formally declare that if the Tax Sale rescission related to APN 393-180-40S is denied and/or cancelled by the Fresno County Board of Supervisors that we do not intend to initiate any claims, legal proceedings, or lawsuits against the County of Fresno in relation to the erroneous information included in the legal description of the property. We wish to emphasize our desire to maintain a positive and cooperative relationship with the County.

We maintain that we are entitled to retain ownership of tax-defaulted property APN 393-180-40S as accurately described in historical documents, Assessor's parcel maps, County tax rolls, and the current recorded deed as "Parcel 1". APN 393-180-40S was unequivocally subject to tax sale and all proper notice and publications were made under the Revenue & Tax Code. We reserve the right to any and all legal remedies if we are deprived of the ownership of APN 393-180-40S when accurately amended and as described in the attached document **(See Attachment A)**.

We sincerely hope to work collaboratively with the County to rectify the inaccuracies in the legal description, thereby enabling us to proceed with our development plans in conjunction with the City of Selma. We believe that addressing this matter in a spirit of mutual cooperation will benefit all parties involved.

Dated:

Jonathan Hannah, Managing Member,
4921 E Tulare LLC; A California Ltd Liability Co; Legal Entity

On _____ before me, _____, a Notary Public in and for said County and State, personally appeared _____, 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.

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Signature: _____

Attachment 'A'

APN 393-180-40S MORE PARTICULARLY DESCRIBED AS PARCEL 1: THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 22 EAST, M.D.M., DESCRIBED AS FOLLOWS: COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION, THENCE (1) ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION NORTH 1 DEGREES 00'45" EAST, 1329.35 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, THENCE (2) ALONG SAID SOUTH LINE SOUTH 89 DEGREES 46'58" EAST, 20.00 FEET TO THE TRUE POINT OF BEGINNING: THENCE (3) CONTINUING ALONG SAID SOUTH LINE 89 DEGREES 49'58" EAST, 268.29 FEET; THENCE (4) NORTH 43 DEGREES 21.00" WEST, 239.32 FEET; THENCE (5) SOUTH 31 DEGREES 00'45" WEST, 201.87 FEET TO THE TRUE POINT OF BEGINNING: EXCEPTING AND RESERVING UNTO THE STATE OF CALIFORNIA ANY AND ALL RIGHTS OF INGRESS TO OR EGRESS FROM THE LAND OVER AND ACROSS COURSE (4), HEREIN ABOVE DESCRIBED, AND ITS NORTHWESTERLY PROLONGATION TO THE WEST LINE OF DOCKERY AVENUE. IT IS THE PURPOSE OF THE FOREGOING EXCEPTION AND RESERVATION TO PROVIDE THAT NO EASEMENT OF ACCESS SHALL ATTACH OR BE APPURTENANT TO SAID PROPERTY BY REASON OF THE FACT THAT THE SAME ABUTS UPON A PUBLIC WAY AND UPON A STATE HIGHWAY, WITH ACCESS ONLY TO THE STATE HIGHWAY BEING RESTRICTED AS RESERVED IN THE DEED FROM THE STATE OF CALIFORNIA, RECORDED SEPTEMBER 26, 1962, BOOK 4767, PAGE 770, OFFICIAL RECORDS; ALSO EXCEPTING THEREFROM ALL OIL, GAS AND/OR MINERALS IN AND UNDER SAID LANDS, AS RESERVED IN THE DEED FROM CALIFORNIA LANDS, INC., RECORDED DECEMBER 15, 1937, BOOK 1646, PAGE 171, OFFICIAL RECORDS.

Memo to:

Fresno County Tax Collector

Oscar J. Garcia, CPA,
Siphanarene (Narene) Lonh,
Tax Collections Division Chief

Frank Gomez,
Deputy Treasurer-Tax Collector

Fresno County Auditor Controller
Sinyan Berg, Accountant

Fresno County Board of Supervisors

From: 4921 E Tulare LLC, Jon Hannah

Litigation Hold Letter

Based on recent developments, we may be compelled to investigate potential biased decisions made within the Tax Collector's Office related to the rescission or APN 393-180-40S. In the past, employees involved in the recession have had direct contentious interactions with myself and the entities I represent. We have submitted multiple public requests for information under the Freedom of Information Act that have been either stonewalled or outright denied.

Additionally, the lack of communication and failure to provide requested information related to this rescission in a timely manner throughout this process has created a troubling and prolonged period of uncertainty. Response times extended far beyond what can be considered reasonable, especially given that the county took over two months to respond to the issue they reluctantly initiated. This continued silence suggests that something nefarious may have been occurring behind the scenes in the Fresno County Tax Collector's Office, warranting immediate investigation and resolution. For your protection and ours, we make the following request:

Specifically, I am requesting that the County preserve relevant evidence, including hard copy documents, electronically stored information (ESI), all documentation and correspondence related to APN #393-180-40(S) and 393-180-49, as well as any other properties owned by the entities associated with my name, be maintained in accordance with the county's obligations.

As you are aware, the County of Fresno, in its official capacity, is required to preserve and protect all communications, both internal and external, related to matters such as this. The destruction or concealment of such records is not only a violation of protocol but may also be illegal and subject to further legal action.

Thank you for your compliance and consideration!

Jonathan Hannah, Managing Member,
4921 E Tulare LLC; A California Ltd Liability Co; Legal Entity