

AFTER RECORDING,
RETURN TO:

23887

BOOK 4786 PAGE 690

RECORDED AT REQUEST OF
Norman P. Kuch
AT 20 MIN. PAST 3 P. M.
OFFICIAL RECORDS VENTURA COUNTY

FILED

FEB 25 1977

1 NORMAN G. KUCH
2 Attorney at Law
3 2244 Walnut Grove Ave
4 Rosemead, CA 91770
5 (213) 572-1384

Robert L. Hamm

RECORDED

ROBERT L. HAMM, County Clerk
By MARCY DAY

Attorney for Petitioner

FEE
\$5
3

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF VENTURA

In the Matter of the Estate of
MAX HANSBORG,
Deceased

NO. P-47529
ORDER AUTHORIZING
PRELIMINARY DISTRIBUTION

The Petition of EILENE HANSBORG, executrix of the Will of
MAX HANSBORG, deceased, for an order authorizing a preliminary
distribution, coming on regularly to be heard this 25 day of
February, 1977, and oral and documentary evidence having been
introduced and considered and it appearing to the Court,

THE COURT HEREBY FINDS: That due notice of the hearing of
the said Petition has been given in all respects as required by
law, that all and singular the allegations of said Petition are
true and correct; that MAX HANSBORG, deceased, died testate on
the 19th day of August, 1962, and was at the time of his death a
resident of the County of Ventura, State of California, leaving
property subject to administration in said county, said State.

THE COURT FURTHER FINDS that notice to creditors was duly
published and time for filing claims has expired; that all claims

AP # 51210-050-130

RECORDERS MAKE LEGIBILITY
of writing, typing or printing
UNSATISFACTORY in Particular
of this document when received.

1 presented against the estate have been paid, and there are no re-
2 jected or contested claims;

3 That there are ample assets on hand in the estate with which
4 to pay all expenses of administration, taxes and other liabilities;
5 that the Inheritance Tax Department has consented in writing to
6 said preliminary distribution; that said estate is but little
7 indebted and a preliminary distribution can be made to the persons
8 thereto entitled without injury to the estate or to any person
9 interested therein, but that said estate is not at this time in
10 a condition to be finally closed or distributed;

11 THE COURT ALSO FINDS THAT FRED MANSDORF has not survived dis-
12 tribution of this estate and that his mother and sole heir, SADIE
13 MANSDORF, died intestate on September 12, 1976, and that she is the
14 mother of all the remaining living legatees named in decedent's
15 will, who are also all of her surviving heirs.

16 WHEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that
17 the allegations of the said Petition are true and correct; that
18 the time for presenting claims expired, the Inheritance Tax and
19 Federal Estate Tax have been paid; that there are sufficient funds
20 to pay the expenses of administration; that said estate is but
21 little indebted and that a preliminary distribution can be made
22 at this time without loss to the creditors or injury to the estate
23 or to any person interested therein;

24 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that by the will
25 of said decedent dated January 18, 1954, constituting the will of
26 said decedent, there was provided certain specific legacies as
27 follows:

28 That decedent's children share and share alike by repre-
sentation in decedent's property;

1 That a preliminary distribution of the following described
2 property to the persons hereinafter named, without bonds, is
3 ordered:

4 An undivided one fourth interest each to MILDRED MANSDORF,
5 LEE MANSDORF, HAROLD MANSDORF, NORMAN MANSDORF, OF THE
6 property described as:

7 A portion of A. L. Wicks Subdivision, in the County
8 of Ventura, state of California, as per map recorded
9 in Book 5, Page 37 of Maps, in the office of the
10 County Recorder of said county, described as follows:

11 Beginning at a point on the North line of Wicks Road
12 as conveyed to Ventura County by deed recorded in
13 book 894, page 399, Official Records, distant Easterly
14 thereon 15.41 feet from the Westerly terminus of the
15 curve in said Northerly line having a radius of 830
16 feet and a central angle of $25^{\circ} 17'$; thence

17 1st: North $2^{\circ} 19' 50''$ West 118.93 feet; thence

18 2nd: North $14^{\circ} 19' 50''$ West 86.52 feet; thence

19 3rd: North $78^{\circ} 50' 50''$ East 206.95 feet; thence

20 4th: South $1^{\circ} 06' 10''$ East 118.61 feet; thence

21 5th: South $29^{\circ} 50' 50''$ West 88.95 feet to a point
22 on the North line of said road; thence

23 6th: Westerly along said road 142.80 feet to the
24 point of beginning.

25 Except all minerals, oil, gas, and other hydrocarbon
substances in, on, or under said land, as conveyed
to Robert F. Callius, an unmarried man, in deed
recorded July 9, 1962, as Document No. 33875 in
book 2173, page 584 of Official Records.

It is further ordered that the rest and residue of the said
estate be preserved intact until ready for distribution upon
the further order of this court.

Done in Open Court this 25 day of February, 1977.

ROBERT R. WILLARD

Judge of the Superior Court

ROBERT L. HAMM, County Clerk of the County of
Ventura, State of California and ex-officio Clerk
of the Superior Court thereof.

FEB 25 1977

Deputy County Clerk

-3-



This is a true certified copy of the original record if it bears the seal, imprinted in purple ink, of the County Clerk and Recorder.

Mark A. Lunn

MARK A. LUNN
County Clerk and Recorder
Ventura County, California

JUL 29 2018

