

**AGREEMENT FOR SALE AND PURCHASE OF TAX-DEFAULTED REAL
PROPERTY AND COVENANTS, CONDITIONS AND RESTRICTIONS
AGREEMENT NO. 7092 – HOUSEPALS
(Non-profit Organization)**

This Agreement by and between the **Board of Supervisors of the County of San Diego** (“SELLER”) and **Housepals**, a non-profit corporation organized in accordance with provisions of California law (“PURCHASER”), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code, is made as of the Effective Date of Sale for Agreement No. 7092.

The SELLER, subject to the State Controller’s approval, does hereby agree to sell to the **Housepals**, a non-profit corporation organized in accordance with provisions of California law (“PURCHASER”) that real property described in Exhibit “A” of this Agreement, which was tax defaulted for nonpayment of taxes and is now subject to the San Diego County Treasurer-Tax Collector’s power to sell.

WHEREAS, the PURCHASER is a non-profit corporation organized in accordance with provisions of California law for the purpose of acquiring single-family dwellings for rehabilitation and sale or rent to low-income persons, or for other use to serve low-income persons, to acquire vacant land for construction of residential dwellings and subsequent sale or rent to low-income persons, or for other use to serve low-income persons and to conduct charitable activities which includes relief of the poor, the distressed or the underprivileged.

WHEREAS, the SELLER is interested in selling tax-defaulted real properties to qualified non-profit organization for the purpose of incorporating the tax-defaulted real properties listed in “Exhibit A” that is located in the unincorporated area of the County of San Diego, commonly known as:

Assessor’s Parcel Numbers: 112-030-36-00 and 501-233-03-00.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. That, as provided by California Revenue and Taxation Code § 3800, the cost of giving notice of this Agreement shall be paid by the PURCHASER; and
2. That, the PURCHASER agrees to pay the sum of \$128,500.00 (One Hundred Twenty Eight Thousand Five Hundred and 00/100’s dollars) for the real property described in Exhibit “A” within thirty (30) calendar days after the date that this agreement becomes effective. This Agreement shall become Effective at 5:01 p.m. on the 21st day after the first publication of the notice of agreement, pursuant to California Revenue and Taxation Code § 3802, (the “Effective Date”); and
3. That PURCHASER agrees to use the real property described in Exhibit “A” of this Agreement for the public purpose of acquiring single-family dwellings for rehabilitation and sale or rent to low-income persons, or for other use to serve low-income persons, to acquire vacant land for construction of residential dwellings and

subsequent sale or rent to low-income persons, or for other use to serve low-income persons and to conduct charitable activities which includes relief of the poor, the distressed or the underprivileged; and

4. Notices under this Agreement shall be given in accordance with applicable statutory requirements. If there are no statutory requirements in effect, including but not limited to notices, demands, requests, elections, approvals, disapprovals, consents, or other communications given under this Agreement shall be in writing and shall be given by personal delivery, certified mail (return receipt requested), or overnight guaranteed delivery service and addressed as follows:

If to the Purchaser:

**Tanner Ford, President of the Board
Housepals
1401 21st Street Ste R
Sacramento, CA 95811**

If to the Seller:

**Detra Williams, Manager Special Functions Division
San Diego County Treasurer-Tax Collector
1600 Pacific Highway, Room 162
San Diego, CA 92101**

If all or any portion of any individual parcel described in this Agreement is redeemed prior to the Effective Date of this Sale or the State Controller fails to approve the Agreement, this Agreement shall be null and void as to that individual parcel. This Agreement shall also become null, and void and the right of redemption restored upon the Purchaser's failure to comply with the terms and conditions of this Agreement.

The undersigned hereby agree to the terms and conditions of this Agreement and are duly authorized to sign for said agencies.

This Agreement states the full agreement between the parties and supersedes all prior negotiations and agreements.

**APPROVED AS TO FORM AND LEGALITY:
CLAUDIA G. SILVA, COUNTY COUNSEL**

BY: Walter J. de Lorrell III, Chief Deputy

The undersigned hereby agree to the terms and conditions of this Agreement and are authorized to sign for said agencies.

ATTEST:

Housepals
A California Non-profit Organization

Housepals
A California Non-profit Organization

By: [Signature]
Secretary

By: [Signature]
President/Vice President

ATTEST:

Board of Supervisors
San Diego County

(seal)

By: [Signature]
Clerk of the Board of Supervisors

By: [Signature]
Chairperson

Pursuant to the provision of Revenue and Taxation Code § 3795, the State Controller approves the foregoing Agreement this _____ day of _____, 20_____.

MALIA M. COHEN
CALIFORNIA STATE CONTROLLER

By: _____
Jaclyn McQueen, Manager
Government Compensation & Property Tax
Standards Section

Approved and/or authorized by the
Board of Supervisors of the County of San Diego.
Meeting Date: 12/10/24 Minute Order No. 22
By: [Signature] Date: 12/12/24
Deputy Clerk of the Board Supervisors

TO THE ASSESSOR, AUDITOR, AND TREASURER OF THE COUNTY OF SAN DIEGO, AND TO THE CONTROLLER OF THE STATE OF CALIFORNIA
Exhibit "A"

Under the Direction of the Board of Supervisors, by Resolution No. _____, Dated _____, and Authorization of the State Controller Dated _____. The property listed below was purchased by Housepals, pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

AGREEMENT NO.: 7092 EFFECTIVE DATE: ITEM # -TRA/PARCEL LEGAL DESCRIPTION LAST ASSESSEE(S)	TRA DEFAULT APN DEFAULT DATE DEFAULT YEAR NOTICE OF PTS NOTICE DATE	SALES PRICE	ADV COST	REC FEE	STATE FEE	COUNTY FEE	NOTICE FEE	PERSONAL CONTACT FEE	REDEMPTION AMOUNT As of _____	CURRENT TAXES As of _____	TEETER FUNDS	EXCESS PROCEEDS CLAIM FEES	EXCESS PROCEEDS	DEED ISSUED TO DATE OF DEED DOCUMENT NO. (If not sold, give reason)
0024/ 98010/ 112-030-36-00 ALL OF THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER NORTH 89°18'48" WEST, 566.77 FEET; THENCE SOUTH 0°14'00" WEST, 1520.89 FEET TO THE NORTHEASTERLY LINE OF CALIFORNIA STATE HIGHWAY ROUTE 79, THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 35°01'29" EAST, 981.91 FEET TO THE EASTERLY LINE OF SAID SECTION 1; THENCE ALONG SAID EASTERLY LINE NORTH 0°14'00" EAST, 2318.19 FEET TO THE POINT OF BEGINNING.	98010 112-030-36-00 6/29/2018 2017-2018 2023-0320085 11/17/2023	\$5,500.00	\$0.00	\$0.00	\$0.00	\$378.00	\$236.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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LAST ASSESSEE(S): DIRIMANOV GEORGI A														
0216/ 83109/ 501-233-03-00 LOT 433 OF MT. HELIX RANCHO UNIT NO. 3, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2610, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 29, 1949. LAST ASSESSEE(S): BRAGG JAMES, MARKETING MASTERS LLC	83109 501-233-03-00 6/30/2017 2016-2017 2022-0442945 11/18/2022	\$123,000.00	\$0.00	\$0.00	\$0.00	\$378.00	\$0.00	\$236.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
TOTAL		\$128,500.00	\$0.00	\$0.00	\$0.00	\$756.00	\$472.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	