BOE-58-H REV. 01 (12/12) OWN-195 (Rev. 11-14)

AFFIDAVIT OF COTENANT RESIDENCY

COUNTY OF LOS ANGELES • OFFICE OF THE ASSESSOR
500 WEST TEMPLE STREET ROOM 205
LOS ANGELES, CA 90012-2770 • 213.974.3441
Email: helpdesk@assessor.lacounty.gov
Website: assessor.lacounty.gov
Si desea ayuda en Español, llame al número 213.974.3211

NAME AND MAILING ADDRESS
(Make necessary corrections to the printed name and mailing address)

EMILY A. LOPEZ
10000 AVENIDA DEL MAR
SANTA MONICA CA 90055

Under the provisions of Revenue and Taxation Code section 62.3, if certain conditions are met, a transfer of a cotenancy interest in real property from one cotenant to the other cotenant that takes effect upon the death of one cotenant is not a change in ownership. This applies to transfers that occur on or after January 1, 2013.

The change in ownership exclusion for a transfer of an interest in real property between cotenants that takes effect upon the death of one cotenant applies as long as all of the following are met:

- The transfer is solely by and between two individuals who together own 100 percent of the real property in joint tenancy or tenancy in common.
- As a result of the death of the transferor cotenant, the deceased cotenant's interest in the real property is transferred to the surviving cotenant, resulting in the surviving cotenant owning 100 percent of the real property, and thereby terminating the cotenancy.
- For the one-year period immediately preceding the death of the transferor cotenant, both of the cotenants were owners of record.
- The real property was the principal residence of both cotenants immediately preceding the transferor cotenant's death.
- For the one-year period immediately preceding the death of the transferor cotenant, both of the cotenants continuously resided in the real property.
- The surviving cotenant must sign, under penalty of perjury, an affidavit affirming that he or she continuously resided in the real property with the deceased cotenant for the one-year period immediately preceding the date of death.

NAME OF SURVIVING COTENANT	
EMILY A. LOPEZ	
NAME OF DECEASED COTENANT JAMES R. LOPEZ	DATE OF DEATH 5/21/2014
STREET ADDRESS OF REAL PROPERTY 10000 AVENIDA DEL MAR	ASSESSOR'S PARCEL NUMBER (APN) 7502-015-500
CITY, STATE, ZIP CODE SANTA MONICA CA 90055	

Property was eligible for: ☑ Homeowners' Exemption ☐ Disabled Veterans' Exemption

Disposition of real property:

☑ Affidavit of death of joint tenant

☐ Decree of distribution pursuant to will or intestate succession

☐ Action of trustee pursuant to terms of trust *(Attach a complete copy of trust and all amendments)*

1. Was this real property the principal residence of the deceased cotenant the one-year period prior to the date of death? ☑ Yes ☐ No
2. Was this real property the principal residence of the surviving cotenant the one-year period prior to the date of death? ☑ Yes ☐ No
3. Are there any other beneficiaries of the real property? ☐ Yes ☑ No

If yes, please list other beneficiaries: _____

CERTIFICATION OF COTENANT

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and that I continuously resided with the decedent in this real property for the one-year period immediately preceding the decedent's date of death.

SIGNATURE OF SURVIVING COTENANT	DATE
▶	11/1/2014
EMAIL ADDRESS EMILLOPEZ@NETCON.COM	TELEPHONE NUMBER 500-123-4567

THIS DOCUMENT IS SUBJECT TO PUBLIC INSPECTION