

Samples and Instructions

Petition to Determine Succession to Primary Residence (DE-310)

DE-310	
<p>ATTORNEY OR PARTY WITHOUT ATTORNEY: NAME <i>Sal Sample, Sara Sample, and Bob Sample</i> STATE BAR NO. _____</p> <p>FIRM NAME: _____</p> <p>STREET ADDRESS: <i>1234 Main St.</i> CITY: <i>Sacramento</i> STATE: <i>Ca</i> ZIP CODE: <i>95814</i></p> <p>TELEPHONE NO.: <i>916-555-1212</i> FAX NO. _____</p> <p>EMAIL ADDRESS: _____</p> <p>ATTORNEY FOR (name): <i>In pro per</i></p> <p>SUPERIOR COURT OF CALIFORNIA, COUNTY OF <i>Sacramento</i></p> <p>STREET ADDRESS: <i>3341 Power Inn Road, Rm. 214</i></p> <p>MAILING ADDRESS: <i>3341 Power Inn Road, Rm. 101</i></p> <p>CITY AND ZIP CODE: <i>Sacramento, CA 95826</i></p> <p>BRANCH NAME: <i>Probate</i></p> <p>ESTATE OF (name): <i>Senior Sample</i></p>	<p style="text-align: center;">FOR COURT USE ONLY</p> <div style="border: 1px solid red; padding: 5px; margin-bottom: 10px;">Petitioners' names and contact info</div> <div style="border: 1px solid red; padding: 5px; margin-bottom: 10px;">Court info</div> <p>CASE NUMBER: _____</p> <p>HEARING DATE AND TIME: _____</p>
<p>PETITION TO DETERMINE SUCCESSION TO PRIMARY RESIDENCE</p>	
<p>1. Petitioner (name of each person claiming an interest): <i>Sal Sample, Sara Sample, and Bob Sample</i></p> <p>1. Petitioners' names</p> <p>requests a determination that the real property described in item 11 was the decedent's primary residence property passing to petitioner.</p> <p>2. Decedent (name): <i>Senior Sample</i></p> <p>2. Name of decedent</p> <p>a. Date of death: <i>April 15, 2025</i></p> <p>2a. Date of death</p> <p>b. Place of death (city and state or, if outside the United States, city and country): <i>Sacramento, California</i></p> <p>2b. Place of death</p> <p>3. <input checked="" type="checkbox"/> At least 40 days have passed since the decedent's death.</p> <p>4. a. <input checked="" type="checkbox"/> Decedent was a resident of this county at the time of death.</p> <p>b. <input type="checkbox"/> Decedent was not a resident of California at the time of death. Decedent died owning _____</p> <p>5. Attach copy of will, if any.</p> <p>5. Decedent died <input checked="" type="checkbox"/> intestate (without a will) <input type="checkbox"/> testate (with a will), and a copy of the will is attached as Attachment 5 or 12a.</p> <p>6. a. <input checked="" type="checkbox"/> No proceeding for the administration of decedent's estate is being conducted or has been conducted in California.</p> <p>b. <input type="checkbox"/> Decedent's personal representative's consent to use the procedure provided by Probate Code section 13150 et seq. is attached as Attachment 6b.</p> <p>7. Proceedings for the administration of decedent's estate in another jurisdiction</p> <p>a. <input checked="" type="checkbox"/> have not been commenced.</p> <p>b. <input type="checkbox"/> have been commenced <input type="checkbox"/> and completed. (Specify state, county, court, and _____)</p> <p>6-7. Is there or will there be a probate case opened (other than this)?</p> <p>8. The gross value, at the time of decedent's death, of decedent's interest in the real property described in item 11, as shown by the attached appraisal, did not exceed (check one).</p> <p>a. <input type="checkbox"/> \$166,250 (decedent died before April 1, 2022).</p> <p>b. <input type="checkbox"/> \$184,500 (decedent died on or after April 1, 2022, and before April 1, 2025. Form DE-300 is attached as required by law).</p> <p>c. <input checked="" type="checkbox"/> \$750,000 (decedent died on or after April 1, 2025, and before April 1, 2029. For (Prepare and attach as Attachment 8 an appraisal of the property described in item 11. DE-161.) A probate referee appointed for the county named above must perform the ap</p> <p>9. Decedent is survived by (check items (1) or (2), and (3) or (4), and (5) or (6), and (7))</p> <p>(1) <input type="checkbox"/> spouse</p> <p>(2) <input checked="" type="checkbox"/> no spouse, as follows: (a) <input checked="" type="checkbox"/> divorced or never married (b) <input type="checkbox"/> spouse</p> <p>(3) <input type="checkbox"/> registered domestic partner</p> <p>(4) <input checked="" type="checkbox"/> no registered domestic partner (See Fam. Code, § 297.5(c); Prob. Code, §§ _____)</p> <p>(5) <input checked="" type="checkbox"/> child, as follows: (a) <input checked="" type="checkbox"/> natural or adopted (b) <input type="checkbox"/> natural adopted by a third party</p> <p>(6) <input type="checkbox"/> no child</p> <p>(7) <input type="checkbox"/> issue of a predeceased child</p> <p>(8) <input type="checkbox"/> no issue of a predeceased child</p> <p>b. Decedent <input type="checkbox"/> is <input checked="" type="checkbox"/> is not survived by a stepchild or foster child or children who would have been adopted by decedent if a legal barrier had not prevented adoption. (See Probate Code, § 6454.)</p> <p>9. Question 9 is asking about the closest relatives (spouse and children), who usually are first in line for inheritance if there is no will. Check all boxes that apply.</p>	
<p>Form Adopted for Mandatory Use Judicial Council of California DE-310 (Rev. April 28, 2025) CEB Essential ccb.com Forms</p> <p style="text-align: center;">PETITION TO DETERMINE SUCCESSION TO PRIMARY RESIDENCE</p> <p style="text-align: right;">Page 1 of 2 Probate Code, §§ 13151, 13152 courts.ca.gov</p>	

Petition to Determine Successors to Primary Residence (DE-310) (page 1)



ESTATE OF (name): Decedent name

Senior Sample

10. Decedent is survived by (complete if decedent is survived by (1) a spouse or (2) no spouse) Probate Code section 37 but no issue (only a or b apply); or (2) no spouse or issue. Check only the first box that applies.

a. a parent or parents who are listed in item 14.
 b. a sibling, or issue of a deceased sibling, all of whom are listed in item 14.
 c. other persons who might be entitled to inherit property if decedent did not have a will, all of whom are listed in item 14.
 d. no known next of kin.

11. Attachment 11 contains (1) the legal description and the Assessor's Parcel Number of the real property described in item 11; (2) a statement of decedent's interest in the property, including facts that show that the property is based on succession under Probate Code sections 6401 and 6402, and (3) if any petitioner's claim to the property is based on succession under Probate Code sections 6401 and 6402, facts that show whether the property was community, separate, or quasi-community property.

12. Each petitioner is a successor of the decedent (as defined in Probate Code section 13006) and successor to the decedent's interest in the real property described in item 11 because each petitioner is

a. (will) a beneficiary who succeeded to the property under decedent's will, and a copy of the will is attached as Attachment 5 or 12a.
 b. (no will) a person who succeeded to the property under Probate Code sections 6401 and 6402.

13. The interest of each petitioner in the property described in item 11 is stated in Attachment 13 is as follows (specify):

Sal Sample, Sara Sample, and Bob Sample, each as to an undivided one-third interest.

14. The names, relationships to decedent, ages, and residence or mailing addresses, as far as known to the petitioner, of (1) all persons named or checked in items 1, 9, and 10; (2) all other persons who are interested in the property in the absence of a will; and (3) all persons designated in the will to receive any property are listed in Attachment 14.

15. The names and addresses of all executors named in decedent's will are listed below listed in Attachment 15.

No executor is named. There is no will.

16. Petitioner is the trustee of a trust designated in decedent's will to receive property. The names and addresses of all persons interested in the trust, as determined in cases of future interests under Probate Code section 15804(a)(1), (2), or (3), are listed in Attachment 16.

17. Decedent's estate was under a guardianship conservatorship at decedent's death. The names and addresses of all persons serving as guardian or conservator are listed below are listed in Attachment 17.

18. Number of pages attached: _____

Date: _____

Leave this section blank if you are not represented by an attorney.

(TYPE OR PRINT NAME OF ATTORNEY) _____ (SIGNATURE OF ATTORNEY) _____

I declare under penalty of perjury under the laws of the State of California that the information provided is true and correct.

Date: *May 30, 2025*

Sal Sample _____ (TYPE OR PRINT NAME OF PETITIONER) (SIGNATURE OF PETITIONER)
Sara Sample _____ (TYPE OR PRINT NAME OF PETITIONER) (SIGNATURE OF PETITIONER)

SIGNATURE(S) OF ADDITIONAL PETITIONERS ATTACHED

* Each petitioner (i.e., each person named in item 1) must sign this form. (Prob. Code, § 1020.) If more than 2 petitioners, check the box above and use an attachment.

DE-310 (Rev. April 29, 2025) PETITION TO DETERMINE SUCCESSION TO PRIMARY RESIDENCE Page 2 of 2
 CEB Essential ceb.com Forms

10. Question 10 is asking about next closest relatives, who inherit only if there are no children (or grandchildren).

Fill out 10a and 10b if there is a spouse but no children or grandchildren. Fill out c-d if there is no spouse and no children or grandchildren.

Stop after the first box that applies.

11. See Attachment 11 for an example.

13. See Attachment 13 for more info and examples.

15. If there is a will, write the name and address of any executor named in the will. If there is no will, check "There is no will."

16-17. Skip these questions if there is no trustee or conservator/guardian. Otherwise enter their information here or on an Attachment.

If there are more than two petitioners, add an attachment page for the additional names and signatures. See Attachment S for an example.



SHORT TITLE: <i>Estate of Senior Sample</i>	CASE NUMBER:
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MC-025

ATTACHMENT (Number): S
 (This Attachment may be used with any Judicial Council form.)

Attachment to DE-310

Signature of petitioners, continued

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: May 30, 2025

Name: Bob Sample

Signature: _____

If there are more than two petitioners, add an attachment page for the additional names and signatures.

(If the item that this Attachment concerns is made under penalty of perjury, all statements in this Attachment are made under penalty of perjury.)

Page 3 of 3
 (Add pages as required)

ATTACHMENT
to Judicial Council Form

Form Approved for Optional Use
 Judicial Council of California
 MC-025 (Rev. July 1, 2009)

www.cesb.com

Petition to Determine Succession to Primary Residence (DE-310) (Attachment S)



SHORT TITLE: <i>Estate of Senior Sample</i>	Decedent name	CASE NUMBER:
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MC-025

ATTACHMENT (Number): 5
(This Attachment may be used with any Judicial Council form.)

Decedent's Will follows this cover page

If there is no will, skip this attachment.

If decedent has a will, attach a copy here. (The original should be filed in the court directly.)

If there are any amendments or codicils (changes or additions), attach them as well.

Write or type "Page 2" on the first page of the will and continue numbering each page.

(If the item that this Attachment concerns is made under penalty of perjury, all statements in this Attachment are made under penalty of perjury.)

Page 1 of ____
(Add pages as required)

ATTACHMENT
to Judicial Council Form

Form Approved for Optional Use
Judicial Council of California
MC-025 (Rev. July 1, 2009)

CEB Essential Forms
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Petition to Determine Succession to Primary Residence (DE-310) (Attachment 5)



SHORT TITLE: <i>Estate of Senior Sample</i>	Decedent name	MC-025
CASE NUMBER:		

ATTACHMENT (Number): 6b
(This Attachment may be used with any Judicial Council form.)

Consent of Executor follows this cover page.

If there is no existing or planned probate case, skip this attachment.

If there is an existing probate case, you must get the court-appointed executor's consent for this petition. Attach a signed consent letter after this document.

(If the item that this Attachment concerns is made under penalty of perjury, all statements in this Attachment are made under penalty of perjury.)

Page 1 of 1
 (Add pages as required)

Form Approved for Optional Use
 Judicial Council of California
 MC-025 (Rev. July 1, 2009)

ATTACHMENT
 to Judicial Council Form

www.courtinfo.ca.gov

Petition to Determine Succession to Primary Residence (DE-310) (Attachment 6a)



DE-300

**MAXIMUM VALUES FOR SMALL ESTATE SET-ASIDE
& DISPOSITION OF ESTATE WITHOUT ADMINISTRATION**

This form lists the maximum dollar values of a decedent's estate or specific property in that estate, as of the date of the decedent's death, for purposes of determining eligibility for (1) an order setting the estate aside for the decedent's surviving spouse and minor children; or (2) disposition of the estate or specific real or personal property in the estate informally, without full administration.

NOTE: The values in the right column are for property of a decedent who died on or after March 31, 2025. The values that apply to property of a decedent who died before that date are in the left column. p.courts.ca.gov/.

The amount of the adjustment of the prior values is based on the change in the United States city average of the Consumer Price Index for All Urban Consumers for the three-year period ending December 31, 2024, with each adjusted value rounded to the nearest \$25. (See Prob. Code, § 890(b).) Unless otherwise provided by statute after April 1, 2025, these values will next be adjusted April 1, 2028.

<u>Probate Code Section</u>	<u>Description</u>	<u>Amount (death between Apr. 1, 2022, and Mar. 31, 2025)</u>	<u>Amount (death on or after Apr. 1, 2025)</u>
1. SMALL ESTATE SET-ASIDE UNDER PROBATE CODE SECTIONS 6600–6613			
§§ 6602, 6609	The net value of the decedent's estate, excluding all liens and encumbrances at the date of death and the value of any probate homestead set apart under Probate Code section 6520, must not exceed:	\$ 95,325	\$ 107,900
2. DISPOSITION OF ESTATE WITHOUT ADMINISTRATION UNDER SECTIONS 13000–13606			
a. PROPERTY EXCLUDED FROM DETERMINING VALUE OF ESTATE			
§ 13050(c)	The amount of any salary or other compensation owed to the decedent for personal services from any employment, not to exceed:	\$ 18,450	\$ 20,875
b. AFFIDAVIT FOR COLLECTION, RECEIPT, OR TRANSFER OF PERSONAL PROPERTY			
§§ 13100, 13101	The gross value of the decedent's real and personal property in California—excluding any property described in Probate Code section 13050 and any property included in a petition filed under Probate Code section 13151—must not exceed:	\$ 184,500	\$ 208,850
c. PETITION & COURT ORDER DETERMINING SUCCESSION TO PRIMARY RESIDENCE			
§§ 13151, 13152, 13154	The gross value of the decedent's primary residence in California must not exceed:	\$ 184,500	\$ 750,000
d. AFFIDAVIT FOR SUCCESSION TO REAL PROPERTY OF SMALL VALUE			
§ 13200	The gross value of all real property in the decedent's estate located in California—excluding any real property described in Probate Code section 13050—must not exceed:	\$ 61,500	\$ 69,625
e. AFFIDAVIT FOR COLLECTION OF COMPENSATION OWED TO DECEASED SPOUSE			
§§ 13600, 13601	Net salary or other compensation owed, in aggregate, by one or more employers for personal services of the deceased spouse, must not exceed: (This limit does not apply if the decedent was a firefighter or peace officer described in Government Code section 22820(a).)	\$ 18,450	\$ 20,875

NOTICE

- If the decedent died on or after April 1, 2022, this form must be attached to
- an affidavit or declaration furnished under Probate Code section 13101;
 - a *Petition to Determine Succession to Primary Residence* (form DE-310) filed under Probate Code section 13151;
 - an *Affidavit re: Real Property of Small Value* (form DE-305) filed under Probate Code section 13200; or
 - an affidavit or declaration furnished under Probate Code section 13601.

Page 1 of 1

Form Adopted for Mandatory Use
Judicial Council of California
DE-300 (Rev. April 29, 2025)
CEB Essential
ceb.com

**MAXIMUM VALUES FOR SMALL ESTATE SET-ASIDE
& DISPOSITION OF ESTATE WITHOUT ADMINISTRATION**

Probate Code §§ 6602, 6609, 13050, 13100–13101, 13151–13154, 13200, 13600–13601
GOVERNMENT CODE

Petition to Determine Succession to Primary Residence (DE-310) (Attachment 8, page 1)



DE-160/GC-040

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address):
Sal Sample, Sara Sample, and Bob Sample

1234 Main St.
 Sacramento, CA 95814

TELEPHONE NO: 916-555-1212 FAX NO: (Optional)

E-MAIL ADDRESS (Optional)

ATTORNEY FOR (Name): *In pro per*

SUPERIOR COURT OF CALIFORNIA, COUNTY OF *Sacramento*

STREET ADDRESS: *3341 Power Inn Road, Rm. 214*

MAILING ADDRESS: *3341 Power Inn Road, Rm. 101*

CITY AND ZIP CODE: *Sacramento, CA 95826*

BRANCH NAME: *Probate*

ESTATE OF (Name): *Senior Sample*

DECEDENT CONSERVATOR MINOR

INVENTORY AND APPRAISAL

Partial No. Corrected

Final Reappraisal for Sale

Supplemental Property Tax Certificate

Date of Death of Decedent, Guardian or Conservator: *April 15, 2025*

FOR COURT USE ONLY

Petitioners' names and contact info

Court info

Decedent name

Check "Final" since this should be the only one you need to submit

Check "Property Tax Certificate"

APPRAISALS

1. Total appraisal by representative, guardian or conservator (Attachment 1): \$ 0

2. Total appraisal by referee (Attachment 2): \$

TOTAL: \$

DECLARATION OF REPRESENTATIVE, GUARDIAN, CONSERVATOR, OR REFeree

3. Attachments 1 and 2 together with all prior inventories filed contain:

all a portion of the estate that has come to my knowledge and I do not know of any other person who just claims the estate has against me. I have truly, honestly, and in good faith, provided this information.

4. No probate referee is required by order of the court dated _____.

5. **Property tax certificate.** I certify that the requirements of Revenue and Taxation Code sections 13000-13003 are not applicable because the decedent owned no real property in California in which the decedent owned property at the time of death.

a. are not applicable because the decedent owned no real property in California in which the decedent owned property at the time of death.

b. have been satisfied by the filing of a change of ownership statement with the county recorder in the county of _____, California in which the decedent owned property at the time of death.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: *May 30, 2025*

Sal Sample

(TYPE OR PRINT NAME - INCLUDE TITLE IF CORPORATE OFFICER)

(SIGNATURE)

STATEMENT ABOUT THE BOND

(Complete in all cases. Must be signed by attorney for fiduciary, or by fiduciary without an attorney.)

6. Bond is waived, or the sole fiduciary is a court-appointed government agency.

7. Bond filed in the amount of \$ *Leave blank* insufficient.

8. Receipts for \$ _____ have been filed with the court for deposits in a blocked account at (specify institution and location): _____

Date: _____

(TYPE OR PRINT NAME)

(SIGNATURE OF ATTORNEY OR PARTY WITHOUT ATTORNEY)

Page 1 of 2

Form Adopted for Mandatory Use
 Judicial Council of California
 DE-160/GC-040 (Rev. January 1, 2007)

INVENTORY AND APPRAISAL

Probate Code §§ 2010-2015, 2600-2605
 Call: Rules of Court, rule 7.501
 www.courtinfo.ca.gov

CEB Essential Forms

Petition to Determine Succession to Primary Residence (DE-310) (Attachment 8, page 1)



ESTATE OF (Name): <i>Senior Sample</i>	Decedent name	CASE NUMBER DE-160/GC-040
<input checked="" type="checkbox"/> DECEDENT <input type="checkbox"/> CONSERVATEE <input type="checkbox"/> MINOR		

DECLARATION OF PROBATE REFEREE

9. I have truly, honestly, and impartially appraised to the best of my ability each item set forth in Attachment 2.
 10. A true account of my commission and expenses actually and necessarily incurred pursuant to my appointment is:

Statutory commission:	\$	
Expenses (specify):	\$	
TOTAL:	\$	

The referee will fill this form out when the appraisal is done, along with page 2 of DE-161.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: _____

(TYPE OR PRINT NAME)	▶	(SIGNATURE OF REFEREE)
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INSTRUCTIONS

(See Probate Code sections 2610-2616, 8801, 8804, 8852, 8905, 8960, 8961, and 8963 for additional instructions.)

1. See Probate Code section 8850 for items to be included in the inventory.
2. If the minor or conservatee is or has been during the guardianship or conservatorship confined in a state hospital under the jurisdiction of the State Department of Mental Health or the State Department of Developmental Services, mail a copy to the director of the appropriate department in Sacramento. (Prob. Code, § 2611.)
3. The representative, guardian, conservator, or small estate claimant shall list on Attachment 1 and appraise as of the date of death of the decedent or the date of appointment of the guardian or conservator, at fair market value, moneys, currency, cash items, bank accounts and amounts on deposit with each financial institution (as defined in Probate Code section 40), and the proceeds of life and accident insurance policies and retirement plans payable upon death in lump sum amounts to the estate, except items whose fair market value is, in the opinion of the representative, an amount different from the ostensible value or specified amount.
4. The representative, guardian, conservator, or small estate claimant shall list in Attachment 2 all other assets of the estate which shall be appraised by the referee.
5. If joint tenancy and other assets are listed for appraisal purposes only and not as part of the probate estate, they must be separately listed on additional attachments and their value excluded from the total valuation of Attachments 1 and 2.
6. Each attachment should conform to the format approved by the Judicial Council. (See *Inventory and Appraisal Attachment* (form DE-161/GC-041) and Cal. Rules of Court, rules 2.100-2.119.)

DE-100/GC-040 (Rev. January 1, 2007)

INVENTORY AND APPRAISAL

PAGE # of 2

Petition to Determine Succession to Primary Residence (DE-310) (Attachment 8, page 2)



ESTATE OF (Name): <i>Senior Sample</i>	CASE NUMBER: DE-161, GC-041
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**INVENTORY AND APPRAISAL
ATTACHMENT NO.: 1**

(In decedent's estates, attachments must conform to Probate Code section 8850(c) regarding community and separate property.)

Page: 1 of: 1 total pages.
(Add pages as required.)

Item No.	Description	Appraised value
<i>Nothing to report.</i>		\$

Attachment 1 is for you to value property that is not real estate. In this case it should be left blank.

Form Approved by the
Judicial Council of California
DE-161, GC-041 (Rev. January 1, 1995)
Mandatory Form (1/1/2000)

INVENTORY AND APPRAISAL ATTACHMENT

CEB Essential
esb.com | Forms

Probate Code §§ 8701,
2910-2915, 8805-8820,
10305

Petition to Determine Succession to Primary Residence (DE-310) (Attachment 8, page 3)



ESTATE OF (Name): <i>Senior Sample</i>	Decedent name DE-161, GC-041	
INVENTORY AND APPRAISAL ATTACHMENT NO.: <u>2</u>		
<small>(In decedents' estates, attachments must conform to Probate Code section 8850(c) regarding community and separate property.)</small>		
Page <u>1</u> of <u>1</u> total pages. <small>(Add pages as required.)</small>		
<u>Item No.</u>	<u>Description</u>	<u>Appraised value</u>
1	<i>100% interest in real property: 975 Oak St., Sacramento, California Assessor's Parcel Number (APN): 1234-5678-9012-0000 and described as follows: Lot 14 of Blackacre Addition to the City of Sacramento, as delineated on the map of said addition, recorded January 30, 1965, in Book 625, Page 013065.</i>	\$ 485,000
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="font-size: 8px;"> Form Approved by the Judicial Council of California DE-161, GC-041 (Rev. January 1, 1995) Mandatory Form 1/1/2000 </div> <div style="text-align: center;"> INVENTORY AND APPRAISAL ATTACHMENT </div> <div style="font-size: 8px;"> Probate Code §§ 8701, 2910-2915, 8805-8820, 10305 </div> </div>		

Petition to Determine Succession to Primary Residence (DE-310) (Attachment 8, page 4)



SHORT TITLE: <i>Estate of Senior Sample</i>	Decedent name	CASE NUMBER:	MC-025
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ATTACHMENT (Number): 11
(This Attachment may be used with any Judicial Council form.)

Legal Description

*Decedent's Property: 975 Oak St., Sacramento, California
APN: 1234-5678-9012-0000*

Legal Description: Lot 14 of Blackacre Addition to the City of Sacramento, as delineated on the map of said addition, recorded January 30, 1965, in Book 625, Page 013065.

Decedent's Interest:

Decedent was the sole owner of the property at 975 Oak St, Sacramento, California, as established by the Grant Deed recorded 03/03/2013 recorded in Book/Reel 20130303, Page/Image 0400, of the Official Records of Sacramento County, California, conveying the real property in question to Senior Sample as an unmarried man. A true and correct copy of this deed is attached as Exhibit 11-a.

Decedent moved into 975 Oak St. in April 2013 and owned and lived there continuously until his death on April 15, 2025.

Characterization of property:

The entire time decedent owned and lived in the property, he was an unmarried man. He owned the property as his sole separate property.

If you need more room, attach Additional Pages (MC-020) and number them starting at 2.
Attach a copy of the deed and label it Attachment 11-a.

(If the item that this Attachment concerns is made under penalty of perjury, all statements in this Attachment are made under penalty of perjury.)

Page 1 of ____
(Add pages as required)



ATTACHMENT
to Judicial Council Form

www.courtinfo.ca.gov

Petition to Determine Succession to Primary Residence (DE-310) (Attachment 11)



SHORT TITLE: <i>Estate of Senior Sample</i>	Decedent name	CASE NUMBER:	MC-025
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ATTACHMENT (Number): 13
(This Attachment may be used with any Judicial Council form.)

Interest of Each Petitioner

*Sal Sample: 33.3% ownership
Sara Sample: 33.3% ownership
Bob Sample: 33.3% ownership*

The decedent was survived by three children, petitioners Sal Sample, Sara Sample, and Bob Sample. There are no other children alive or deceased.

Decedent and his only spouse divorced in 1979, well before decedent purchased this property. This property was 100% separate property.

Accordingly, the three petitioners are the only successors-in-interest, each entitled to an equal 33.3% share.

Explain the relationship between petitioner(s) and the decedent.

If any successor-in-interest wishes to disclaim (refuse) their share of the property, attach a declaration or letter from that person stating that they have no interest in the property and that they want their share to go to the other petitioner(s). Language that has worked in the past includes:

"To Whom It May Concern,
I [name] have no interest in my mother [name]'s property located at [address]. My sister [name] is to inherit 100% of my mother's property as discussed before her death.
[signature]"

If any successors-in-interest have died and left a child or children, use a phrase such as "Decedent's daughter, Pam Sample McDonald, died in 2021. She is survived by two children, Pat McDonald and Chris McDonald, who are therefore entitled to an equal division of Pam's share of the property."

If you need more room, attach Additional Pages (MC-020) and number them starting at 2.

(If the item that this Attachment concerns is made under penalty of perjury, all statements in this Attachment are made under penalty of perjury.)

Page 1 of 1
(Add pages as required)

Form Approved for Optional Use
Judicial Council of California
MC-025 (Rev. July 1, 2009)

ATTACHMENT
to Judicial Council Form

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Petition to Determine Succession to Primary Residence (DE-310) (Attachment 13)



SHORT TITLE: <i>Estate of Senior Sample</i>	Decedent name MC-025 CASE NUMBER:
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ATTACHMENT (Number): 14
 (This Attachment may be used with any Judicial Council form.)

Sal Sample
Son of Decedent
1234 Main St.
Sacramento, CA 95814

Sara Sample
Daughter of Decedent
5678 Century Ave.
Davis, CA 95616

Bob Sample
Son of Decedent
9012 Cerro St.
Los Angeles, CA 92626

Potential Interested Parties

Names, relationships to decedent, ages, and residence or mailing addresses of

- (1) all persons named or checked in items 1, 9, and 10;
- (2) all other persons who may be entitled to inherit decedent's property in the absence of a will; and
- (3) all persons designated in the will (if any) to receive any property.

If you need more room, attach Additional Pages (MC-020) and number them starting at 2.

(If the item that this Attachment concerns is made under penalty of perjury, all statements in this Attachment are made under penalty of perjury.)

Form Approved for Optional Use
 Judicial Council of California
 MC-025 (Rev. July 1, 2009)

ATTACHMENT
to Judicial Council Form

Page 1 of ____
 (Add pages as required)

www.courtinfo.ca.gov

Petition to Determine Succession to Primary Residence (DE-310) (Attachment 14)



SHORT TITLE: <i>Estate of Senior Sample</i>	<div style="border: 1px solid red; display: inline-block; padding: 2px;">Decedent name</div>	MC-025
CASE NUMBER:		
ATTACHMENT (Number): 15 <i>(This Attachment may be used with any Judicial Council form.)</i>		
<i>Executors of the Will</i>		
<div style="border: 2px solid red; border-radius: 15px; padding: 10px; width: fit-content; margin: 0 auto;"> <p>If there is a will, list the names of all people nominated to be executor, along with their relationships to decedent, ages, and residence or mailing addresses.</p> </div>		
<i>(If the item that this Attachment concerns is made under penalty of perjury, all statements in this Attachment are made under penalty of perjury.)</i>		
<small>Form Approved for Optional Use Judicial Council of California MC-025 (Rev. July 1, 2009)</small>		<small>Page 1 of 1 (Add pages as required)</small>
ATTACHMENT to Judicial Council Form		
<small>www.cedcd.org</small>		

Petition to Determine Succession to Primary Residence (DE-310) (Attachment 15)



SHORT TITLE: <i>Estate of Senior Sample</i>	Decedent name	MC-025
CASE NUMBER:		

ATTACHMENT (Number): 16
(This Attachment may be used with any Judicial Council form.)

Beneficiaries of Trust

This only applies if the petitioner is the trustee of decedent's trust and is moving the residence into the trust for later distribution. Otherwise, skip this attachment.

If using this attachment, include a brief explanation, then list the names of all people interested in the trust (beneficiaries), along with their relationships to decedent, ages, and residence or mailing addresses.

Example: "Petitioner is the trustee of the Senior Sample Revocable Family Trust, dated Jan. 3, 2023. The property covered by this petition was intended to be included in the trust, but decedent did not finalize the title change prior to his death. Decedent's will provided that any real property not included in the trust be transferred into it for distribution after his death.

The beneficiaries of the trust are: [list name, relationship, age, and address of each]"

If you need more room, attach Additional Pages (MC-020) and number them starting at 2.

(If the item that this Attachment concerns is made under penalty of perjury, all statements in this Attachment are made under penalty of perjury.)

Page 1 of ____
(Add pages as required)

Form Approved for Optional Use
 Judicial Council of California
 MC-025 (Rev. July 1, 2009)

ATTACHMENT
to Judicial Council Form

www.courtinfo.ca.gov

Petition to Determine Succession to Primary Residence (DE-310) (Attachment 16)



SHORT TITLE: <i>Estate of Senior Sample</i>	Decedent name MC-025 CASE NUMBER
--	--

ATTACHMENT (Number): 17
 (This Attachment may be used with any Judicial Council form.)

Conservator or Guardian

If the deceased had a court-ordered conservator or guardian, list their name, along with their relationships to decedent, ages, and residence or mailing addresses.

(If the item that this Attachment concerns is made under penalty of perjury, all statements in this Attachment are made under penalty of perjury.)

Page 1 of 1
(Add pages as required)

Form Approved for Optional Use
Judicial Council of California
MC-025 (Rev. July 1, 2009)

ATTACHMENT
to Judicial Council Form

www.courtinfo.ca.gov

Petition to Determine Succession to Primary Residence (DE-310) (Attachment 17)



Order Determining Succession to Primary Residence (DE-315)

DE-315

<p>ATTORNEY OR PARTY WITHOUT ATTORNEY STATE BAR NO: After recording, return to: <i>Sal Sample</i> NAME: <i>Sal Sample</i> Petitioners' names and contact info FIRM NAME: STREET ADDRESS: <i>1234 Main St.</i> CITY STATE ZIP CODE: <i>Sacramento, CA 95814</i> TELEPHONE NO: <i>916-555-12</i> FAX NO: EMAIL ADDRESS: ATTORNEY FOR (name): <i>In pro per</i></p>	
<p>SUPERIOR COURT OF CALIFORNIA, COUNTY OF <i>Sacramento</i> STREET ADDRESS: <i>3341 Power Inn Road,</i> Court info MAILING ADDRESS: <i>3341 Power Inn Road,</i> CITY AND ZIP CODE: <i>Sacramento, CA 95826</i> BRANCH NAME: <i>Probate</i></p>	
<p>ESTATE OF (name): <i>Senior Sample</i> Decedent name</p>	<p>FOR RECORDER'S USE ONLY: CASE NUMBER: 25PR001234</p>

ORDER DETERMINING SUCCESSION TO PRIMARY RESIDENCE

1. Date of hearing: *6/25/2025* Time: *9 am*
Dept./Room: *129*
Judicial Officer (name):

THE COURT FINDS

2. Notice has been given as required by law.

3. Decedent died on (date): *April 15, 2025* Fill this section out with the same info from the Petition.

a. a resident of this county.
b. a nonresident of California who owned property in this county
c. intestate (without a will) testate (with a will).

4. At least 40 days have passed since the decedent's death.

5. a. No proceeding for the administration of the decedent's estate is now being or has been conducted in California.
b. Decedent's personal representative has consented in writing to use the procedure in Probate Code section 13150 et seq.

6. The gross value of the real property described in item 9a does not exceed
 \$166,250 (death before April 1, 2022).
 \$184,500 (death on or after April 1, 2022, and before April 1, 2025).
 \$750,000 (death on or after April 1, 2025).

7. Each petitioner is a successor of the decedent (as defined in Probate Code section 13006) to the decedent's interest in the real property described in item 9a because each petitioner is (check one):
a. (will) a beneficiary who succeeded to the property under decedent's will.
b. (no will) a person who succeeded to the property under Probate Code sections 6401 and 6402.

8. The real property described in item 9a was the decedent's primary residence in the state of California.

THE COURT FURTHER FINDS AND ORDERS

9. a. The real property described in Attachment 9a described below passes to each petitioner as described in b.
(Give legal description of property, including Assessor's Parcel Number):
Legal description and APN will match Attachment 11 on the original Petition.

b. Each petitioner's name and specific interest in the property is stated in Attachment 9b is as follows (specify):
Sal Sample, Sara Sample, and Bob Sample, each as to an undivided one-third interest.

10. Other Orders are stated in Attachment 10. Petitioners' names and interests will match Question 13 on the original Petition.

11. Number of pages attached: _____

Date: Leave blank for Judge to sign

JUDICIAL OFFICER
SIGNATURE FOLLOWS LAST ATTACHMENT

ORDER DETERMINING SUCCESSION TO PRIMARY RESIDENCE

Page 1 of 1
Probate Code § 13154
5/24/15 Ed. 9/22

Form Adopted for Mandatory Use
Judicial Council of California
DE-315 (Rev. April 26, 2025)

CEB Essential
ceb.com Forms

Order Determining Succession to Primary Residence (DE-315) (page 1)



SHORT TITLE: <i>Estate of Senior Sample</i>	<div style="border: 1px solid red; display: inline-block; padding: 2px;">Decedent name</div>	MC-025
CASE NUMBER: <i>25PR001234</i>		

ATTACHMENT (Number): 9
(This Attachment may be used with any Judicial Council form.)

9a. Legal Description:

Lot 14 of Blackacre Addition to the City of Sacramento, as delineated on the map of said addition, recorded January 30, 1965, in Book 625, Page 013065.

Assessor's Parcel Number: 1234-5678-9012-0000

9b. Petitioner's Names and Interest

Sal Sample, Sara Sample, and Bob Sample, each as to an undivided one-third interest.

If you need more room, attach Additional Pages (MC-020) and number them starting at 2.

(If the item that this Attachment concerns is made under penalty of perjury, all statements in this Attachment are made under penalty of perjury.)

Form Approved for Optional Use
 Judicial Council of California
 MC-025 (Rev. July 1, 2009)

ATTACHMENT
to Judicial Council Form

Page 1 of 1
 (Add pages as required)

www.courtinfo.ca.gov

Order Determining Succession to Primary Residence (DE-315) (Attachment 9)



Notice of Hearing (DE-120)

DE-120

<p>ATTORNEY OR PARTY WITHOUT ATTORNEY NAME: <i>Sal Sample, Sara Sample, and Bob Sample</i></p> <p>FIRM NAME: _____</p> <p>STREET ADDRESS: <i>1234 Main St.</i></p> <p>CITY: <i>Sacramento</i> STATE: <i>CA</i> ZIP CODE: <i>95814</i></p> <p>TELEPHONE NO.: <i>916-555-1212</i> FAX NO.: _____</p> <p>EMAIL ADDRESS: _____</p> <p>ATTORNEY FOR (name): <i>In pro per</i></p> <p>SUPERIOR COURT OF CALIFORNIA, COUNTY OF <i>Sacramento</i></p> <p>STREET ADDRESS: <i>3341 Power Inn Road, Rm. 214</i></p> <p>MAILING ADDRESS: <i>3341 Power Inn Road, Rm. 101</i></p> <p>CITY AND ZIP CODE: <i>Sacramento, CA 95826</i></p> <p>BRANCH NAME: <i>Ridgeway Family Relations Courthouse</i></p> <p><input checked="" type="checkbox"/> ESTATE OF (name): <i>Senior Sample</i> <input type="checkbox"/> IN THE MATTER OF (name): _____</p> <p style="text-align: center;"><input checked="" type="checkbox"/> DECEDENT <input type="checkbox"/> TRUST <input type="checkbox"/> OTHER</p>	<p style="text-align: center; font-size: small;">FOR COURT USE ONLY</p> <div style="border: 1px solid red; padding: 2px; margin-bottom: 5px;">Petitioners' names and contact info</div> <div style="border: 1px solid red; padding: 2px; margin-bottom: 5px;">Court info</div> <div style="border: 1px solid red; padding: 2px; margin-bottom: 5px;">Decedent name</div> <div style="border: 1px solid red; padding: 2px; margin-bottom: 5px;">Case Number</div> <p style="text-align: center; font-weight: bold;">NOTICE OF HEARING - DECEDENT'S ESTATE OR TRUST</p> <p style="text-align: right; font-size: small;">CASE NUMBER 25PR001234</p> <p style="font-size: x-small;">This notice is required by law. You are not required to appear in court, but you may attend the hearing and object or respond if you wish. If you do not respond or attend the hearing, the court may act on the filing without you.</p> <p>1. NOTICE is given that (name): <i>Sal Sample, Sara Sample, and Bob Sample</i> (fiduciary or representative capacity, if any): _____ has filed a petition, application, report, or account (specify complete title and briefly describe):* <i>Petition to Determine Succession to Primary Residence (Under \$750,000), requesting that the court determine that the property located at 975 Oak St., Sacramento, California was decedent's primary residence in California and that it is property passing to petitioners Sal Sample, Sara Sample, and Bob Sample.</i></p> <p><input type="checkbox"/> The filing is a report of the status of a decedent's estate administration. See the NOTICE below. Please refer to the filed documents for more information about the case. (So _____ confidential.)</p> <p>2. A HEARING on the matter described in 1 will be held as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center;">Hearing Date</td> <td style="width: 35%;">Date: <i>6/25/2025</i> Time: <i>9 am</i></td> <td style="width: 50%;">Name and address of court, if different from above:</td> </tr> <tr> <td></td> <td>Dept.: <i>129</i> Room: _____</td> <td style="border: 1px solid red; padding: 2px;">Date, time, and place of hearing</td> </tr> </table> <div style="border: 1px solid black; padding: 5px; text-align: center; margin-top: 10px;"> <p>NOTICE</p> <p>If the filing described in 1 is a report of the status of a decedent's estate administration made under Probate Code section 12200, YOU HAVE THE RIGHT TO PETITION FOR AN ACCOUNTING UNDER SECTION 10950 OF THE PROBATE CODE.</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Requests for Accommodations</p> <p>Assistive listening systems, computer-assisted real-time captioning, or sign language interpreter services are available if you ask at least five days before the hearing. Contact the clerk's office or go to www.courts.ca.gov/forms for Request for Accommodations by Persons With Disabilities and Response (form MC-410). (Civ. Code, § 54.8.)</p> </div> <p style="font-size: x-small;">* Do not use this form to give notice of a petition to administer an estate (see Prob. Code, § 8100, and use form DE-121), notice of a hearing in a guardianship or conservatorship case (see Prob. Code, §§ 1511 and 1822, and use form GC-020), or notice of a hearing on a petition to determine a claim to property (see Prob. Code, § 851, and use form DE-115/GC-015).</p>	Hearing Date	Date: <i>6/25/2025</i> Time: <i>9 am</i>	Name and address of court, if different from above:		Dept.: <i>129</i> Room: _____	Date, time, and place of hearing
Hearing Date	Date: <i>6/25/2025</i> Time: <i>9 am</i>	Name and address of court, if different from above:					
	Dept.: <i>129</i> Room: _____	Date, time, and place of hearing					

Form Adopted for Mandatory Use
Judicial Council of California
DE-120 (Rev. January 1, 2025)

NOTICE OF HEARING - DECEDENT'S ESTATE OR TRUST

Probate Code: §§ 1211, 1215, 1220,
1230, 12201, 17100, 17208
www.courts.ca.gov

Page 1 of 2

Notice of Hearing (DE-120) (page 1)



DE-120

ESTATE OF (name): *Senior Sample* IN THE MATTER OF (name): Decedent name CASE NUMBER: *25PR001234*

DECEDENT TRUST OTHER

CLERK'S CERTIFICATE OF POSTING

1. I certify that I am not a party to this cause.
 2. A copy of the foregoing Notice of Hearing-Decedent's Estate or Trust
 a. was posted at (address):

 b. was posted on (date):
 Date: _____ Clerk, by _____, Deputy

PROOF OF SERVICE BY MAIL*

1. I am over the age of 18 and not a party to this cause. I am a resident of or employed in the county where the mailing occurred.
 2. My residence or business address is (specify):
*5432 Cederwood Dr.
 Sacramento CA 95814*

3. I served the foregoing Notice of Hearing-Decedent's Estate or Trust in an envelope addressed as shown below AND
 a. depositing the sealed envelope on the date and at the place specified below, postage fully prepaid.
 b. placing the envelope for collection and mailing on the date and at the place specified below, in accordance with the business practices. I am readily familiar with this business practice. On the same day that correspondence is placed in the mailbox, I placed the envelope in the course of business with the U.S. Postal Service in a sealed envelope.
 4. a. Date mailed: *6/2/2025*
 b. Place mailed (city, state): *Sacramento CA*

5. I served with the Notice of Hearing—Decedent's Estate or Trust a copy of the petition or other document referred to in item 1 of the Notice.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.
 Date: *6/2/2025*
Siob Server (TYPE OR PRINT NAME) *Siob Server* (SIGNATURE)

NAME AND ADDRESS OF EACH PERSON TO WHOM NOTICE WAS MAILED

Name	Address (street & number, city, state, and zip code)
<i>Sat Sample</i>	<i>1234 Main St. Sacramento, CA 95814</i>
<i>Sarah Sample</i>	<i>5678 Century Ave. Davis, CA 95616</i>
<i>Bob Sample</i>	<i>9012 Cerro St. Los Angeles, CA 92626</i>

Continued on an attachment. (You may use Attachment to Notice of Hearing Proof of Service by Mail, form DE-120(MA)/GC-020(MA), for this purpose.)

* Do not use this form for proof of personal service. You may use form DE-120(P) to prove personal service of this Notice.

DE-120 (Rev. January 1, 2025) NOTICE OF HEARING - DECEDENT'S ESTATE OR TRUST Page 2 of 2

Notice of Hearing (DE-120) (page 2)