

4. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 10596, LOS ANGELES LAND DISTRICT, SAN DIEGO COUNTY, FRANK A. NEUHAUSEN - S.W.O. 5621.) On December 23, 1952, Frank A. Neuhausen advised that on January 3, 1946, he purchased Lot 2 (or NW $\frac{1}{4}$ of NE $\frac{1}{4}$) of fractional Section 36, T. 13 S., R. 1 E., S.B.M., containing 40 acres in San Diego County, from Henry G. Wilson, who had secured title there-to under a tax sale on March 21, 1938. The tax sale of the land was without authority of law and the tax deed issued to Mr. Wilson by the Tax Collector conveyed no title as said Lot 2 had previously, on June 30, 1926, been forfeited to the State for the nonpayment of delinquent interest and penalties as provided by Section 3513 of the Political Code, and the land became vacant State school land.

In view of the fact that Mr. Neuhausen secured no title to the land and has been paying taxes thereon since he purchased it in 1946, it was suggested that he file an application to purchase it and deposit the appraised price.

An inspection and appraisal by a member of the Commission's Staff on July 7, 1953, sets the minimum price at \$5 per acre. The land lies at an elevation of 1900 feet and is mountainous. It adjoins San Vicente Rance, five miles from Ramona. The soil, which is second quality, supports heavy brush and fair graze. It is not accessible by any existing road, and there is slight possibility of water from wells.

The Assessor of San Diego County assesses adjoining land at \$2.50 per acre, thus indicating an appraised value of \$5 per acre.

Mr. Neuhausen was advised that the minimum appraised value was \$5 per acre. He posted the necessary amount to meet that value.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, IT WAS RESOLVED AS FOLLOWS:

In view of the fact that Mr. Neuhausen was apparently victimized through a void tax sale, the sale is authorized of Lot 2 (or NW $\frac{1}{4}$ of NE $\frac{1}{4}$) of fractional Section 36, T. 13 S., R. 1 E., S.B.M., containing 40 acres in San Diego County, to Frank A. Neuhausen, at a cash price of \$200, without advertising, subject to all statutory reservations including minerals.

5. (SALE OF VACANT SCHOOL LAND, APPLICATION NO. 10574, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, MARLYN STOCKDALE - S.W.O. 5577.) An offer has been received from Marlyn Stockdale of Los Angeles, California, to purchase the NW $\frac{1}{4}$ of Section 36, T. 8 N., R. 5 W., S.B.M., containing 160 acres in San Bernardino County. Mr. Stockdale made an offer of \$800, or \$5 per acre.

The Assessor of San Bernardino County has assessed land in the immediate vicinity at \$2.50 per acre, thus indicating the appraised value of nearby land to be \$5 per acre. The subject land is of about the same character. An inspection and appraisal by a member of the Commission's Staff on June 12, 1953 sets the minimum value at \$5 per acre.

The land is sandy, fairly flat, with a north-to-south slope, and lies at an elevation of 2500 feet. The soil is of first quality and supports dense desert growth of sagebrush and greasewood. It is poor grazing land and is accessible by an existing dirt road.