



Phone (800) 718-4853

**Prepared For:**  
**Todd Wohl**  
**Braun Co.**  
**438 Pacific Coast Hwy**  
**Hermosa Beach, CA 90254**

## Property Profile

Property Address: **VIC 165 STE AVE F8**  
**LANCASTER, CA 93535**

Assessor's Parcel No: **3314-007-090**

Title Representative: **LARRY CHRISTIAN / GARY BREGMAN**



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**OLD REPUBLIC TITLE COMPANY**  
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## Property Information

**Primary Owner :** ESCOTO MEGHAN  
**Secondary Owner :** BARRY SAPHILOFF TRUST  
**Site Address :** VIC 165 STE AVE F8  
LANCASTER, CA 93535-  
**Mailing Address :** 918 CLEARVIEW ST  
TEHACHAPI, CA 93561-2353  
**Assessor Parcel Number :** 3314-007-090  
**Census Tract :** N/A  
**Housing Tract Number :** N/A  
**Lot Number :** N/A  
**Page Grid :** -  
**Legal Description :** Abbreviated Description: SEC/TWN/RNG/MER:SEC 33 TWN 08N RNG 09W  
POR OF N 1/2 OF NE 1/4 OF SW 1/4 OF NE 1/4 OF SEC 33 T8N R9W

## Property Characteristics

<b>Bedrooms :</b> 0	<b>Year Built :</b> N/A	<b>Square Feet :</b> 0
<b>Bathrooms :</b> 0.0	<b>Garage :</b> N/A	<b>Lot size :</b> 3.325 AC
<b>Partial Bath :</b> 0	<b>Fireplace :</b> N/A	<b>Number of Units :</b> 0
<b>Total Rooms :</b> 0	<b>Pool/Spa :</b> N	<b>Use Code :</b> Agricultural-Unimproved Vacant Land
<b>Zoning :</b> LCA11*		

## Sale Information

<b>Transfer Date :</b> 03/28/2023	<b>Document # :</b> 23-0195506
<b>Transfer Value :</b> N/A	<b>Cost/Sq Feet :</b> N/A

## Assessment/Tax Information

<b>Assessed Value :</b> \$22,580	<b>Tax Amount :</b> \$300.43
<b>Land Value :</b> \$22,580	<b>Tax Status :</b> Current
<b>Improvement Value :</b> \$0	<b>Tax Rate Area :</b> 3-449
<b>Percent Improvement :</b> 0 %	<b>Homeowner Exemption :</b> N



Tax Search



Los Angeles, California  
**Searched: 3314-007-090**  
Non-Order Search

Tax Year: 2025-2026  
Tax Cover: 10/03/2025  
Searched By: TOM DEBRULER  
Searched On: 10/15/2025 8:14 PM

Company: OLD REPUBLIC TITLE COMPANY | GLENDALE | 11 | CRN: 00070-00021

Customer Service Request Only  
Information is sourced from public records and is deemed reliable, but is not guaranteed.

APN:	3314-007-090
Described As:	POR OF N 1/2 OF NE 1/4OF SW 1/4 OF NE 1/4 OF SEC 33 T8N R9W
Address:	VAC/VIC 165 STE/AVE F8
City:	UNINCORPORATED - COUNTY OF LOS ANGELES
Billing Address:	918 CLEARVIEW ST TEHACHAPI CA 93561
Assessed Owner(s):	ESCOTO,MEGHAN TR BARRY SAPHILOFF TRUST
Search As:	Tax ID 3314-7 of Parcel 90

Tax Rate Area:	03449	Value	Conveyance Date:
Use Code:	580V	Land: 22,580.00	Conveying Instrument:
DRY FARM - DESERT		Improvements:	Date Transfer Acquired:
Region Code:	ANTELOPE VALLEY	Personal Property:	Vesting:
Flood Zone:		Fixtures:	Year Built:
Zoning Code:	LCA11*	Inventory:	Year Last Modified:
Taxability Code:		Exemptions	
Tax Rate:	1.330513	Homeowner:	Square Footage
Auditor Tax Rate:	1.174491	Inventory:	Land:
		Personal Property:	Improvements:
		Religious:	Tax Defaulted:
		All Other:	
Bill #:		Net Taxable Value: 22,580.00	Total Tax: 300.43
Issue Date:	03/06/2026		

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	150.22	15.02	04/30/2026	UNPAID		150.22
2nd	150.21	25.02	04/30/2026	UNPAID		150.21
Total Balance:						300.43

Account	Special Lien Description	Amount
00311	COUNTY LIBRARY SERVICES	35.23

THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. PROPERTY INSIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.

\*\*\* END OF REPORT \*\*\*



# SUBJECT PROPERTY HISTORY

## Prior Transfer

Recording Date:	04/07/2023	Document #:	23-0222695
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	Transfer Tax on doc. indicated as
Lender Name:			
Buyer Name:	ESCOTO, MEGHAN; THE BARRY SAPHILOFF LIVING TRUST,		
Buyer Vesting:	Living Trust		
Sell Name:	SAPHILOFF, BARRY		
City/Muni/Twp:	TEHACHAPI		
Legal:	CITY:UNINCORPORATED SEC/TWN/RNG/MER:NW4NW4SW4SW4 S22T08NR11W SBBM		

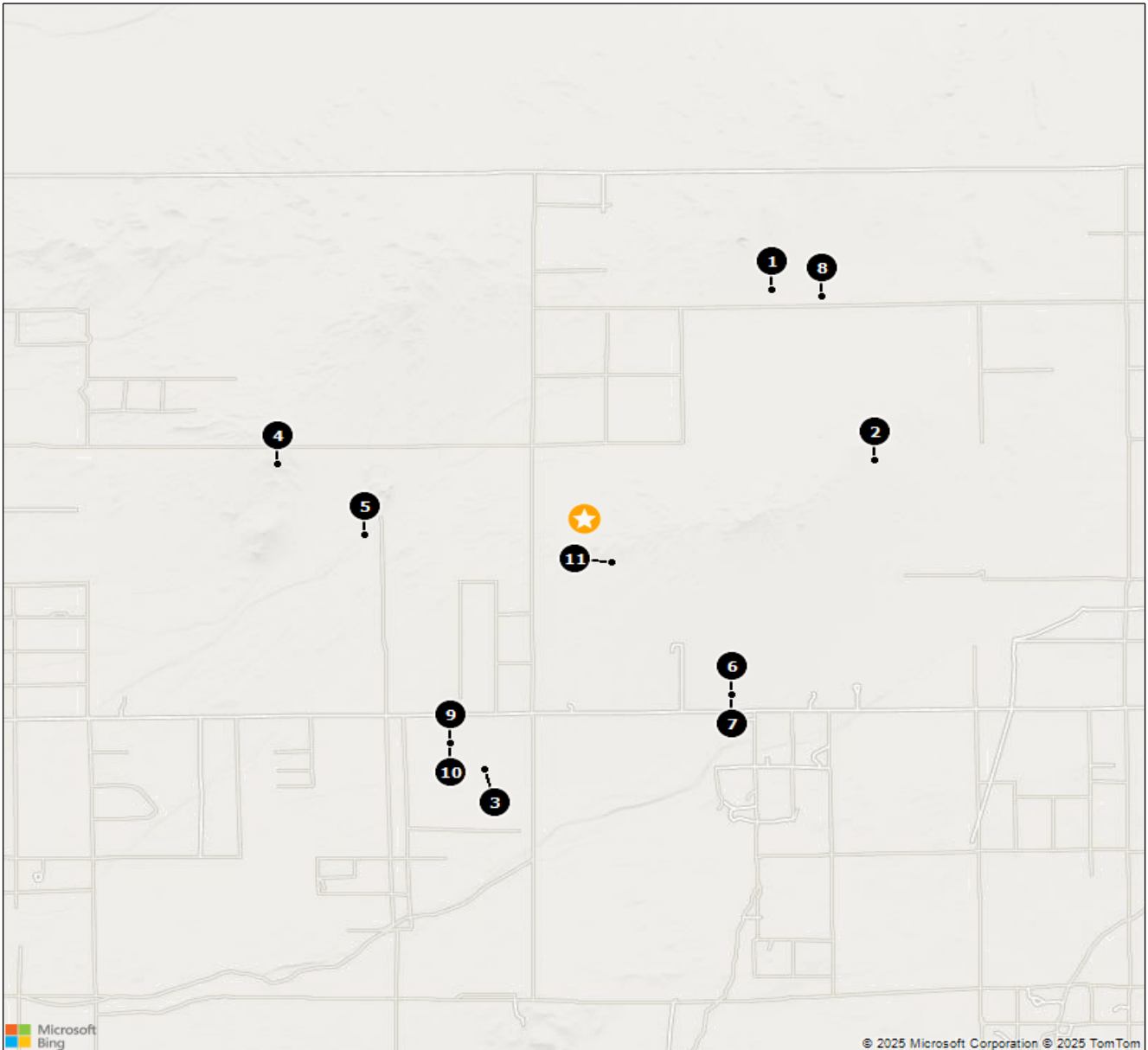
## Prior Transfer

Recording Date:	03/28/2023	Document #:	23-0195506
Price:		Document Type:	Aff Death JT
First TD:		Type of Sale:	Price as "0", "None", "No
Lender Name:			
Buyer Name:	SAPHILOFF, HARRY		
Buyer Vesting:			
Sell Name:	SAPHILOFF, HARRY; SAPHILOFF, BRIDGET		
City/Muni/Twp:	TEHACHAPI		
Legal:	SEC/TWN/RNG/MER:NW4SE4NW4NE4 S09T07NR09W SBBM		

## Prior Transfer

Recording Date:	02/06/2003	Document #:	
Price:		Document Type:	N/A
First TD:		Type of Sale:	Price Per Public Records
Lender Name:	N/A		
Buyer Name:	N/A		
Buyer Vesting:			
Sell Name:	N/A		
City/Muni/Twp:	N/A		
Legal:	SEC/TWN/RNG/MER:SEC 33 TWN 08N RNG 09W POR OF N 1/2 OF NE 1/4 OF SW 1/4 OF NE 1/4 OF SEC 33 T8N R9W		

VIC 165 STE AVE F8  
LANCASTER, CA 93535-



Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
1. Ave E8 Vic 174 Ste, Hi Vista	07/22/2025	\$14,000	0	0		2.441
2. Vic Ave F 176 Ste, Hi Vista	05/30/2025	\$5,000	0	0		2.546
3. Vic Ave G4 165 Ste, Lancaster	05/05/2025	\$11,500	0	0		2.643
4. Vic Ave F 155 Ste, Lancaster	04/22/2025	\$4,000	0	0		2.498
5. Vic 160 Ste Ave F8, Lancaster	04/14/2025	\$2,000	0	0		2.516
6. Ave G Vic 172 Ste, Hi Vista	03/24/2025	\$35,000	0	0		2.376
7. Ave G Vic 172 Ste, Hi Vista	03/21/2025	\$19,500	0	0		2.376
8. Ave E8 Vic 175 Ste, Hi Vista	02/03/2025	\$22,500	0	0		2.34
9. Vic Ave G 160 Ste, Lancaster	08/02/2024	\$8,000	0	0		2.746
10. Vic Ave G 160 Ste, Lancaster	07/16/2024	\$3,000	0	0		2.746

Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
11. Vic Ave F8 165 Ste, Lancaster	06/20/2024	\$8,000	0	0		2.539



### Criteria Selected:

Searched by Radius: 1 Mile  
 Date Range: 4/23/2024 to 10/15/2025  
 Land Use: Same as Subject

### Area Sales Analysis

	Low	Median	High
<b>Bedrooms:</b>	0	0	0
<b>Baths:</b>	0	0	0
<b>Lot Size:</b>	2	3	3
<b>Living Area (SqFt):</b>	0	0	0
<b>Sale Price:</b>	\$2,000	\$8,000	\$35,000
<b>Year Built:</b>	0	0	0
<b>Age:</b>	0	0	0

### Subject Property

**Sale Date:** 03/28/2023    **Year Built:** N/A    **Price:** N/A    **Pool:** N  
**Lot Size:** 3.33 AC    **Square Feet:** N/A    **\$/SF:** N/A    **BR/Bth:** 0/0.0

### Comparable Sales Data

No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
1	AVE E8 VIC 174 STE HI VISTA, CA 93535	07/22/2025	\$14,000	\$0	0	0		2.44 AC	N/A
	<b>Owner:</b> MONTEON, JONAS MATEO <b>Seller:</b> CITRONENBAUM, MORDECHAI <b>APN:</b> 3316-002-008 <b>Document #:</b> 25-0493017 <b>Legal:</b> Sec/Twnship/Range:E2W2SW4SE4NW4 S27T08NR09W City/Muni/Twp:UNINCORPORATED <b>Land Use:</b> Agricultural-Unimproved Vacant Land    Located approximately 1.07 miles from subject property.								
2	VIC AVE F 176 STE HI VISTA, CA 93535	05/30/2025	\$5,000	\$0	0	0		2.55 AC	N/A
	<b>Owner:</b> JOHNSON, DEREK <b>Seller:</b> VARWIG, LONA; RUSS, LONA <b>APN:</b> 3316-019-010 <b>Document #:</b> 25-0360439 <b>Legal:</b> Sec/Twnship/Range:NE4 S34T08N09W SBM City/Muni/Twp:LANCASTER <b>Land Use:</b> Agricultural-Unimproved Vacant Land    Located approximately 1.01 miles from subject property.								
3	VIC AVE G4 165 STE LANCASTER, CA 93535	05/05/2025	\$11,500	\$0	0	0		2.64 AC	N/A
	<b>Owner:</b> CORNEJO, JAVIER ADONIS LOPEZ; LOPEZ <b>Seller:</b> EAGLE DESERT VISTA CORPORATION, <b>APN:</b> 3358-007-051 <b>Document #:</b> 25-0291845 <b>Legal:</b> Sec/Twnship/Range:NW4 S04T07NR09W Abbreviated Description:PORTION LOT2 <b>Land Use:</b> Agricultural-Unimproved Vacant Land    Located approximately 0.99 miles from subject property.								
4	VIC AVE F 155 STE LANCASTER, CA 93535	04/22/2025	\$4,000	\$0	0	0		2.5 AC	N/A
	<b>Owner:</b> PEARSON JR, RONALD GAYLORD; <b>Seller:</b> JOHNSON, DARYL; BADE, CYNTHIA <b>APN:</b> 3314-017-005 <b>Document #:</b> 25-0261962 <b>Legal:</b> Sec/Twnship/Range:W2W2NE4NW4NE4 S32T08NR09W SBBM City/Muni/Twp:LANCASTER <b>Land Use:</b> Agricultural-Unimproved Vacant Land    Located approximately 1.07 miles from subject property.								



## Comparable Sales Data

No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
5	VIC 160 STE AVE F8 LANCASTER, CA 93535	04/14/2025	\$2,000	\$0	0	0		2.52 AC	N/A
	<b>Owner:</b> MORALES, ELVIS ALEJANDRO CASIANO <b>Seller:</b> WLF LLC, <b>APN:</b> 3314-018-027 <b>Document #:</b> 25-0241093 <b>Legal:</b> Sec/Twnship/Range:N2S2NE4SE4NE4 S32T08NR09W City/Muni/Twp:UNINCORPORATED <b>Land Use:</b> Agricultural-Unimproved Vacant Land      Located approximately 0.75 miles from subject property.								
6	AVE G VIC 172 STE HI VISTA, CA 93535	03/24/2025	\$35,000	\$0	0	0		2.38 AC	N/A
	<b>Owner:</b> GERBER, GLORIA NELLY; GUTIERREZ, <b>Seller:</b> KARPERS INVESTMENTS LLC, <b>APN:</b> 3316-020-051 <b>Document #:</b> 25-0184124 <b>Legal:</b> Sec/Twnship/Range:E2W2E2S2SW4SW4 S34T08NR09W SBM City/Muni/Twp:HI VISTA <b>Land Use:</b> Agricultural-Unimproved Vacant Land      Located approximately 0.82 miles from subject property.								
7	AVE G VIC 172 STE HI VISTA, CA 93535	03/21/2025	\$19,500	\$0	0	0		2.38 AC	N/A
	<b>Owner:</b> KARPERS INVESTMENTS LLC, <b>Seller:</b> ALRF2 LLC, <b>APN:</b> 3316-020-051 <b>Document #:</b> 25-0182972 <b>Legal:</b> Sec/Twnship/Range:E2W2E2S2SW4SW4 S34T08NR09W SBM City/Muni/Twp:UNINCORPORATED <b>Land Use:</b> Agricultural-Unimproved Vacant Land      Located approximately 0.82 miles from subject property.								
8	AVE E8 VIC 175 STE HI VISTA, CA 93535	02/03/2025	\$22,500	\$0	0	0		2.34 AC	N/A
	<b>Owner:</b> TOVAR, SALVADOR ESPINOZA; ESPINOZA, <b>Seller:</b> GARCIA, SALVADOR BAUTISTA <b>APN:</b> 3316-002-048 <b>Document #:</b> 25-0066114 <b>Legal:</b> Sec/Twnship/Range:SE4SE4NW4 S27T08NR09W SBM City/Muni/Twp:UNINCORPORATED <b>Land Use:</b> Agricultural-Unimproved Vacant Land      Located approximately 1.16 miles from subject property.								
9	VIC AVE G 160 STE LANCASTER, CA 93535	08/02/2024	\$8,000	\$0	0	0		2.75 AC	N/A
	<b>Owner:</b> LIMA, LILIANA <b>Seller:</b> HOME EQUITY OPTIONS LLC, <b>APN:</b> 3358-007-025 <b>Document #:</b> 24-0517370 <b>Legal:</b> Sec/Twnship/Range:NW4 S04T07NR09W SBM Abbreviated Description:PORTION LOT2 <b>Land Use:</b> Agricultural-Unimproved Vacant Land      Located approximately 0.95 miles from subject property.								
10	VIC AVE G 160 STE LANCASTER, CA 93535	07/16/2024	\$3,000	\$0	0	0		2.75 AC	N/A
	<b>Owner:</b> HOME EQUITY OPTIONS LLC, <b>Seller:</b> GOVINDARAJU, MAJORKUMAR <b>APN:</b> 3358-007-025 <b>Document #:</b> 24-0467294 <b>Legal:</b> Lot:1 Sec/Twnship/Range:NW43 S04T07NR09W Abbreviated Description:PORTION LOT2 <b>Land Use:</b> Agricultural-Unimproved Vacant Land      Located approximately 0.95 miles from subject property.								
11	VIC AVE F8 165 STE LANCASTER, CA 93535	06/20/2024	\$8,000	\$0	0	0		2.54 AC	N/A
	<b>Owner:</b> HU, HENRY H; HENRY H HU SEPARATE <b>Seller:</b> GOVERNMENTAUCTIONCOM LLC, <b>APN:</b> 3314-007-040 <b>Document #:</b> 24-0399614 <b>Legal:</b> Sec/Twnship/Range:W2W2SW4SE4NE4 S33T08NR09W City/Muni/Twp:LOS ANGELES <b>Land Use:</b> Agricultural-Unimproved Vacant Land      Located approximately 0.18 miles from subject property.								





<b>MEDINA JAIME</b> <b>VIC 165 STE AVE F</b> <b>LANCASTER, CA 93535</b> <b>APN:</b> 3314-007-017 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 1 <b>Sale Date:</b> 10/06/2005 <b>Garage:</b> <b>Land Use:</b> Agricultural-Unimproved Vacant Land	<b>WACHTEL ALBERT</b> <b>VIC 165 STE AVE F8</b> <b>LANCASTER, CA 93535</b> <b>APN:</b> 3314-007-065 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 3 <b>Sale Date:</b> 01/17/2013 <b>Garage:</b> <b>Land Use:</b> Agricultural-Unimproved Vacant Land
<b>MILITAO MORGAN</b> <b>VIC AVE F 165 STE</b> <b>LANCASTER, CA 93535</b> <b>APN:</b> 3314-007-016 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 10 <b>Sale Date:</b> 04/19/2024 <b>Garage:</b> <b>Land Use:</b> Agricultural-Unimproved Vacant Land	<b>CARINO SAMANTHA R</b> <b>VIC 165 STE VIC AVE F STE</b> <b>LANCASTER, CA 93535</b> <b>APN:</b> 3314-007-019 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 1 <b>Sale Date:</b> 02/09/2023 <b>Garage:</b> <b>Land Use:</b> Agricultural-Unimproved Vacant Land
<b>AV VISTA HOLDINGS LLC</b> <b>165 STE VIC AVE F STE</b> <b>LANCASTER, CA 93535</b> <b>APN:</b> 3314-007-011 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 9 <b>Sale Date:</b> 11/15/2022 <b>Garage:</b> <b>Land Use:</b> Agricultural-Unimproved Vacant Land	<b>JOHNSON STEVEN W (CO-TR)</b> <b>VIC AVE F8 165 STE</b> <b>LANCASTER, CA 93535</b> <b>APN:</b> 3314-007-058 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 3 <b>Sale Date:</b> 12/21/2020 <b>Garage:</b> <b>Land Use:</b> Agricultural-Unimproved Vacant Land
<b>GOVERMENTAUCTION DOT COM LLC</b> <b>VIC 165 STE AVE F</b> <b>LANCASTER, CA 93535</b> <b>APN:</b> 3314-007-020 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 1 <b>Sale Date:</b> 01/10/2023 <b>Garage:</b> <b>Land Use:</b> Agricultural-Unimproved Vacant Land	<b>ISHIZAKI TATSUYA TR TATSUYA ISHIZAKI TRUST</b> <b>165 STE VIC AVE F STE</b> <b>LANCASTER, CA 93535</b> <b>APN:</b> 3314-007-012 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 9 <b>Sale Date:</b> 07/01/1969 <b>Garage:</b> <b>Land Use:</b> Agricultural-Unimproved Vacant Land
<b>CHANG VICTOR S AND JUSTINA Y TRS</b> <b>VIC AVE F 165 STE</b> <b>LANCASTER, CA 93535</b> <b>APN:</b> 3314-007-023 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 10 <b>Sale Date:</b> 05/25/1994 <b>Garage:</b> <b>Land Use:</b> Agricultural-Unimproved Vacant Land	<b>EXEVEA AMADOR G &amp; CORAZON B</b> <b>VIC AVE F 165 STE</b> <b>LANCASTER, CA 93535</b> <b>APN:</b> 3314-007-045 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 4 <b>Sale Date:</b> 08/29/2006 <b>Garage:</b> <b>Land Use:</b> Agricultural-Unimproved Vacant Land

RECORDING REQUESTED BY

Timely Land Investments, Inc.

88-1706726

AND WHEN RECORDED MAIL TO

Philip & Anna Katsof

11821 Laurel Hills Rd.

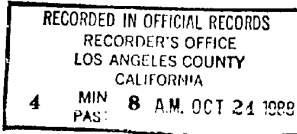
City & State Studio City, Ca 91604

MAIL TAX STATEMENTS TO

Philip & Anna Katsof

11821 Laurel Hills Rd.

City & State Studio City, Ca 91604



SURVEY MONUMENT FEE \$10. CODE 99  
SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

CAT. NO. NN00578  
TO 1921 CA (2-83)

THIS FORM FURNISHED BY TIGOR TITLE INSURERS

FEE \$25 P  
A.F.M.F. 1

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$80.

(X) computed on full value of property conveyed, or

( ) computed on full value less value of liens and encumbrances remaining at time of sale.

(X) Unincorporated area: ( ) City of HI Vista Area, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Timely Land Investments, Inc.

a corporation organized under the laws of the State of California hereby GRANTS to  
Philip S. Katsof, and Anna Katsof, husband and wife, as joint tenants.

the following described real property in the HI Vista Area  
County of Los Angeles, State of California:

THE WEST 495 FEET OF THE NORTH 330 FEET OF THE NORTHEAST QUARTER OF  
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP  
8 NORTH, RANGE 9 WEST, S.B.B.M.

EXCEPT THE WEST 330 FEET OF THE SOUTH 66 FEET.

RESERVING THEREFROM an easment of thirt-two (32) feet over the Northerly  
and Westerly portions of said land, for Roadway, Public Utilities and  
Sanitary Sewer Purposes.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instru-  
ment to be executed by its President and Secretary

thereunto duly authorized.  
Dated October 7, 1988

Timely Land Investments, Inc.

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } SS.

On October 11, 1988, before me, the  
undersigned, a Notary Public in and for said State, personally  
appeared Philip S. Katsof

personally known to me or proved to me on the basis of satis-  
factory evidence to be the person who executed the within  
instrument as the President, and

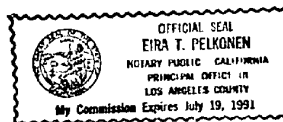
personally known to me or proved to me on the basis of satisfactory evidence to be the  
person who executed the within instrument as the

Secretary of the Corporation that executed the within instrument  
and acknowledged to me that such corporation executed the  
within instrument pursuant to its by-laws or a resolution of its  
board of directors.

WITNESS my hand and official seal.

Signature Eira T. Pelkonen

By Philip S. Katsof President  
By Secretary



(This area for official notarial seal)

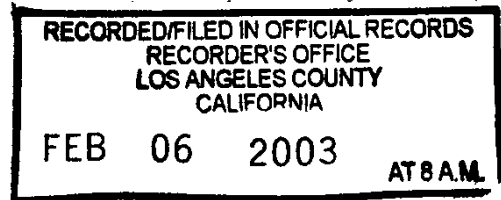
Title Order No.

Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

This page is part of your document - DO NOT DISCARD

03-0362849



TITLE(S) :

DEED



FEE

D.T.T



CODE  
20

CODE  
19

CODE  
9

SURVEY, MONUMENT FEE \$10. CODE 9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of Parcels Shown

3314 - 007 - 090

001

NOTIFICATION SENT-90

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

03 0362849

2

Name **Barry & Bridget Saphiloff**  
Street Address **29920 Goldspike Rd**  
City & State Zip **Tehachapi, CA 93561**  
Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

**THIS IS A BONEFIDE GIFT AND THE GRANTOR RECEIVED**  
The undersigned grantor declares that the documentary transfer tax is \$ **NOTHING IN RETURN, R.T.** and is **11911.2**  
☒ computed on the full value of the interest or property conveyed, or is

☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in

☒ unincorporated area ☐ city of **H. VISTA AREA OF L.A. COUNTY**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Philip and Anna Katsof, as joint tenants  
hereby GRANT(S) to

This document filed for recording by Equity  
Title Company as an accommodation only.  
It has not been examined as to its execution,  
or as to its effect upon the title.

**HARRY SAPHILOFF AND BRIDGET SAPHILOFF AS JOINT TENANTS**

the following described real property in the  
county of **Los Angeles**, state of California:

The Northeast quarter of the Southeast quarter of the Northwest  
quarter of the Northeast quarter Section 9 Township 7 North Range  
9 West S.B.B.M.

RESERVING THEREFROM an easement of thirty-two (32) feet on the  
Northerly and Easterly of said land, for Roadway, Public Utilities  
and Sanitary Sewer purposes.

Dated **10/31/02**

STATE OF CALIFORNIA }  
COUNTY OF **Clark** } S.S.  
On **October 31, 2002** before me,

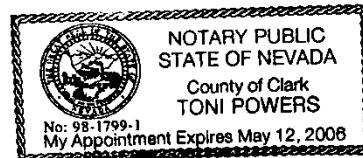
**Toni Powers**  
a Notary Public in and for said County and State, personally appeared

**Philip Katsof**  
**Anna Katsof**

personally known to me (or proved to me on the basis of satisfactory evidence)  
to be the person(s) whose name(s) is/are subscribed to the within instrument  
and acknowledged to me that he/she/they executed the same in his/her/  
their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted,  
executed the instrument.

WITNESS my hand and official seal

Signature **Toni Powers**



(This area for official notarial seal)

ET-137 (REV 4-94)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

4

This page is part of your document - DO NOT DISCARD



**20230195506**



Pages:  
0004

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

03/28/23 AT 01:55PM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	103.00



LEADSHEET



202303280660009

00023309493



013989483

SEQ:  
03

DAR - Courier (Upfront Scan)



**THIS FORM IS NOT TO BE DUPLICATED**

E260970

**RECORDING REQUESTED BY**

Barry Saphiloff

**WHEN RECORDED MAIL TO**

Barry Saphiloff  
C/O Derryberry & Associates, LLP  
41240 11<sup>TH</sup> Street West, Suite A  
Palmdale, CA 93551

---

**SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE**

**T I T L E(S)**

---

**AFFIDAVIT OF DEATH OF JOINT TENANT**

---

Recording Requested By

Barry Saphiloff

WHEN RECORDED MAIL THIS DOCUMENT TO  
MAIL TAX STATEMENTS TO

Barry Saphiloff  
918 Clearview Street  
Tehachapi, California 93561

APN: 3314-007-090

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### AFFIDAVIT OF DEATH OF JOINT TENANT

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

§  
§

**Barry Saphiloff**, (who inadvertently acquired title as Harry Saphiloff) of legal age, being first duly sworn according to law, deposes and says:

That **Bridget Ann Saphiloff**, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as **Bridget Saphiloff** named as one of the parties in that certain GRANT DEED dated October 31, 2002, executed by PHILIP AND ANNA KATSOFF, AS JOINT TENANTS, TO HARRY SAPHILOFF AND BRIDGET SAPHILOFF AS JOINT TENANTS,

Through a Scrivener's error title was confirmed to "HARRY SAPHILOFF" and recorded as Instrument No. 03-0362849 on February 06, 2003, of Official Records of Los Angeles County, California, covering the following described property is situated in the County of Los Angeles, State of California:

The Northwest quarter of the Southeast quarter of the Northwest quarter of the Northeast quarter Section 9, Township 7 North, Range 9 West, S.B.B.M.

RESERVING THEREFROM an easement of thirty-two (32) feet on the Northerly and Easterly of said land, for Roadway, Public Utilities and Sanitary Sewer Purposes.

Also known as: Vacant Land, California 93535; APN: 3314-007-090.

Dated: March 10, 2023

Barry Saphiloff by Meghan Escoto, as his attorney in fact.

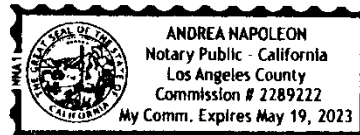
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

§  
§

Subscribed and sworn to (or affirmed) before me on this 10<sup>th</sup> day of March, 2023, by MEGHAN ESCOTO, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: [Signature] (Seal)



MAIL TAX STATEMENTS TO THE ADDRESS NOTED ABOVE



# STATE OF CALIFORNIA

## CERTIFICATION OF VITAL RECORD

3052014150484

### CERTIFICATE OF DEATH

3201415003275

STATE FILE NUMBER 3052014150484		LOCAL REGISTRATION NUMBER 3201415003275	
1. NAME OF DECEDENT - FIRST (Given) <b>BRIDGET</b>		3. LAST (Family) <b>SAPHILOFF</b>	
2. MIDDLE <b>ANN</b>		4. DATE OF BIRTH mm/dd/yyyy <b>02/09/1952</b>	
5. AGE Yrs. <b>62</b>		6. SEX <b>F</b>	
7. BIRTH STATE/FOREIGN COUNTRY <b>NY</b>		8. SOCIAL SECURITY NUMBER <b>1517</b>	
9. EVER IN U.S. ARMED FORCES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK		10. MARITAL STATUS/REG <sup>1</sup> (at Time of Death) <b>MARRIED</b>	
11. DATE OF DEATH mm/dd/yyyy <b>08/11/2014</b>		12. HOUR (24 Hours) <b>0213</b>	
13. EDUCATION - Highest Level/Degree (See instructions on back) <b>MASTER'S</b>		14. DECEDENT'S RACE - Up to 3 races may be listed (see instructions on back) <b>CAUCASIAN</b>	
15. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED <b>SCHOOL DISTRICT NURSE</b>		16. YEARS IN OCCUPATION <b>13</b>	
17. DECEDENT'S RESIDENCE (Street and number, or location) <b>2200 STEVEN CT.</b>		18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) <b>MEDICAL</b>	
19. CITY <b>BAKERSFIELD</b>		20. COUNTY/PROVINCE <b>KERN</b>	
21. ZIP CODE <b>93306</b>		22. YEARS IN COUNTY <b>20</b>	
23. STATE/FOREIGN COUNTRY <b>CA</b>		24. INFORMANT'S NAME, RELATIONSHIP <b>BARRY SAPHILOFF, HUSBAND</b>	
25. INFORMANT'S MAILING ADDRESS (Street and number, or P.O. box number, city or town, state and zip) <b>2200 STEVEN CT., BAKERSFIELD, CA 93306</b>		26. NAME OF SURVIVING SPOUSE/POSP - FIRST <b>BARRY</b>	
27. MIDDLE <b>-</b>		28. LAST (BIRTH NAME) <b>SAPHILOFF</b>	
29. NAME OF FATHER/PARENT - FIRST <b>DAVID</b>		30. MIDDLE <b>-</b>	
31. LAST <b>MCBRIDE</b>		32. BIRTH STATE <b>IRELAND</b>	
33. NAME OF MOTHER/PARENT - FIRST <b>PHYLLIS</b>		34. MIDDLE <b>-</b>	
35. LAST (BIRTH NAME) <b>POTVIN</b>		36. BIRTH STATE <b>MA</b>	
37. DISPOSITION DATE mm/dd/yyyy <b>08/18/2014</b>		38. PLACE OF FINAL DISPOSITION RESIDENCE OF BARRY SAPHILOFF <b>2200 STEVEN CT., BAKERSFIELD, CA 93306</b>	
39. TYPE OF DISPOSITION <b>CR/RES</b>		40. SIGNATURE OF EMBALMER <b>NOT EMBALMED</b>	
41. NAME OF FUNERAL ESTABLISHMENT <b>WOOD FAMILY FUNERAL SERVICE, INC.</b>		42. LICENSE NUMBER <b>FD1405</b>	
43. SIGNATURE OF LOCAL REGISTRAR <b>CLAUDIA JONAH, MD</b>		44. DATE mm/dd/yyyy <b>08/18/2014</b>	
45. PLACE OF DEATH <b>JOAQUIN COMMUNITY HOSPITAL</b>		46. IF HOSPITAL, SPECIFY ONE <input checked="" type="checkbox"/> INPATIENT <input type="checkbox"/> OUTPATIENT <input type="checkbox"/> OTHER	
47. COUNTY <b>KERN</b>		48. CITY <b>BAKERSFIELD</b>	
49. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) <b>2615 CHESTER AVE.</b>		50. CAUSE OF DEATH <b>CARDIOPULMONARY ARREST</b>	
51. IMMEDIATE CAUSE (Final disease or condition resulting in death) <b>RESPIRATORY FAILURE</b>		52. SECONDARY CAUSE (If any, leading to cause on Line A. Enter underlying cause (disease or injury) that initiated the events resulting in death) LAST <b>RENAL FAILURE</b>	
53. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 101 <b>METASTATIC NEUROENDOCRINE CARCINOMA</b>		54. TIME INTERVAL BETWEEN ONSET AND DEATH <b>UNK</b>	
55. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 117? If yes, list type of operation and date. <b>NO</b>		56. IF FEMALE, PREGNANT IN LAST YEAR? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK	
57. SIGNATURE AND TITLE OF CERTIFIER <b>RUSHABH SHAH, MD</b>		58. LICENSE NUMBER <b>A122686</b>	
59. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE <b>RUSHABH SHAH, MD</b>		60. DATE <b>08/16/2014</b>	
61. DATE OF INJURY OR ONSET OF ILLNESS (mm/dd/yyyy) <b>08/11/2014</b>		62. DATE AND PLACE SIGNED FROM (THE CHIEF SWORN) <b>2615 CHESTER AVE., BAKERSFIELD, CA 93301</b>	
63. MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Accidental <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending investigation <input type="checkbox"/> Could not be determined <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK		64. INJURY DATE mm/dd/yyyy <b>08/11/2014</b>	
65. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)		66. HOUR (24 Hours) <b>0213</b>	
67. DESCRIBE HOW INJURY OCCURRED (Event which resulted in injury)		68. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	
69. LOCATION OF INJURY (Street and number, or location, and city, and zip)		69. SIGNATURE OF CORONER / DEPUTY CORONER	
70. DATE mm/dd/yyyy <b>08/11/2014</b>		71. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	
72. STATE REGISTRAR <b>A</b>		73. FAX AUTH <sup>1</sup>	
74. CENSUS TRACT <b>010001002711435</b>		75. CENSUS TRACT	

### CERTIFIED COPY OF VITAL RECORD STATE OF CALIFORNIA, COUNTY OF KERN

This is a true and exact reproduction of the document officially registered and placed on file with the Kern County Recorder.

DATE ISSUED

**MAR 20 2023**

This copy is not valid unless prepared on an engraved border displaying the date, seal and signature of the County Recorder

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

001216522

*Laura Avila*  
LAURA AVILA  
ASSessor RECORDER



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**20230222695**



Pages:  
0004

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

04/07/23 AT 10:25AM

FEES:	40.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	115.00



LEADSHEET



202304070670003

00023341390



014009077

SEQ:  
01

DAR - Courier (Upfront Scan)



**THIS FORM IS NOT TO BE DUPLICATED**

E260970

**RECORDING REQUESTED BY**

Barry Saphiloff

**WHEN RECORDED MAIL TO**

Barry Saphiloff  
C/O Derryberry & Associates, LLP  
41240 11<sup>TH</sup> Street West, Suite A  
Palmdale, CA 93551

---

**SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE**

**T I T L E(S)**

---

**TRUST TRANSFER DEED**

---

Recording Requested By

Barry Saphiloff

WHEN RECORDED MAIL THIS DOCUMENT TO:  
MAIL TAX STATEMENTS TO

Barry Saphiloff  
918 Clearview Street  
Tehachapi, California 93561

APN: 3358-009-118, APN: 3302-004-030 and APN: 3314-007-090

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## TRUST TRANSFER DEED

The undersigned Grantor declares that the following is true and correct:

- This transfer is exempt from the documentary transfer tax. This conveyance transfers an interest into or out of a Living Trust. Cal. Rev. & Tax. Code § 11930. Tax due: \$0.00.
- The property is located in the Unincorporated area of Los Angeles County.

FOR NO CONSIDERATION, GRANTORS: **Barry Saphiloff, a widower**, hereby grants to **Meghan Escoto (formally known as Meghan Saphiloff)** as Trustee of **THE BARRY SAPHILOFF LIVING TRUST**, dated December 14, 2022 the following real property in the County of Los Angeles State of California:

**SEE "EXHIBIT A" ATTACHED HERETO**

Commonly Known as: APN: 3358-009-118; APN: 3302-004-030 and APN: 3314-007-090

Dated: March 10, 2023

Barry Saphiloff by Meghan Escoto, as his attorney in fact.  
Barry Saphiloff by Meghan Escoto, as his Attorney in Fact.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

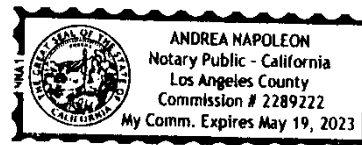
§  
§

On March 10<sup>th</sup> 2023, before me, Andrea Napoleon, a Notary Public, personally appeared MEGHAN ESCOTO who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature] (Seal)



MAIL TAX STATEMENTS TO THE ADDRESS NOTED ABOVE

## **Exhibit A**

3 ¼ Acres More or Less: on Ave. F-4, the Southeast Corner of Ave. F-4 and 166<sup>th</sup> Street East, legally described as:

PARCEL #4

The West 495 feet of the North 330 feet of the Northeast quarter of the Southwest quarter of the Northeast quarter of Section 33, Township 8 North, Range 9 West, S.B.B.M. Except the west 330 feet of the South 66 feet. As per map attached. RESERVING THEREFROM an easement of thirty-two (32) feet over the Northerly & Westerly portions thereof, for Road and Utility purposes.

Also known as: Vacant Land, California 93535

**APN: 3358-009-118**

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The Northwest one quarter of the Northwest one quarter of the Southwest one quarter of the Southwest one quarter of Section 22, Township 8 North, Range 11 West, S.B.B.M.

RESERVING THEREFROM an easement of fifty (50) feet on the westerly portion and thirty-two (32) feet on the Northerly portion of said land for Roadway, Public Utilities and Sanitary Sewer Purposes.

Also known as: Vacant Land, California 93535

**APN: 3302-004-030**

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The Northwest quarter of the Southeast quarter of the Northwest quarter of the Northeast quarter Section 9, Township 7 North, Range 9 West, S.B.B.M.

RESERVING THEREFROM an easement of thirty-two (32) feet on the Northerly and Easterly of said of said land for Roadway, Public Utilities and Sanitary Sewer Purposes.

Also known as: Vacant Land, California 93535

**APN: 3314-007-090.**

MAIL TAX STATEMENTS TO THE ADDRESS NOTED ABOVE

3314 7  
SCALE 1" = 400'

2008

CODE  
3449

FOR PREV. ASSMT SEE  
363-253

T. 8N, R. 9W.

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

