



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**



**Thank You For Choosing  
OLD REPUBLIC TITLE COMPANY**

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This title information has been furnished without charge by OLD REPUBLIC TITLE COMPANY in conformance with the rules established by the California Insurance Commissioner, who urges you to shop for the best service available and compare charges and fees for title insurance and other services associated with the purchase or sale of a home.

This information is provided as an accommodation only. The information contained herein is not a complete statement or representation of the status of title to the property in question and no assurances are made or liability assumed as to the accuracy thereof. If you wish protection against loss with respect to the status of title, you should obtain a commitment, binder or policy of title insurance.

*Our Experience - Your Advantage* <sup>TM</sup>

Data Deemed Reliable, But Not Guaranteed.

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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

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

## Sale Information

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

## Assessment/Tax Information

**Assessed Value :** \$22,580      **Tax Amount :** \$300.43  
**Land Value :** \$22,580      **Tax Status :** Current  
**Improvement Value :** \$0      **Tax Rate Area :** 3-449  
**Percent Improvement :** 0 %      **Homeowner Exemption :** 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:	<b>3314-007-090</b>
Described As:	<b>POR OF N 1/2 OF NE 1/4 OF SW 1/4 OF NE 1/4 OF SEC 33 T8N R9W</b>
Address:	<b>VAC/VIC 165 STE/AVE F8</b>
City:	<b>UNINCORPORATED - COUNTY OF LOS ANGELES</b>
Billing Address:	<b>918 CLEARVIEW ST TEHACHAPI CA 93561</b>
Assessed Owner(s):	<b>ESCOTO,MEGHAN TR BARRY SAPHILOFF TRUST</b>
Search As:	<b>Tax ID 3314-7 of Parcel 90</b>

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

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

Account	Special Lien Description	Amount
<b>00311</b>	<b>COUNTY LIBRARY SERVICES</b>	<b>35.23</b>

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

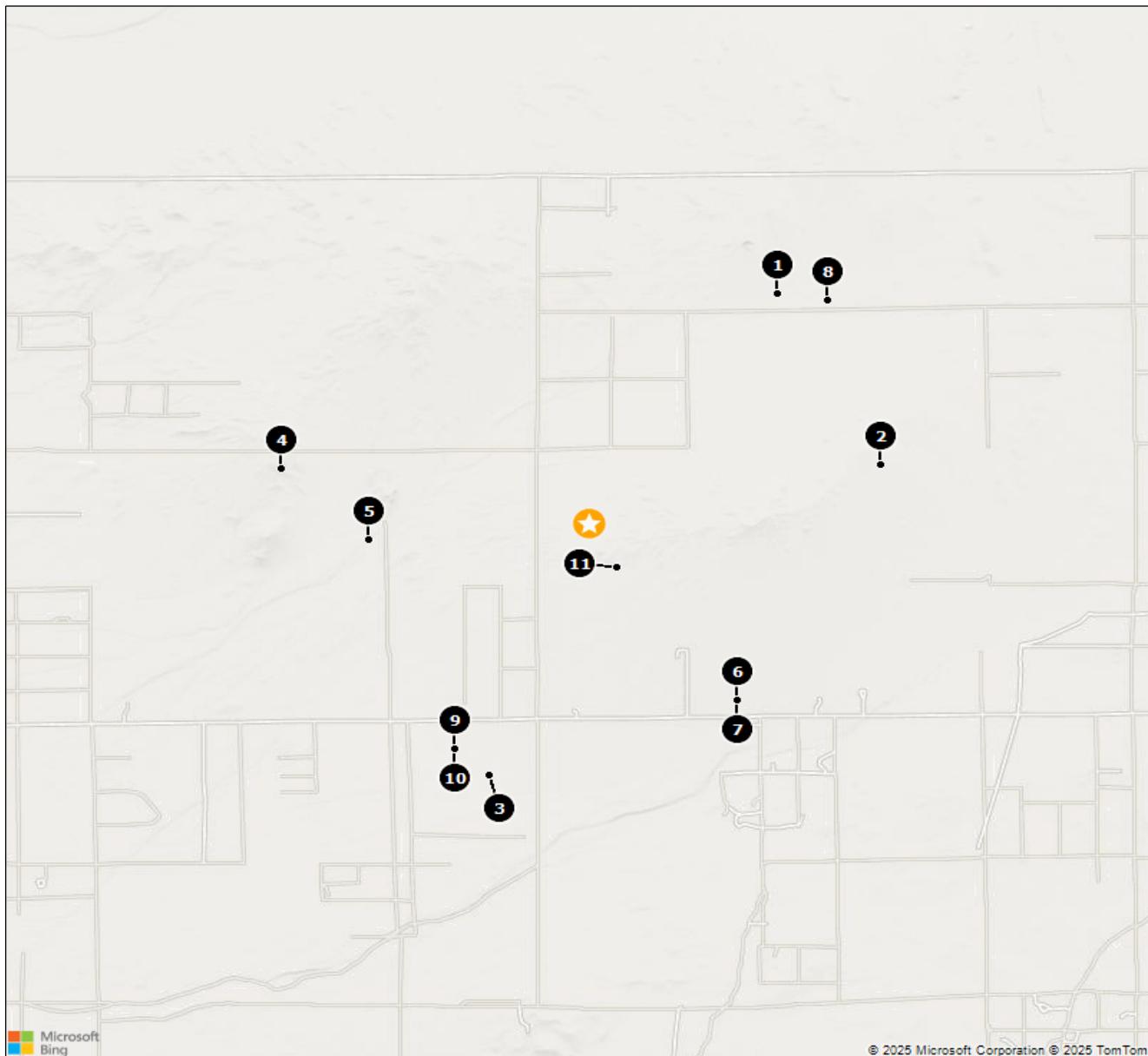
## Prior Transfer

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



# SALES COMPARABLES

## 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
	Owner: MONTEON, JONAS MATEO APN: 3316-002-008 Legal: Sec/Twnship/Range:E2W2SW4SE4NW4 S27T08NR09W City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land		Seller: CITRONENBAUM, MORDECHAI Document #: 25-0493017						
									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
	Owner: JOHNSON, DEREK APN: 3316-019-010 Legal: Sec/Twnship/Range:NE4 S34T08N09W SBM City/Muni/Twp:LANCASTER Land Use: Agricultural-Unimproved Vacant Land		Seller: VARWIG, LONA; RUSS, LONA Document #: 25-0360439						
									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
	Owner: CORNEJO, JAVIER ADONIS LOPEZ; LOPEZ APN: 3358-007-051 Legal: Sec/Twnship/Range:NW4 S04T07NR09W Abbreviated Description:PORTION LOT2 Land Use: Agricultural-Unimproved Vacant Land		Seller: EAGLE DESERT VISTA CORPORATION, Document #: 25-0291845						
									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
	Owner: PEARSON JR, RONALD GAYLORD; APN: 3314-017-005 Legal: Sec/Twnship/Range:W2W2NE4NW4NE4 S32T08NR09W SBBM City/Muni/Twp:LANCASTER Land Use: Agricultural-Unimproved Vacant Land		Seller: JOHNSON, DARYL; BADE, CYNTHIA Document #: 25-0261962						
									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
	Owner: MORALES, ELVIS ALEJANDRO CASIANO APN: 3314-018-027 Legal: Sec/Twnship/Range:N2S2NE4SE4NE4 S32T08NR09W City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land		Seller: WLF LLC, Document #: 25-0241093 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
	Owner: GERBER, GLORIA NELLY; GUTIERREZ, APN: 3316-020-051 Legal: Sec/Twnship/Range:E2W2E2S2SW4SW4 S34T08NR09W SBM City/Muni/Twp:HI VISTA Land Use: Agricultural-Unimproved Vacant Land		Seller: KARPERS INVESTMENTS LLC, Document #: 25-0184124 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
	Owner: KARPERS INVESTMENTS LLC, APN: 3316-020-051 Legal: Sec/Twnship/Range:E2W2E2S2SW4SW4 S34T08NR09W SBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land		Seller: ALRF2 LLC, Document #: 25-0182972 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
	Owner: TOVAR, SALVADOR ESPINOZA; ESPINOZA, APN: 3316-002-048 Legal: Sec/Twnship/Range:SE4SE4NW4 S27T08NR09W City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land		Seller: GARCIA, SALVADOR BAUTISTA Document #: 25-0066114 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
	Owner: LIMA, LILIANA APN: 3358-007-025 Legal: Sec/Twnship/Range:NW4 S04T07NR09W SBM Abbreviated Description:PORTION LOT2 Land Use: Agricultural-Unimproved Vacant Land		Seller: HOME EQUITY OPTIONS LLC, Document #: 24-0517370 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
	Owner: HOME EQUITY OPTIONS LLC, APN: 3358-007-025 Legal: Lot:1 Sec/Twnship/Range:NW43 S04T07NR09W Abbreviated Description:PORTION LOT2 Land Use: Agricultural-Unimproved Vacant Land		Seller: GOVINDARAJU, MAJORKUMAR Document #: 24-0467294 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
	Owner: HU, HENRY H; HENRY H HU SEPARATE APN: 3314-007-040 Legal: Sec/Twnship/Range:W2W2SW4SE4NE4 S33T08NR09W City/Muni/Twp:LOS ANGELES Land Use: Agricultural-Unimproved Vacant Land		Seller: GOVERNMENTAUCTIONCOM LLC, Document #: 24-0399614 Located approximately 0.18 miles from subject property.						

**MEDINA JAIME****VIC 165 STE AVE F  
LANCASTER, CA 93535**

APN: 3314-007-017      Bedrooms: 0  
Square Feet: 0      Bathrooms: 0  
Year Built:      Lot size: 1  
Sale Date: 10/06/2005      Garage:  
Land Use: Agricultural-Unimproved Vacant Land

**WACHTEL ALBERT****VIC 165 STE AVE F8  
LANCASTER, CA 93535**

APN: 3314-007-065      Bedrooms: 0  
Square Feet: 0      Bathrooms: 0  
Year Built:      Lot size: 3  
Sale Date: 01/17/2013      Garage:  
Land Use: Agricultural-Unimproved Vacant Land

**MILITAO MORGAN****VIC AVE F 165 STE  
LANCASTER, CA 93535**

APN: 3314-007-016      Bedrooms: 0  
Square Feet: 0      Bathrooms: 0  
Year Built:      Lot size: 10  
Sale Date: 04/19/2024      Garage:  
Land Use: Agricultural-Unimproved Vacant Land

**CARINO SAMANTHA R****VIC 165 STE VIC AVE F STE  
LANCASTER, CA 93535**

APN: 3314-007-019      Bedrooms: 0  
Square Feet: 0      Bathrooms: 0  
Year Built:      Lot size: 1  
Sale Date: 02/09/2023      Garage:  
Land Use: Agricultural-Unimproved Vacant Land

**AV VISTA HOLDINGS LLC****165 STE VIC AVE F STE  
LANCASTER, CA 93535**

APN: 3314-007-011      Bedrooms: 0  
Square Feet: 0      Bathrooms: 0  
Year Built:      Lot size: 9  
Sale Date: 11/15/2022      Garage:  
Land Use: Agricultural-Unimproved Vacant Land

**JOHNSON STEVEN W (CO-TR)****VIC AVE F8 165 STE  
LANCASTER, CA 93535**

APN: 3314-007-058      Bedrooms: 0  
Square Feet: 0      Bathrooms: 0  
Year Built:      Lot size: 3  
Sale Date: 12/21/2020      Garage:  
Land Use: Agricultural-Unimproved Vacant Land

**GOVERMENTAUCTION DOT COM LLC****VIC 165 STE AVE F  
LANCASTER, CA 93535**

APN: 3314-007-020      Bedrooms: 0  
Square Feet: 0      Bathrooms: 0  
Year Built:      Lot size: 1  
Sale Date: 01/10/2023      Garage:  
Land Use: Agricultural-Unimproved Vacant Land

**ISHIZAKI TATSUYA TR TATSUYA ISHIZAKI TRUST****165 STE VIC AVE F STE  
LANCASTER, CA 93535**

APN: 3314-007-012      Bedrooms: 0  
Square Feet: 0      Bathrooms: 0  
Year Built:      Lot size: 9  
Sale Date: 07/01/1969      Garage:  
Land Use: Agricultural-Unimproved Vacant Land

**CHANG VICTOR S AND JUSTINA Y TRS****VIC AVE F 165 STE  
LANCASTER, CA 93535**

APN: 3314-007-023      Bedrooms: 0  
Square Feet: 0      Bathrooms: 0  
Year Built:      Lot size: 10  
Sale Date: 05/25/1994      Garage:  
Land Use: Agricultural-Unimproved Vacant Land

**EXEVEA AMADOR G & CORAZON B****VIC AVE F 165 STE  
LANCASTER, CA 93535**

APN: 3314-007-045      Bedrooms: 0  
Square Feet: 0      Bathrooms: 0  
Year Built:      Lot size: 4  
Sale Date: 08/29/2006      Garage:  
Land Use: Agricultural-Unimproved Vacant Land

RECORDING REQUESTED BY

Timely Land Investments, Inc.

AND WHEN RECORDED MAIL TO

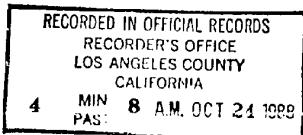
Philip & Anna Katsof

11821 Laurel Hills Rd.  
Studio City, Ca 91604

MAIL TAX STATEMENTS TO

Philip & Anna Katsof  
11821 Laurel Hills Rd.  
Studio City, Ca 91604

88-1706726



SURVEY MONUMENT FEE \$10. CODE 9

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

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

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

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$2.50.

( computed on full value of property conveyed, or

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

( 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 easement of thirty-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 instrument to be executed by its President and Secretary  
thereunto duly authorized.  
Dated October 7, 1988

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } SS

On October 11, 1988 before me, the  
undersigned Notary Public, and for said State, personally

appeared Philip S. Katsof, President of the within

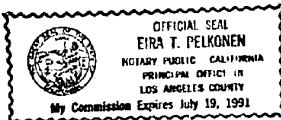
personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the President, and

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 President, and

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



(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

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

FEB 06 2003

AT 8 A.M.

TITLE(S) :

DEED



L E A D S H E E T

FEE

D.T.T

FEE  
\$7  
SS

CODE

20

CODE

19

CODE

9

SURVEY, MONUMENT FEE \$10. CODE 9

NOTIFICATION SENT 

Assessor's Identification Number (AIN)

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

Number of Parcels Shown

3 3 1 4 - 0 0 7 - 0 9 0

0 0 1

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUESTED BY

03 0362849

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

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 BONIFIDE GIFT AND THE GRANTOR RECEIVED  
NOTHING IN RETURN, R/T 11911.**

The undersigned grantor declares that the documentary transfer tax is \$ **0** and is  
 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 accomodation 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.

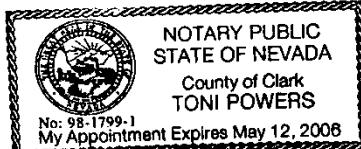
Dated 10/31/02

STATE OF CALIFORNIA *Clark*  
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) 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
<hr/>	
PAID :	103.00



**LEADSHEET**



202303280660009

**00023309493**



013989483

**SEQ:**  
**03**

DAR - Courier (Upfront Scan)



**THIS FORM IS NOT TO BE DUPLICATED**

E269970

**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

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

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

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**AFFIDAVIT OF DEATH OF JOINT TENANT**

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**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

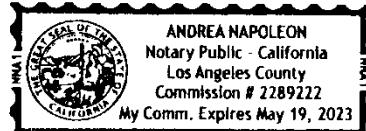
Barry Saphoff by Meghan Escoto, as his attorney in fact  
Barry Saphoff by Meghan Escoto, as his Attorney in Fact. attorney in fact  
ficate verifies only the identity of the individual who signed the

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:  (Seal)



MAIL TAX STATEMENTS TO THE ADDRESS NOTED ABOVE

# STATE OF CALIFORNIA

## CERTIFICATION OF VITAL RECORD

3052014150484

### CERTIFICATE OF DEATH

3201415003275

STATE FILE NUMBER		CERTIFICATE OF DEATH		LOCAL REGISTRATION NUMBER	
STATE OF CALIFORNIA USE BLACK INK ONLY NO ENHANCES, WHITENERS OR ALTERATIONS 10-14029 (3/04)					
1. NAME OF DECEDENT - FIRST (Given) BRIDGET		2. MIDDLE ANN		3. LAST (Family) SAPHILOFF	
AKA: ALSO KNOWN AS - Include in AKA (First, Middle, Last)		4. DATE OF BIRTH (mm/dd/yyyy) 02/09/1952		5. AGE Yrs 62	
6. BIRTH STATE/FOREIGN COUNTRY NY		10. SOCIAL SECURITY NUMBER 1517		7. MARITAL STATUS/SHIPMENT (At Time of Death) MARRIED	
11. EVER IN U.S. ARMED FORCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK		12. MARTIAL STATUS/SHIPMENT (At Time of Death) MARRIED		8. DATE OF DEATH (mm/dd/yyyy) 08/11/2014	
13. EDUCATION - Highest Level/Degree <small>Indicates years in school</small> MASTER'S		14. WAS DECEDENT HISPANIC/LATINO/A/SPANISH? If yes, indicate on back <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		9. IF UNDER ONE YEAR Weeks: _____ Days: _____ Hours: _____ Minutes: _____	
15. DECEASED'S RACE - Up to 3 races may be listed (see worksheet on back) CAUCASIAN		16. HOUR (24 Hours) 0213		10. SEX F	
17. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED SCHOOL DISTRICT NURSE		18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) MEDICAL		19. YEARS IN OCCUPATION 13	
20. DECEDENT'S RESIDENCE (Street and number, or location) 2200 STEVEN CT.					
21. CITY BAKERSFIELD		22. COUNTY/PROVINCE KERN		23. ZIP CODE 93306	
24. YEARS IN COUNTY 20		25. STATE/FOREIGN COUNTRY CA			
26. INFORMANT'S NAME, RELATIONSHIP BARRY SAPHILOFF, HUSBAND					
27. INFORMANT'S MAILING ADDRESS (Street and number, or route number, city or town, state and zip) 2200 STEVEN CT., BAKERSFIELD, CA 93306					
28. NAME OF SURVIVING SPOUSE/STEP-FATHER BARRY		29. MIDDLE		30. LAST (BIRTH NAME) SAPHILOFF	
31. NAME OF FATHER/PARENT-FIRST DAVID		32. MIDDLE		33. LAST MCBRIDE	
34. BIRTH STATE IRELAND					
35. NAME OF MOTHER/PARENT-FIRST PHYLLIS		36. MIDDLE		37. LAST (BIRTH NAME) POTVIN	
38. DEPOSITION DATE (mm/yyyy) 08/18/2014		39. PLACE OF FINAL DISPOSITION RESIDENCE OF BARRY SAPHILOFF 2200 STEVEN CT., BAKERSFIELD, CA 93306		40. LICENSE NUMBER -	
41. TYPE OF DISPOSITIONS CR/RES		42. SIGNATURE OF EMBALMER ► NOT EMBALMED		43. LICENSE NUMBER -	
44. NAME OF FUNERAL ESTABLISHMENT WOOD FAMILY FUNERAL SERVICE, INC		45. LICENSE NUMBER FD1405		46. SIGNATURE OF LOCAL REGISTRAR ► CLAUDIA JONAH, MD	
47. DATE mm/yyyy 08/18/2014					
48. PLACE OF DEATH SAN JOAQUIN COMMUNITY HOSPITAL		49. IF HOSPITAL, SPECIFY ONE <input checked="" type="checkbox"/> X <input type="checkbox"/> ERCP <input type="checkbox"/> DCA <input type="checkbox"/> HOSPIC <input type="checkbox"/> Nursing <input type="checkbox"/> Residential <input type="checkbox"/> Home <input type="checkbox"/> Other		50. IF OTHER THAN HOSPITAL, SPECIFY ONE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
51. COUNTY KERN		52. ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) 2615 CHESTER AVE.		53. CITY BAKERSFIELD	
54. CAUSE OF DEATH IMMEDIATE CAUSE <small>(Final disease or condition resulting in death)</small>		55. ENTER THE CHAIN OF EVENTS -- disease, illness, or complications -- that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventilator disconnection without showing the etiology. DO NOT ABBREVIATE		56. TIME INTERVAL BETWEEN DEATH AND DEATH (At) MINS	
57. RESPIRATORY FAILURE		58. RENAL FAILURE		59. HRS	
60. RENAL FAILURE		61. HYPERKALEMIA		62. UNK	
63. HYPERKALEMIA					
64. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO THE UNDERLYING CAUSE GIVEN IN 50 METASTATIC NEUROENDOCRINE CARCINOMA					
65. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 60 OR 61? (If yes, list type of operation and date.) NO					
66. IF FEMALE, PREGNANT IN LAST YEAR? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK					
67. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE (DEPT/CC) OCCUPIED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED Decedent Attended Shows Decedent Last Seen Alive		68. SIGNATURE AND TITLE OF CERTIFIER ► RUSHABH SHAH, MD		69. LICENSE NUMBER A122686	
70. HOSPITAL/CLINIC 08/11/2014		71. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE RUSHABH SHAH, MD 2615 CHESTER AVE., BAKERSFIELD, CA 93301		72. DATE mm/yyyy 08/16/2014	
73. I CERTIFY THAT IN MY OPINION (DEPT/CC) OCCUPIED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Accident <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"/> UNKNOWN					
74. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)					
75. DATE mm/yyyy 08/11/2014					
76. LOCATION OF INJURY (Street and number, or location, and city, and zip)					
77. SIGNATURE OF CORONER / DEPUTY CORONER ►		78. DATE mm/yyyy 08/11/2014		79. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	
STATE REGISTRAR	A	B	C	D	E
					010001002711435
					FAX AUTHL
					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



Laura Avila  
ASSESSOR RECORDER

Requested By: tdebruler, Printed: 10/15/2025 5:14 PM

▲ This page is part of your document - DO NOT DISCARD ▲



**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
<hr/> PAID :	115.00



LEADSHEET



202304070670003

00023341390



014009077

SEQ:  
01

DAR - Courier (Upfront Scan)



▲ THIS FORM IS NOT TO BE DUPLICATED ▲

E269970

**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

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

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

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**TRUST TRANSFER DEED**

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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*

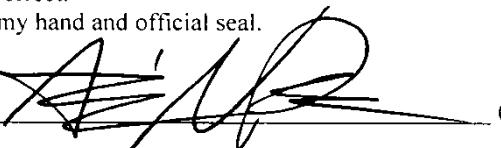
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

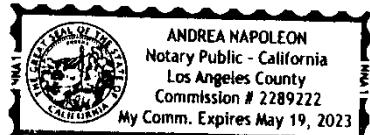
STATE OF CALIFORNIA §  
COUNTY OF LOS ANGELES §

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:  (Seal)



MAIL TAX STATEMENTS TO THE ADDRESS NOTED ABOVE

## Exhibit A

3 1/4 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

