



Phone (800) 718-4853

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

Property Profile

Property Address: **50 STW VIC AVE D12**
LANCASTER, CA 93534

Assessor's Parcel No: **3302-004-030**

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



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OLD REPUBLIC TITLE COMPANY
www.ortc.com

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Property Information

Primary Owner : GARCIA PORTILLO, GILBERTO ENRIQUE
Secondary Owner : QUIJADA VALLE, ERIKA YANETH
Site Address : 50 STW VIC AVE D12
LANCASTER, CA 93534-
Mailing Address : 11255 CAMARILLO ST APT 308
N HOLLYWOOD, CA 91602-3513
Assessor Parcel Number : 3302-004-030
Census Tract : 9009.02
Housing Tract Number : N/A
Lot Number : N/A
Page Grid : -
Legal Description : Abbreviated Description: SEC/TWN/RNG/MER:SEC 22 TWN 08N RNG 11W
*NW 1/4 OF NW 1/4 OF SW 1/4 OF SW 1/4 (EX OF ST) OF SEC 22 T 8N R 11W

Property Characteristics

Bedrooms : 0	Year Built : N/A	Square Feet : 0
Bathrooms : 0.0	Garage : N/A	Lot size : 2.427 AC
Partial Bath : 0	Fireplace : N/A	Number of Units : 0
Total Rooms : 0	Pool/Spa : N	Use Code : Agricultural-Unimproved Vacant Land
Zoning : LCA21*		

Sale Information

Transfer Date : 02/21/2025	Document # : 25-0110228
Transfer Value : \$20,000	Cost/Sq Feet : N/A

Assessment/Tax Information

Assessed Value : \$16,496	Tax Amount : \$248.53
Land Value : \$16,496	Tax Status : Current
Improvement Value : \$0	Tax Rate Area : 3-435
Percent Improvement : 0 %	Homeowner Exemption : N



Tax Search



Los Angeles, California
Searched: 3302-004-030
Non-Order Search

Tax Year: 2025-2026
Tax Cover: 10/03/2025
Searched By: TOM DEBRULER
Searched On: 10/15/2025 8:30 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:	3302-004-030
Described As:	*NW 1/4 OF NW 1/4 OF SW 1/4 OF SW1/4 (EX OF ST) OF SEC 22 T 8N R 11W
Address:	VAC/50 STE/VIC AVE D12
City:	UNINCORPORATED - COUNTY OF LOS ANGELES
Billing Address:	11255 CAMARILLO ST UNIT 308 NORTH HOLLYWOOD CA 91602
Assessed Owner(s):	ESCOTO,MEGHAN TR BARRY SAPHILOFF TRUST
Search As:	Tax ID 3302-4 of Parcel 30

Tax Rate Area:	03435	Value	Conveyance Date:
Use Code:	580V	Land:	Conveying Instrument:
DRY FARM - DESERT		Improvements:	Date Transfer Acquired:
Region Code:	ANTELOPE VALLEY	Personal Property:	Vesting:
Flood Zone:		Fixtures:	Year Built:
Zoning Code:	LCA21*	Inventory:	Year Last Modified:
Taxability Code:		Exemptions	Square Footage
Tax Rate:	1.506607	Homeowner:	Land:
Auditor Tax Rate:	1.174467	Inventory:	Improvements:
		Personal Property:	
		Religious:	Tax Defaulted:
		All Other:	
Bill #:		Net Taxable Value:	Total Tax:
Issue Date:	03/06/2026	16,496.00	248.53

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	124.27	12.42	04/30/2026	UNPAID		124.27
2nd	124.26	22.42	04/30/2026	UNPAID		124.26
Total Balance:						248.53

Account	Special Lien Description	Amount
00311	COUNTY LIBRARY SERVICES	35.23
00744	LOS ANGELES COUNTY FIRE DEPARTMENT	19.56

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:	02/21/2025	Document #:	25-0110228
Price:	\$20,000	Document Type:	Grant Deed
First TD:		Type of Sale:	Sales Price Rounded from Tax
Lender Name:			
Buyer Name:	GARCIA PORTILLO, GILBERTO ENRIQUE; QUIJADA VALLE, ERIKA YANETH		
Buyer Vesting:	Tenants in Common		
Sell Name:	KARPERS INVESTMENTS LLC,		
City/Muni/Twp:	N HOLLYWOOD		
Legal:	CITY:LANCASTER SEC/TWN/RNG/MER:NW4NW4SW4SW4 S22T08NR11W SBBM		

Prior Transfer

Recording Date:	02/20/2025	Document #:	25-0105815
Price:	\$11,500	Document Type:	Grant Deed
First TD:		Type of Sale:	Sales Price Rounded from Tax
Lender Name:			
Buyer Name:	KARPERS INVESTMENTS LLC,		
Buyer Vesting:			
Sell Name:	ESCOTO, MEGHAN; BARRY SAPHILOFF LIVING TRUST,		
City/Muni/Twp:	SAN DIMAS		
Legal:	CITY:UNINCORPORATED SEC/TWN/RNG/MER:NW4NW4SW4SW4 S22T08NE11W SBBM		

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:NW4SE4NW4NE4 S09T07NR09W SBBM		

Prior Transfer

Recording Date:	03/28/2023	Document #:	23-0195505
Price:		Document Type:	Aff Death JT
First TD:		Type of Sale:	Transfer Tax on doc. indicated as
Lender Name:			
Buyer Name:	SAPHILOFF, BARRY		
Buyer Vesting:			
Sell Name:	SAPHILOFF, HARRY; SAPHILOFF, BRIDGET		
City/Muni/Twp:	TEHACHAPI		
Legal:	SEC/TWN/RNG/MER:NW4NW4SW4SW4 S22T08NR11W		

Prior Transfer

Recording Date: 02/06/2003

Price:

First TD:

Lender Name: N/A

Buyer Name: N/A

Buyer Vesting:

Sell Name: N/A

City/Muni/Twp: N/A

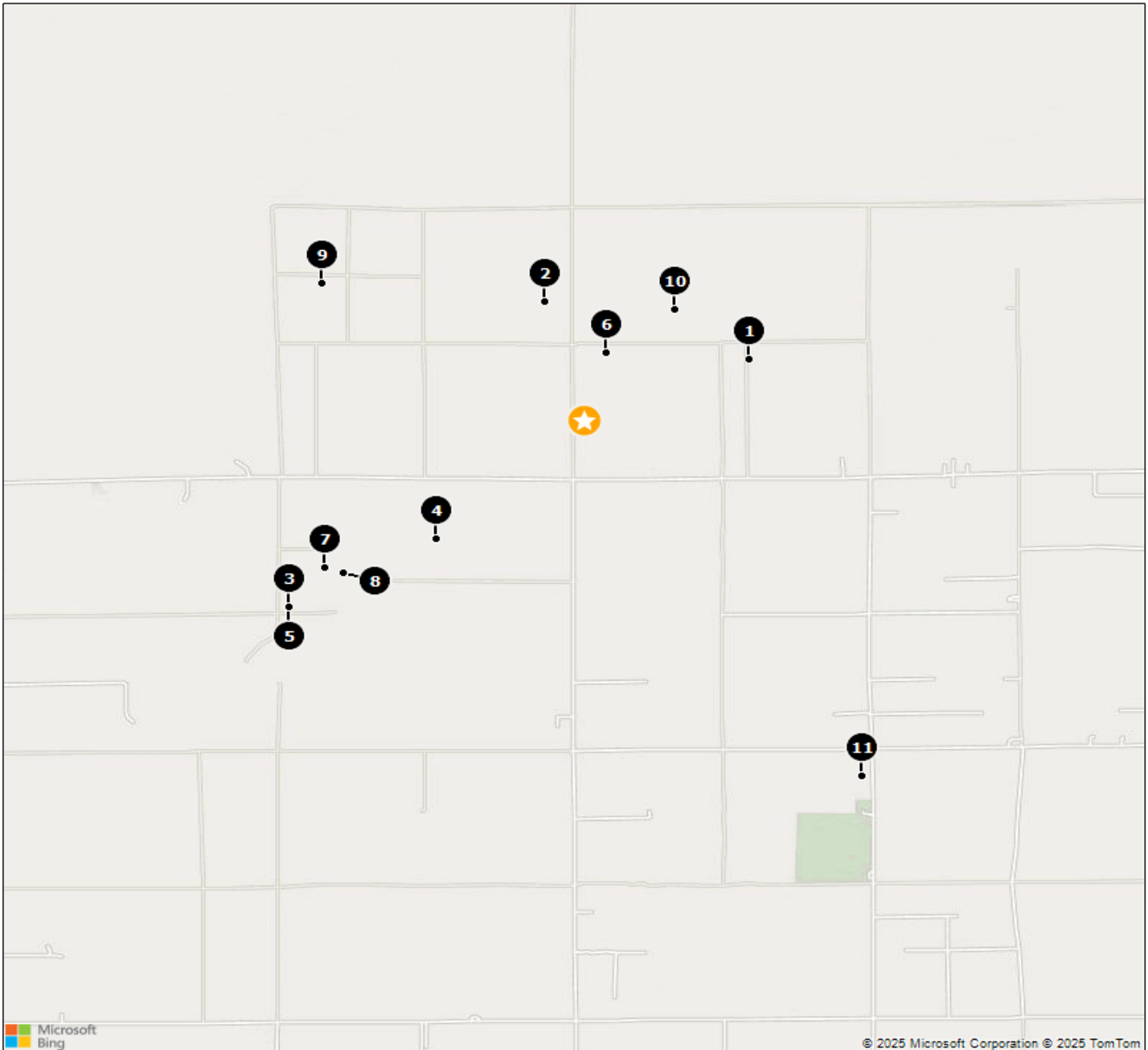
Legal: SEC/TWN/RNG/MER:SEC 22 TWN 08N RNG 11W *NW 1/4 OF NW 1/4 OF SW 1/4 OF SW 1/4 (EX OF ST)
OF SEC 22 T 8N R 11W

Document #:

Document Type: N/A

Type of Sale: Price Per Public Records

**50 STW VIC AVE D12
LANCASTER, CA 93534-**



Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
1. Vic Ave D8 55 Ste, Lancaster	07/10/2025	\$23,000	0	0		5.137
2. Vic Ave D6 49 Ste, Lancaster	06/17/2025	\$9,000	0	0		2.551
3. 40 Stw Vic Avenue D8, Lancaster	05/19/2025	\$12,541	0	0		2.188
4. Vic 45 Ste Ave E4, Lancaster	03/25/2025	\$17,000	0	0		2.547
5. 40 Stw Vic Avenue D8, Lancaster	03/05/2025	\$4,275	0	0		2.188
6. Vic Ave D8 52 Ste, Lancaster	01/31/2025	\$59,500	0	0		1.313
7. Vic Ave E6 42 Ste, Lancaster	12/09/2024	\$5,500	0	0		1.282
8. Vic Ave E6 43 Ste, Lancaster	11/15/2024	\$6,000	0	0		2.563
9. Vic Ave D4 42 Ste, Lancaster	10/30/2024	\$8,000	0	0		2.564
10. Vic Ave D8 53 Ste, Lancaster	08/30/2024	\$10,000	0	0		5.25

Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
11. 60 Stw Vic Avenue F2, Lancaster	06/18/2024	\$46,000	0	0		2.325



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
Bedrooms:	0	0	0
Baths:	0	0	0
Lot Size:	1	3	5
Living Area (SqFt):	0	0	0
Sale Price:	\$4,275	\$10,000	\$59,500
Year Built:	0	0	0
Age:	0	0	0

Subject Property

Sale Date: 02/21/2025 **Year Built:** N/A **Price:** \$20,000 **Pool:** N
Lot Size: 2.43 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	VIC AVE D8 55 STE LANCASTER, CA 93535	07/10/2025	\$23,000	\$0	0	0		5.14 AC	N/A
	Owner: COREAS, MARTHA Seller: FLAGEOLLET, NICHOLAS APN: 3302-005-002 Document #: 25-0463711 Legal: Sec/Twnship/Range:E2NW4NW4SE4 S22T08NR11W SBBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land Located approximately 0.61 miles from subject property.								
2	VIC AVE D6 49 STE LANCASTER, CA 93535	06/17/2025	\$9,000	\$0	0	0		2.55 AC	N/A
	Owner: DL INVESTORS 1 LLC, Seller: WHITE MOUNTAINS LLC, APN: 3145-020-113 Document #: 25-0403540 Legal: Sec/Twnship/Range:SW4NE4SE4NE4 S21T08NR11W SBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land Located approximately 0.46 miles from subject property.								
3	40 STW VIC AVENUE D8 LANCASTER, CA 93535	05/19/2025	\$12,541	\$0	0	0		2.19 AC	N/A
	Owner: REYNOLDS, JOHN; WILSON, KAREN Seller: PNW HOLDINGS LLC, APN: 3145-017-040 Document #: 25-0328588 Legal: Sec/Twnship/Range:SW4SW4SW4NW4 S28T08NR11W Land Use: Agricultural-Unimproved Vacant Land Located approximately 1.22 miles from subject property.								
4	VIC 45 STE AVE E4 LANCASTER, CA 93535	03/25/2025	\$17,000	\$0	0	0		2.55 AC	N/A
	Owner: DAVINCI, PASACIO Seller: PNW HOLDINGS LLC, APN: 3145-027-052 Document #: 25-0187714 Legal: Sec/Twnship/Range:S2W2SW4NW4NE4 S28T08NR11W SBBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land Located approximately 0.67 miles from subject property.								

Comparable Sales Data

No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
5	40 STW VIC AVENUE D8 LANCASTER, CA 93535	03/05/2025	\$4,275	\$0	0	0		2.19 AC	N/A
	Owner: PNW HOLDINGS LLC, Seller: WHITE MOUNTAINS LLC, APN: 3145-017-040 Document #: 25-0139149 Legal: Sec/Twnship/Range:SW4SW4SW4NW4 S28T08NR11W City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land Located approximately 1.22 miles from subject property.								
6	VIC AVE D8 52 STE LANCASTER, CA 93535	01/31/2025	\$59,500	\$0	0	0		1.31 AC	N/A
	Owner: SANCHEZ, JESUS VALDOVINOS Seller: MERLAN, FRANCISCO APN: 3302-003-051 Document #: 25-0064041 Legal: Abbreviated Description:STR: E2NE4NW4NW4SW4 S22T08NR11W SBBM Land Use: Agricultural-Unimproved Vacant Land Located approximately 0.27 miles from subject property.								
7	VIC AVE E6 42 STE LANCASTER, CA 93535	12/09/2024	\$5,500	\$0	0	0		1.28 AC	N/A
	Owner: DE MARTINEZ, ANGELICA ESPINO Seller: KCCW INC, APN: 3145-017-024 Document #: 24-0866369 Legal: Sec/Twnship/Range:N2SW4NE4SW4NW4 S28T08NR11W City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land Located approximately 1.04 miles from subject property.								
8	VIC AVE E6 43 STE LANCASTER, CA 93535	11/15/2024	\$6,000	\$0	0	0		2.56 AC	N/A
	Owner: ACOSTA, JOSE DE JESUS GERARDO Seller: KCCW INC, APN: 3145-017-021 Document #: 24-0794583 Legal: Sec/Twnship/Range:SE4NE4SW4NW4 S28T08NR11W City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land Located approximately 1.00 miles from subject property.								
9	VIC AVE D4 42 STE LANCASTER, CA 93535	10/30/2024	\$8,000	\$0	0	0		2.56 AC	N/A
	Owner: LOPEZ JR, JORGE LUIS Seller: PACIFIC CAPITAL FINANCIAL GROUP LLC, APN: 3145-020-012 Document #: 24-0742669 Legal: Sec/Twnship/Range:NW4NE4SW4NW4 S21T08NR11W SBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land Located approximately 1.03 miles from subject property.								
10	VIC AVE D8 53 STE LANCASTER, CA 93535	08/30/2024	\$10,000	\$0	0	0		5.25 AC	N/A
	Owner: LOPEZ, AMABLE ELIZABETH Seller: OROZCO, BALTAZAR MORFIN APN: 3302-002-085 Document #: 24-0586890 Legal: Abbreviated Description:STR: SE4NW4SE4NW4NE4SW4SE4NW4 S22T08NR11W SBM Land Use: Agricultural-Unimproved Vacant Land Located approximately 0.52 miles from subject property.								
11	60 STW VIC AVENUE F2 LANCASTER, CA 93536	06/18/2024	\$46,000	\$0	0	0		2.33 AC	N/A
	Owner: TORRES, PABLO DE JESUS LOVOS Seller: PRO PLATINUM INC, APN: 3302-020-016 Document #: 24-0395577 Legal: Sec/Twnship/Range:SE4NE4NE4NE4 S34T08NR11W Land Use: Agricultural-Unimproved Vacant Land Located approximately 1.62 miles from subject property.								



EDMONDSON ROBERT A VIC 15 STE AVE E4 LANCASTER, CA 93535 APN: 3145-036-049 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 3 Sale Date: 10/03/2024 Garage: Land Use: Residential-Vacant Land	TRAN ANTHONY N & NGUYEN TRAM A VIC 15 STE AVE E4 LANCASTER, CA 93535 APN: 3145-036-050 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 3 Sale Date: 09/04/2007 Garage: Land Use: Residential-Vacant Land
CAGUIOA RENATO P & CLARICE I VIC AVE E4 15 STE LANCASTER, CA 93535 APN: 3145-036-051 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 3 Sale Date: 05/13/2015 Garage: Land Use: Residential-Vacant Land	XIE YUNHUI VIC AVE E4 15 STE LANCASTER, CA 93535 APN: 3145-036-052 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 3 Sale Date: 10/07/2016 Garage: Land Use: Agricultural-Unimproved Vacant Land
XIE YUNHUI VIC AVE E4 15 STE LANCASTER, CA 93535 APN: 3145-036-053 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 3 Sale Date: 10/07/2016 Garage: Land Use: Residential-Vacant Land	SUN YINGYING VIC AVE E4 15 STE LANCASTER, CA 93535 APN: 3145-036-054 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 1 Sale Date: 12/10/2014 Garage: Land Use: Residential-Vacant Land
PNW HOLDINGS LLC VIC AVE E4 15 STE LANCASTER, CA 93535 APN: 3145-036-055 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 1 Sale Date: 09/15/2023 Garage: Land Use: Residential-Vacant Land	PAPA BETO PROPERTIE LLC AVE E VIC 10 STE LANCASTER, CA 93535 APN: 3145-036-048 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 5 Sale Date: 04/18/2018 Garage: Land Use: Residential-Vacant Land
OPENLOT LLC VIC AVE E4 15 STE LANCASTER, CA 93535 APN: 3145-036-056 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 3 Sale Date: Garage: Land Use: Residential-Vacant Land	VILLALPANDO ISABEL AVE E VIC 10 STE LANCASTER, CA 93535 APN: 3145-036-058 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 1 Sale Date: 11/26/2024 Garage: Land Use: Residential-Vacant Land

RECORDING REQUESTED BY

Major Investments, Inc.

AND WHEN RECORDED MAIL TO

Philip S. & Anna Katsof

1821 Laurel Hills Rd.
Studio City, Ca 91604

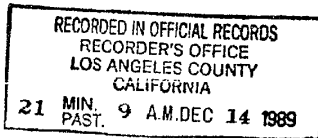
MAIL TAX STATEMENTS TO

Philip S. & Anna Katsof

11821 Laurel Hills Rd.

Studio City, Ca 91604

89 2011466



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

SURVEY MONUMENT FEE \$10. CODE 90

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

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

THIS FORM FURNISHED BY TILOR TITLE INSURERS

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$12.65
(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 Lancaster Area, and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

Major 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 Lancaster Area
County of Los Angeles, State of California:

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 easment 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.

This Deed is given in fulfillment of Agreement of Sale,
Dated July 21, 1972.

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 November 20, 1989 Major Investments, Inc.

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS

On NOVEMBER 22, 1989, 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 DOROTHY L. RANKIN
DOROTHY L. RANKIN

By Philip S. Katsof President
By Philip S. Katsof Secretary



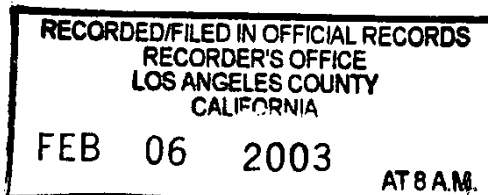
(This area for official notarial seal)

Title Order No. Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

This page is part of your document - DO NOT DISCARD

03-0362851



TITLE(S) : **DEED**



FEE



D.T.T

CODE
20

CODE
19

CODE
9

SURVEY, MONUMENT FEE \$10. CODE 9 9

NOTIFICATION SENT \$41

Assessor's Identification Number (AIN)

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

Number of Parcels Shown

3 3 0 2 - 0 0 4 - 0 3 0

0 0 1

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUESTED BY

03 0362851

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

Name Barry & Bridget Saphiloff

Street Address 29920 Goldspike Road

City & State Tehachapi, CA 93561

Title Order No. Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor declares that the documentary transfer tax is \$ 58 city tax \$ _____ 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 LANCASTER 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 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.

THIS IS A BONEFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R AND T 11911."

Dated 10/31/02

STATE OF California Nevada
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

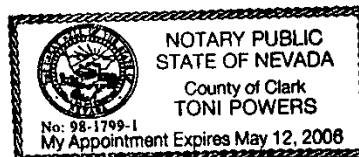
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the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

Philip Katsof
PHILIP KATSOF

Anna Katsof
ANNA KATSOF



(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

This page is part of your document - DO NOT DISCARD



20230195505



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

00023309492



013989483

SEQ:
02

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 11TH 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 3302-004-030

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. 03-0362851 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 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.

Dated: March 10, 2023

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

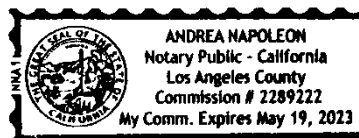
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

§
§

Subscribed and sworn to (or affirmed) before me on this 10 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		3201415003275	
STATE FILE NUMBER		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT - FIRST (Given) BRIDGET		3. LAST (Family) SAPHILOFF	
2. MIDDLE ANN		4. DATE OF BIRTH mm/dd/yyyy 02/09/1952	
5. AGE Yrs. 62		6. SEX F	
8. BIRTH STATE/FOREIGN COUNTRY NY		10. SOCIAL SECURITY NUMBER 1517	
11. EVER IN U.S. ARMED FORCES? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		12. MARITAL STATUS/ROP (at Time of Death) MARRIED	
13. EDUCATION - Highest Level/Degree (see worksheet on back) MASTERS		14. DECEDENT'S RACE - Up to 3 races may be listed (see worksheet on back) CAUCASIAN	
15. WAS DECEDENT HISPANIC/LATINO/SPANISH? (if yes, see worksheet on back) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		16. DATE OF DEATH mm/dd/yyyy 08/11/2014	
17. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED SCHOOL DISTRICT NURSE		18. YEARS IN OCCUPATION 13	
19. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) MEDICAL		20. YEARS IN COUNTY 20	
21. COUNTY/PROVINCE KERN		22. STATE/FOREIGN COUNTRY CA	
23. ZIP CODE 93306		24. YEARS IN COUNTY 20	
25. INFORMANT'S NAME, RELATIONSHIP BARRY SAPHILOFF, HUSBAND		26. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip) 2200 STEVEN CT., BAKERSFIELD, CA 93306	
27. NAME OF SURVIVING SPOUSE/ROP - FIRST BARRY		28. LAST (BIRTH NAME) SAPHILOFF	
29. MIDDLE -		30. LAST (BIRTH NAME) MCBRIDE	
31. NAME OF FATHER/PARENT - FIRST DAVID		32. MIDDLE -	
33. NAME OF MOTHER/PARENT - FIRST PHYLLIS		34. MIDDLE -	
35. LAST (BIRTH NAME) POTVIN		36. BIRTH STATE MA	
37. DATE OF DEATH mm/dd/yyyy 08/18/2014		38. PLACE OF FINAL DISPOSITION RESIDENCE OF BARRY SAPHILOFF 2200 STEVEN CT., BAKERSFIELD, CA 93306	
39. TYPE OF DISPOSITION CR/RES		40. SIGNATURE OF EMBALMER NOT EMBALMED	
41. NAME OF FUNERAL ESTABLISHMENT WOOD FAMILY FUNERAL SERVICE, INC		42. LICENSE NUMBER FD1405	
43. SIGNATURE OF LOCAL REGISTRAR CLAUDIA JONAH, MD		44. DATE mm/dd/yyyy 08/18/2014	
45. PLACE OF DEATH SAN JOAQUIN COMMUNITY HOSPITAL		46. IF HOSPITAL, SPECIFY ONE X <input checked="" type="checkbox"/> IF <input type="checkbox"/> BVOP <input type="checkbox"/> DOA <input type="checkbox"/> Hospice <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other	
47. COUNTY KERN		48. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) 2615 CHESTER AVE.	
49. CITY BAKERSFIELD		50. TIME INTERVAL BETWEEN Death and Death (a) MINS (b) HRS (c) UNK	
51. IMMEDIATE CAUSE (Final disease or condition resulting in death) CARDIOPULMONARY ARREST		52. RESPIRATORY FAILURE	
53. RENAL FAILURE		54. HYPERKALEMIA	
55. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH (BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107) METASTATIC NEUROENDOCRINE CARCINOMA		56. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date.) NO	
57. SIGNATURE AND TITLE OF CERTIFIER RUSHABH SHAH, MD		58. LICENSE NUMBER A122686	
59. DATE mm/dd/yyyy 08/11/2014		60. DATE mm/dd/yyyy 08/16/2014	
61. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE RUSHABH SHAH, MD 2615 CHESTER AVE, BAKERSFIELD, CA 93301		62. INJURY DATE mm/dd/yyyy 121. INJURY DATE mm/dd/yyyy	
63. INJURY AT WORK? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNK		64. HOUR (24 hours) 132. HOUR (24 hours)	
65. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)		66. DESCRIBE HOW INJURY OCCURRED (events which resulted in injury)	
67. LOCATION OF INJURY (Street and number, or location, and city, and zip)		68. SIGNATURE OF CORONER / DEPUTY CORONER	
69. DATE mm/dd/yyyy		70. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	
71. STATE RECORD# A B C D E		72. FAX AUTH#	
73. CENSUS TRACT		74. CENSUS TRACT	

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

001216527

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

MAR 20 2023

DATE ISSUED

Laura Avila
ASSESSOR RECORDER

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



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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 11TH 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

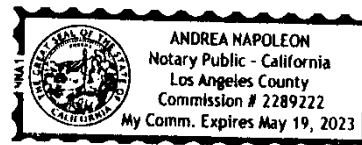
§
§

On March 10th 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 166th 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

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

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

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20250105815



Pages:
0005

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

02/20/25 AT 08:00AM

FEES:	41.00
TAXES:	12.65
OTHER:	0.00
<hr/> PAID:	53.65



LEADSHEET



202502200240013

00025245721



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SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

2676029183

E464790

RECORDING REQUESTED BY:
Old Republic

**WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENTS TO:**

Karper's Investments LLC
433 South Cataract Avenue
San Dimas, CA 91773

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 2676029183-48

Escrow No.: 03-036524-LW

AP#: 3302-004-030

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$12.65

☒ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale.

☐ Unincorporated area ☒ City of Unincorporated Area **AND**

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

**Meghan Escoto, Trustee of the Barry Saphiloff Living Trust, dated March 18, 2021 (who acquired title as
Meghan Escoto, Trustee of the Barry Saphiloff Living Trust, dated December 14, 2022)**

hereby GRANT(s) to:

Karper's Investments LLC, a California Limited Liability Company

the real property in the City of Unincorporated Area, County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 50 E Avenue D-12; Vacant Land, APN# 3302-004-030, Redman, CA 93535

DATED: January 15, 2025

**Signature Page attached hereto
and made a part hereof**

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

Title Order No.: 2676029183-48

Escrow No.: 03-036524-LW

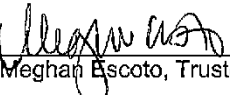
AP#: 3302-004-030

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: January 15, 2025

The Barry Saphiloff Barry Living Trust Dated March 18, 2021

By: 
Meghan Escoto, Trustee

Meghan Escoto

ACKNOWLEDGMENT

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 Kern

On January 17, 2025
before me, Stephanie R. Devlin-Moore

A Notary Public personally appeared

Meghan Escoto

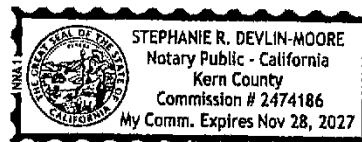
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

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 Stephanie R. Devlin-Moore

(Seal)



TRUE COPY CERTIFICATION

(Government Code 27361.7)

Glendale, **California**
Place of Execution (City and State)

I certify under penalty of perjury that this material is a true copy of the original material contained in this document.

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 Kern

On January 17, 2025 before me, Stephanie R. Devlin-Moore, Notary Public personally appeared Meghan Esoto, who 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.

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)

eRecording Partners Network

1-24-25
Date

By: 
Signature of Declarant

Miguel Casias
Type or Print Name

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Los Angeles, State of California, and is described as follows:

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., IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

APN: 3302-004-030

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20250110228



Pages:
0003

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

02/21/25 AT 09:15AM

FEES:	35.00
TAXES:	22.00
OTHER:	0.00
<hr/>	
PAID:	57.00



LEADSHEET



202502213240003

00025251474



015153707

SEQ:
02

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

E497026

Recording Requested By:

Karper's Investments Lic

When recorded mail document to:

NAME Gilberto E. Garcia-Portillo

ADDRESS 11255 Camarillo St # 308

CITY
STATE & ZIP N. Hollywood
Ca. 91602

APN: 3302004030

Above Space for Recorder's Use Only

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 22.00 CITY TAX \$ 0
☒ computed on full value of property conveyed, or
☐ computed on full value of items or encumbrances remaining at time of sale,
☒ Unincorporated area ☒ City of Lancaster, and

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

Karper's Investments Lic _____ hereby

GRANT(s) to Gilberto Enrique Garcia-Portillo & Erika Yaneth Quijada-Valle, as tenants in common, the following

described real property in the City of Lancaster County of Los Angeles, State of California:

See attached legal description exhibit "A"

Karper's Investments Lic

Dated: 02/21/2025

Judith N. Alvarado
President

Braulio Rodríguez Alvarado
Vicepresident

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.

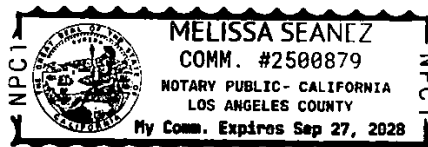
STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS

On 02-20-25 before me, Melissa Seanez a Notary Public, personally appeared Judith Noemi Alvarado & Braulio Rodriguez Alvarado who 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 signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 Melissa Seanez (SEAL)



Legal description

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Los Angeles, State of California, and is described as follows:

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., IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

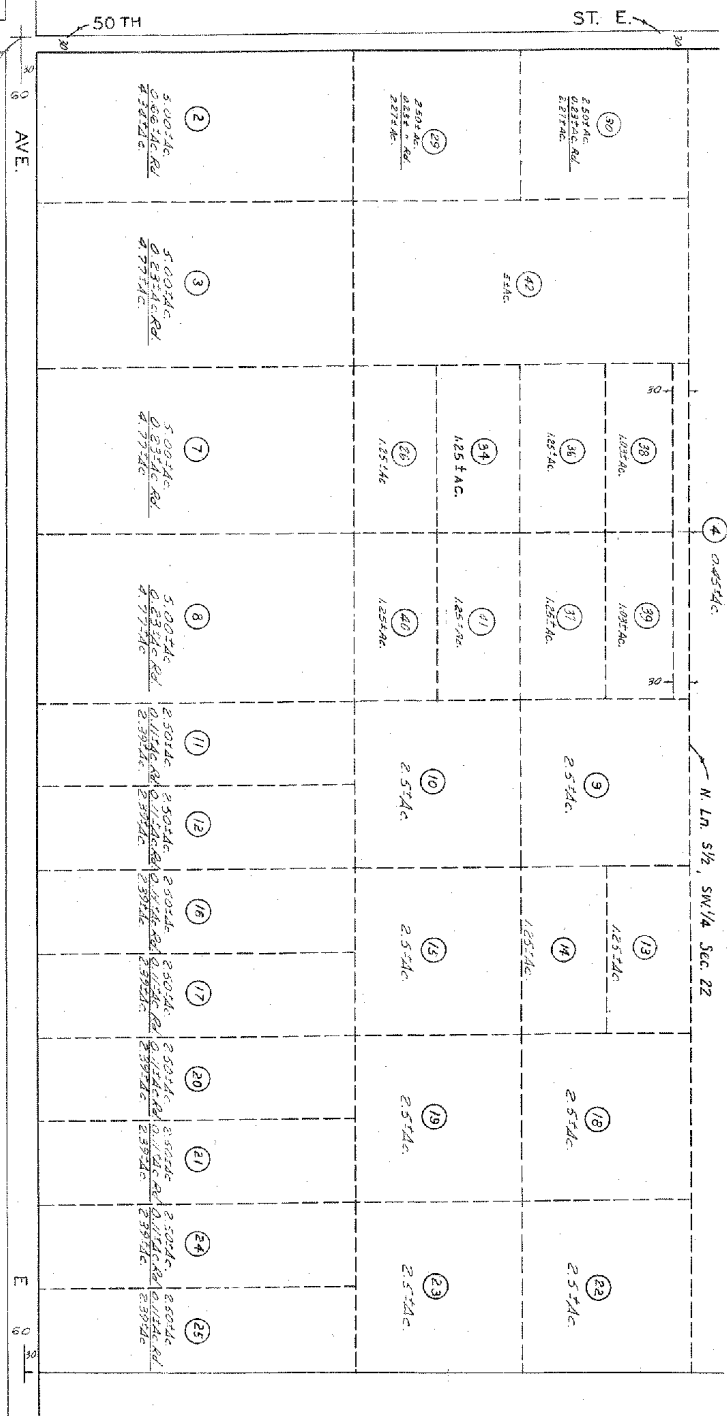
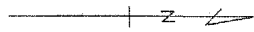
APN: 3302-004-030

3 302 4
SCALE 1" = 200'

2003

(3)

10119109
606/8 505
Bond 28612
40069508
N012607
B03A01602-82
80/01/2006-87
20030326 07005 001-41



CODE
3435
21 22
28 27

FOR PREV. ASSMT SEE:
3106 11

T 8 N, R 11 W

ASSASSORS MAP
COUNTY OF LOS ANGELES, CALIF.