



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**



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

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

Tax Rate Area:	<b>03435</b>	Value	Conveyance Date:
Use Code:	<b>580V</b>	Land: <b>16,496.00</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>LCA21*</b>	Inventory:	Year Last Modified:
Taxability Code:			
Tax Rate:	<b>1.506607</b>	Exemptions	<b>Square Footage</b>
Auditor Tax Rate:	<b>1.174467</b>	Homeowner:	Land:
		Inventory:	Improvements:
		Personal Property:	
		Religious:	
		All Other:	Tax Defaulted:
Bill #:		Net Taxable Value: <b>16,496.00</b>	Total Tax: <b>248.53</b>
Issue Date:	<b>03/06/2026</b>		

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

Account	Special Lien Description	Amount
<b>00311</b>	<b>COUNTY LIBRARY SERVICES</b>	<b>35.23</b>
<b>00744</b>	<b>LOS ANGELES COUNTY FIRE DEPARTMENT</b>	<b>19.56</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: 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

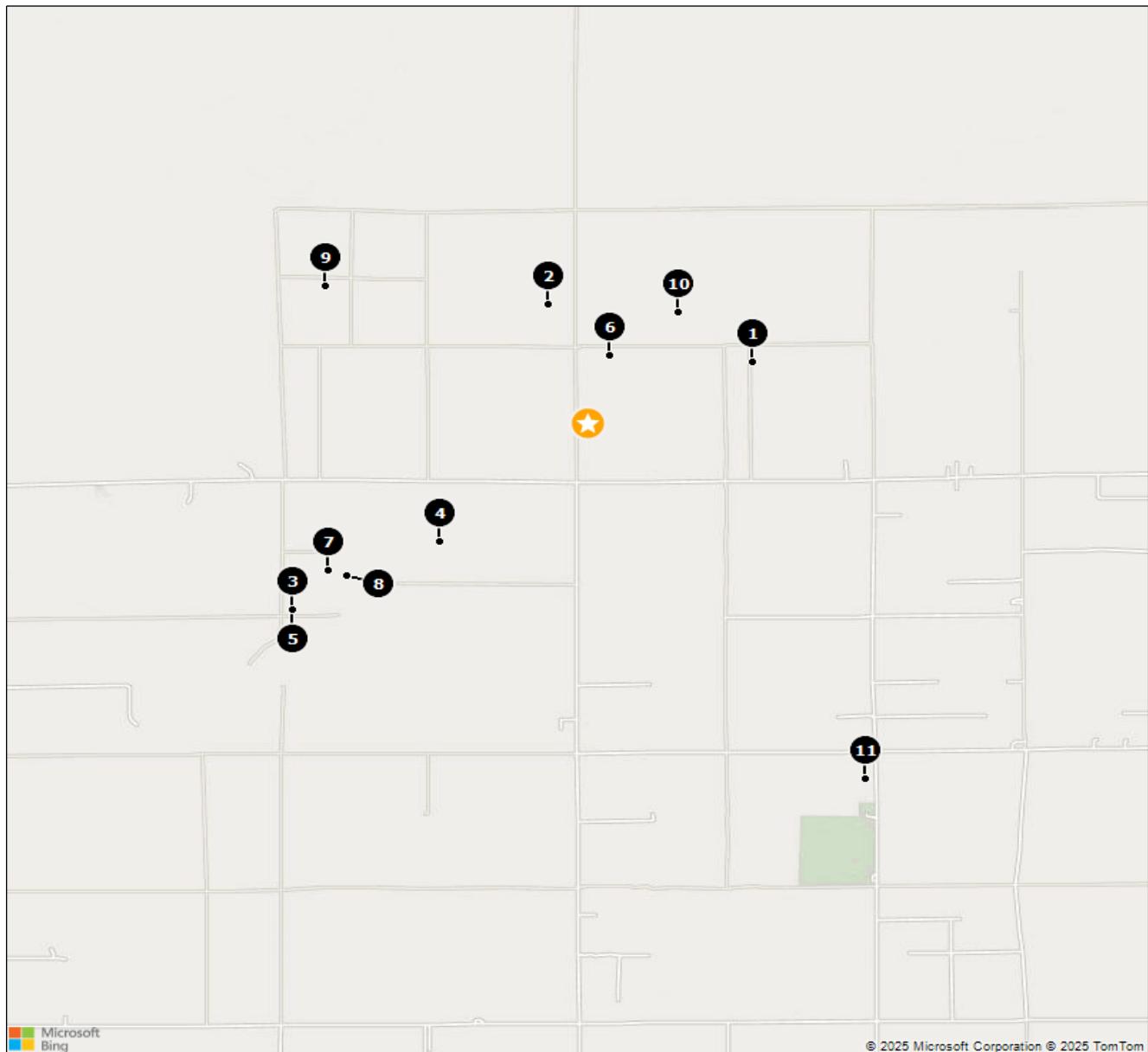
Recording Date: 03/28/2023 Document #: 23-0195505  
Price: Document Type: Aff Death JT  
First TD: Type of Sale: Transfer Tax on doc. indicated as  
Lender Name:  
Buyer Name: SAPHILOFF, BARRY  
Buyer Vesting:  
Sell Name: SAPHILOFF, HARRY; SAPHILOFF, BRIDGET  
City/Muni/Twp: TEHACHAPI  
Legal: SEC/TWN/RNG/MER:NW4NW4SW4SW4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

## Prior Transfer

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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 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		

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



# 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>	1	3	5
<b>Living Area (SqFt):</b>	0	0	0
<b>Sale Price:</b>	\$4,275	\$10,000	\$59,500
<b>Year Built:</b>	0	0	0
<b>Age:</b>	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 APN: 3302-005-002 Legal: Sec/Twnship/Range:E2NW4NW4SE4 S22T08NR11W SBBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land			Seller: FLAGEOLLET, NICHOLAS Document #: 25-0463711 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, APN: 3145-020-113 Legal: Sec/Twnship/Range:SW4NE4SE4NE4 S21T08NR11W SBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land			Seller: WHITE MOUNTAINS LLC, Document #: 25-0403540 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 APN: 3145-017-040 Legal: Sec/Twnship/Range:SW4SW4SW4NW4 S28T08NR11W Land Use: Agricultural-Unimproved Vacant Land			Seller: PNW HOLDINGS LLC, Document #: 25-0328588 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 APN: 3145-027-052 Legal: Sec/Twnship/Range:S2W2SW4NW4NE4 S28T08NR11W SBBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land			Seller: PNW HOLDINGS LLC, Document #: 25-0187714 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, APN: 3145-017-040 Legal: Sec/Twnship/Range:SW4SW4SW4NW4 S28T08NR11W City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land			Seller: WHITE MOUNTAINS LLC, Document #: 25-0139149 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 APN: 3302-003-051 Legal: Abbreviated Description:STR: E2NE4NW4NW4SW4 S22T08NR11W SBBM Land Use: Agricultural-Unimproved Vacant Land			Seller: MERLAN, FRANCISCO Document #: 25-0064041 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 APN: 3145-017-024 Legal: Sec/Twnship/Range:N2SW4NE4SW4NW4 S28T08NR11W City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land			Seller: KCCW INC, Document #: 24-0866369 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 APN: 3145-017-021 Legal: Sec/Twnship/Range:SE4NE4SW4NW4 S28T08NR11W City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land			Seller: KCCW INC, Document #: 24-0794583 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 APN: 3145-020-012 Legal: Sec/Twnship/Range:NW4NE4SW4NW4 S21T08NR11W SBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land			Seller: PACIFIC CAPITAL FINANCIAL GROUP LLC, Document #: 24-0742669 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 APN: 3302-002-085 Legal: Abbreviated Description:STR: SE4NW4SE4NW4NE4SW4SE4NW4 S22T08NR11W SBM Land Use: Agricultural-Unimproved Vacant Land			Seller: OROZCO, BALTAZAR MORFIN Document #: 24-0586890 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 APN: 3302-020-016 Legal: Sec/Twnship/Range:SE4NE4NE4NE4 S34T08NR11W Land Use: Agricultural-Unimproved Vacant Land			Seller: PRO PLATINUM INC, Document #: 24-0395577 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  
1821 Laurel Hills Rd.  
Studio City, Ca 91604

89 2011466

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
21 MIN. 9 A.M. DEC 14 1989

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

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 TICOR 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 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 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 instrument 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 Notary Public in and for said State, personally  
appeared PHILIP S. KATSOF

President  
By Philip S. Katsof Secretary

personally known to me or proved to me on the basis of satisfactory  
evidence to be the person who 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. Frankin  
DOROTHY L. FRANKIN

(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

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

FEB 06 2003

AT 8 A.M.

DEED

TITLE(S) :



L E A D S H E E T

▲ FEE



▲ D.T.T

CODE

20

CODE

19

CODE

9

▲ SURVEY, MONUMENT FEE \$10. CODE 9 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 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**

Zip

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 \$ ✓ 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

Philip Katsof

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

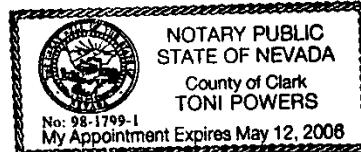
Philip Katsof

Anna Katsof  
ANNA 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

9

▲ 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
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PAID :	103.00



**LEADSHEET**



202303280660009

**00023309492**



013989483

**SEQ:**  
**02**

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 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 KATSOF, 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.

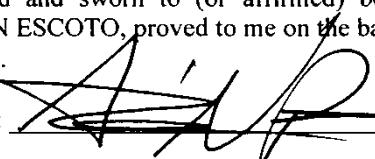
Dated: March 10, 2023

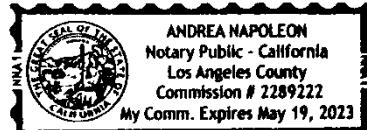
*Barry Saphiloff by Meghan Escoto, as his attorney in fact*

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:  (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	
1. NAME OF DECEASED - FIRST (Given) BRIDGET		2. MIDDLE ANN		3. LAST (Family) SAPHILOFF	
4. DATE OF BIRTH (mm/dd/yy) 02/09/1952		5. AGE Yrs. 62		6. UNDER ONE YEAR Month Day Hours Minutes	
7. BIRTH STATE/FOREIGN COUNTRY NY		8. SOCIAL SECURITY NUMBER 1517		9. EVER IN U.S. ARMED FORCES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK	
10. MARRITAL STATUS/OP. (At Time of Death) MARRIED		11. MARRITAL STATUS/OP. (At Time of Death) MARRIED		12. DATE OF DEATH (mm/dd/yy) 08/11/2014	
13. EDUCATION - Highest Level/Degree MASTER'S		14. WAS DECEASED HISPANIC/LATINO/NO? (If yes, one worksheet on back) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		15. DECEASED'S RACE - Up to 3 races may be listed (see worksheet on back) CAUCASIAN	
16. USUAL OCCUPATION - Type of work for most of yrs. DO NOT USE RETIRED SCHOOL DISTRICT NURSE		17. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) MEDICAL		18. YEARS IN OCCUPATION 13	
19. DECEASED'S RESIDENCE (Street and number, or location) 2200 STEVEN CT.		20. CITY BAKERSFIELD		21. COUNTY/PROVINCE KERN	
22. ZIP CODE 93306		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 rural route number, city or town, state and zip) 2200 STEVEN CT., BAKERSFIELD, CA 93306	
28. NAME OF SURVIVING SPOUSE/SPD/P - FIRST BARRY		29. MIDDLE -		30. LAST (BIRTH NAME) SAPHILOFF	
31. NAME OF FATHER/PARENT - FIRST DAVID		32. MIDDLE -		33. LAST MCBRIDE	
34. NAME OF MOTHER/PARENT - FIRST PHYLLIS		35. MIDDLE -		36. LAST (BIRTH NAME) POTVIN	
37. DEPOSITION DATE (mm/dd/yy) 08/18/2014		38. PLACE OF FINAL DISPOSITION RESIDENCE OF BARRY SAPHILOFF 2200 STEVEN CT., BAKERSFIELD, CA 93306		39. SIGNATURE OF EMBALMER ► NOT EMBALMED	
40. TYPE OF DISPOSITION/REASON CR/RES		41. LICENSE NUMBER FD1405		42. SIGNATURE OF LOCAL REGISTRAR ► CLAUDIA JONAH, MD	
43. DATE (mm/dd/yy) 08/18/2014		44. SIGNATURE OF LOCAL REGISTRAR ► CLAUDIA JONAH, MD		45. LICENSE NUMBER FD1405	
46. PLACE OF DEATH SAN JOAQUIN COMMUNITY HOSPITAL		47. IF HOSPITAL, SPECIFY ONE <input checked="" type="checkbox"/> P <input type="checkbox"/> ERCP <input type="checkbox"/> DOA <input type="checkbox"/> Hospital <input type="checkbox"/> Nursing <input type="checkbox"/> Home/LC <input type="checkbox"/> Doctor's Home <input type="checkbox"/> Other		48. IF OTHER THAN HOSPITAL, SPECIFY ONE <input type="checkbox"/> P <input type="checkbox"/> ERCP <input type="checkbox"/> DOA <input type="checkbox"/> Hospital <input type="checkbox"/> Nursing <input type="checkbox"/> Home/LC <input type="checkbox"/> Doctor's Home <input type="checkbox"/> Other	
49. COUNTY KERN		50. FACULTY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) 2615 CHESTER AVE.		51. CITY BAKERSFIELD	
52. CAUSE OF DEATH Primary cause (Final disease or condition resulting in death) → CARDIOPULMONARY ARREST		53. TIME INTERVAL BETWEEN DEATH AND DEATH (at) MINS		54. DOTH/RECORDED TO CORONER? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO NOT WITHIN 24 HOURS	
55. SEQUELAE, i.e. complications, if any. NARRATIVE TO CAUSE DEATH List the underlying cause, disease or event that initiated the events resulting in death LAST		56. RESPIRATORY FAILURE		57. BIPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO HRS	
58. RENAL FAILURE		59. UNK		60. AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO UNK	
61. HYPERKALEMIA		62. UNK		63. USED IN DETERMINING CAUSE? <input type="checkbox"/> YES <input type="checkbox"/> NO UNK	
64. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULATING IN THE UNDERLYING CAUSE GIVEN IN 107 METASTATIC NEUROENDOCRINE CARCINOMA					
65. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date.) NO		66. IF FEMALE, PREGNANT IN LAST MONTH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK		67. DATE (mm/dd/yy) 08/16/2014	
68. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT HOUR, DATE, AND PLACE STATED ON THE CAUSES STATED Occident Attended Since Occident Last Seen At (4) mm/dd/yy 08/11/2014		69. SIGNATURE AND TITLE OF CERTIFIER ► RIJSHABH SHAH, MD		70. LICENSE NUMBER A122686	
71. DATE (mm/dd/yy) 08/11/2014		72. TYPE AT TENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE RUSHABH SHAH, MD 2615 CHESTER AVE., BAKERSFIELD, CA 93301		73. DATE (mm/dd/yy) 08/16/2014	
74. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED ON THE CAUSES STATED MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Accidental <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending <input type="checkbox"/> Investigation <input type="checkbox"/> Could not be determined		75. INJURED AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK		76. INJURY DATE (mm/dd/yy) 08/16/2014	
77. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)		78. DATE (mm/dd/yy) 08/16/2014		79. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER RUSHABH SHAH, MD	
80. DATE (mm/dd/yy) 08/11/2014		81. DATE (mm/dd/yy) 08/11/2014		82. DATE (mm/dd/yy) 08/16/2014	
83. DATE (mm/dd/yy) 08/11/2014		84. DATE (mm/dd/yy) 08/11/2014		85. DATE (mm/dd/yy) 08/16/2014	
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▲ 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*

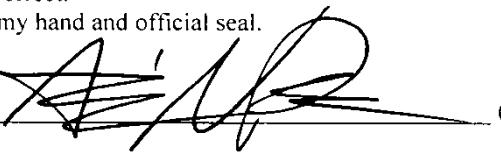
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

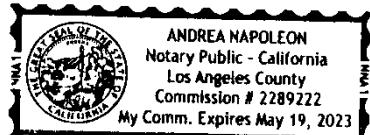
STATE OF CALIFORNIA §  
COUNTY OF LOS ANGELES §

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**

---

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

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



**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**



**015150173**

**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  
**AP#:** 3302-004-030

**Escrow No.:** 03-036524-LW

**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:

**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  
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

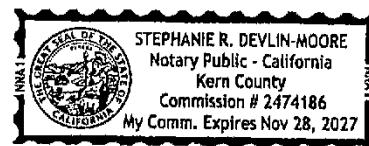
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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, 2015 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

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



**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 LLC

When recorded mail document to:

NAME Gilberto E. García-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)

22.00

0

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 LLC 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 LLC

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.

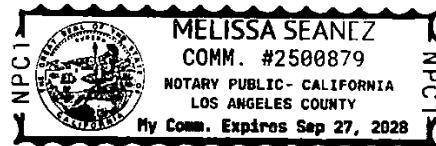
STATE OF CALIFORNIA}  
COUNTY OF Los Angeles } SS

On 02-20-25 before me, Melissa Seanez a Notary Public, personally appeared Judith N. Alvarado & Braulio Rodríguez 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

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8004128607  
8004128606-81  
8004128606-87  
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42	185° <sup>2</sup> AC
32°15'	
34	

(25)	1.22 $\pm$ A.C.	1.25 $\pm$ A.C.
(26)	2.50 $\pm$ A.C.	2.50 $\pm$ A.C.
(27)	2.52 $\pm$ A.C.	2.52 $\pm$ A.C.
(28)	2.52 $\pm$ A.C.	2.52 $\pm$ A.C.
(29)	2.52 $\pm$ A.C.	2.52 $\pm$ A.C.
(30)	2.52 $\pm$ A.C.	2.52 $\pm$ A.C.
(31)	2.52 $\pm$ A.C.	2.52 $\pm$ A.C.

69

FOR PREV. ASSMT SEE:  
3166-11

TAN, R.I.W.

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.