



Phone (800) 718-4853

Prepared For:

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

Property Profile

Property Address:

MOJAVE, CA

Assessor's Parcel No: **247-231-01-00-6**

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



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OLD REPUBLIC TITLE COMPANY**

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Property Information

Primary Owner : SAPHILOFF BARRY LIVING TRUST
Secondary Owner : N/A
Site Address :
MOJAVE, CA -
Mailing Address : 918 CLEARVIEW ST
TEHACHAPI, CA 93561-2353
Assessor Parcel Number : 247-231-01-00-6
Census Tract : N/A
Housing Tract Number : N/A
Lot Number : 1-48
Page Grid : -
Legal Description : Lot: 1-48 ; Block: 125 ; Abbreviated Description: LOT:1-48 BLK:125
CITY AQCTY, BLOCK 125, LOT 1-48

Property Characteristics

Bedrooms : 0 **Year Built :** N/A **Square Feet :** 0
Bathrooms : 0.0 **Garage :** N/A **Lot size :** 2.75 AC
Partial Bath : 0 **Fireplace :** N/A **Number of Units :** 0
Total Rooms : 0 **Pool/Spa :** N **Use Code :** Agricultural-Unimproved
Zoning : PL H **Vacant Land**

Sale Information

Transfer Date : **Document # :**
Transfer Value : N/A **Cost/Sq Feet :** N/A

Assessment/Tax Information

Assessed Value : \$1,700 **Tax Amount :** \$18.86
Land Value : \$1,700 **Tax Status :** Current
Improvement Value : \$0 **Tax Rate Area :** 94-029
Percent Improvement : 0 % **Homeowner Exemption :** N

Kern, California

Searched: 247-231-01-00

Non-Order Search

Tax Year:	2025-2026
Tax Cover:	10/10/2025
Searched By:	TOM DEBRULER
Searched On:	10/16/2025 11:56 AM

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:	247-231-01-00
Described As:	CITY AQCTY , BLOCK 125, LOT 1-48
Address:	
City:	UNINCORPORATED - COUNTY OF KERN
Billing Address:	918 CLEARVIEW ST TEHACHAPI CA 93561-2353
Assessed Owner(s):	SAPHILOFF BARRY LIVING TRUST
Search As:	Lot 22 of Block 125 Map 2/19 Lot 19 of Block 125 Map 2/19 Lot 42 of Block 125 Map 2/19 Lot 39 of Block 125 Map 2/19 Lot 2 of Block 125 Map 2/19 Lot 36 of Block 125 Map 2/19 Lot 13 of Block 125 Map 2/19 Lot 33 of Block 125 Map 2/19 Lot 10 of Block 125 Map 2/19 Lot 30 of Block 125 Map 2/19 Lot 16 of Block 125 Map 2/19 Lot 24 of Block 125 Map 2/19 Lot 1 of Block 125 Map 2/19 Lot 47 of Block 125 Map 2/19 Lot 7 of Block 125 Map 2/19 Lot 44 of Block 125 Map 2/19 Lot 4 of Block 125 Map 2/19 Lot 27 of Block 125 Map 2/19 Lot 38 of Block 125 Map 2/19 Lot 15 of Block 125 Map 2/19 Lot 35 of Block 125 Map 2/19 Lot 21 of Block 125 Map 2/19 Lot 41 of Block 125 Map 2/19 Lot 18 of Block 125 Map 2/19 Lot 6 of Block 125 Map 2/19 Lot 29 of Block 125 Map 2/19 Lot 12 of Block 125 Map 2/19 Lot 9 of Block 125 Map 2/19 Lot 32 of Block 125 Map 2/19 Lot 43 of Block 125 Map 2/19 Lot 26 of Block 125 Map 2/19 Lot 3 of Block 125 Map 2/19 Lot 40 of Block 125 Map 2/19 Lot 23 of Block 125 Map 2/19

Lot 46 of Block 125 Map 2/19
Lot 20 of Block 125 Map 2/19
Lot 17 of Block 125 Map 2/19
Lot 37 of Block 125 Map 2/19
Lot 14 of Block 125 Map 2/19
Lot 34 of Block 125 Map 2/19
Lot 8 of Block 125 Map 2/19
Lot 45 of Block 125 Map 2/19
Lot 31 of Block 125 Map 2/19
Lot 5 of Block 125 Map 2/19
Lot 28 of Block 125 Map 2/19
Lot 11 of Block 125 Map 2/19
Lot 48 of Block 125 Map 2/19
Lot 25 of Block 125 Map 2/19

Mailing Name(s): **ESCOTO MEGHAN TTEE**

Tax Rate Area:	094-029	Value	Conveyance Date: 07/05/1988
Use Code:	5000	Land: 1,700.00	Conveying Instrument: 6139/779
UNDEVELOPED LAND - LAND WITH MORE THAN 20 ACRES THAT WOULD BE OF MOUNTAINOUS OR DESERT NATURE WITH LITTLE LIKELIHOOD OF DEVELOPMENT		Improvements:	Date Transfer Acquired:
Region Code:		Personal Property:	Vesting:
Flood Zone:		Fixtures:	Year Built:
Zoning Code:		Inventory:	Year Last Modified:
Taxability Code:			
Tax Rate:	1.085882	Exemptions	Square Footage
Auditor Tax Rate:	1.085882	Homeowner:	Land: 119790
Bill #:	25-1182505-00-7	Inventory:	Improvements:
Issue Date:	09/04/2025	Personal Property:	
		Religious:	
		All Other:	Tax Defaulted:
		Net Taxable Value: 1,700.00	Total Tax: 18.46

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	9.23	0.92	12/10/2025	UNPAID		9.23
2nd	9.23	10.92	04/10/2026	UNPAID		9.23
						Total Balance: 18.46

Account	Special Lien Description	Amount
00280	COUNTY GENERAL TAX LEVY	18.46

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:	03/28/2023	Document #:	223034707
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:E2W2W2SW4 S07T30SR38E MDM		

Prepared for:

Todd Wohl

Phone:

Fax:

E-mail:

, -

Prepared by:

Reference: Agr. Vacant Land Comps 4 Mile Radius

Account Rep: Gary Bregman & Larry Christian

Phone:

Fax:

Email:

----Search Criteria ---

State/County: California - Kern

--- Subject Property ---

Parcel Number: 247-231-01-00-6

Site Address: , MOJAVE, CA, -

Radius in Miles: 4

--- Additional Criteria ---

Sale Date: >=10/16/2024

Sales Price Code: "F".

Use Code Description: "Rural/Agricultural-Vacant Land".

Output: All Records (3 of 3 Records)

Total Count: 3

'Do Not Call' Properties: 0

10/16/2025

1

Parcel	225-115-09-00-3	Site	CA 93501
Owner	VELUR HOLDINGS LLC	Mail	PO BOX 56867, SHERMAN OAKS, CA 91413-1867
Use	Rural/Agricultural-Vacant Land	Zone	A-1
Yr Blt	Sqft 0	Assd	\$30,315
Rms 0	Beds 0	Bths	0.00
Page & Grid -	Tax Amount \$350.77	Tax Rate Area	94-064
		Sale Amt	\$56,000
		Tract	Impr \$0
		PBaths	Lt Sz 1,716,264SF/39.40AC
			Lot
		Xmpt	None
			Tax Delinquent N

2

Parcel	225-285-01-00-9	Site	CA 93501
Owner	OASIS LAND LLC	Mail	4329 MOLINO, IRVINE, CA 92618-4830
Use	Rural/Agricultural-Vacant Land	Zone	A-1
Yr Blt	Sqft 0	Assd	\$14,565
Rms 0	Beds 0	Bths	0.00
Page & Grid -	Tax Amount \$168.53	Tax Rate Area	94-064
		Sale Amt	\$31,500
		Tract	Impr \$0
		PBaths	Lt Sz 871,200SF/20.00AC
			Lot
		Xmpt	None
			Tax Delinquent N

3

Parcel	247-103-08-00-3	Site	CA
Owner	KARLA SOSA	Mail	222 LEROY ST # 197, LOS ANGELES, CA 90012-1976
Use	Rural/Agricultural-Vacant Land	Zone	PL H
Yr Blt	Sqft 0	Assd	\$1,113
Rms 0	Beds 0	Bths	0.00
Page & Grid -	Tax Amount \$12.11	Tax Rate Area	94-029
		Sale Amt	\$24,500
		Tract	Impr \$0
		PBaths	Lt Sz 40,075SF/0.92AC
			Lot 1732
		Xmpt	None
			Tax Delinquent N

RECORDING REQUESTED BY

Timely Land Investments, Inc.

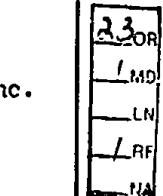
AND WHEN RECORDED MAIL TO

Barry Saphiloff

Street
Address
City &
State
Lancaster, Ca 93534

MAIL TAX STATEMENTS TO

Barry Saphiloff
P.O. Box 10058
Lancaster, Ca 93534



000828

BOOK 6139 PAGE 0779

1930 JUL-5 A & ZU

KERN COUNTY CLERK-RECODER

DRS 23.00

MEP 1.00

REC-FEE 1.00

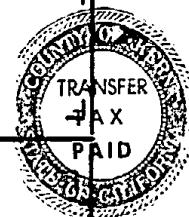
CHECK 25.00

6-15-88 001 601 70952
7-15-88

7 TAX 3.30

CHECK 3.30

6-15-88 001 601 70952
7-15-88



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

ALL	PTN.

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 3.30.

(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 _____, 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

Barry Saphiloff, a married man.

the following described real property in the
County of Kern, State of California:

BLOCK 125 OF AQUEDUCT CITY TRACT, IN THE UNINCORPORATED ARE OF THE
COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED MARCH 10,
1911 IN BOOK 2, PAGE 19 OF MAPS, IN THE OFFICE OF THF COUNTY RECORDER
OF SAID COUNTY.

EXCEPTING ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES
WITHIN AND UNDERLYING SAID LAND, AS RESERVED IN DEED, RECORDED
APRIL 22, 1976.

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 June 20, 1988

STATE OF CALIFORNIA, Los Angeles } SS.

On June 22, 1988, before me, the
undersigned Notary Public in and for said State, personally
appeared Philip S. Katsop,
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 Secretary.

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.

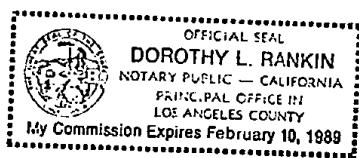
WITNESS my hand and official seal.

Signature Dorothy L. Rankin

Timely Land Investments, Inc.

By Philip S. Katsop President

By Dorothy L. Rankin Secretary



(This area for official notarial seal)

Title Order No.

Escrow or Loan No.

Description: CA Kern Document - Book Page 6139 779 Page 1 of 1
Order: Kw Comment: MAIL TAX STATEMENTS AS DIRECTED ABOVE

Laura Avila, Assessor – Recorder

Kern County Official Records

Recorded at the request of
Public

PRATTT1

3/28/2023

10:18 AM

RECORDING REQUESTED BY

Barry Saphiloff

DOC#: 223034707

Stat Types: 1 **Pages:** 3



Fees	19.00
Taxes	0.00
Others	228.00
PAID	\$247.00

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

TITLE(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: 181-412-19-8; 181-412-20-6; 103-020-11-1; 247-231-01-2

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 Kern County.

FOR NO CONSIDERATION, GRANTORS: **Barry Saphiloff, a widower who acquired title as a Married man,** 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 Kern, State of California:

SEE EXHIBIT "A" ATTACHED HERETO

Commonly known as: APN:181-412-19-8; 181-412-20-6; 103-020-11-1; 247-231-01-2

Dated: March 10, 2023

Barry Saphiloff by Meghan Escoto, as his attorney in fact

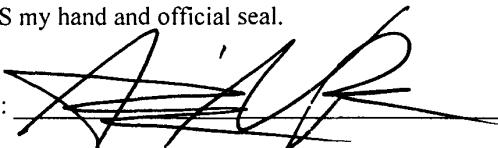
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

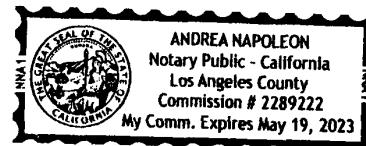
STATE OF CALIFORNIA §
COUNTY OF LOS ANGELES §

On March 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:  (Seal)



MAIL TAX STATEMENTS TO THE ADDRESS NOTED ABOVE

EXHIBIT "A"
LEGAL DESCRIPTION

The East Half of the West Half of the West Half of the Southwest Quarter of Section 7, Township 30 South, Range 38 East, Mount Diablo Meridian, in the County of Kern, State of California, according to the official plat of the survey of said land on file in the Bureau Land Management and approved on January 19, 1856.

EXCEPT that portion lying Northwesterly of existing County Road known as Redrock-Randsburg Road, as the same was established March 8, 1961.

RESERVING THEREFROM an easement of thirty-two (32) feet over the easterly portion of said land, for road and utility Purposes.

Also known as: Vacant Lot, Cantil, Kern County, CA 93311;

APN: 181-412-19-8

The West Half of the West Half of the West Half of the Southwest Quarter of Section 7, Township 30 South, Range 38 East, Mount Diablo Meridian, in the County of Kern, State of California, according to the official plat of the survey of said land on file in the Bureau of Land Management and approved on January 19, 1856.

EXCEPT that portion lying Northwesterly of existing County Road known as Redrock-Randsburg Road, as the same was established March 8, 1961.

RESERVING THEREFROM an easement of fifty-five (55) feet over the westerly portion of said land, for road and utility Purposes.

Also known as: Vacant Lot, Cantil, Kern County, CA 93311;

APN: 181-412-20-6

All of the East Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 3, Township 29 South, Range 24 East, M.D.B.M., in the County of Kern, State of California, according to the official plat thereof.

Excepting therefrom all oil, gas minerals, and other hydrocarbon substances within or underlying said land, as reserved in deeds of record, Book 4871 Page 97.

Also known as: Vacant Lot, Kern County, CA 93311;

APN: 103-020-11-1

Block 125 of Aqueduct City Tract, in the Unincorporated area of the County of Kern, State of California, as per Map recorded March 10, 1911 in Book 2, Page 19 of Maps, in the office of the County recorder of said County.

Excepting all oil, gas, minerals and other hydrocarbon substances within and underlying said land, as reserved in deed, recorded April 22, 1976.

Also known as: Vacant Lot, Unincorporated area of Kern County, CA 93311;

APN: 247-231-01-2

