



Phone (800) 718-4853

**Prepared For:**

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

## Property Profile

Property Address:

**CA**

Assessor's Parcel No: **181-412-19-00-9**

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 :**  
CA -  
**Mailing Address :** 918 CLEARVIEW ST  
TEHACHAPI, CA 93561-2353  
**Assessor Parcel Number :** 181-412-19-00-9  
**Census Tract :** 0065.00  
**Housing Tract Number :** N/A  
**Lot Number :** N/A  
**Page Grid :** -  
**Legal Description :** Abbreviated Description: SEC/TWN/RNG/MER:SEC 07 TWN 30 RNG 38  
SECTION 7, TOWNSHIP 30, RANGE 38, QUARTER

## Property Characteristics

**Bedrooms :** 0      **Year Built :** N/A      **Square Feet :** 0  
**Bathrooms :** 0.0      **Garage :** N/A      **Lot size :** 12.41 AC  
**Partial Bath :** 0      **Fireplace :** N/A      **Number of Units :** 0  
**Total Rooms :** 0      **Pool/Spa :** N      **Use Code :** Residential-Vacant Land  
**Zoning :** N/A

## Sale Information

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

## Assessment/Tax Information

**Assessed Value :** \$11,945      **Tax Amount :** \$153.25  
**Land Value :** \$11,945      **Tax Status :** Current  
**Improvement Value :** \$0      **Tax Rate Area :** 94-034  
**Percent Improvement :** 0 %      **Homeowner Exemption :** N

Kern, California

**Searched: 181-412-19-00**

Non-Order Search

 Tax Year: 2025-2026  
 Tax Cover: 10/10/2025  
 Searched By: TOM DEBRULER  
 Searched On: 10/16/2025 1:29 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>181-412-19-00</b>
Described As:	<b>SECTION 7 , TOWNSHIP 30 , RANGE 38 , QUARTER</b>
Address:	
City:	<b>UNINCORPORATED - COUNTY OF KERN</b>
Billing Address:	<b>918 CLEARVIEW ST TEHACHAPI CA 93561-2353</b>
Assessed Owner(s):	<b>SAPHILOFF BARRY LIVING TRUST</b>
Search As:	<b>Tax ID 181-412 Parcel 19</b>
Mailing Name(s):	<b>ESCOTO MEGHAN TTEE</b>

Tax Rate Area:	<b>094-034</b>	Value		Conveyance Date:	<b>08/31/1980</b>
Use Code:	<b>0080</b>	Land:	<b>11,945.00</b>	Conveying Instrument:	<b>5305/652</b>
	<b>LAND WITH 7 TO 20 ACRES INCLUSIVE THAT IS NOT ZONED R-2, R-3, R-4, COMMERCIAL OR INDUSTRIAL</b>	Improvements:		Date Transfer Acquired:	
		Personal Property:		Vesting:	
		Fixtures:		Year Built:	
		Inventory:		Year Last Modified:	
		<b>Exemptions</b>			
		Homeowner:		<b>Square Footage</b>	
		Inventory:		Land:	<b>540580</b>
		Personal Property:		Improvements:	
		Religious:		Tax Defaulted:	
		All Other:		Total Tax:	<b>144.33</b>
		Net Taxable Value:	<b>11,945.00</b>		
Bill #:	<b>25-1118789-00-0</b>				
Issue Date:	<b>09/04/2025</b>				

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
<b>1st</b>	<b>72.17</b>	<b>7.21</b>	<b>12/10/2025</b>	<b>UNPAID</b>		<b>72.17</b>
<b>2nd</b>	<b>72.16</b>	<b>17.21</b>	<b>04/10/2026</b>	<b>UNPAID</b>		<b>72.16</b>
<b>Total Balance:</b>						<b>144.33</b>

Account	Special Lien Description	Amount
<b>00280</b>	<b>COUNTY GENERAL TAX LEVY</b>	<b>144.33</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:	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:** Res. Vacant Land Comps 4 Mile Radius

**Account Rep:** Gary Bregman & Larry Christian

Phone:

Fax:

Email:

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**----Search Criteria ---**

State/County: California - Kern

--- Subject Property ---

Parcel Number: 181-412-19-00-9

Site Address: , , CA, -

Radius in Miles: 4

--- Additional Criteria ---

Sale Date: >=10/16/2024

Sales Price Code: "F".

Use Code Description: "Residential-Vacant Land".

**Output:** All Records (3 of 3 Records)

**Total Count:** 3

**'Do Not Call' Properties:** 0

10/16/2025

1

Parcel	181-070-12-01-5	Site	CANTIL, CA 93519
Owner	JESSE & AYOLEONE SEALEY	Mail	2441 SAINT CLAIR DR, TEMPLE HILLS, MD 20748-3237
Use	Residential-Vacant Land	Zone	E (2 1/2)
Yr Blt	Sqft 0	Assd	\$8,300
Rms 0	Beds 0	Bths	0.00
Page & Grid -	Tax Amount \$26.36	Tax Rate Area	94-034
		Sale Amt	\$8,500
		Tract	Impr \$0
		PBaths	Lt Sz 108,900SF/2.50AC
			Lot
		Xmpt	None
			Tax Delinquent N

2

Parcel	181-130-04-00-0	Site	CANTIL, CA 93519
Owner	SOLEIL RENEWABLE ENERGY LLC	Mail	11041 SANTA MONICA BLVD # 714, LOS ANGELES, CA 90025-
Use	Residential-Vacant Land	Zone	E20/RS
Yr Blt	Sqft 0	Assd	\$15,000
Rms 0	Beds 0	Bths	0.00
Page & Grid -	Tax Amount \$130.86	Tax Rate Area	94-034
		Sale Amt	\$1,333,000
		Tract	Impr \$0
		PBaths	Lt Sz 415,562SF/9.54AC
			Lot
		Xmpt	None
			Tax Delinquent N

3

Parcel	181-262-38-00-1	Site	CANTIL, CA 93519
Owner	ERIC & STEPHANIE ALVAREZ	Mail	PO BOX 291298, PHELAN, CA 92329-1298
Use	Residential-Vacant Land	Zone	
Yr Blt	Sqft 0	Assd	\$3,000
Rms 0	Beds 0	Bths	0.00
Page & Grid -	Tax Amount \$39.25	Tax Rate Area	94-034
		Sale Amt	\$12,000
		Tract	Impr \$0
		PBaths	Lt Sz 108,900SF/2.50AC
			Lot
		Xmpt	None
			Tax Delinquent N

**NUNEZ JAVIER****10511 LAKE RD  
CANTIL, CA 93519****APN: 181-262-33-00-6****Bedrooms: 3****Square Feet: 960****Bathrooms: 2****Year Built: 2000****Lot size: 3****Sale Date:****Garage:****Land Use: Mobile home****TOLENTINO FAMILY TRUST****10509 LAKE RD  
CANTIL, CA 93519****APN: 181-262-34-00-9****Bedrooms: 0****Square Feet: 0****Bathrooms: 0****Year Built:****Lot size: 3****Sale Date:****Garage:****Land Use: Residential-Vacant Land**

RECORDING REQUESTED BY

MAJOR INVESTMENTS, INC.

AND WHEN RECORDED MAIL TO

Name: BARRY SAPHILOFF  
Street Address: 2356 NO. ELMDALE AVE.  
City & State: SIMI, CA 93065

A 3.00 DRS  
R3298, A DR/11/80 3.00 CASH

BOOK 5305 PAGE 652

1980 AUG 11 PM 2:23

RECORDED BY  
RAY A. VERCAMMEN  
KERN COUNTY RECORDER

MAIL TAX STATEMENTS TO  
Name: BARRY SAPHILOFF  
Street Address: 2356 NO. ELMDALE AVE.  
City & State: SIMI, CA 93065

3- 

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
**Corporation Grant Deed**

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N.

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$ 6.65.  
 computed on full value of property conveyed, or  
 computed on full value less value of liens and encumbrances remaining at time of sale.  
( Unincorporated area: ( City of CANTIL AREA, and  
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
MAJOR 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 **CANTIL AREA**  
County of **KERN**, State of California:

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 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 thirty-two (32) feet over the easterly portion of said land, for road and utility purposes.

THIS DEED IS GIVEN IN FULLFILLMENT OF AGREEMENT OF SALE DATED **OCTOBER 25, 1980**

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 30, 1980

STATE OF CALIFORNIA LOS ANGELES } SS.

COUNTY OF LOS ANGELES }  
On July 5, 1980 before me, the undersigned, a Notary Public in and for said State, personally appeared

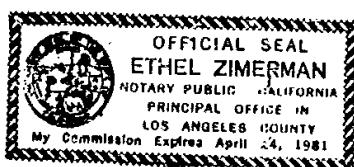
known to me to be the PHILIP S. KATSOFF President, and

Secretary of the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the Corporation, therein named, 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 hard and official seal.

  
Signature ETHEL ZIMMERMAN

By Philip S. Katsoff President  
By Philip S. Katsoff Secretary



(This area for official notarial seal)

Title Order No.

Escrow or Loan No.

Description: CA Kern Document - Book Page 5305 652 Page 1 of 1  
Order: DDS 1 Comment: MAIL TAX STATEMENTS AS DIRECTED ABOVE

**Laura Avila, Assessor – Recorder**  
Kern County Official Records

PRATTT1  
3/28/2023

10:18 AM

Recorded at the request of  
Public

**RECORDING REQUESTED BY**

Barry Saphiloff

DOC# : **223034707**

Stat Types: 1 Pages: **3**



Fees	19.00
Taxes	0.00
Others	228.00
<b>PAID</b>	<b>\$247.00</b>

**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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**TITLE(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: 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*

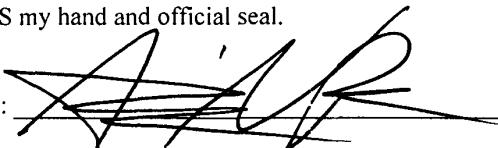
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

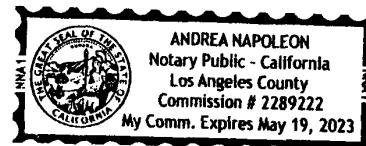
STATE OF CALIFORNIA §  
COUNTY OF LOS ANGELES §

On March 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"**  
**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**

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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**

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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**

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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**

