



Phone (800) 718-4853

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

Property Profile

Property Address: **VIC AVE H6 165 STE**
LANCASTER, CA 93535

Assessor's Parcel No: **3358-009-118**

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



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

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Property Information

Primary Owner : ESCOTO MEGHAN
Secondary Owner : BARRY SAPHILOFF TRUST
Site Address : VIC AVE H6 165 STE
LANCASTER, CA 93535-
Mailing Address : 918 CLEARVIEW ST
TEHACHAPI, CA 93561-2353
Assessor Parcel Number : 3358-009-118
Census Tract : N/A
Housing Tract Number : N/A
Lot Number : N/A
Page Grid : -
Legal Description : Abbreviated Description: SEC/TWN/RNG/MER:SEC 09 TWN 07N RNG 09W
NE 1/4 OF SE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 9 T7N R 9W

Property Characteristics

Bedrooms : 0	Year Built : N/A	Square Feet : 0
Bathrooms : 0.0	Garage : N/A	Lot size : 2.5 AC
Partial Bath : 0	Fireplace : N/A	Number of Units : 0
Total Rooms : 0	Pool/Spa : N	Use Code : Agricultural-Unimproved Vacant Land
Zoning : LCA11*		

Sale Information

Transfer Date : 03/28/2023	Document # : 23-0195504
Transfer Value : N/A	Cost/Sq Feet : N/A

Assessment/Tax Information

Assessed Value : \$23,452	Tax Amount : \$310.67
Land Value : \$23,452	Tax Status : Current
Improvement Value : \$0	Tax Rate Area : 3-449
Percent Improvement : 0 %	Homeowner Exemption : N



Tax Search



Los Angeles, California
Searched: 3358-009-118
Non-Order Search

Tax Year: 2025-2026
Tax Cover: 10/03/2025
Searched By: TOM DEBRULER
Searched On: 10/15/2025 8:37 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:	3358-009-118
Described As:	NE 1/4 OF SE 1/4OF NW 1/4 OF NE 1/4 OF SEC 9 T7N R 9W
Address:	VAC/VIC AVE H6/165 STE
City:	UNINCORPORATED - COUNTY OF LOS ANGELES
Billing Address:	918 CLEARVIEW ST TEHACHAPI CA 93561
Assessed Owner(s):	ESCOTO,MEGHAN TR BARRY SAPHILOFF TRUST
Search As:	Tax ID 3358-9 of Parcel 118

Tax Rate Area:	03449	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:	LCA11*	Inventory:	Year Last Modified:
Taxability Code:		Exemptions	
Tax Rate:	1.324705	Homeowner:	Square Footage
Auditor Tax Rate:	1.174484	Inventory:	Land:
		Personal Property:	Improvements:
		Religious:	Tax Defaulted:
		All Other:	
Bill #:		Net Taxable Value:	Total Tax:
Issue Date:	03/06/2026	23,452.00	310.67

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	155.34	15.53	04/30/2026	UNPAID		155.34
2nd	155.33	25.53	04/30/2026	UNPAID		155.33
Total Balance:						310.67

Account	Special Lien Description	Amount
00311	COUNTY LIBRARY SERVICES	35.23

THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. PROPERTY INSIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.

*** END OF REPORT ***



SUBJECT PROPERTY HISTORY

Prior Transfer

Recording Date:	04/07/2023	Document #:	23-0222695
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	Transfer Tax on doc. indicated as
Lender Name:			
Buyer Name:	ESCOTO, MEGHAN; THE BARRY SAPHILOFF LIVING TRUST,		
Buyer Vesting:	Living Trust		
Sell Name:	SAPHILOFF, BARRY		
City/Muni/Twp:	TEHACHAPI		
Legal:	CITY:UNINCORPORATED SEC/TWN/RNG/MER:NE4SW4NE4 S33T08NR09W SBBM		

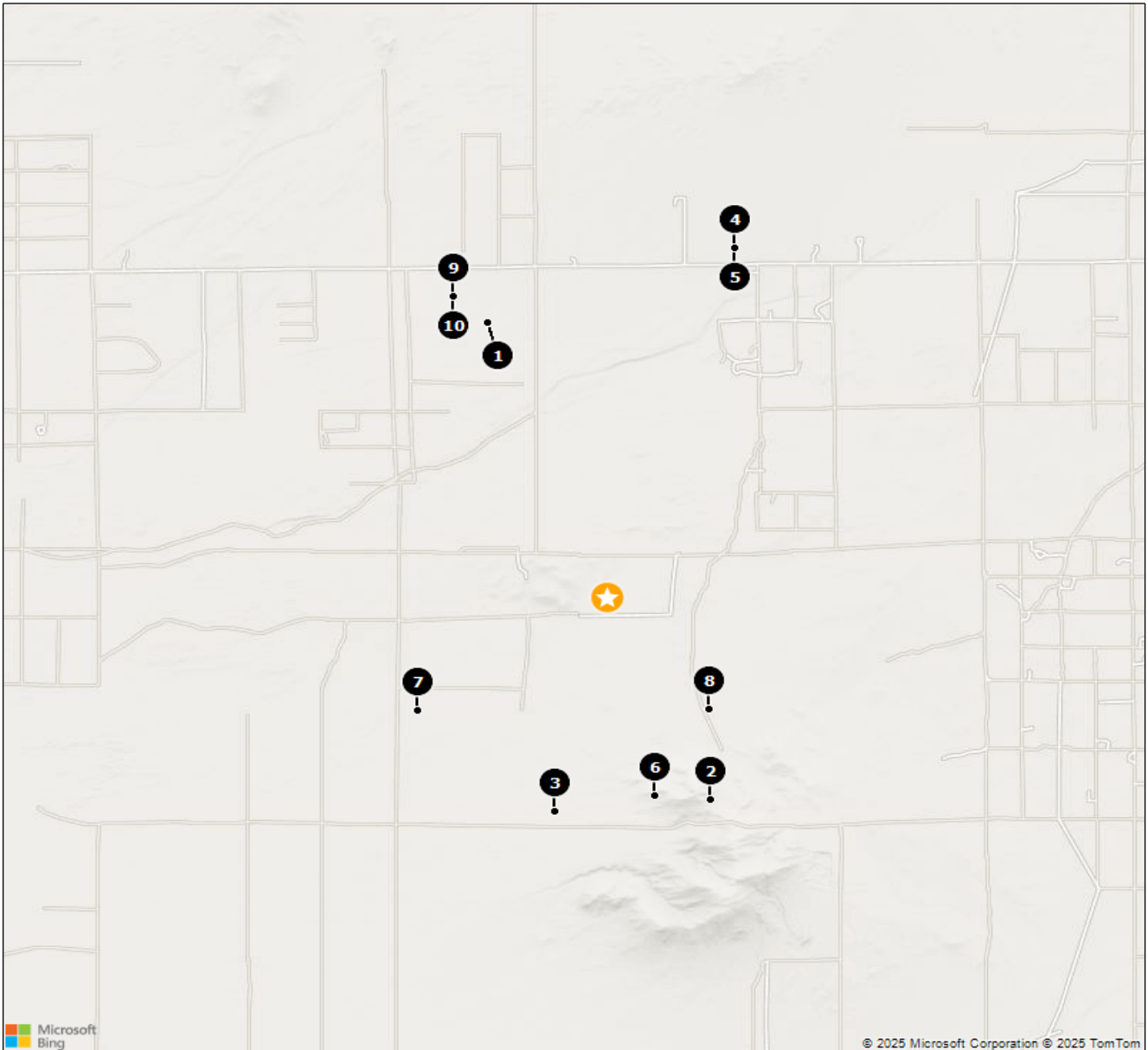
Prior Transfer

Recording Date:	03/28/2023	Document #:	23-0195504
Price:		Document Type:	Aff Death JT
First TD:		Type of Sale:	Price as "0", "None", "No
Lender Name:			
Buyer Name:	SAPHILOFF, BARRY		
Buyer Vesting:			
Sell Name:	SAPHILOFF, BARRY; SAPHILOFF, BRIDGET		
City/Muni/Twp:	TEHACHAPI		
Legal:	SEC/TWN/RNG/MER:NE4SW4NE4 S09T07NR09W		

Prior Transfer

Recording Date:	02/06/2003	Document #:	
Price:		Document Type:	N/A
First TD:		Type of Sale:	Price Per Public Records
Lender Name:	N/A		
Buyer Name:	N/A		
Buyer Vesting:			
Sell Name:	N/A		
City/Muni/Twp:	N/A		
Legal:	SEC/TWN/RNG/MER:SEC 09 TWN 07N RNG 09W NE 1/4 OF SE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 9 T7N R 9W		

**VIC AVE H6 165 STE
LANCASTER, CA 93535-**



Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
1. Vic Ave G4 165 Ste, Lancaster	05/05/2025	\$11,500	0	0		2.643
2. Vic Ave I 170 Ste, Lancaster	04/28/2025	\$1,500	0	0		2.584
3. Cor Ave I Drt 165 Ste, Lancaster	03/25/2025	\$16,000	0	0		4.367
4. Ave G Vic 172 Ste, Hi Vista	03/24/2025	\$35,000	0	0		2.376
5. Ave G Vic 172 Ste, Hi Vista	03/21/2025	\$19,500	0	0		2.376
6. Ave H12 Vic 165th Ste, Lancaster	01/23/2025	\$33,500	0	0		39.558
7. 160 Ste Drt Vic Ave H8, Lancaster	01/16/2025	\$7,381	0	0		2.535
8. Vic Ave H8 170th Ste, Lancaster	10/09/2024	\$25,000	0	0		10.336

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10/15/2025 17:37:13 PM

Customer Service Rep: Tom De Bruler

9. Vic Ave G 160 Ste, Lancaster	08/02/2024	\$8,000	0	0	2.746
10. Vic Ave G 160 Ste, Lancaster	07/16/2024	\$3,000	0	0	2.746



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:	2	3	40
Living Area (SqFt):	0	0	0
Sale Price:	\$1,500	\$13,750	\$35,000
Year Built:	0	0	0
Age:	0	0	0

Subject Property

Sale Date: 03/28/2023 **Year Built:** N/A **Price:** N/A **Pool:** N
Lot Size: 2.5 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 G4 165 STE LANCASTER, CA 93535	05/05/2025	\$11,500	\$0	0	0		2.64 AC	N/A
Owner: CORNEJO, JAVIER ADONIS LOPEZ; LOPEZ Seller: EAGLE DESERT VISTA CORPORATION, APN: 3358-007-051 Document #: 25-0291845 Legal: Sec/Twnship/Range: NW4 S04T07NR09W Abbreviated Description: PORTION LOT2 Land Use: Agricultural-Unimproved Vacant Land Located approximately 1.10 miles from subject property.									
2	VIC AVE I 170 STE LANCASTER, CA 93535	04/28/2025	\$1,500	\$0	0	0		2.58 AC	N/A
Owner: GUITIERREZ, NAPOLES Seller: FREEMAN, DEBORAH ANN APN: 3350-014-049 Document #: 25-0275787 Legal: Sec/Twnship/Range: N2S2SW4SW4SW4 S10T07NR09W Land Use: Agricultural-Unimproved Vacant Land Located approximately 0.83 miles from subject property.									
3	COR AVE I DRT 165 STE LANCASTER, CA 93535	03/25/2025	\$16,000	\$0	0	0		4.37 AC	N/A
Owner: PHELPS, SINDA Seller: KIEFERLAND LLC, APN: 3358-009-028 Document #: 25-0189708 Legal: Sec/Twnship/Range: S2S2W2W2W2SE4 S09T07NR09W SBBM City/Muni/Twp: UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land Located approximately 0.81 miles from subject property.									
4	AVE G VIC 172 STE HI VISTA, CA 93535	03/24/2025	\$35,000	\$0	0	0		2.38 AC	N/A
Owner: GERBER, GLORIA NELLY; GUTIERREZ, Seller: KARPERS INVESTMENTS LLC, APN: 3316-020-051 Document #: 25-0184124 Legal: Sec/Twnship/Range: E2W2E2S2SW4SW4 S34T08NR09W SBM City/Muni/Twp: HI VISTA Land Use: Agricultural-Unimproved Vacant Land Located approximately 1.37 miles from subject property.									

Comparable Sales Data

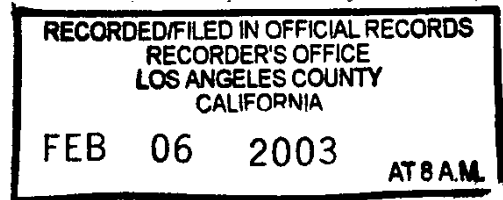
No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
5	AVE G VIC 172 STE HI VISTA, CA 93535	03/21/2025	\$19,500	\$0	0	0		2.38 AC	N/A
	Owner: KARPERS INVESTMENTS LLC, Seller: ALRF2 LLC, APN: 3316-020-051 Document #: 25-0182972 Legal: Sec/Twnship/Range:E2W2E2S2SW4SW4 S34T08NR09W SBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land Located approximately 1.37 miles from subject property.								
6	AVE H12 VIC 165TH STE LANCASTER, CA 93535	01/23/2025	\$33,500	\$0	0	0		39.56 AC	N/A
	Owner: GOVINDARAJ, RAJKUMAR; NARASIMHAN, Seller: BENINK, ERIC J APN: 3358-009-033 Document #: 25-0044830 Legal: Sec/Twnship/Range:SE4SE4 S09T07NR09W SBBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land Located approximately 0.76 miles from subject property.								
7	160 STE DRT VIC AVE H8 LANCASTER, CA 93535	01/16/2025	\$7,381	\$0	0	0		2.54 AC	N/A
	Owner: DEKLE, ELVIN R Seller: WPL HOLDINGS LLC, APN: 3358-009-069 Document #: 25-0032785 Legal: Sec/Twnship/Range:W2N2S2N2NW4SW4 S09T07NR09W SBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land Located approximately 0.78 miles from subject property.								
8	VIC AVE H8 170TH STE LANCASTER, CA 93535	10/09/2024	\$25,000	\$0	0	0		10.34 AC	N/A
	Owner: VALENZUELA, HUGO ROLANDO SOLARES; Seller: HAREL, REUVEN; THE REUVEN HAREL APN: 3350-014-007 Document #: 24-0690179 Legal: Sec/Twnship/Range:NW4NW4 S10T07NR09W SBBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land Located approximately 0.54 miles from subject property.								
9	VIC AVE G 160 STE LANCASTER, CA 93535	08/02/2024	\$8,000	\$0	0	0		2.75 AC	N/A
	Owner: LIMA, LILIANA Seller: HOME EQUITY OPTIONS LLC, APN: 3358-007-025 Document #: 24-0517370 Legal: Sec/Twnship/Range:NW4 S04T07NR09W SBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land Located approximately 1.24 miles from subject property.								
10	VIC AVE G 160 STE LANCASTER, CA 93535	07/16/2024	\$3,000	\$0	0	0		2.75 AC	N/A
	Owner: HOME EQUITY OPTIONS LLC, Seller: GOVINDARAJU, MAJORKUMAR APN: 3358-007-025 Document #: 24-0467294 Legal: Lot:1 Sec/Twnship/Range:NW43 S04T07NR09W SBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land Located approximately 1.24 miles from subject property.								



IRA SERVICES TRUST COMPANY CSTDN 170 STE DRT VIC AVE H4 STE LANCASTER, CA 93535 APN: 3358-009-067 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 10 Sale Date: 11/01/2013 Garage: Land Use: Agricultural-Unimproved Vacant Land	IMAM KHALID VIC AVE H 170 STE HI VISTA, CA 93535 APN: 3350-013-036 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 10 Sale Date: 01/20/2021 Garage: Land Use: Agricultural-Unimproved Vacant Land
ANDERSON JULIE M 170 VIC AVE H4 HI VISTA, CA 93535 APN: 3350-013-079 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 3 Sale Date: 08/28/2007 Garage: Land Use: Agricultural-Unimproved Vacant Land	IMAM KHALID VIC AVE H 171 STE HI VISTA, CA 93535 APN: 3350-013-037 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 20 Sale Date: 01/20/2021 Garage: Land Use: Agricultural-Unimproved Vacant Land
NGUYEN HIEP T & MARY C VIC AVE H4 171 STE HI VISTA, CA 93535 APN: 3350-013-064 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 5 Sale Date: 04/05/1988 Garage: Land Use: Agricultural-Unimproved Vacant Land	SHIN JEONG HEE VIC AVE H4 172 STE HI VISTA, CA 93535 APN: 3350-013-060 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 3 Sale Date: 11/18/2002 Garage: Land Use: Residential-Vacant Land
IMAM KHALID VIC AVE H 172 STE HI VISTA, CA 93535 APN: 3350-013-038 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 10 Sale Date: 01/20/2021 Garage: Land Use: Agricultural-Unimproved Vacant Land	SHIN JEONG HEE VIC AVE H4 172 STE HI VISTA, CA 93535 APN: 3350-013-059 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 3 Sale Date: 10/26/1982 Garage: Land Use: Residential-Vacant Land
BADUA JOSEFINA M VIC AVE H7 182 STE HI VISTA, CA 93535 APN: 3350-013-058 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 3 Sale Date: 05/25/2022 Garage: Land Use: Agricultural-Unimproved Vacant Land	JUNG DAVID VIC AVE H2 182 STE HI VISTA, CA 93535 APN: 3350-013-053 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 3 Sale Date: 04/26/2007 Garage: Land Use: Agricultural-Unimproved Vacant Land

This page is part of your document - DO NOT DISCARD

03-0362849



TITLE(S) :

DEED



FEE

D.T.T



CODE
20

CODE
19

CODE
9

SURVEY, MONUMENT FEE \$10. CODE 9

NOTIFICATION SENT-

Assessor's Identification Number (AIN)

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

Number of Parcels Shown

3314 - 007 - 090

001

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUESTED BY

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

03 0362849

2

Name **Barry & Bridget Saphiloff**
Street Address **29920 Goldspike Rd**
City & State Zip **Tehachapi, CA 93561**
Title Order No. _____ Escrow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THIS IS A BONEFIDE GIFT AND THE GRANTOR RECEIVED
The undersigned grantor declares that the documentary transfer tax is \$ **NOTHING IN RETURN, R.T.** and is **11911.2**
☒ computed on the full value of the interest or property conveyed, or is

☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in

☒ unincorporated area ☐ city of **H. VISTA AREA OF L.A. COUNTY**

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

Philip and Anna Katsof, as joint tenants
hereby GRANT(S) to

This document filed for recording by Equity
Title Company as an accommodation only.
It has not been examined as to its execution,
or as to its effect upon the title.

HARRY SAPHILOFF AND BRIDGET SAPHILOFF AS JOINT TENANTS

the following described real property in the
county of **Los Angeles**, state of California:

The Northeast quarter of the Southeast quarter of the Northwest
quarter of the Northeast quarter Section 9 Township 7 North Range
9 West S.B.B.M.

RESERVING THEREFROM an easement of thirty-two (32) feet on the
Northerly and Easterly of said land, for Roadway, Public Utilities
and Sanitary Sewer purposes.

Dated **10/31/02**

STATE OF CALIFORNIA } S.S.
COUNTY OF **Clark**
On **October 31, 2002** before me,

Toni Powers
a Notary Public in and for said County and State, personally appeared

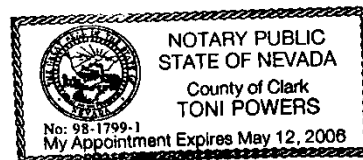
Philip Katsof
Anna Katsof

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
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

4

This page is part of your document - DO NOT DISCARD



20230195506



Pages:
0004

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

03/28/23 AT 01:55PM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	103.00



LEADSHEET



202303280660009

00023309493



013989483

SEQ:
03

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: 3314-007-090

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT OF DEATH OF JOINT TENANT

STATE OF CALIFORNIA §
COUNTY OF LOS ANGELES §

Barry Saphiloff, (who inadvertently acquired title as Harry Saphiloff) of legal age, being first duly sworn according to law, deposes and says:

That **Bridget Ann Saphiloff**, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as **Bridget Saphiloff** named as one of the parties in that certain GRANT DEED dated October 31, 2002, executed by PHILIP AND ANNA KATSOFF, AS JOINT TENANTS, TO HARRY SAPHILOFF AND BRIDGET SAPHILOFF AS JOINT TENANTS,

Through a Scrivener's error title was confirmed to "HARRY SAPHILOFF" and recorded as Instrument No. 03-0362849 on February 06, 2003, of Official Records of Los Angeles County, California, covering the following described property is situated in the County of Los Angeles, State of California:

The Northwest quarter of the Southeast quarter of the Northwest quarter of the Northeast quarter Section 9, Township 7 North, Range 9 West, S.B.B.M.

RESERVING THEREFROM an easement of thirty-two (32) feet on the Northerly and Easterly of said land, for Roadway, Public Utilities and Sanitary Sewer Purposes.

Also known as: Vacant Land, California 93535; APN: 3314-007-090.

Dated: March 10, 2023

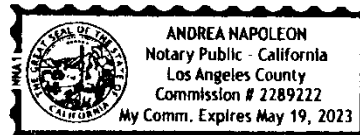
Barry Saphiloff by Meghan Escoto, as his attorney in fact.

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 10th 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

CERTIFICATE OF DEATH

3201415003275

STATE FILE NUMBER		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT - FIRST (Given)		3. LAST (Family)	
BRIDGET		SAPHILOFF	
2. MIDDLE		4. DATE OF BIRTH (mm/dd/yyyy)	
ANN		02/09/1952	
5. AGE Yrs.		6. SEX	
62		F	
7. DATE OF DEATH (mm/dd/yyyy)		8. HOUR (24 Hours)	
08/11/2014		0213	
9. BIRTH STATE/FOREIGN COUNTRY		10. SOCIAL SECURITY NUMBER	
NY		1517	
11. EVER IN U.S. ARMED FORCES?		12. MARITAL STATUS (at Time of Death)	
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		MARRIED	
13. EDUCATION - Highest Level/Degree (See instructions on back)		14. DECEDENT'S RACE - (Up to 3 races may be listed (see instructions on back))	
MASTER'S		CAUCASIAN	
15. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED		16. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.)	
SCHOOL DISTRICT NURSE		MEDICAL	
17. DECEDENT'S RESIDENCE (Street and number, or location)		18. YEARS IN OCCUPATION	
2200 STEVEN CT.		13	
19. CITY		20. COUNTY/PROVINCE	
BAKERSFIELD		KERN	
21. ZIP CODE		22. YEARS IN COUNTY	
93306		20	
23. STATE/FOREIGN COUNTRY		24. YEARS IN COUNTY	
CA		20	
25. INFORMANT'S NAME, RELATIONSHIP		26. INFORMANT'S MAILING ADDRESS (Street and number, or P.O. box number, city or town, state and zip)	
BARRY SAPHILOFF, HUSBAND		2200 STEVEN CT., BAKERSFIELD, CA 93306	
27. NAME OF SURVIVING SPOUSE/POSP - FIRST		28. MIDDLE	
BARRY		-	
29. LAST (BIRTH NAME)		30. LAST (BIRTH NAME)	
SAPHILOFF		SAPHILOFF	
31. NAME OF FATHER/PARENT - FIRST		32. MIDDLE	
DAVID		-	
33. LAST (BIRTH NAME)		34. BIRTH STATE	
MCBRIDE		IRELAND	
35. NAME OF MOTHER/PARENT - FIRST		36. MIDDLE	
PHYLLIS		-	
37. LAST (BIRTH NAME)		38. BIRTH STATE	
POTVIN		MA	
39. DISPOSITION DATE (mm/dd/yyyy)		40. PLACE OF FINAL DISPOSITION (Residence of Barry Saphiloff)	
08/18/2014		2200 STEVEN CT., BAKERSFIELD, CA 93306	
41. TYPE OF DISPOSITION		42. SIGNATURE OF EMBALMER	
CR/RES		NOT EMBALMED	
43. NAME OF FUNERAL ESTABLISHMENT		44. LICENSE NUMBER	
WOOD FAMILY FUNERAL SERVICE, INC.		FD1405	
45. SIGNATURE OF LOCAL REGISTRAR		46. DATE (mm/dd/yyyy)	
CLAUDIA JONAH, MD		08/18/2014	
47. PLACE OF DEATH		48. IF HOSPITAL, SPECIFY ONE	
SAN JOAQUIN COMMUNITY HOSPITAL		HOSPITAL	
49. COUNTY		50. CITY	
KERN		BAKERSFIELD	
51. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location)		52. CITY	
2615 CHESTER AVE.		BAKERSFIELD	
53. CAUSE OF DEATH		54. TIME INTERVAL BETWEEN DEATH AND DEATH CERTIFICATE	
IMMEDIATE CAUSE (Final disease or condition resulting in death)		MINS	
A. CARDIOPULMONARY ARREST		HRS	
B. RESPIRATORY FAILURE		UNK	
C. RENAL FAILURE		UNK	
D. HYPERKALEMIA		UNK	
55. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 53		56. IF FEMALE, PREGNANT IN LAST YEAR?	
METASTATIC NEUROENDOCRINE CARCINOMA		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNK <input type="checkbox"/>	
57. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 55 OR 117? If yes, list type of operation and date.		58. IF FEMALE, PREGNANT IN LAST YEAR?	
NO		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNK <input type="checkbox"/>	
59. I CERTIFY THAT THE DECEASED IS KNOWN TO ME OR I HAVE BEEN INFORMED BY THE DECEASED'S NEXT OF KIN		60. SIGNATURE AND TITLE OF CERTIFIER	
RUSHABH SHAH, MD		RUSHABH SHAH, MD	
61. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE		62. LICENSE NUMBER	
RUSHABH SHAH, MD		A122686	
63. DATE OF DEATH		64. DATE OF CERTIFICATE	
08/11/2014		08/16/2014	
65. I CERTIFY THAT THE INJURY OR CONDITION OCCURRED AT THE HOUR, DATE AND PLACE STATED HEREON		66. INJURED AT WORK?	
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNK <input type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNK <input type="checkbox"/>	
67. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)		68. DATE OF INJURY	
2615 CHESTER AVE.		08/11/2014	
69. DESCRIBE HOW INJURY OCCURRED (Event which resulted in injury)		70. HOUR (24 Hours)	
125. LOCATION OF INJURY (Street and number, or location, and city, and zip)		71. DATE OF INJURY	
2615 CHESTER AVE.		08/11/2014	
72. SIGNATURE OF CORONER / DEPUTY CORONER		73. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	
LAURA AVILA		LAURA AVILA	
74. STATE REGISTRAR		75. FAX AUTH.	
A		FAX AUTH.	

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

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

DATE ISSUED

MAR 20 2023

This copy is not valid unless prepared on an engraved border displaying the date, seal and signature of the County Recorder

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

001216522

LAURA AVILA
ASSessor RECORDER

CAKERN-102



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20230195504



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

00023309491



013989483

SEQ:
01

DAR - Courier (Upfront Scan)



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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 3358-009-118

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT OF DEATH OF JOINT TENANT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

§
§

Barry 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 BARRY SAPHILOFF AND BRIDGET SAPHILOFF AS JOINT TENANTS, recorded as Instrument No. 03-0362850 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:

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.

Dated: March 10, 2023

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

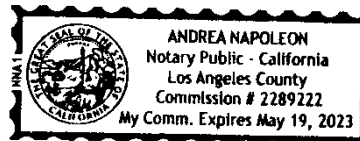
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

§
§

Subscribed and sworn to (or affirmed) before me on this 10th 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

CERTIFICATE OF VITAL RECORD

3052014150484

CERTIFICATE OF DEATH

3201415003275

STATE FILE NUMBER		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT - FIRST (Given) BRIDGET		3. LAST (Family) SAPHILOFF	
2. MIDDLE ANN			
AKA, ALSO KNOWN AS - Include full AKA (FIRST MIDDLE LAST)			
4. DATE OF BIRTH mm/dd/yyyy 02/09/1952		5. AGE Yrs. 62	
6. SEX F		7. DATE OF DEATH mm/dd/yyyy 08/11/2014	
8. BIRTH STATE/FOREIGN COUNTRY NY		9. SOCIAL SECURITY NUMBER 1517	
10. EVER IN U.S. ARMED FORCES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK		11. MARITAL STATUS (at Time of Death) MARRIED	
12. EDUCATION - Highest Level/Degree (See instructions on back) MASTER'S		13. WAS DECEDENT HISPANIC/LATINO/SPANISH? (If yes, see worksheet on back) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
14. DECEDENT'S RACE - Up to 3 races may be listed (see worksheet on back) CAUCASIAN		15. YEARS IN OCCUPATION 13	
16. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED SCHOOL DISTRICT NURSE		17. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) MEDICAL	
18. DECEDENT'S RESIDENCE (Street and number, or location) 2200 STEVEN CT.			
19. CITY BAKERSFIELD		20. COUNTY/PROVINCE KERN	
21. ZIP CODE 93306		22. YEARS IN COUNTY 20	
23. STATE/FOREIGN COUNTRY CA			
24. INFORMANT'S NAME, RELATIONSHIP BARRY SAPHILOFF, HUSBAND		25. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip) 2200 STEVEN CT., BAKERSFIELD, CA 93306	
26. NAME OF SURVIVING SPOUSE/SPOPE-IF FIRST BARRY		27. LAST (BIRTH NAME) SAPHILOFF	
28. NAME OF MOTHER/PARENT-FIRST DAVID		29. LAST MCBRIDE	
30. NAME OF MOTHER/PARENT-FIRST PHYLLIS		31. LAST (BIRTH NAME) POTVIN	
32. DATE OF FINAL DISPOSITION mm/dd/yyyy 08/18/2014		33. PLACE OF FINAL DISPOSITION RESIDENCE OF BARRY SAPHILOFF 2200 STEVEN CT., BAKERSFIELD, CA 93306	
34. TYPE OF DISPOSITION CR/RES		35. SIGNATURE OF EMBALMER NOT EMBALMED	
36. NAME OF FUNERAL ESTABLISHMENT WOOD FAMILY FUNERAL SERVICE, INC		37. LICENSE NUMBER FD1405	
38. SIGNATURE OF LOCAL REGISTRAR CLAUDIA JONAH, MD		39. DATE mm/dd/yyyy 08/18/2014	
40. PLACE OF DEATH SAN JOAQUIN COMMUNITY HOSPITAL		41. IF HOSPITAL, SPECIFY ONE <input checked="" type="checkbox"/> IP <input type="checkbox"/> ER/ICU <input type="checkbox"/> DCA <input type="checkbox"/> Hospice <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other	
42. COUNTY KERN		43. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) 2615 CHESTER AVE.	
44. CITY BAKERSFIELD			
45. CAUSE OF DEATH 107. CAUSE OF DEATH Enter the chain of events - diseases, injuries, or complications - that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. 107. IMMEDIATE CAUSE (Final disease or condition resulting in death) a. CARDIOPULMONARY ARREST b. RESPIRATORY FAILURE c. RENAL FAILURE d. HYPERKALEMIA		46. TIME INTERVAL BETWEEN ONSET AND DEATH (#) MINS	
47. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 METASTATIC NEUROENDOCRINE CARCINOMA		48. CORONARY PERFORATION TO CORONARY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
49. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date.) NO		50. IF FEMALE, PREGNANT IN LAST YEAR? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK	
51. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Declarant: Attending Physician 08/11/2014 Declarant: Last Seen Alive 08/11/2014		52. SIGNATURE AND TITLE OF CERTIFIER RUSHABH SHAH, MD	
53. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE RUSHABH SHAH, MD 2615 CHESTER AVE., BAKERSFIELD, CA 93301		54. LICENSE NUMBER A122686	
55. DATE mm/dd/yyyy 08/11/2014		56. DATE mm/dd/yyyy 08/16/2014	
57. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. MANNER OF DEATH: <input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending investigation <input type="checkbox"/> Could not be determined <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK		58. INJURED AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
59. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)		60. INJURY DATE mm/dd/yyyy	
61. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)		62. HOUR (24 Hours)	
63. LOCATION OF INJURY (Street and number, or location, and city, and zip)			
64. SIGNATURE OF CORONER / DEPUTY CORONER		65. DATE mm/dd/yyyy	
66. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER			
67. STATE REGISTRAR		68. FAX AUTH'L	
69. CENSUS TRACT			

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

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

MAR 20 2023

DATE ISSUED

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

001216528

Laura Avila
LAURA AVILA
ASSESSOR RECORDER

KERN - 02



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20230222695



Pages:
0004

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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

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SEQ:
01

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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

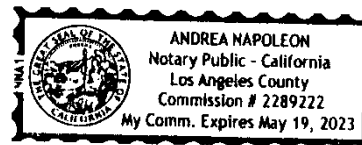
§
§

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

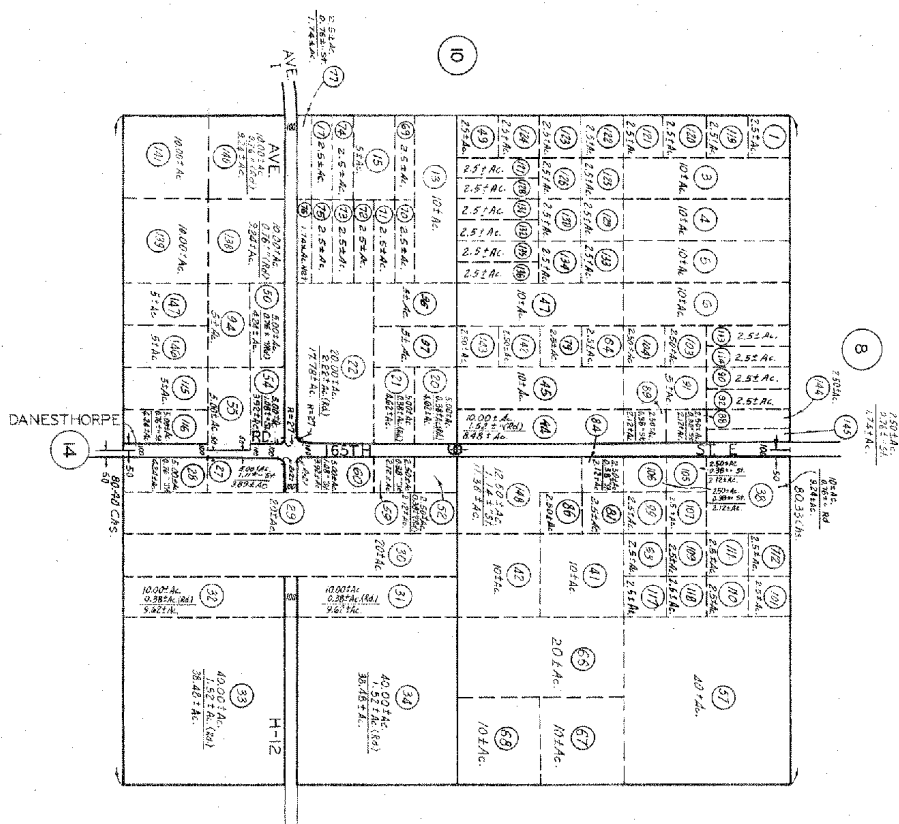
APN: 3314-007-090.

MAIL TAX STATEMENTS TO THE ADDRESS NOTED ABOVE

1-2-1

FOR PREV. ASSMT SEE:
3163 - 13

T. 7 N., R. 9 W.



BK.
3350

ASSessor's MAP
COUNTY OF LOS ANGELES, CALIF

[illegible]