



Phone (800) 718-4853

Prepared For:

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

Property Profile

Property Address:

ROSAMOND, CA 93560

Assessor's Parcel No: **474-190-49-00-4**

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



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

www.ortc.com

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Property Information

Primary Owner : SAPHILOFF BARRY LIVING TRUST
Secondary Owner : N/A
Site Address :
ROSAMOND, CA 93560-
Mailing Address : 918 CLEARVIEW ST
TEHACHAPI, CA 93561-2353
Assessor Parcel Number : 474-190-49-00-4
Census Tract : 0055.14
Housing Tract Number : N/A
Lot Number : N/A
Page Grid : -
Legal Description : Abbreviated Description: *EXC 75% MR

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 :** Residential-Vacant Land
Zoning : A FPS

Sale Information

Transfer Date : 02/13/2003 **Document # :** 0203028197
Transfer Value : N/A **Cost/Sq Feet :** N/A

Assessment/Tax Information

Assessed Value : \$1,942 **Tax Amount :** \$23.15
Land Value : \$1,942 **Tax Status :** Current
Improvement Value : \$0 **Tax Rate Area :** 119-005
Percent Improvement : 0 % **Homeowner Exemption :** N

Kern, California

Searched: 474-190-49-00

Non-Order Search

 Tax Year: 2025-2026
 Tax Cover: 10/10/2025
 Searched By: TOM DEBRULER
 Searched On: 10/16/2025 12:24 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:	474-190-49-00
Described As:	*EXC 75% MR
Address:	
City:	UNINCORPORATED - COUNTY OF KERN
Billing Address:	918 CLEARVIEW ST TEHACHAPI CA 93561-2353
Assessed Owner(s):	SAPHILOFF BARRY LIVING TRUST
Search As:	Tax ID 474-190 Parcel 49
Mailing Name(s):	ESCOTO MEGHAN TRUSTEE

Tax Rate Area:	119-005	Value	Conveyance Date:	02/13/2003
Use Code:	0060	Land: 1,942.00	Conveying Instrument:	28197
		Improvements:	Date Transfer Acquired:	
		Personal Property:	Vesting:	
		Fixtures:	Year Built:	
		Inventory:	Year Last Modified:	
		Exemptions		
		Homeowner:	Square Footage	
		Inventory:	Land:	108900
		Personal Property:	Improvements:	
		Religious:	Tax Defaulted:	
		All Other:	Net Taxable Value:	
			1,942.00	Total Tax: 24.70
Bill #:	25-1344925-00-7			
Issue Date:	09/04/2025			

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	12.35	1.23	12/10/2025	UNPAID		12.35
2nd	12.35	11.23	04/10/2026	UNPAID		12.35
Total Balance:						24.70

Account	Special Lien Description	Amount
00280	COUNTY GENERAL TAX LEVY	24.70

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 #:	223034671
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	Transfer Tax on doc. indicated as
Lender Name:			
Buyer Name:	ESCOTO, MEGHAN; SAPHILOFF, MEGHAN		
Buyer Vesting:	Living Trust		
Sell Name:	SAPHILOFF, BARRY		
City/Muni/Twp:	TEHACHAPI		
Legal:	CITY:UNINCORPORATED SEC/TWN/RNG/MER:E2W2SW4SW4 S13T10NR14W SBBM		

Prior Transfer

Recording Date:	02/13/2003	Document #:	0203028197
Price:		Document Type:	Grant Deed
First TD:		Type of Sale:	Price as "0", "None", "No
Lender Name:			
Buyer Name:	SAPHILOFF, BARRY; SAPHILOFF, BRIDGET		
Buyer Vesting:	Joint Tenancy		
Sell Name:	KATSOF, PHILIP; KATSOF, ANNA		
City/Muni/Twp:	TEHACHAPI		
Legal:	NORTH2 S2 POR E15 AC W25 AC W2 S100 AC W2 E2 W2 SW4 SW4 SEC13 TWP10N RNG14W SBBM		

Prepared for:

Todd Wohl

Phone:

Fax:

E-mail:

, -

Prepared by:

Reference: Res. Vacant Land Comps 2 Mile Radius

Account Rep: Gary Bregman & Larry Christian

Phone:

Fax:

Email:

----Search Criteria ---

State/County: California - Kern

--- Subject Property ---

Parcel Number: 474-190-49-00-4

Site Address: , ROSAMOND, CA, 93560-

Radius in Miles: 2

--- Additional Criteria ---

Sale Date: >=10/16/2024

Sales Price Code: "F".

Use Code Description: "Residential-Vacant Land".

Output: All Records (7 of 7 Records)

Total Count: 7

'Do Not Call' Properties: 0

10/16/2025

1

Parcel	322-043-01-00-3	Site	CA
Owner	WPL HOLDINGS LLC	Mail	450 ANTHONY TRL, NORTHBROOK, IL 60062-2536
Use	Residential-Vacant Land	Zone	PL RS
Yr Blt	Sqft 0	Assd	\$5,712
Rms	0	Beds	0
		Bths	0.00
Page & Grid	-	Tax Amount	\$68.09
		Tax Rate Area	119-005
		Sale Amt	\$4,000
		Tract	3261
		Impr	\$0
		Lt Sz	86,248SF/1.98AC
		Units	0
		Lot	123
		Xmpt	None
		Tax Delinquent	N

2

Parcel	346-132-04-00-5	Site	ROSAMOND, CA 93560
Owner	YUKO SAITO & THE ICHIROH 2018 TRUST	Mail	PO BOX 56867, SHERMAN OAKS, CA 91413-1867
Use	Residential-Vacant Land	Zone	A FP
Yr Blt	Sqft 0	Assd	\$27,000
Rms	0	Beds	0
		Bths	0.00
Page & Grid	-	Tax Amount	\$929.90
		Tax Rate Area	119-003
		Sale Amt	\$118,500
		Tract	10
		Impr	\$0
		Lt Sz	433,857SF/9.96AC
		Units	0
		Lot	
		Xmpt	None
		Tax Delinquent	N

3

Parcel	346-132-28-00-5	Site	ROSAMOND, CA 93560
Owner	WESTERN NATURAL RESOURCES LLC	Mail	11455 EL CAMINO REAL STE 160, SAN DIEGO, CA 92130-2047
Use	Residential-Vacant Land	Zone	A FP
Yr Blt	Sqft 0	Assd	\$43,515
Rms	0	Beds	0
		Bths	0.00
Page & Grid	-	Tax Amount	\$97.63
		Tax Rate Area	119-003
		Sale Amt	\$44,000
		Tract	10
		Impr	\$0
		Lt Sz	421,225SF/9.67AC
		Units	0
		Lot	
		Xmpt	None
		Tax Delinquent	N

4

Parcel	346-162-07-00-3	Site	ROSAMOND, CA 93560
Owner	FABIAN & HUERTA LEON	Mail	1612 LA PALMA AVE, PALMDALE, CA 93550-7316
Use	Residential-Vacant Land	Zone	PL RS FP
Yr Blt	Sqft 0	Assd	\$9,000
Rms	0	Beds	0
		Bths	0.00
Page & Grid	-	Tax Amount	\$58.24
		Tax Rate Area	119-003
		Sale Amt	\$21,000
		Tract	
		Impr	\$0
		Lt Sz	99,752SF/2.29AC
		Units	0
		Lot	
		Xmpt	None
		Tax Delinquent	N

5

Parcel	474-160-23-00-9	Site	ROSAMOND, CA 93560
Owner	DEBRA BURNS	Mail	715-310 LAKE LEAVITT RD, SUSANVILLE, CA 96130-7780
Use	Residential-Vacant Land	Zone	A FP
Yr Blt	Sqft 0	Assd	\$37,000
Rms	0	Beds	0
		Bths	0.00
Page & Grid	-	Tax Amount	\$119.74
		Tax Rate Area	119-005
		Sale Amt	\$4,000
		Tract	
		Impr	\$0
		Lt Sz	217,800SF/5.00AC
		Units	0
		Lot	
		Xmpt	None
		Tax Delinquent	N

6

Parcel	474-180-08-00-2	Site	ROSAMOND, CA 93560
Owner	WESTERN NATURAL RESOURCES LLC	Mail	11455 EL CAMINO REAL STE 160, SAN DIEGO, CA 92130-2047
Use	Residential-Vacant Land	Zone	A
Yr Blt	Sqft 0	Assd	\$91,800
Rms	0	Beds	0
		Bths	0.00
Page & Grid	-	Tax Amount	\$94.33
		Tax Rate Area	119-005
		Sale Amt	\$75,000
		Tract	
		Impr	\$0
		Lt Sz	435,600SF/10.00AC
		Units	0
		Lot	
		Xmpt	None
		Tax Delinquent	N

7

Parcel	474-212-23-00-7	Site	ROSAMOND, CA 93560
Owner	SCOTT DEXTER	Mail	5345 W AVENUE L8 # A, LANCASTER, CA 93536-3617
Use	Residential-Vacant Land	Zone	PL RS FPS
Yr Blt	Sqft 0	Assd	\$1,955
Rms	0	Beds	0
		Bths	0.00
Page & Grid	-	Tax Amount	\$23.31
		Tax Rate Area	119-005
		Sale Amt	\$7,500
		Tract	
		Impr	\$0
		Lt Sz	108,900SF/2.50AC
		Units	0
		Lot	
		Xmpt	None
		Tax Delinquent	N

**MEDEIROS JULIANNA L****11054 BACKUS RD
ROSAMOND, CA 93560**

APN: 474-160-14-00-3

Bedrooms: 0

Square Feet: 0

Bathrooms: 0

Year Built:

Lot size: 36

Sale Date:

Garage:

Land Use: Industrial-Vacant Land

CATALINA SOLAR LLC**11058 BACKUS RD
ROSAMOND, CA 93560**

APN: 50-1048405-001-0

Bedrooms: 0

Square Feet: 0

Bathrooms: 0

Year Built:

Lot size: 0

Sale Date:

Garage:

Land Use: Pipeline or Right-of-Way

GM GABRYCH FAMILY LTD PTP**11058 BACKUS RD
ROSAMOND, CA 93560**

APN: 474-160-26-00-8

Bedrooms: 0

Square Feet: 0

Bathrooms: 0

Year Built:

Lot size: 247

Sale Date:

Garage:

Land Use: Industrial-Vacant Land

SANDOVAL ERIC**10041 TROTTER AVE
ROSAMOND, CA 93560**

APN: 474-072-11-00-2

Bedrooms: 5

Square Feet: 1,960

Bathrooms: 2

Year Built: 1988

Lot size: 42

Sale Date:

Garage:

Land Use: Mobile home

MARTINEZ MAYRA SELENE**4870 MONTIVERDE RD
ROSAMOND, CA 93560**

APN: 345-291-04-00-8

Bedrooms: 3

Square Feet: 1,248

Bathrooms: 2

Year Built: 1983

Lot size: 3

Sale Date:

Garage:

Land Use: Mobile home

GALSTYAN GALUST**4647 MONTIVERDE RD
ROSAMOND, CA 93560**

APN: 345-222-49-00-5

Bedrooms: 3

Square Feet: 2,016

Bathrooms: 2

Year Built: 2006

Lot size: 2

Sale Date:

Garage: A

Land Use: Mobile home

KEENAN ROBERT & JOYCE DEMONTIGNY**4625 MONTIVERDE RD
ROSAMOND, CA 93560**

APN: 345-222-50-00-7

Bedrooms: 3

Square Feet: 1,914

Bathrooms: 2

Year Built: 1985

Lot size: 2

Sale Date:

Garage: A

Land Use: Single Family Residential

RECORDING REQUESTED BY
Major Investments, Inc.
AND WHEN RECORDED MAIL TO

Name Philip S. Katsof
Street Address 11821 Laurel Hills Rd.
City & State Studio City, Ca 91604

MAIL TAX STATEMENTS TO
Name Philip S. Katsof
Street Address 11821 Laurel Hills Rd.
City & State Studio City, Ca 91604

K 2
23 OR
1 MD
LN
1 RF
NA

BOOK 6091 PAGE 1226

013033

1000 FEB -5 A 8:20

RECORDED BY CALIFORNIA
KERN COUNTY CLERK OF RECORD

ORS	23.00
MIDES	1.00
REC.FE	1.00
CHECK	25.00

#430760 L001 R01 110:14

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAT. NO. NN00578
TO 1921 CA (11-85)

Corporation Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

ALL
 PTN

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 0.55.
() 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 Rosamond Area, and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TTAX .55
CHECK .55
#430770 L001 R01 110:14

Major Investments, Inc.

a corporation organized under the laws of the State of California hereby GRANTS

Philip S. Katsof, and Anna Katsof, husband and wife, as joint tenants
the following described real property in the Rosamond Area
County of Kern, State of California:

North Half of the South Half in all Portions of the Easterly 15 acres
of the Westerly 25 acres of the West half of the South 100 acres of the
West Half of Section 13, lying in the East Half of the West Half of the
South West Quarter of the South West Quarter of Section 13, Township
10 North, Range 14 West, S.B.B.M.
Except therefrom 75% of the Oil and Mineral rights as reserved by former
owners.
SERVING THFROM an easement of thirty (30) feet over the Northerly
and Easterly portions of said land, For Roadway, Public Utilities and
Sanitary Sewer Purposes.

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.

Major Investments, Inc.

By Philip S. Katsof President

By Philip S. Katsof Secretary

Dated January 15, 1988

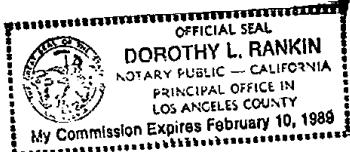


STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss

On February 2, 1988, before me, the
undersigned, a Notary Public in and for said State, personally
appeared Philip S. Katsof
personally known to me or proved to me on the basis of 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

(This area for official notarial seal)



Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Laura Avila, Assessor – Recorder
Kern County Official Records

Recorded at the request of
Public

PRATT1

3/28/2023

9:52 AM

RECORDING REQUESTED BY

Barry Saphiloff

DOC #: 223034666

Stat Types: 1 **Pages:** 3



Fees 29.00

Taxes 0.00

Others 78.00

PAID \$107.00

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)

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: 474-190-49-3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT OF DEATH OF JOINT TENANT

STATE OF CALIFORNIA §
COUNTY OF KERN §

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 KATSOF AND ANNA KATSOF AS JOINT TENANTS, TO BARRY SAPHILOFF AND BRIDGET SAPHILOFF AS JOINT TENANTS, recorded as Instrument No. 0203028197 on February 13, 2003, of Official Records of Kern County, California, covering the following described property is situated in the County of Kern, State of California:

North half of the South half in all portions of the Easterly 15 acres of the Westerly 25 acres of the West half of the South 100 acres of the West half of Section 13, lying in the East half of the West half of the Southwest quarter of the Southwest quarter of Section 13, Township 10 North, Range 14 West, S.B.M.

EXCEPT THEREFROM 75% of the Oil and Mineral Rights as reserved by former owners.
RESERVING THEREFROM an easement of thirty (30) feet over the Northerly and Easterly portions of said land, for Roadway, Public Utilities and Sanitary Sewer Purposes

Also known as: Vacant Land, Unincorporated area of Rosamond, California 93311; APN: 474-190-49-3.

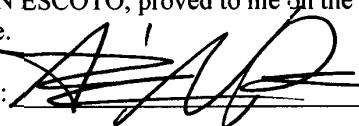
Dated: March 10, 2023

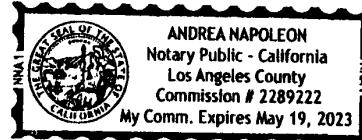
Barry Saphiloff by Meghan Escoto, as his attorney in fact

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		DEATH OF CALIFORNIA USE BLACK INK ONLY NO ERASURES, WHITEOUTS OR ALTERATIONS VS-2007 FORM				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. IF UNDER ONE YEAR Months 0		7. IF UNDER 24 HOURS Days 0		
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. MARRITAL STATUS/SPD* (At Time of Death) MARRIED		
12. DECEASED'S RACE - Up to 3 races may be listed (see worksheet on back) CAUCASIAN		13. DECEASED'S GENDER - Male or Female Female		14. DATE OF DEATH mm/dd/yy 08/11/2014		15. HOUR (24 Hours) 0213		
16. DECEASED'S 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. 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* - 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. TYPE OF DISPOSITION CR/RES		40. SIGNATURE OF EMBALMER ► NCT EMBALMED				41. LICENSE NUMBER -		
42. NAME OF FUNERAL ESTABLISHMENT WOOD FAMILY FUNERAL SERVICE, INC		43. LICENSE NUMBER FD1405		44. SIGNATURE OF LOCAL REGISTRAR ► CLAUDIA JONAH, MD				
45. DATE mm/dd/yy 08/18/2014								
46. PLACE OF DEATH SAN JOAQUIN COMMUNITY HOSPITAL		47. IF HOSPITAL, SPECIFY ONE <input checked="" type="checkbox"/> IP <input type="checkbox"/> EVP <input type="checkbox"/> DOA <input type="checkbox"/> Hosp <input type="checkbox"/> Home/LTC <input type="checkbox"/> Home <input type="checkbox"/> Deceased		48. IF OTHER THAN HOSPITAL, SPECIFY ONE <input type="checkbox"/> Other				
49. COUNTY KERN		50. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) 2615 CHESTER AVE.		51. CITY BAKERSFIELD				
52. CAUSE OF DEATH Enter the chain of events -- disease, injury, or complications -- that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventilator disconnection without showing the etiology. DO NOT ABBREVIATE. ► CARDIOPULMONARY ARREST		53. TIME INTERVAL BETWEEN DEATH AND DEATH (47) MINS		54. DEATH REPORTED TO CORONER (47) NO				
55. IMMEDIATE CAUSE (Final disease or condition resulting in death) Secondary, list conditions, if any, leading to cause of death. Use A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.		56. RESPIRATORY FAILURE		57. HRS		58. BIPSY PERFORMED? (47) NO		
59. RENAL FAILURE		60. UNK		61. UNK		62. AUTOPSY PERFORMED? (47) NO		
63. HYPERKALEMIA		64. UNK		65. UNK		66. USED IN DETERMINING CAUSE? (47) NO		
67. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 METASTATIC NEUROENDOCRINE CARCINOMA								
68. OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date) NO		69. IF FEMALE, PREGNANT IN LAST YEAR? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK				70. DATE mm/dd/yy 08/16/2014		
71. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED ON THE CAUSES STATED Decedent Attended Since 08/11/2014 Death 08/11/2014 Last Seen Alive 08/11/2014		72. SIGNATURE AND TITLE OF CERTIFIER ► RUSHABH SHAH, MD		73. LICENSE NUMBER A122686		74. DATE mm/dd/yy 08/16/2014		
75. I CERTIFY THAT 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 Investigation <input type="checkbox"/> Could not be determined		76. INJURED AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK		77. INJURY DATE mm/dd/yy 08/16/2014		78. HOUR (24 Hours) 0213		
79. PLACE OF INJURY (e.g., home, construction, office, wooded area, etc.)								
80. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)								
81. LOCATION OF INJURY (Street and number, or location, and city and zip)								
82. SIGNATURE OF DORONER / DEPUTY CORONER		83. DATE mm/dd/yy 08/16/2014		84. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER Laura Avila				
STATE REGISTRAR	A	B	C	D	Z	FAX AUTH.S 010001002711435		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.

DATE ISSUED **MAR 30 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



CAKERN--02



Laura Avila, Assessor-Recorder
Kern County Official Records

PRATTT1
3/28/2023
9:52 AM

Recorded at the request of
Public

RECORDING REQUESTED BY

Barry Saphiloff

DOC#: 223034671

Stat Types:	1	Pages:	3
Fees			28.00
Taxes			0.00
Others			228.00
PAID			\$256.00



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

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: 474-190-49-3; 233-061-25-8; 154-150-47-8; 233-442-59-9; 247-232-01-0

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, 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: 474-190-49-3; 233-061-25-8; 154-150-47-8; 233-442-59-9; 247-232-01-0

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.

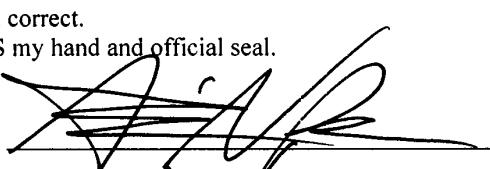
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

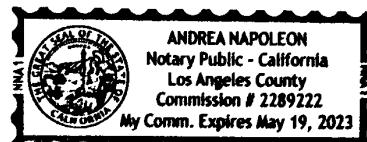
§
§

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

North half of the South half in all portions of the Easterly 15 acres of the Westerly 25 acres of the West half of the South 100 acres of the West half of Section 13, lying in the East half of the West half of the Southwest quarter of the Southwest quarter of Section 13, Township 10 North, Range 14 West, S.B.B.M.
EXCEPT THEREFROM 75% of the Oil and Mineral Rights as reserved by former owners
RESERVING THEREFROM an easement of thirty (30) feet over the Northerly and easterly portions of said land, for Roadway, Public Utilities and Sanitary Sewer Purposes

Also known as: Vacant Land, Unincorporated area of Rosamond, California 93311;
APN: 474-190-49-3

The North half of the West half of the North half of the East half of the East half of Lot 2 of the Northeast quarter of Fractional Section 5, Township 11 North, Range 9 West, S.B.B.M

RESERVING THEREFROM an easement of thirty- two (32) feet over the Westerly, and fifty-five (55) feet over the Northerly portions of said land, for Roadway, Public Utilities and Sanitary Sewer Purposes

Also known as: Vacant Land, Unincorporated area of California City, California 93311;
APN: 233-061-25-8

The South half of the South half of the West half of the Northwest quarter of the Northeast quarter of Section 31, Township 29 South, Range 39 East, M.D.B.M.

EXCEPT all Oil and Mineral Rights as reserved by former owners.

RESERVING THEREFROM an easement of forty- five (45) feet on the Westerly and thirty (30) feet on the Southerly portions of said land, for Roadway, Public Utilities and Sanitary Sewer Purposes

Also known as: Vacant Land, Unincorporated area of Salt Dale, California 93311;
APN: 154-150-47-8

South half of the West half of the West half of the Southeast quarter of the Southwest quarter of Section 16, Township 11 North, Range 9 West, S.B.B.M.

RESERVING THEREFROM an easement of thirty-two (32) feet over the Westerly and fifty-five (55) feet over the Southerly portions of said land, for Roadway, Public Utilities and Sanitary Sewer Purposes

Also known as: Vacant Land, Unincorporated area of California City, California 93311;
APN: 233-442-59-9

Block 126 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.

EXCEPT all Oil, Gas and Minerals Rights as reserved by former owners.

Also known as: Vacant Land, Unincorporated area of Mojave area, California 93311;
APN: 247-232-01-0

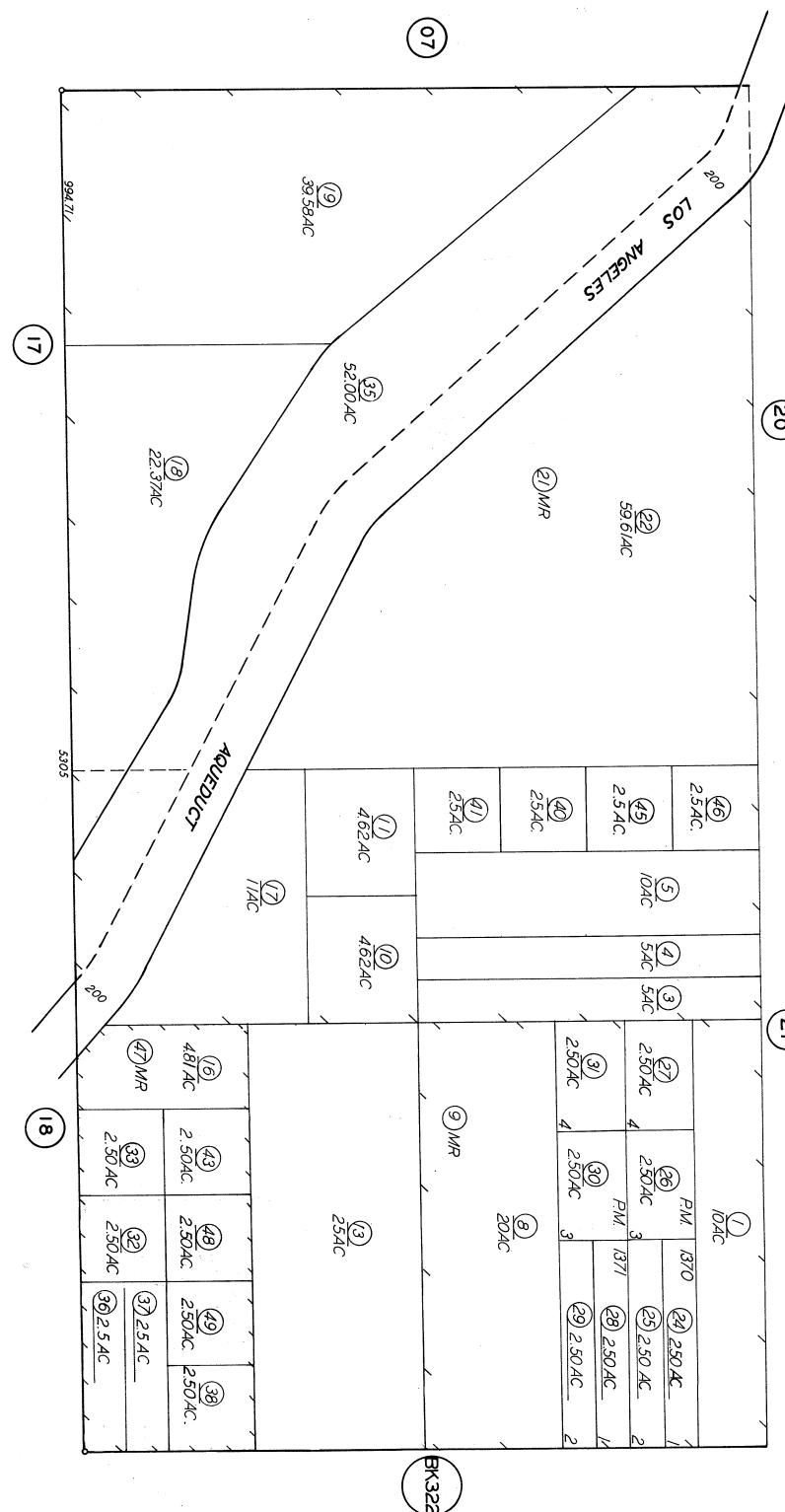
MAIL TAX STATEMENTS TO THE ADDRESS NOTED ABOVE

474-19

W1/2 SEC13 T10N R14W

SCHOOL DIST 119-5 474-19

BK322



ASSESSORS MAP NO. 474-19
COUNTY OF KERN

Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.