



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](http://www.ortc.com)

This title information has been furnished without charge by OLD REPUBLIC TITLE COMPANY in conformance with the rules established by the California Insurance Commissioner, who urges you to shop for the best service available and compare charges and fees for title insurance and other services associated with the purchase or sale of a home.

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.

*Our Experience - Your Advantage* <sup>TM</sup>

Data Deemed Reliable, But Not Guaranteed.

Copyright © 2004-2025 Lender Processing Services, Inc. All Rights Reserved.  
All other trademarks and copyrights are the property of their respective holders.

10/16/2025 09:21:46 AM

Customer Service Rep: Tom De



## 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

<b>Bedrooms :</b> 0	<b>Year Built :</b> N/A	<b>Square Feet :</b> 0
<b>Bathrooms :</b> 0.0	<b>Garage :</b> N/A	<b>Lot size :</b> 2.5 AC
<b>Partial Bath :</b> 0	<b>Fireplace :</b> N/A	<b>Number of Units :</b> 0
<b>Total Rooms :</b> 0	<b>Pool/Spa :</b> N	<b>Use Code :</b> Residential-Vacant Land
<b>Zoning :</b> A FPS		

## Sale Information

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

## Assessment/Tax Information

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



Tax Search



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:	Conveying Instrument:	28197
LAND WITH MORE THAN 1 ACRE AND LESS THAN 3 ACRES THAT IS NOT ZONED R-2, R-3, R-4, COMMERCIAL OR INDUSTRIAL		Improvements:	Date Transfer Acquired:	
Region Code:		Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	
Zoning Code:		Inventory:	Year Last Modified:	
Taxability Code:		Exemptions	Square Footage	
Tax Rate:	1.271884	Homeowner:	Land:	108900
Auditor Tax Rate:	1.271885	Inventory:	Improvements:	
		Personal Property:	Tax Defaulted:	
		Religious:	Total Tax:	24.70
		All Other:		
Bill #:	25-1344925-00-7	Net Taxable Value:		
Issue Date:	09/04/2025	1,942.00		

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

<b>Parcel</b>	322-043-01-00-3	<b>Site</b>	CA
<b>Owner</b>	WPL HOLDINGS LLC	<b>Mail</b>	450 ANTHONY TRL, NORTHBROOK, IL 60062-2536
<b>Use</b>	Residential-Vacant Land	<b>Zone</b>	PL RS
<b>Yr Blt</b>	<b>Sqft</b> 0	<b>Assd</b> \$5,712	<b>Tract</b> 3261
<b>Rms</b> 0	<b>Beds</b> 0	<b>Bths</b> 0.00	<b>PBaths</b>
<b>Page &amp; Grid</b> -	<b>Tax Amount</b> \$68.09	<b>Tax Rate Area</b> 119-005	<b>Xmpt</b> None
			<b>Sale Amt</b> \$4,000
			<b>Sale Date</b> 03/04/2025
			<b>Impr</b> \$0
			<b>Units</b> 0
			<b>Lt Sz</b> 86,248SF/1.98AC
			<b>Lot</b> 123
			<b>Tax Delinquent</b> N

2

<b>Parcel</b>	346-132-04-00-5	<b>Site</b>	ROSAMOND, CA 93560
<b>Owner</b>	YUKO SAITO & THE ICHIROH 2018 TRUST	<b>Mail</b>	PO BOX 56867, SHERMAN OAKS, CA 91413-1867
<b>Use</b>	Residential-Vacant Land	<b>Zone</b>	A FP
<b>Yr Blt</b>	<b>Sqft</b> 0	<b>Assd</b> \$27,000	<b>Tract</b> 10
<b>Rms</b> 0	<b>Beds</b> 0	<b>Bths</b> 0.00	<b>PBaths</b>
<b>Page &amp; Grid</b> -	<b>Tax Amount</b> \$929.90	<b>Tax Rate Area</b> 119-003	<b>Xmpt</b> None
			<b>Sale Amt</b> \$118,500
			<b>Sale Date</b> 01/02/2025
			<b>Impr</b> \$0
			<b>Units</b> 0
			<b>Lt Sz</b> 433,857SF/9.96AC
			<b>Lot</b>
			<b>Tax Delinquent</b> N

3

<b>Parcel</b>	346-132-28-00-5	<b>Site</b>	ROSAMOND, CA 93560
<b>Owner</b>	WESTERN NATURAL RESOURCES LLC	<b>Mail</b>	11455 EL CAMINO REAL STE 160, SAN DIEGO, CA 92130-2047
<b>Use</b>	Residential-Vacant Land	<b>Zone</b>	A FP
<b>Yr Blt</b>	<b>Sqft</b> 0	<b>Assd</b> \$43,515	<b>Tract</b> 10
<b>Rms</b> 0	<b>Beds</b> 0	<b>Bths</b> 0.00	<b>PBaths</b>
<b>Page &amp; Grid</b> -	<b>Tax Amount</b> \$97.63	<b>Tax Rate Area</b> 119-003	<b>Xmpt</b> None
			<b>Sale Amt</b> \$44,000
			<b>Sale Date</b> 11/20/2024
			<b>Impr</b> \$0
			<b>Units</b> 0
			<b>Lt Sz</b> 421,225SF/9.67AC
			<b>Lot</b>
			<b>Tax Delinquent</b> N

4

<b>Parcel</b>	346-162-07-00-3	<b>Site</b>	ROSAMOND, CA 93560
<b>Owner</b>	FABIAN & HUERTA LEON	<b>Mail</b>	1612 LA PALMA AVE, PALMDALE, CA 93550-7316
<b>Use</b>	Residential-Vacant Land	<b>Zone</b>	PL RS FP
<b>Yr Blt</b>	<b>Sqft</b> 0	<b>Assd</b> \$9,000	<b>Tract</b>
<b>Rms</b> 0	<b>Beds</b> 0	<b>Bths</b> 0.00	<b>PBaths</b>
<b>Page &amp; Grid</b> -	<b>Tax Amount</b> \$58.24	<b>Tax Rate Area</b> 119-003	<b>Xmpt</b> None
			<b>Sale Amt</b> \$21,000
			<b>Sale Date</b> 10/30/2024
			<b>Impr</b> \$0
			<b>Units</b> 0
			<b>Lt Sz</b> 99,752SF/2.29AC
			<b>Lot</b>
			<b>Tax Delinquent</b> N

5

<b>Parcel</b>	474-160-23-00-9	<b>Site</b>	ROSAMOND, CA 93560
<b>Owner</b>	DEBRA BURNS	<b>Mail</b>	715-310 LAKE LEAVITT RD, SUSANVILLE, CA 96130-7780
<b>Use</b>	Residential-Vacant Land	<b>Zone</b>	A FP
<b>Yr Blt</b>	<b>Sqft</b> 0	<b>Assd</b> \$37,000	<b>Tract</b>
<b>Rms</b> 0	<b>Beds</b> 0	<b>Bths</b> 0.00	<b>PBaths</b>
<b>Page &amp; Grid</b> -	<b>Tax Amount</b> \$119.74	<b>Tax Rate Area</b> 119-005	<b>Xmpt</b> None
			<b>Sale Amt</b> \$4,000
			<b>Sale Date</b> 11/12/2024
			<b>Impr</b> \$0
			<b>Units</b> 0
			<b>Lt Sz</b> 217,800SF/5.00AC
			<b>Lot</b>
			<b>Tax Delinquent</b> N

6

<b>Parcel</b>	474-180-08-00-2	<b>Site</b>	ROSAMOND, CA 93560
<b>Owner</b>	WESTERN NATURAL RESOURCES LLC	<b>Mail</b>	11455 EL CAMINO REAL STE 160, SAN DIEGO, CA 92130-2047
<b>Use</b>	Residential-Vacant Land	<b>Zone</b>	A
<b>Yr Blt</b>	<b>Sqft</b> 0	<b>Assd</b> \$91,800	<b>Tract</b>
<b>Rms</b> 0	<b>Beds</b> 0	<b>Bths</b> 0.00	<b>PBaths</b>
<b>Page &amp; Grid</b> -	<b>Tax Amount</b> \$94.33	<b>Tax Rate Area</b> 119-005	<b>Xmpt</b> None
			<b>Sale Amt</b> \$75,000
			<b>Sale Date</b> 12/20/2024
			<b>Impr</b> \$0
			<b>Units</b> 0
			<b>Lt Sz</b> 435,600SF/10.00AC
			<b>Lot</b>
			<b>Tax Delinquent</b> N

7

<b>Parcel</b>	474-212-23-00-7	<b>Site</b>	ROSAMOND, CA 93560
<b>Owner</b>	SCOTT DEXTER	<b>Mail</b>	5345 W AVENUE L8 # A, LANCASTER, CA 93536-3617
<b>Use</b>	Residential-Vacant Land	<b>Zone</b>	PL RS FPS
<b>Yr Blt</b>	<b>Sqft</b> 0	<b>Assd</b> \$1,955	<b>Tract</b>
<b>Rms</b> 0	<b>Beds</b> 0	<b>Bths</b> 0.00	<b>PBaths</b>
<b>Page &amp; Grid</b> -	<b>Tax Amount</b> \$23.31	<b>Tax Rate Area</b> 119-005	<b>Xmpt</b> None
			<b>Sale Amt</b> \$7,500
			<b>Sale Date</b> 08/06/2025
			<b>Impr</b> \$0
			<b>Units</b> 0
			<b>Lt Sz</b> 108,900SF/2.50AC
			<b>Lot</b>
			<b>Tax Delinquent</b> 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  
1 LN  
1 RF  
NA

013033

BOOK 6091 PAGE 1226

1988 FEB -5 A G 20

RECORDED BY CALE S. FRANK  
KERN COUNTY CLERK - RECORDED

ORS 23.00

MDEP 1.00

REC.FE 1.00

CHECK 25.00

#430760 C001 R01 110:14

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

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

ALL  
PTN

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0.55

( 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 Rosamond Area, and

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

Major Investments, Inc.

a corporation organized under the laws of the State of California

hereby GRANTS

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.

RESERVING THEREFROM an easment 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 \_\_\_\_\_ President

By Philip S. Katsof Secretary

Dated January 15, 1988

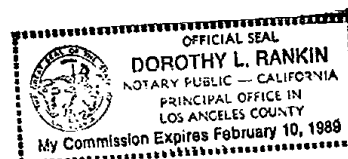
STATE OF CALIFORNIA  
COUNTY OF Los Angeles } SS

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 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

Description: CA Kern Document - Book Page 6091.1226 Page 1 of 1

RECORDING REQUESTED BY

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

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

**James Fitch, Assessor - Recorder**  
 Kern County Official Records  
 Recorded at the request of  
**Public**

**SABRINA**  
 2/13/2003  
 2:00 PM

DOC#: **0203028197**



Stat Types: 1 Pages: 1  
 Fees 7.00  
 Taxes 0.00  
 Others 0.00  
 PAID \$7.00

**GRANT DEED**

"THIS IS A BONEFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R&T  
 The undersigned grantor declares that the documentary transfer tax is \$ \_\_\_\_\_ city tax \$ \_\_\_\_\_ and is  
☒ computed on the full value of the interest or property conveyed, or is  
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or  
 realty is located in  
☒ unincorporated area ☐ city of **ROSAMOND AREA OF KERN COUNTY**  
 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**PHILIP KATSOFF AND ANNA KATSOFF AS JOINT TENANTS**

hereby GRANT(S) to

**BARRY SAPHILOFF AND BRIDGET SAPHILOFF AS JOINTS TENANTS**

the following described real property 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.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.**

Dated **10/31/06**

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

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

**Philip Katsoff**  
**Anna Katsoff**

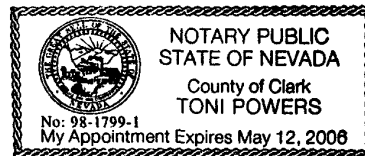
personally known to me (or proved to me on the basis of satisfactory evidence)  
 to be the person(s) whose name(s) is/are subscribed to the within instrument  
 and acknowledged to me that he/she/they executed the same in his/her/  
 their authorized capacity(ies), and that by his/her/their signature(s)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

**ANNA KATSOFF**



(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 \_\_\_\_\_

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

Recorded at the request of  
**Public**

PRATTT1  
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	<u>\$107.00</u>

**WHEN RECORDED MAIL TO**

Barry Saphiloff  
C/O Derryberry & Associates, LLP  
41240 11<sup>TH</sup> 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: 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 KATSOFF AND ANNA KATSOFF 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.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*  
Barry Saphiloff by Meghan Escoto, as his Attorney in Fact. *in fact*

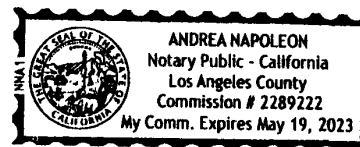
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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: *[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 <b>3052014150484</b>		LOCAL REGISTRATION NUMBER <b>3201415003275</b>	
1. NAME OF DECEDENT - FIRST (Only) <b>BRIDGET</b>		2. MIDDLE <b>ANN</b>	
3. LAST (Family) <b>SAPHILOFF</b>		4. DATE OF BIRTH mm/dd/yyyy <b>02/09/1952</b>	
5. AGE Yrs. <b>62</b>		6. SEX <b>F</b>	
7. DATE OF DEATH mm/dd/yyyy <b>08/11/2014</b>		8. HOUR (24 Hours) <b>0213</b>	
9. BIRTH STATE/FOREIGN COUNTRY <b>NY</b>		10. SOCIAL SECURITY NUMBER <b>1517</b>	
11. EVER IN U.S. ARMED FORCES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK		12. MARITAL STATUS/ROP (at Time of Death) <b>MARRIED</b>	
13. EDUCATION - Highest Level/Degree (see worksheet on back) <b>MASTER'S</b>		14. WAS DECEDENT HISPANIC/LATINO/SPANISH? (if yes, see worksheet on back) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
15. DECEDENT'S RACE - Up to 3 races may be listed (see worksheet on back) <b>CAUCASIAN</b>		16. YEARS IN OCCUPATION <b>13</b>	
17. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED <b>SCHOOL DISTRICT NURSE</b>		18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) <b>MEDICAL</b>	
19. DECEDENT'S RESIDENCE (Street and number, or location) <b>2200 STEVEN CT.</b>			
20. CITY <b>BAKERSFIELD</b>		21. COUNTY/PROVINCE <b>KERN</b>	
22. ZIP CODE <b>93306</b>		23. STATE/FOREIGN COUNTRY <b>CA</b>	
24. INFORMANT'S NAME, RELATIONSHIP <b>BARRY SAPHILOFF, HUSBAND</b>		25. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip) <b>2200 STEVEN CT., BAKERSFIELD, CA 93306</b>	
26. NAME OF SURVIVING SPOUSE/ROP - FIRST <b>BARRY</b>		27. LAST (BIRTH NAME) <b>SAPHILOFF</b>	
28. NAME OF FATHER/PARENT - FIRST <b>DAVID</b>		29. MIDDLE <b>-</b>	
30. LAST <b>MCBRIDE</b>		31. BIRTH STATE <b>IRELAND</b>	
32. NAME OF MOTHER/PARENT - FIRST <b>PHYLLIS</b>		33. MIDDLE <b>-</b>	
34. LAST <b>POTVIN</b>		35. BIRTH STATE <b>MA</b>	
36. DISPOSITION DATE mm/dd/yyyy <b>08/18/2014</b>		37. PLACE OF FINAL DISPOSITION <b>RESIDENCE OF BARRY SAPHILOFF 2200 STEVEN CT., BAKERSFIELD, CA 93306</b>	
38. TYPE OF DISPOSITION <b>CR/RES</b>		39. SIGNATURE OF EMBALMER <b>NOT EMBALMED</b>	
40. NAME OF FUNERAL ESTABLISHMENT <b>WOOD FAMILY FUNERAL SERVICE, INC</b>		41. LICENSE NUMBER <b>FD1405</b>	
42. SIGNATURE OF LOCAL REGISTRAR <b>CLAUDIA JONAH, MD</b>		43. DATE mm/dd/yyyy <b>08/18/2014</b>	
44. PLACE OF DEATH <b>SAN JOAQUIN COMMUNITY HOSPITAL</b>		45. IF HOSPITAL, SPECIFY ONE <input checked="" type="checkbox"/> P <input type="checkbox"/> SNOP <input type="checkbox"/> DOA	
46. CITY <b>KERN</b>		47. IF OTHER THAN HOSPITAL, SPECIFY ONE <input type="checkbox"/> Hospice <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other	
48. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) <b>2615 CHESTER AVE.</b>		49. CITY <b>BAKERSFIELD</b>	
50. CAUSE OF DEATH <b>CARDIOPULMONARY ARREST</b>		51. TIME INTERVAL BETWEEN DEATH AND DEATH <b>MINS</b>	
52. RESPIRATORY FAILURE		53. BPSYS PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
54. RENAL FAILURE		55. AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
56. HYPERKALEMIA		57. USED IN DETERMINING CAUSE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
58. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 <b>METASTATIC NEUROENDOCRINE CARCINOMA</b>			
59. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date.) <b>NO</b>			
60. SIGNATURE AND TITLE OF CERTIFIER <b>RUSHABH SHAH, MD</b>		61. LICENSE NUMBER <b>A122686</b>	
62. DATE mm/dd/yyyy <b>08/11/2014</b>		63. DATE mm/dd/yyyy <b>08/16/2014</b>	
64. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE <b>RUSHABH SHAH, MD 2615 CHESTER AVE., BAKERSFIELD, CA 93301</b>		65. INJURED AT WORK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK	
66. MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Accidents <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending investigation <input type="checkbox"/> Could not be determined		67. INJURY DATE mm/dd/yyyy <b>08/11/2014</b>	
68. PLACE OF INJURY (e.g., home, construction, etc.) <b>2615 CHESTER AVE.</b>		69. HOUR (24 Hours) <b>0213</b>	
70. DESCRIBE HOW INJURY OCCURRED (events which resulted in injury)			
71. LOCATION OF INJURY (Street and number, or location, and city and state)			
72. SIGNATURE OF CORONER / DEPUTY CORONER <b>Laura Avila</b>		73. DATE mm/dd/yyyy <b>MAR 30 2023</b>	
74. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER <b>LAURA AVILA ASSESSOR RECORDER</b>		75. STATE REGISTRAR <b>A</b>	

### 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



*Laura Avila*  
LAURA AVILA  
ASSESSOR RECORDER



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

Recorded at the request of  
**Public**

**PRATTT1**  
**3/28/2023**  
**9:52 AM**

**RECORDING REQUESTED BY**

Barry Saphiloff

**DOC#:** 223034671



**Stat Types: 1**   **Pages: 3**

<b>Fees</b>	<b>28.00</b>
<b>Taxes</b>	<b>0.00</b>
<b>Others</b>	<b>228.00</b>
<b>PAID</b>	<b>\$256.00</b>

**WHEN RECORDED MAIL TO**

Barry Saphiloff  
C/O Derryberry & Associates, LLP  
41240 11<sup>TH</sup> Street West, Suite A  
Palmdale, CA 93551

---

**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

§  
§

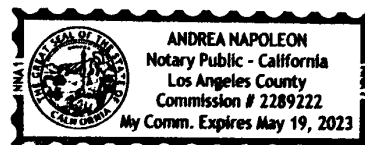
On March 10<sup>th</sup> 2023, before me, *Andrea Napoleon* a Notary Public, personally appeared MEGHAN ESCOTO who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that she executed the same in her authorized 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:

*[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**

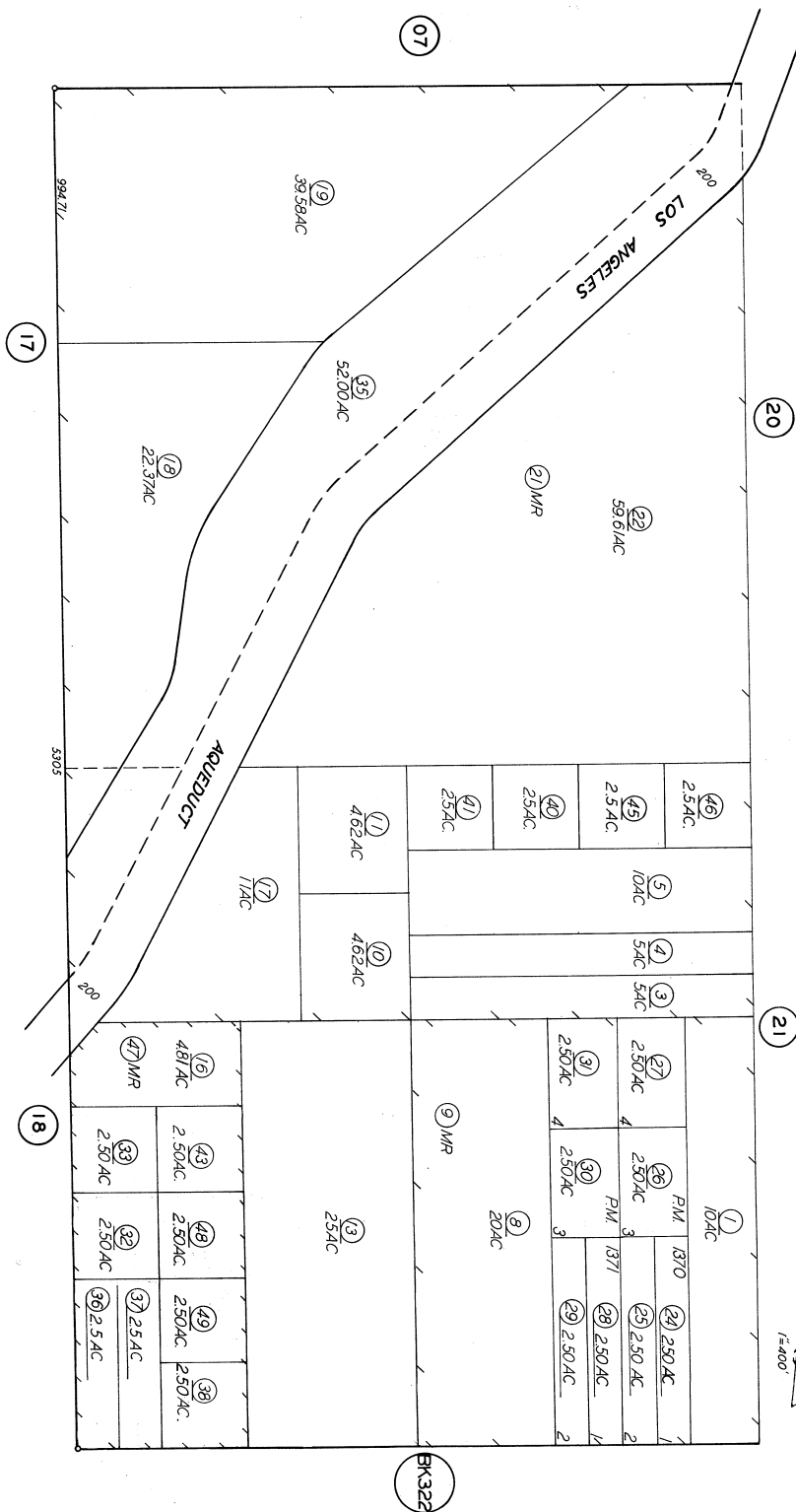
---

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



**ASSESSORS MAP NO. 474-19**  
**COUNTY OF KERN**