



Phone (800) 718-4853

Prepared For:

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

Property Profile

Property Address: **200 E AVENUE E4 # VIC**
HI VISTA, CA 93535

Assessor's Parcel No: **3316-008-025**

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



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Property Information

Primary Owner : TEJADA VALLE, YESENIA E
Secondary Owner : TEJADA, KATI LILIANA
Site Address : 200 E AVENUE E4 # VIC
HI VISTA, CA 93535-
Mailing Address : 1946 1 4 NEW ENGLAND ST
LOS ANGELES, CA 90007-
Assessor Parcel Number : 3316-008-025
Census Tract : 9001.02
Housing Tract Number : N/A
Lot Number : 17
Page Grid : -
Legal Description : Lot: 17 ; Abbreviated Description: LOT:17 RECORD OF SURVEY AS
PER BK 61 PGS 22-23 OF R S E 1/2 OF LOT 17

Property Characteristics

Bedrooms : 0 **Year Built :** N/A **Square Feet :** 0
Bathrooms : 0.0 **Garage :** N/A **Lot size :** 2.572 AC
Partial Bath : 0 **Fireplace :** N/A **Number of Units :** 0
Total Rooms : 0 **Pool/Spa :** N **Use Code :** Agricultural-Unimproved
Zoning : LCA11*
Vacant Land

Sale Information

Transfer Date : 02/21/2025 **Document # :** 25-0110227
Transfer Value : \$15,000 **Cost/Sq Feet :** N/A

Assessment/Tax Information

Assessed Value : \$16,617 **Tax Amount :** \$249.95
Land Value : \$16,617 **Tax Status :** Current
Improvement Value : \$0 **Tax Rate Area :** 3-450
Percent Improvement : 0 % **Homeowner Exemption :** N

Tax Search



Los Angeles, California

Searched: 3316-008-025

Non-Order Search

Tax Year: 2025-2026
Tax Cover: 10/13/2025
Searched By: TOM DEBRULER
Searched On: 10/16/2025 11:14 AM

Company: OLD REPUBLIC TITLE COMPANY | GLENDALE | 11 | CRN: 00070-00021

Customer Service Request Only

Information is sourced from public records and is deemed reliable, but is not guaranteed.

APN:	3316-008-025		
Described As:	RECORD OF SURVEY AS PER BK61 PGS 22-23 OF R S E 1/2 OF LOT 17		
Address:	VAC/200 STE/VIC AVE E4		
City:	UNINCORPORATED - COUNTY OF LOS ANGELES		
Billing Address:	19461/4 NEW ENGLAND ST LOS ANGELES CA 90007		
Assessed Owner(s):	ESCOTO,MEGHAN TR BARRY SAPHILOFF TRUST		
Search As:	Tax ID 3316-8 of Parcel 25		

Tax Rate Area:	03450	Value	Conveyance Date:
Use Code:	580V	Land: 16,617.00	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	Square Footage
Tax Rate:	1.504182	Homeowner:	Land:
Auditor Tax Rate:	1.174460	Inventory:	Improvements:
Bill #:		Personal Property:	Tax Defaulted:
Issue Date:	03/06/2026	Religious:	
		All Other:	
		Net Taxable Value: 16,617.00	Total Tax: 249.95

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	124.98	0.00	04/30/2026	PAID	10/08/2025	0.00
2nd	124.97	0.00	04/30/2026	PAID	10/08/2025	0.00
						Total Balance: 0.00

Account	Special Lien Description	Amount
00311	COUNTY LIBRARY SERVICES	35.23
00744	LOS ANGELES COUNTY FIRE DEPARTMENT	19.56

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:	02/21/2025	Document #:	25-0110227
Price:	\$15,000	Document Type:	Grant Deed
First TD:		Type of Sale:	Sales Price Rounded from Tax
Lender Name:			
Buyer Name:	TEJADA VALLE, YESENIA E; TEJADA, KATI LILIANA		
Buyer Vesting:	Tenants in Common		
Sell Name:	KARPER S INVESTMENTS LLC,		
City/Muni/Twp:	LOS ANGELES		
Legal:	CITY:UNINCORPORATED PORTION PCL17 MAP REF:MB 61 PG 22&23		

Prior Transfer

Recording Date:	02/10/2025	Document #:	25-0082663
Price:	\$5,500	Document Type:	Grant Deed
First TD:		Type of Sale:	Sales Price Rounded from Tax
Lender Name:			
Buyer Name:	KARPER S INVESTMENTS LLC,		
Buyer Vesting:			
Sell Name:	ESCOTO, MEGHAN; BARRY SAPHILOFF LIVING TRUST,		
City/Muni/Twp:	SAN DIMAS		
Legal:	CITY:UNINCORPORATED PORTION LOT17 MAP REF:MB 61 PG 22&23		

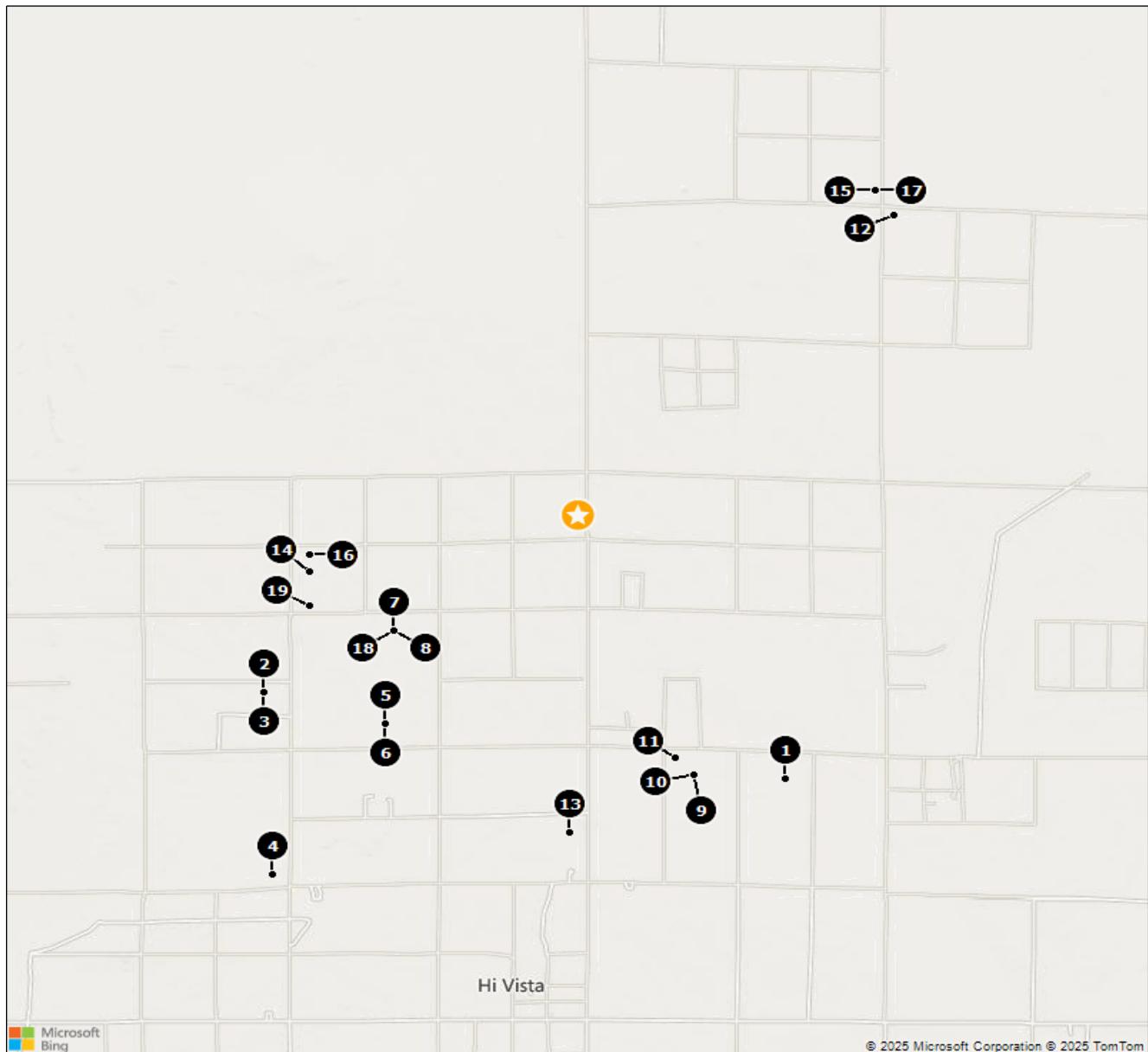
Prior Transfer

Recording Date:	03/28/2023	Document #:	23-0195507
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:	BEAR VALLEY SPRINGS		
Legal:	LOT:17 SUBD:RECORD OF SURVEY MAP REF:MB 61 PG 22		

Prior Transfer

Recording Date:	09/18/1981	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:	LOT:17 RECORD OF SURVEY AS PER BK 61 PGS 22-23 OF R S E 1/2 OF LOT 17		

200 E AVENUE E4 # VIC # VIC
HI VISTA, CA 93535-



Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
1. Vic Ave F Vic 205 Ste, Hi Vista	08/01/2025	\$7,000	0	0		2.547
2. Vic Ave E10 188 Ste, Hi Vista	06/17/2025	\$3,500	0	0		2.552
3. Vic Ave E10 188 Ste, Hi Vista	06/17/2025	\$3,500	0	0		2.552
4. 190 Stw Vic Ave D 8, Lancaster	02/28/2025	\$28,000	0	0		2.521
5. Vic Ave E12 195 Ste, Hi Vista	02/14/2025	\$6,928	0	0		5.151
6. Vic Ave E12 195 Ste, Hi Vista	12/12/2024	\$7,000	0	0		5.151
7. Ave E8 Vic 194 Ste, Hi Vista	11/25/2024	\$25,000	0	0		5.151
8. Ave E8 Vic 194 Ste, Hi Vista	10/18/2024	\$11,500	0	0		5.151
9. Vic Ave F4 Vic 205 Ste, Hi Vista	10/09/2024	\$6,000	0	0		2.466
10. Vic Ave F4 Vic 205 Ste, Hi Vista	09/23/2024	\$5,000	0	0		2.466

Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
11. Vic Ave F Vic 205 Ste, Hi Vista	09/17/2024	\$3,000	0	0		2.522
12. Ave D Vic 210 Ste, Hi Vista	08/05/2024	\$5,000	0	0		2.602
13. 200 E Avenue F4 # Vic, Hi Vista	06/25/2024	\$39,000	0	0		9.894
14. Vic Ave E2 191 Ste, Hi Vista	06/06/2024	\$23,000	0	0		5.15
15. Vic Ave D 210 Ste, Hi Vista	05/23/2024	\$13,000	0	0		5.094
16. Vic Ave E2 191 Ste, Hi Vista	05/17/2024	\$9,000	0	0		5.157
17. Vic Ave D 210 Ste, Hi Vista	05/14/2024	\$13,000	0	0		5.094
18. Ave E8 Vic 194 Ste, Hi Vista	05/01/2024	\$9,000	0	0		5.151
19. Ave E8 Vic 191 Ste, Hi Vista	04/25/2024	\$30,000	0	0		5.153



SALES COMPARABLES

Criteria Selected:

Searched by Radius: 1 Mile
 Date Range: 4/24/2024 to 10/16/2025
 Land Use: Same as Subject

Area Sales Analysis

	Low	Median	High
Bedrooms:	0	0	0
Baths:	0	0	0
Lot Size:	2	5	10
Living Area (SqFt):	0	0	0
Sale Price:	\$3,000	\$9,000	\$39,000
Year Built:	0	0	0
Age:	0	0	0

Subject Property

Sale Date: 02/21/2025 **Year Built:** N/A **Price:** \$15,000 **Pool:** N
Lot Size: 2.57 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 F VIC 205 STE HI VISTA, CA 93535	08/01/2025	\$7,000	\$0	0	0		2.55 AC	N/A
	Owner: MORA, JOSE LUIS CUEVA APN: 3322-021-054 Legal: Sec/Twnship/Range:SW4NE4NW4NE4 S31T08NR08W City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land			Seller: EAGLE DESERT VISTA CORPORATION, Document #: 25-0522481					
									Located approximately 1.21 miles from subject property.
2	VIC AVE E10 188 STE HI VISTA, CA 93535	06/17/2025	\$3,500	\$0	0	0		2.55 AC	N/A
	Owner: HOME EQUITY OPTIONS LLC, APN: 3316-005-075 Legal: Sec/Twnship/Range:NW4NE4SE4SE4 S26T08NR09W SBBM Land Use: Agricultural-Unimproved Vacant Land			Seller: DOROTHEO, GERARDO T; DOROTHEO, Document #: 25-0407115					
									Located approximately 1.26 miles from subject property.
3	VIC AVE E10 188 STE HI VISTA, CA 93535	06/17/2025	\$3,500	\$0	0	0		2.55 AC	N/A
	Owner: HOME EQUITY OPTIONS LLC, APN: 3316-005-075 Legal: City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land			Seller: DOROTHEO, GERARDO T; DOROTHEO, Document #: 25-0407330					
									Located approximately 1.26 miles from subject property.
4	190 STW VIC AVE D 8 LANCASTER, CA 93536	02/28/2025	\$28,000	\$0	0	0		2.52 AC	N/A
	Owner: RACINE, MIGUEL SEBASTIAN MORA; APN: 3316-017-043 Legal: Sec/Twnship/Range:N2E2S2S2SE4NE4 S35T08NR09W Land Use: Agricultural-Unimproved Vacant Land			Seller: CENTENARIO LAND INVESTMENTS LLC, Document #: 25-0129700					
									Located approximately 1.69 miles from subject property.

Comparable Sales Data

No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
5	VIC AVE E12 195 STE HI VISTA, CA 93535	02/14/2025	\$6,928	\$0	0	0		5.15 AC	N/A
	Owner: WPL HOLDINGS LLC, APN: 3316-010-078 Legal: Sec/Twnship/Range:N2SW4SE4SW4 S25R08NR09W Land Use: Agricultural-Unimproved Vacant Land		Seller: WHITE MOUNTAINS LLC, Document #: 25-0094925 Located approximately 1.02 miles from subject property.						
6	VIC AVE E12 195 STE HI VISTA, CA 93535	12/12/2024	\$7,000	\$0	0	0		5.15 AC	N/A
	Owner: WPL HOLDINGS LLC, APN: 3316-010-078 Legal: Sec/Twnship/Range:SW4SW4SE4SW4 S25T08NR09W Land Use: Agricultural-Unimproved Vacant Land		Seller: WHITE MOUNTAINS LLC, Document #: 24-0881757 Located approximately 1.02 miles from subject property.						
7	AVE E8 VIC 194 STE HI VISTA, CA 93535	11/25/2024	\$25,000	\$0	0	0		5.15 AC	N/A
	Owner: AGUILAR, SANDRA ISABEL PEREZ APN: 3316-010-014 Legal: Sec/Twnship/Range:E2NW4NE4SW4 S25T06NR09W Land Use: Agricultural-Unimproved Vacant Land		Seller: ELDARICA LAND CORPORATION, Document #: 24-0826330 Located approximately 0.76 miles from subject property.						
8	AVE E8 VIC 194 STE HI VISTA, CA 93535	10/18/2024	\$11,500	\$0	0	0		5.15 AC	N/A
	Owner: ELDARICA LAND CORPORATION, APN: 3316-010-014 Legal: Sec/Twnship/Range:E2NW4NE4SW4 S25T08NR09W Land Use: Agricultural-Unimproved Vacant Land		Seller: AUSTIN, RONALD Document #: 24-0713304 Located approximately 0.76 miles from subject property.						
9	VIC AVE F4 VIC 205 STE HI VISTA, CA 93535	10/09/2024	\$6,000	\$0	0	0		2.47 AC	N/A
	Owner: VALLES, ANTONIO ISRAEL APN: 3322-011-007 Legal: Sec/Twnship/Range:SE4NW4SE4NW4 S31T08NR08W Land Use: Agricultural-Unimproved Vacant Land		Seller: MIRO, FABIAN Document #: 24-0690636 Located approximately 1.04 miles from subject property.						
10	VIC AVE F4 VIC 205 STE HI VISTA, CA 93535	09/23/2024	\$5,000	\$0	0	0		2.47 AC	N/A
	Owner: MIRO, FABIAN APN: 3322-011-007 Legal: Sec/Twnship/Range:SE4NW4NE4NW4 S31T08NR08W Land Use: Agricultural-Unimproved Vacant Land		Seller: BLUE CUBE VENTURE LLC, Document #: 24-0645904 Located approximately 1.04 miles from subject property.						
11	VIC AVE F VIC 205 STE HI VISTA, CA 93535	09/17/2024	\$3,000	\$0	0	0		2.52 AC	N/A
	Owner: MACLANG, ROLANDO B; ROLANDO B APN: 3322-011-013 Legal: Sec/Twnship/Range:NW4 S31T08NR08W Land Use: Agricultural-Unimproved Vacant Land		Seller: ESPANOL, ERNESTO E; ESPANOL, LUZONIA Document #: 24-0631057 Located approximately 0.96 miles from subject property.						
12	AVE D VIC 210 STE HI VISTA, CA 93535	08/05/2024	\$5,000	\$0	0	0		2.6 AC	N/A
	Owner: BERLETICH, JAMES LLOYD APN: 3322-029-001 Legal: Sec/Twnship/Range:NW4NW4NW4NW4 S20T08NR08W Land Use: Agricultural-Unimproved Vacant Land		Seller: SCAVONE, DEBORAH J K; ROY S KIMURA Document #: 24-0521198 Located approximately 1.55 miles from subject property.						
13	200 E AVENUE F4 # VIC HI VISTA, CA 93535	06/25/2024	\$39,000	\$0	0	0		9.89 AC	N/A
	Owner: QUIJANO, EDWIN RUBEN SOBERANIS APN: 3316-011-016 Legal: Sec/Twnship/Range:E2N2SE4NE4 S36T08NR09W Land Use: Agricultural-Unimproved Vacant Land		Seller: RH LAND LLC, Document #: 24-0410811 Located approximately 1.18 miles from subject property.						

Comparable Sales Data

No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
14	VIC AVE E2 191 STE HI VISTA, CA 93535	06/06/2024	\$23,000	\$0	0	0		5.15 AC	N/A
	Owner: GALLARDO, SILVESTRE MAGANDA; APN: 3316-006-011 Legal: Lot:41 Map Ref:MB 61 PG 22&23City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land		Seller: EAGLE DESERT VISTA CORPORATION, Document #: 24-0371796						
									Located approximately 0.94 miles from subject property.
15	VIC AVE D 210 STE HI VISTA, CA 93535	05/23/2024	\$13,000	\$0	0	0		5.09 AC	N/A
	Owner: GARCIA, LUIS APN: 3318-012-014 Legal: Sec/Twnship/Range:E2SE4SE4 S18T08NR08W City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land		Seller: PNW HOLDINGS LLC, Document #: 24-0336919						
									Located approximately 1.58 miles from subject property.
16	VIC AVE E2 191 STE HI VISTA, CA 93535	05/17/2024	\$9,000	\$0	0	0		5.16 AC	N/A
	Owner: LIMA, RODOLFO VALADEZ APN: 3316-006-010 Legal: Lot:40 Map Ref:MB 61 PG 22&23City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land		Seller: LADHANI, NASHEMAN Document #: 24-0325543						
									Located approximately 0.93 miles from subject property.
17	VIC AVE D 210 STE HI VISTA, CA 93535	05/14/2024	\$13,000	\$0	0	0		5.09 AC	N/A
	Owner: GARCIA, LIDS APN: 3318-012-014 Legal: Sec/Twnship/Range:E2SE4SE4SE4 S18T08NR08W City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land		Seller: PNW HOLDINGS LLC, Document #: 24-0313963						
									Located approximately 1.58 miles from subject property.
18	AVE E8 VIC 194 STE HI VISTA, CA 93535	05/01/2024	\$9,000	\$0	0	0		5.15 AC	N/A
	Owner: AUSTIN, RONALD APN: 3316-010-014 Legal: Sec/Twnship/Range:NW4NE4SW4 S25T08NR09W City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land		Seller: ELDARICA LAND CORPORATION, Document #: 24-0286761						
									Located approximately 0.76 miles from subject property.
19	AVE E8 VIC 191 STE HI VISTA, CA 93535	04/25/2024	\$30,000	\$0	0	0		5.15 AC	N/A
	Owner: OCOTZI, HUGO AGUILA APN: 3316-006-015 Legal: Lot:57 Map Ref:MB 61 PG 22&23City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land		Seller: EAGLE DESERT VISTA CORPORATION, Document #: 24-0273297						
									Located approximately 0.98 miles from subject property.

**KINGSLEY TRENT R****200 E AVENUE E4 # VIC****HI VISTA, CA 93535**

APN: 3316-008-029

Bedrooms: 0

Square Feet: 0

Bathrooms: 0

Year Built:

Lot size: 5

Sale Date: 05/19/2003

Garage:

Land Use: Agricultural-Unimproved Vacant Land

CURZ ALBERTO C AND SUSANA T TRS**200 STE DRT VIC AVE E4 STE****HI VISTA, CA 93535**

APN: 3322-009-049

Bedrooms: 0

Square Feet: 0

Bathrooms: 0

Year Built:

Lot size: 3

Sale Date: 09/23/2002

Garage:

Land Use: Agricultural-Unimproved Vacant Land

PURCELL MICHAEL E & MARTHA L**200 STE DRT VIC AVE E4 STE****HI VISTA, CA 93535**

APN: 3322-009-071

Bedrooms: 0

Square Feet: 0

Bathrooms: 0

Year Built:

Lot size: 3

Sale Date: 08/27/1980

Garage:

Land Use: Agricultural-Unimproved Vacant Land

IRA SERVICES CSTDN KARTHIGEYAN RAAJKUMAR**200 STE VIC AVE E6 STE****HI VISTA, CA 93535**

APN: 3316-008-030

Bedrooms: 0

Square Feet: 0

Bathrooms: 0

Year Built:

Lot size: 5

Sale Date: 09/26/2008

Garage:

Land Use: Agricultural-Unimproved Vacant Land

CHOU TIEN H TR TIEN H CHOU TRUST**200 STE VIC AVE E6 STE****HI VISTA, CA 93535**

APN: 3316-008-033

Bedrooms: 0

Square Feet: 0

Bathrooms: 0

Year Built:

Lot size: 5

Sale Date: 08/29/2008

Garage:

Land Use: Agricultural-Unimproved Vacant Land

LIM MIMI Y**200 STE DRT VIC AVE E4 STE****HI VISTA, CA 93535**

APN: 3322-009-024

Bedrooms: 0

Square Feet: 0

Bathrooms: 0

Year Built:

Lot size: 10

Sale Date: 01/13/2006

Garage:

Land Use: Agricultural-Unimproved Vacant Land

CORROS JESSE A AND NAOMI M TRS**200 STE VIC AVE E6 STE****HI VISTA, CA 93535**

APN: 3316-008-034

Bedrooms: 0

Square Feet: 0

Bathrooms: 0

Year Built:

Lot size: 5

Sale Date: 03/22/1989

Garage:

Land Use: Agricultural-Unimproved Vacant Land

QIAO HUA**200 STE DRT VIC AVE E6 STE****HI VISTA, CA 93535**

APN: 3322-009-023

Bedrooms: 0

Square Feet: 0

Bathrooms: 0

Year Built:

Lot size: 10

Sale Date: 04/13/2015

Garage:

Land Use: Agricultural-Unimproved Vacant Land

BROCK CAMERON Y**COR AVE E8 200 STE DRT****HI VISTA, CA 93535**

APN: 3322-009-022

Bedrooms: 0

Square Feet: 0

Bathrooms: 0

Year Built:

Lot size: 20

Sale Date: 10/06/2005

Garage:

Land Use: Agricultural-Unimproved Vacant Land

SANGALANG ANGELA (DECD) EST OF**AVE E DRT VIC 205 STE****HI VISTA, CA 93535**

APN: 3322-009-021

Bedrooms: 0

Square Feet: 0

Bathrooms: 0

Year Built:

Lot size: 9

Sale Date: 06/27/2016

Garage:

Land Use: Agricultural-Unimproved Vacant Land

RECORDING REQUESTED BY

Timely Land Investments

AND WHEN RECORDED MAIL TO

Name: Barry Saphiloff
 Street Address: 493 S. Robertson Blvd. #6
 City & State: Beverly Hills, Ca. 90211

RECORDED IN OFFICIAL RECORDS
 RECORDER'S OFFICE
 LOS ANGELES COUNTY
 CALIFORNIA
 4 MIN. PAST. 8 A.M. SEP 18 1981

FEE
 \$4
 B

SURVEY MONUMENT FEE \$10. CODE 99

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

(x) computed on full value of property conveyed
 (x) Unincorporated area
 Timely Land Investments
 Philip S. Katsof

D.T.T.S 5.50

Corporation Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

TO 406 CA (10-73)

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

Timely Land Investments

a corporation organized under the laws of the state of California
 hereby GRANTS to

Barry Saphiloff, a married man.

the following described real property in the Hi Vista Area
 County of Los Angeles, State of California:

4
 33/16-1
 A.I.N.
 D

The East Half of Parcel 17 of the unincorporated area of the County of Los Angeles, State of California, in record of survey book 61, pages 22 to 23 of record of surveys, in the office of the County Recorder of said County.

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

THIS DEED IS GIVEN IN FULLFILLMENT OF AGREEMENT OF SALE DATED
 AUGUST 28, 1980

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Secretary
 thereunto duly authorized.

Dated: August 15, 1981

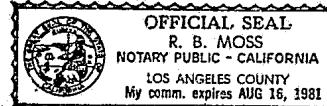
Timely Land Investments

STATE OF CALIFORNIA
 COUNTY OF Los Angeles } ss.
 On August 15, 1981 before me the under-
 signed, a Notary Public in and for said State, personally appeared
 Philip S. Katsof known
 to me to be the The President, and
 known to me to be

Secretary of the Corporation that executed the
 within Instrument, known to me to be the persons who executed the
 within Instrument on behalf of the Corporation therein named, and
 acknowledged to me that such Corporation executed the within Instrument
 pursuant to its by-laws or a resolution of its board of directors.

WITNESS: my hand and official seal.

Signature



Name (Typed or Printed)

(This area for official notarial seal)

Title Order No.

Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

▲ This page is part of your document - DO NOT DISCARD ▲



20230195507



Pages:
0004

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

03/28/23 AT 01:55PM

FEES :	40.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
<hr/> PAID :	115.00



LEADSHEET



202303280660009

00023309494



013989483

SEQ:
04

DAR - Courier (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

E269970

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: 3316-008-025, 3350-020-047 and 3358-009-093

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUST TRANSFER DEED

The undersigned Grantor declares that the following is true and correct:

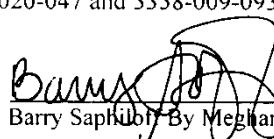
- This transfer is exempt from the documentary transfer tax. This conveyance transfers an interest into or out of a Living Trust. Cal. Rev. & Tax. Code § 11930. Tax due: \$0.00.
- The property is located in the Unincorporated area of Los Angeles County.

FOR NO CONSIDERATION, GRANTORS: **Barry Saphiloff, a widower (who obtained title as a married man)**, hereby grants to **Meghan Escoto (formally known as Meghan Saphiloff)** as Trustee of **THE BARRY SAPHILOFF LIVING TRUST**, dated December 14, 2022 the following real property in the County of Los Angeles, State of California:

SEE EXHIBIT "A" ATTACHED HERETO

Commonly known as: APN: 3316-008-025, 3350-020-047 and 3358-009-093

Dated: March 10, 2023

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

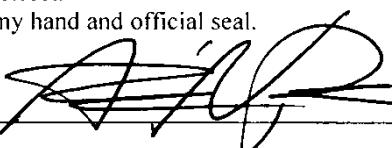
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

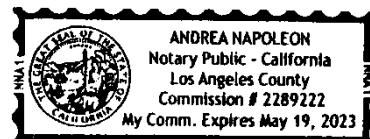
STATE OF CALIFORNIA §
COUNTY OF LOS ANGELES §

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

The East Half of Parcel 17 of the unincorporated area of the County of Los Angeles, State of California, in record of survey book 61, pages 22 to 23 of record of surveys, in the office of the County Recorder of said County.

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

Also known as: Vacant Lot, Hi Vista, CA 93535
APN: 3316-008-025

The North half of the East half of the South half of the West half of the Southeast quarter of the Southeast quarter of section 14, Township 7 North, Range 9 West, S.B.B.M.

Reserving therefrom an easement of thirty-two (32) feet over the Northerly and Easterly portions of said land, for Roadway, Public Utilities and Sanitary Sewer Purposes.

Also Known as: Vacant Lot, Hi Vista, Lancaster, CA 93535;
APN: 3350-020-047

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

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

Also Known as: Vacant Lot, Hi Vista, Lancaster, CA 93535;
APN: 3358-009-093

▲ This page is part of your document - DO NOT DISCARD ▲



20250082663



Pages:
0005

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

02/10/25 AT 08:00AM

FEES :	41.00
TAXES :	6.05
OTHER :	0.00
<hr/> PAID : 47.05	



LEADSHEET



202502100980004

00025217883



015132140

**SEQ:
01**

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

2676029182-48

E626189

RECORDING REQUESTED BY:
Old Republic

**WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENTS TO:**

Karper's Investments LLC
c/o: Judith Alvarado
433 South Cataract Avenue
San Dimas, CA 91773

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 2676029182-48

Escrow No.: 03-036522-LW

AP#: 3316-008-025

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$6.05

computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale.
 Unincorporated area City of Unincorporated Area **AND**

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

Meghan Escoto, as Trustee of the Barry Saphiloff Living Trust, dated March 18, 2021 (who acquired title as Meghan Escoto (formally known as Meghan Saphiloff) as Trustee of the Barry Saphiloff Living Trust, dated December 14, 2022)

hereby GRANT(s) to:

Karper's Investments LLC, a California Limited Liability Company

the real property in the City of Unincorporated Area, County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: Vacant Land, APN# 3316-008-025, Lancaster, CA 93535

DATED: January 6, 2025

**Signature Page attached hereto
and made a part hereof**

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

SIGNATURE PAGE**Title of Document: GRANT DEED****Date of Document: January 6, 2025**

the Barry Saphiloff Living Trust, dated March 18, 2021

By: Meghan Escoto
Meghan Escoto, Trustee
Meghan Escoto

ACKNOWLEDGMENT

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 Kern
On January 17, 2025
before me, Stephanie R. Devlin-Moore
A Notary Public personally appeared
Meghan Escoto

who 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.

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 Stephanie R. Devlin-Moore

(Seal)



TRUE COPY CERTIFICATION

(Government Code 27361.7)

Glendale _____, California

Place of Execution (City and State)

I certify under penalty of perjury that this material is a true copy of the original material contained in this document.

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 Kern

On January 17, 2025 before me, Stephanie R. Devlin-Moore, Notary Public personally appeared Meghan Escoto, who 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.

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)

eRecording Partners Network

1/24/25

Date

By: _____

Signature of Declarant

Miguel Casias

Type or Print Name

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Los Angeles, State of California, and is described as follows:

The East half of Parcel 17, in the County of Los Angeles, State of California, in record of survey Book 61, Pages 22 and 23, of record of surveys, in the office of the County Recorder of said County.

APN: 3316-008-025

▲ This page is part of your document - DO NOT DISCARD ▲



20250110227



Pages:
0003

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

02/21/25 AT 09:15AM

FEES :	35.00
TAXES :	16.50
OTHER :	0.00
<hr/>	
PAID :	51.50



LEADSHEET



202502213240003

00025251473



015153707

**SEQ:
01**

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

E497026

Recording Requested By:
Karper's Investments Llc

When recorded mail document to:
NAME Yesenia E. Tejada Valle
ADDRESS 1946 1/4 New England St
CITY STATE & ZIP Los Angeles
Ca. 90007

APN: 3316008025

Above Space for Recorder's Use Only

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 16.50 CITY TAX \$ 0
 computed on full value of property conveyed, or
 computed on full value of items or encumbrances remaining at time of sale,
 Unincorporated area City of Lancaster, and

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

Karper's Investments Llc

hereby

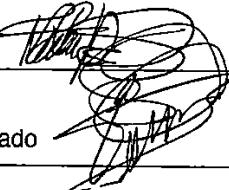
GRANT(s) to Yesenia E. Tejada-Valle & Kati Liliana Tejada as tenants in common, the following

described real property in the City of Lancaster County of Los Angeles, State of California:

See attached legal description exhibit "A"

Karper's Investments Llc

Dated: 02/21/2025

Judith N. Alvarado 
President

Braulio Rodriguez Alvarado 
Vicepresident

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.

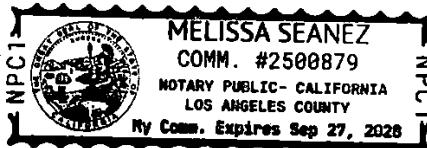
STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS

On 02-20-25 before me, Melissa Seanez a Notary Public, personally appeared Judith N. Alvarado & Braulio Rodriguez Alvarado who 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 signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 Melissa Seanez (SEAL)



Legal description

EXHIBIT A

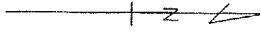
The land referred to is situated in the unincorporated area of the County of Los Angeles, State of California, and is described as follows:

The East half of Parcel 17, in the County of Los Angeles, State of California, in record of survey Book 61, Pages 22 and 23, of record of surveys, in the office of the County Recorder of said County.

APN: 3316-008-025

3316 1 8

400'

7505282935
7611640000
761233

R. S. 8 AVE 2000		200TH	200TH	200TH E. S. 8
ST. E.	4.5214 A. 620.72	4.5214 A. 620.72	4.5214 A. 620.72	4.5214 A. 620.72
4.8024 A. 3 (3)	(4) 14.4.8024 A.	(2) 15.29	(2) 16.4.62 A.	(2) 17.4.53 A. 620.72
4.8024 A. 20 (6)	(5) 19.4.8024 A.	4.8024 A. 18 (7)	(6) 25.17	(7) 26.25 A.
4.8024 A. 29 (7)	(8) 30.4.8024 A.	4.8024 A. 31 (8)	(9) 32.4.60 A.	(10) 33.4.59 A.
(Pvt. St.)	(11) 36 (12) 4.8024 A.	4.8024 A. 34 (13)	(14) 43.4.59 A.	(15) 44.4.55 A.
(Pvt. St.)	(16) 45 (17) 4.8024 A.	4.8024 A. 47 (18)	(19) 48.4.57 A.	(20) 49.4.55 A.
195TH	4.8024 A. 52 (17)	(21) 51.4.8024 A.	4.8024 A. 50 (22)	4.8024 A. 50 (23)
	4.8024 A. 61 (18)	(24) 62.4.60 A.	4.8024 A. 63 (24)	(25) 64.4.53 A.
			356.41	356.39
				E - 8 30
				200TH
				8 AVE.

Bk.
3322All areas on this
page are net.1154-19
3316-9
3450

RECORD OF SURVEY R.S.61-22-23