



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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OLD REPUBLIC TITLE COMPANY
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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 Vacant Land
Zoning : LCA11*		

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:	Conveying Instrument:
DRY FARM - DESERT		Improvements:	Date Transfer Acquired:
Region Code:	ANTELOPE VALLEY	Personal Property:	Vesting:
Flood Zone:		Fixtures:	Year Built:
Zoning Code:	LCA11*	Inventory:	Year Last Modified:
Taxability Code:		Exemptions	
Tax Rate:	1.504182	Homeowner:	Square Footage
Auditor Tax Rate:	1.174460	Inventory:	Land:
		Personal Property:	Improvements:
		Religious:	Tax Defaulted:
		All Other:	
Bill #:		Net Taxable Value:	Total Tax:
Issue Date:	03/06/2026	16,617.00	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		

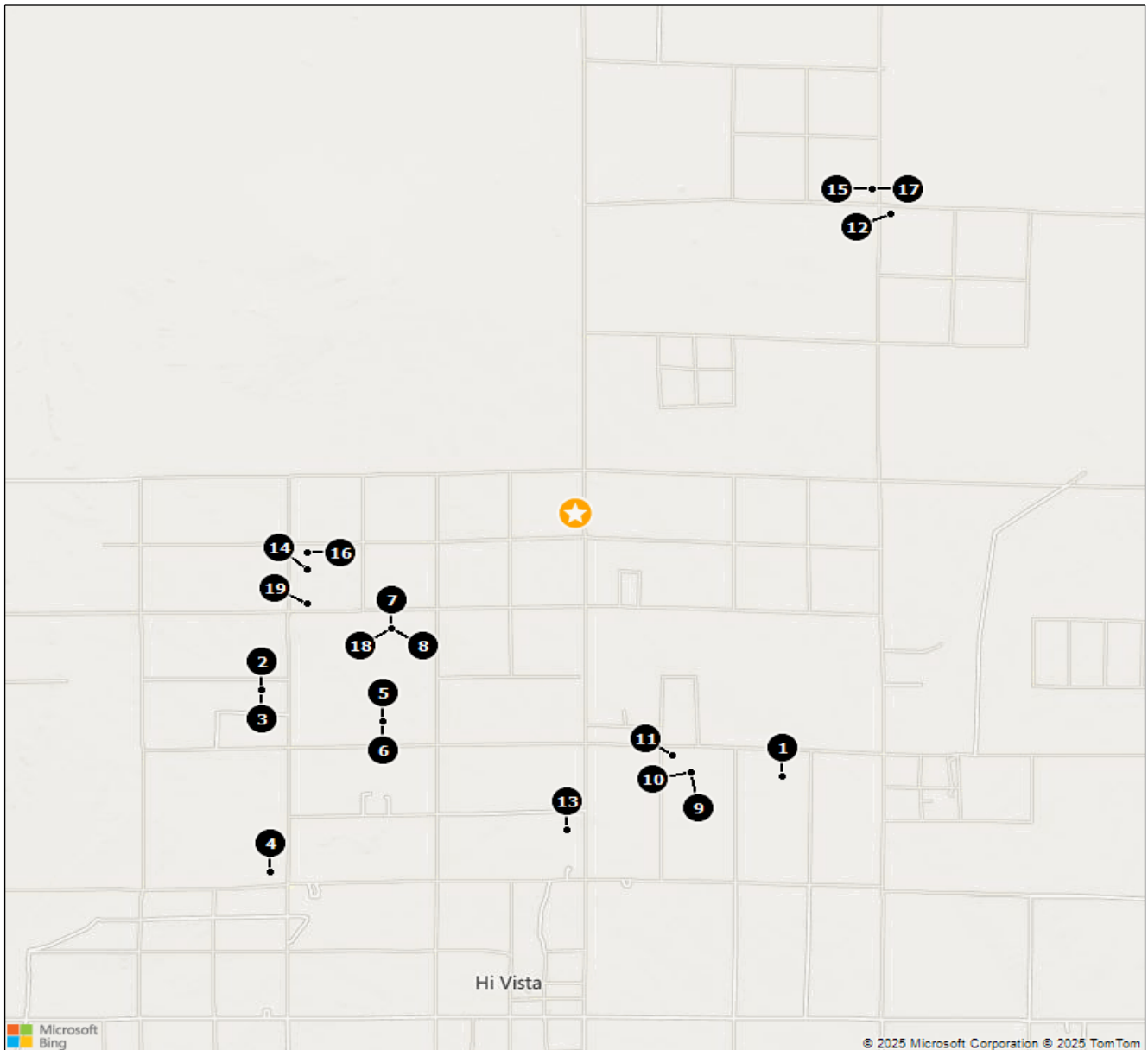
Prior Transfer

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



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 Seller: EAGLE DESERT VISTA CORPORATION, APN: 3322-021-054 Document #: 25-0522481 Legal: Sec/Twnship/Range:SW4NE4NW4NE4 S31T08NR08W City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land 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, Seller: DOROTHEO, GERARDO T; DOROTHEO, APN: 3316-005-075 Document #: 25-0407115 Legal: Sec/Twnship/Range:NW4NE4SE4SE4 S26T08NR09W SBBM Land Use: Agricultural-Unimproved Vacant Land 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, Seller: DOROTHEO, GERARDO T; DOROTHEO, APN: 3316-005-075 Document #: 25-0407330 Legal: City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land 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; Seller: CENTENARIO LAND INVESTMENTS LLC, APN: 3316-017-043 Document #: 25-0129700 Legal: Sec/Twnship/Range:N2E2S2S2SE4NE4 S35T08NR09W Land Use: Agricultural-Unimproved Vacant Land 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 City/Muni/Twp:UNINCORPORATED 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 City/Muni/Twp:UNINCORPORATED 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 City/Muni/Twp:UNINCORPORATED 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 Abbreviated Description:PORTION LOT1 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 Abbreviated Description:PORTION LOT1 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 SBM Land Use: Agricultural-Unimproved Vacant Land		Seller: ESPANOL, ERNESTO E; ESPANOL, LUZONIA Document #: 24-0631057 Abbreviated Description:PORTION LOTS1&2 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 City/Muni/Twp:UNINCORPORATED 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 Land Use: Agricultural-Unimproved Vacant Land								
	Seller: PNW HOLDINGS LLC, Document #: 24-0336919 City/Muni/Twp:UNINCORPORATED 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 City/Muni/Twp:UNINCORPORATED 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 Land Use: Agricultural-Unimproved Vacant Land								
	Seller: PNW HOLDINGS LLC, Document #: 24-0313963 City/Muni/Twp:UNINCORPORATED 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 Land Use: Agricultural-Unimproved Vacant Land								
	Seller: ELDARICA LAND CORPORATION, Document #: 24-0286761 City/Muni/Twp:UNINCORPORATED 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 City/Muni/Twp:UNINCORPORATED 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

81- 931925

RECORDING REQUESTED BY

Timely Land Investments

AND WHEN RECORDED MAIL TO

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
4 MIN. 6 A.M. SEP 18 1981
PAST.

FEE
\$4
B

SURVEY MONUMENT FEE \$10. CODE 99

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name Same as above
Street Address
City & State

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

D.T.T. \$ 5.50

Corporation Grant Deed

TO 406 CA (10-73)

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

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:

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 easment 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 } SS.
COUNTY OF Los Angeles
On August 15, 1981

before me, the undersigned, a Notary Public in and for said State, personally appeared Philip S. Katsof, known to me to be the President, and

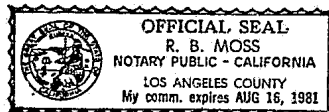
known to me to be Secretary of the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution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

WITNESS my hand and official seal.

Signature

Name (Typed or Printed)

By Philip S. Katsof President
By Secretary



(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
PAID:	115.00



LEADSHEET



202303280660009

00023309494



013989483

SEQ:
04

DAR - Courier (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

E260970

RECORDING REQUESTED BY

Barry Saphiloff

WHEN RECORDED MAIL TO

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

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

T I T L E(S)

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
Barry Saphiloff By Meghan Escoto, by 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

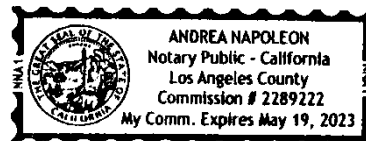
§
§

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: *Andrea Napoleon* (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
AP#: 3316-008-025

Escrow No.: 03-036522-LW

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:

Title Order No.: 2676029182-48

Escrow No.: 03-036522-LW


AP#: 3316-008-025

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, 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

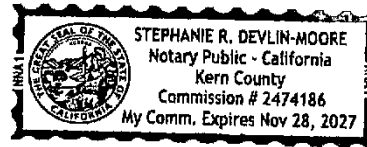
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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]
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 Rodríguez 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 Neemi 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 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 Melissa Seanez (SEAL)



Legal description

EXHIBIT A

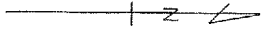
The land referred to is situated in the unincorporated area of the County of Los Angeles, State of California, and is described as follows:

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APN: 3316-008-025

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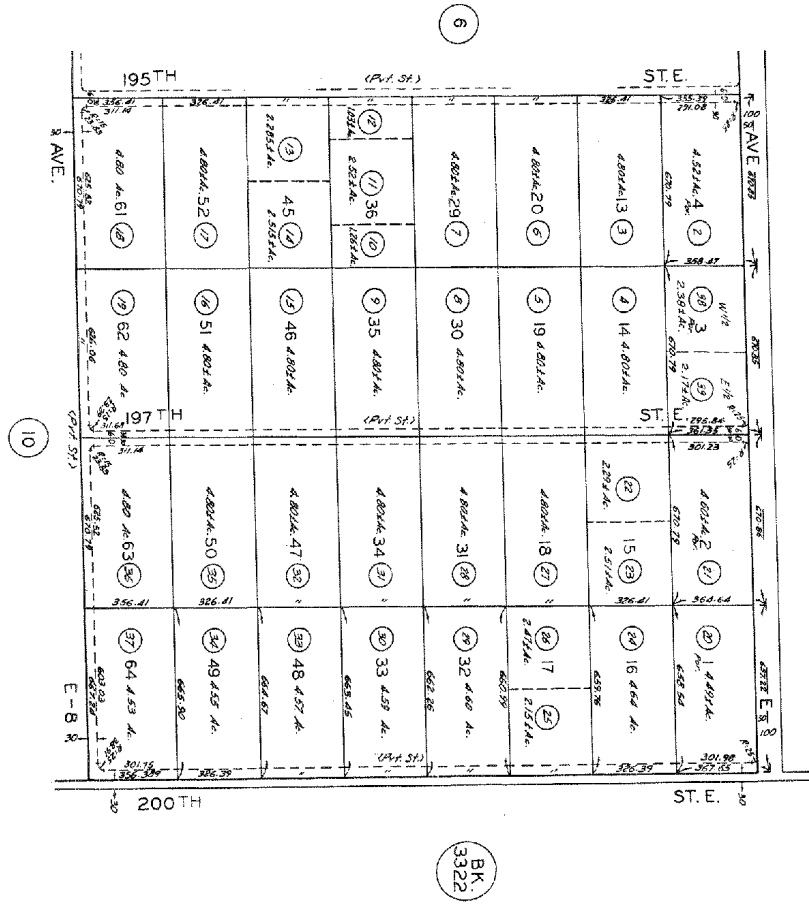
400'



3450

3164-18
3316-9

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



ASSessor's W/F
COUNTY OF LOS ANGELES, CALIF.

All areas on this
page are net.

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JWH/ceb
7/6/23