



Phone (800) 718-4853

Prepared For:

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

Property Profile

Property Address: **VIC AVE J 190 STE
LANCASTER, CA 93535**

Assessor's Parcel No: **3350-020-047**

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



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

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 TM

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.



Property Information

Primary Owner : ESCOTO MEGHAN
Secondary Owner : BARRY SAPHILOFF TRUST
Site Address : VIC AVE J 190 STE
LANCASTER, CA 93535-
Mailing Address : 918 CLEARVIEW ST
TEHACHAPI, CA 93561-2353
Assessor Parcel Number : 3350-020-047
Census Tract : N/A
Housing Tract Number : N/A
Lot Number : N/A
Page Grid : -
Legal Description : Abbreviated Description: SEC/TWN/RNG/MER:SEC 14 TWN 07N RNG 09W
NE 1/4 OF SW 1/4 OF SE 1/4 OF SE 1/4 OF SEC 14 T 7N R 9W

Property Characteristics

Bedrooms : 0 **Year Built :** N/A **Square Feet :** 0
Bathrooms : 0.0 **Garage :** N/A **Lot size :** 2.566 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 : **Document # :**
Transfer Value : N/A **Cost/Sq Feet :** N/A

Assessment/Tax Information

Assessed Value : \$15,215 **Tax Amount :** \$213.93
Land Value : \$15,215 **Tax Status :** Current
Improvement Value : \$0 **Tax Rate Area :** 3-449
Percent Improvement : 0 % **Homeowner Exemption :** N

Tax Search



Los Angeles, California

Searched: 3350-020-047

Non-Order Search

Tax Year: 2025-2026
Tax Cover: 10/13/2025
Searched By: TOM DEBRULER
Searched On: 10/16/2025 11:20 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:	3350-020-047
Described As:	NE 1/4 OF SW 1/4 OF SE1/4 OF SE 1/4 OF SEC 14 T 7N R 9W
Address:	VAC/VIC AVE J/190 STE
City:	UNINCORPORATED - COUNTY OF LOS ANGELES
Billing Address:	918 CLEARVIEW ST TEHACHAPI CA 93561
Assessed Owner(s):	ESCOTO,MEGHAN TR BARRY SAPHILOFF TRUST
Search As:	Tax ID 3350-20 of Parcel 47

Tax Rate Area:	03449	Value	Conveyance Date:
Use Code:	580V	Land: 15,215.00	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:			
Tax Rate:	1.406046	Exemptions	Square Footage
Auditor Tax Rate:	1.174499	Homeowner:	Land:
		Inventory:	Improvements:
		Personal Property:	
		Religious:	
		All Other:	Tax Defaulted:
Bill #:		Net Taxable Value: 15,215.00	Total Tax: 213.93
Issue Date:	03/06/2026		

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	106.97	10.69	04/30/2026	UNPAID		106.97
2nd	106.96	20.69	04/30/2026	UNPAID		106.96
						Total Balance: 213.93

Account	Special Lien Description	Amount
00311	COUNTY LIBRARY SERVICES	35.23

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

*** END OF REPORT ***



SUBJECT PROPERTY HISTORY

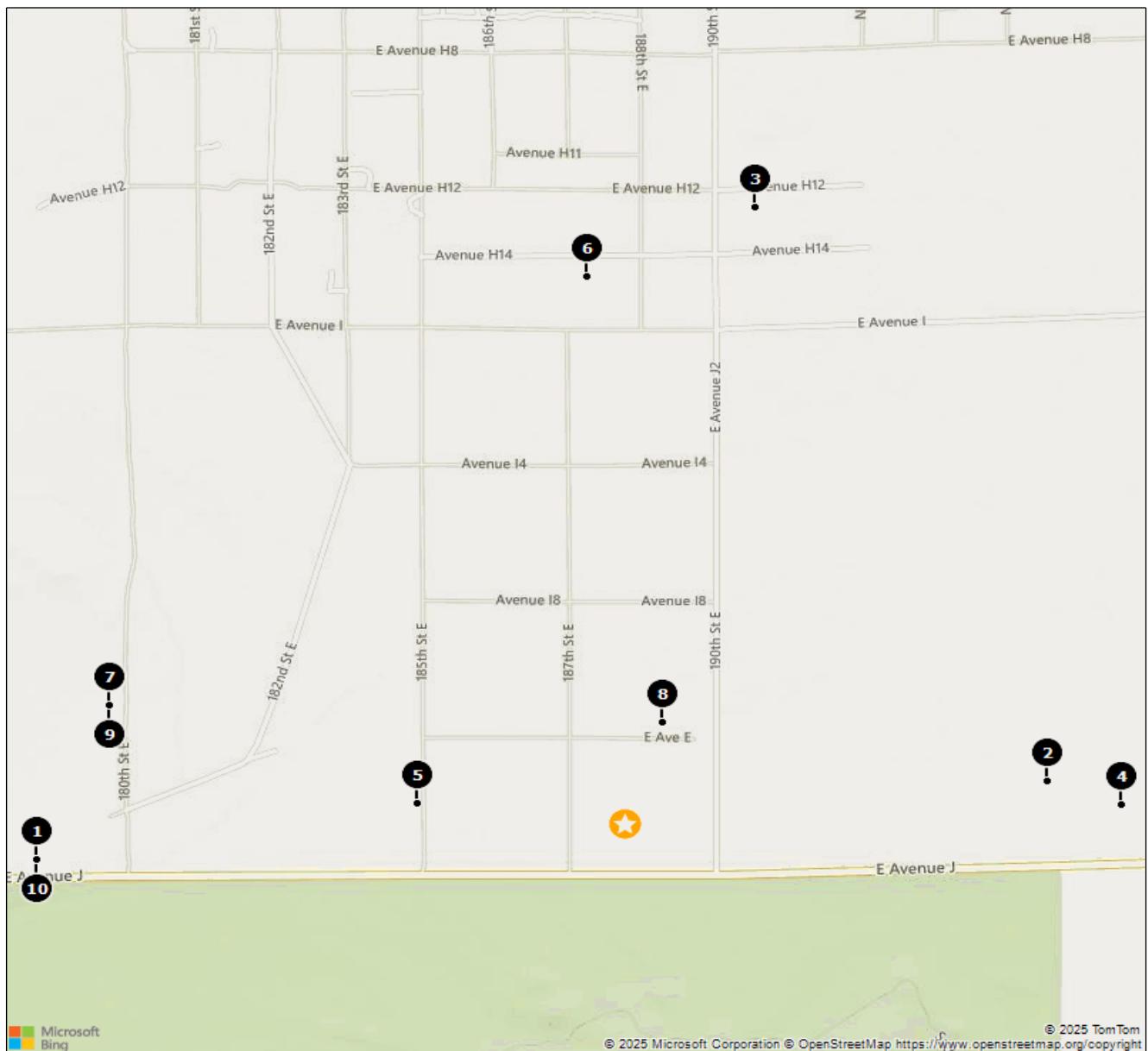
Prior Transfer

Recording Date:	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:	06/21/1982	Document #:	
Price:		Document Type:	N/A
First TD:		Type of Sale:	Price Per Public Records
Lender Name:	N/A		
Buyer Name:	N/A		
Buyer Vesting:			
Sell Name:	N/A		
City/Muni/Twp:	N/A		
Legal:	SEC/TWN/RNG/MER:SEC 14 TWN 07N RNG 09W NE 1/4 OF SW 1/4 OF SE 1/4 OF SE 1/4 OF SEC 14 T 7N R 9W		

**VIC AVE J 190 STE
LANCASTER, CA 93535-**



Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
1. Ave J Vic 180 Ste, Lancaster	08/27/2025	\$15,000	0	0		2.201
2. Vic 195 Ste Ave J, Lancaster	08/14/2025	\$10,000	0	0		5.126
3. 190 Ste Vic Ave H12, Lancaster	07/10/2025	\$21,000	0	0		4.807
4. Ave J Vic 195 Ste, Lancaster	02/12/2025	\$25,000	0	0		16.492
5. Vic Ave J 185 Ste, Lancaster	01/17/2025	\$9,000	0	0		1.05
6. 187 Ste Vic Ave H14, Hi Vista	01/17/2025	\$5,000	0	0		2.599
7. Cor Nugent St 180 Ste, Lancaster	11/15/2024	\$13,500	0	0		5.178
8. Vic 190 Ste Ave I12, Lancaster	09/30/2024	\$3,500	0	0		2.569

Confidential, Proprietary and/or Trade Secret. TM SM ® Trademark(s) of Intercontinental Exchange, Inc. and its subsidiaries and affiliates.
© 2025 Intercontinental Exchange, Inc. All Rights Reserved.

9. Cor Nugent St 180 Ste, Lancaster	09/09/2024	\$3,000	0	0	5.178
10. Ave J Vic 180 Ste, Lancaster	07/31/2024	\$10,000	0	0	2.201


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:	1	4	16
Living Area (SqFt):	0	0	0
Sale Price:	\$3,000	\$10,000	\$25,000
Year Built:	0	0	0
Age:	0	0	0

Subject Property

Sale Date:	N/A	Year Built:	N/A	Price:	N/A	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	AVE J VIC 180 STE LANCASTER, CA 93535	08/27/2025	\$15,000	\$0	0	0		2.2 AC	N/A
	Owner: IBARRA, ITZEL DAYANI APN: 3350-015-047 Legal: Sec/Twnship/Range:SE4SW4SE4SE4 S15T07NR09W Land Use: Agricultural-Unimproved Vacant Land		Seller: CRUZ, OCTAVIO FELIX ORDAZ Document #: 25-0583996						
									Located approximately 1.01 miles from subject property.
2	VIC 195 STE AVE J LANCASTER, CA 93535	08/14/2025	\$10,000	\$0	0	0		5.13 AC	N/A
	Owner: MCLENDON, RONALD APN: 3350-025-015 Legal: Sec/Twnship/Range:SE4 S13T07NR09W Land Use: Agricultural-Unimproved Vacant Land		Seller: WPL HOLDINGS LLC, Document #: 25-0551892						
									Located approximately 0.73 miles from subject property.
3	190 STE VIC AVE H12 LANCASTER, CA 93535	07/10/2025	\$21,000	\$0	0	0		4.81 AC	N/A
	Owner: HOLLEY, QUINCY L APN: 3350-008-003 Legal: Sec/Twnship/Range:N2NW4SW4SW4 S12T07NR09W Land Use: Agricultural-Unimproved Vacant Land		Seller: SEAL BIRCH INVESTMENTS LLC, Document #: 25-0464180						
									Located approximately 1.17 miles from subject property.
4	AVE J VIC 195 STE LANCASTER, CA 93535	02/12/2025	\$25,000	\$0	0	0		16.49 AC	N/A
	Owner: ROSARIO, FRANK APN: 3350-025-013 Legal: Sec/Twnship/Range:SE4 S13T07NR09W Land Use: Agricultural-Unimproved Vacant Land		Seller: OSADA, MAKI Document #: 25-0089684						
									Located approximately 0.85 miles from subject property.

Comparable Sales Data

No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
5	VIC AVE J 185 STE LANCASTER, CA 93535	01/17/2025	\$9,000	\$0	0	0		1.05 AC	N/A
	Owner: BEAUTY QUEEN IMPORTS INC, APN: 3350-019-026 Legal: Sec/Twnship/Range:SW4 S14T07NR09W City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land			Seller: WEST CENTRAL LAND LLC, Document #: 25-0038406					
									Located approximately 0.36 miles from subject property.
6	187 STE VIC AVE H14 HI VISTA, CA 93535	01/17/2025	\$5,000	\$0	0	0		2.6 AC	N/A
	Owner: KCCW INC, APN: 3350-011-019 Legal: Lot:39 Tract No:30518 Map Ref:MB 781 PG 51-55City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land			Seller: KEIL, MARY CASSERLY; THE MARY Document #: 25-0037263					
									Located approximately 1.02 miles from subject property.
7	COR NUGENT ST 180 STE LANCASTER, CA 93535	11/15/2024	\$13,500	\$0	0	0		5.18 AC	N/A
	Owner: RAMOS, FRANCISCO J DOROTEO; MEJIA, APN: 3350-017-009 Legal: Lot:21 Map Ref:MB 77 PG 60City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land			Seller: HOME EQUITY OPTIONS LLC, Document #: 24-0794690					
									Located approximately 0.91 miles from subject property.
8	VIC 190 STE AVE I12 LANCASTER, CA 93535	09/30/2024	\$3,500	\$0	0	0		2.57 AC	N/A
	Owner: HOME EQUITY OPTIONS LLC, APN: 3350-020-065 Legal: Sec/Twnship/Range:SW4SE4NW4SE4 S14T07NR09W SBBM Land Use: Agricultural-Unimproved Vacant Land			Seller: IVERSEN, AGNES; THE IVERSEN LIVING Document #: 24-0664458					
									Located approximately 0.20 miles from subject property.
9	COR NUGENT ST 180 STE LANCASTER, CA 93535	09/09/2024	\$3,000	\$0	0	0		5.18 AC	N/A
	Owner: HOME EQUITY OPTIONS LLC, APN: 3350-017-009 Legal: Lot:21 Map Ref:MB 77 PG 60&61 Land Use: Agricultural-Unimproved Vacant Land			Seller: AWAD, MARCELLE; THE AWAD FAMILY Document #: 24-0606132					
									Located approximately 0.91 miles from subject property.
10	AVE J VIC 180 STE LANCASTER, CA 93535	07/31/2024	\$10,000	\$0	0	0		2.2 AC	N/A
	Owner: CRUZ, OCTAVIO FELIX ORDAZ APN: 3350-015-047 Legal: Sec/Twnship/Range:SE4SW4SE4SE4 S15T07NR09W SBBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land			Seller: RICHARDSON, DAVID; WELLER, HOLLY Document #: 24-0510035					
									Located approximately 1.01 miles from subject property.

**GROUSSMAN MAX E****190 STE VIC AVE J STE
LANCASTER, CA 93535**

APN: 3350-020-064 Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 2
Sale Date: 12/30/1982 Garage:
Land Use: Agricultural-Unimproved Vacant Land

IRA SERVICES TRUST CO CSTDN**190 STE VIC AVE J STE
LANCASTER, CA 93535**

APN: 3350-020-074 Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 5
Sale Date: 10/08/2010 Garage:
Land Use: Agricultural-Unimproved Vacant Land

YOUNG SANG A & ANNE C**190 STE VIC AVE J STE
LANCASTER, CA 93535**

APN: 3350-020-067 Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 2
Sale Date: 03/06/2012 Garage:
Land Use: Agricultural-Unimproved Vacant Land

CLARK JOHN**190 STE VIC AVE J STE
LANCASTER, CA 93535**

APN: 3350-023-003 Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 34,714
Sale Date: 11/19/1980 Garage:
Land Use: Agricultural-Unimproved Vacant Land

MANGILOG PERCIVAL D**VIC AVE I12 190 STE
LANCASTER, CA 93535**

APN: 3350-020-071 Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 3
Sale Date: 09/13/1990 Garage:
Land Use: Agricultural-Unimproved Vacant Land

HOME EQUITY OPTIONS LLC**VIC 190 STE AVE I12
LANCASTER, CA 93535**

APN: 3350-020-065 Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 3
Sale Date: 09/30/2024 Garage:
Land Use: Agricultural-Unimproved Vacant Land

MANGILOG PERCIVAL D**VIC AVE I12 190 STE
LANCASTER, CA 93535**

APN: 3350-020-072 Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 3
Sale Date: 11/18/2002 Garage:
Land Use: Agricultural-Unimproved Vacant Land

RONQUILLO BARTOLOME L**190 STE VIC AVE J STE
LANCASTER, CA 93535**

APN: 3350-023-018 Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 2
Sale Date: 09/03/1986 Garage:
Land Use: Agricultural-Unimproved Vacant Land

JUSTUS CAMERON**VIC 190 STE AVE J
LANCASTER, CA 93535**

APN: 3350-023-004 Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 1
Sale Date: 03/14/2006 Garage:
Land Use: Agricultural-Unimproved Vacant Land

GIMENO ABUNDIO AND AVELITA TRS**190 E AVENUE J
LANCASTER, CA 93535**

APN: 3350-023-006 Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 4
Sale Date: 08/03/1982 Garage:
Land Use: Agricultural-Unimproved Vacant Land

RECORDING REQUESTED BY

Timely Land Investments

AND WHEN RECORDED MAIL TO

Name Barry Saphiloff
Street c/o Timely Land Investments
Address 116 N. Robertson Blvd. # 705
City & State Los Angeles, Ca. 90048

MAIL TAX STATEMENTS TO

Name
Street Address
City & State
Same as above

82- 622470
RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
4 MIN. 8 A.M. JUN 21 1982
PAST.

SURVEY MONUMENT FEE \$10. CODE 99

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Fee
\$4
R

Corporation Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N.

TO 1921 CA (12 74)

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 7.15

(computed on full value of property conveyed, or
(computed on full value less value of liens and encumbrances remaining at time of sale.

Unincorporated area: (City of Hi Vista Area, and
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 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.

THIS DEED IS GIVEN IN FULLFILLMENT OF AGREEMENT OF SALE,
DATED JUNE 26, 1980

47
047
020
0350
3350
A.I.N.

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: June 7, 1982

STATE OF CALIFORNIA

COUNTY OF Los Angeles } SS.

On June 7, 1982 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 Marlene Moss
Marlene Moss

Timely Land Investments

By Philip S. Katsof President

By Marlene Moss 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
<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:

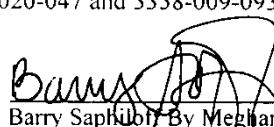
- This transfer is exempt from the documentary transfer tax. This conveyance transfers an interest into or out of a Living Trust. Cal. Rev. & Tax. Code § 11930. Tax due: \$0.00.
- The property is located in the Unincorporated area of Los Angeles County.

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

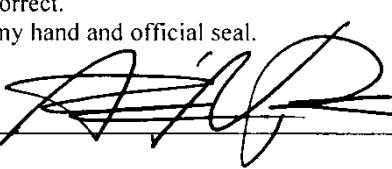
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

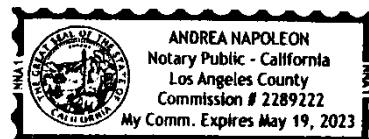
STATE OF CALIFORNIA §
COUNTY OF LOS ANGELES §

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

OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
COPYRIGHT © 2002