

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**  
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10/16/2025 08:20:33 AM

Customer Service Rep: Tom De



## 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

<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> 2.566 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> Agricultural-Unimproved Vacant Land
<b>Zoning :</b> LCA11*		

## Sale Information

<b>Transfer Date :</b>	<b>Document # :</b>
<b>Transfer Value :</b> N/A	<b>Cost/Sq Feet :</b> N/A

## Assessment/Tax Information

<b>Assessed Value :</b> \$15,215	<b>Tax Amount :</b> \$213.93
<b>Land Value :</b> \$15,215	<b>Tax Status :</b> Current
<b>Improvement Value :</b> \$0	<b>Tax Rate Area :</b> 3-449
<b>Percent Improvement :</b> 0 %	<b>Homeowner Exemption :</b> 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:	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:	1.406046	Homeowner:	Square Footage
Auditor Tax Rate:	1.174499	Inventory:	Land:
		Personal Property:	Improvements:
		Religious:	Tax Defaulted:
		All Other:	
Bill #:		Net Taxable Value:	Total Tax:
Issue Date:	03/06/2026	15,215.00	213.93

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 \*\*\*



### Prior Transfer

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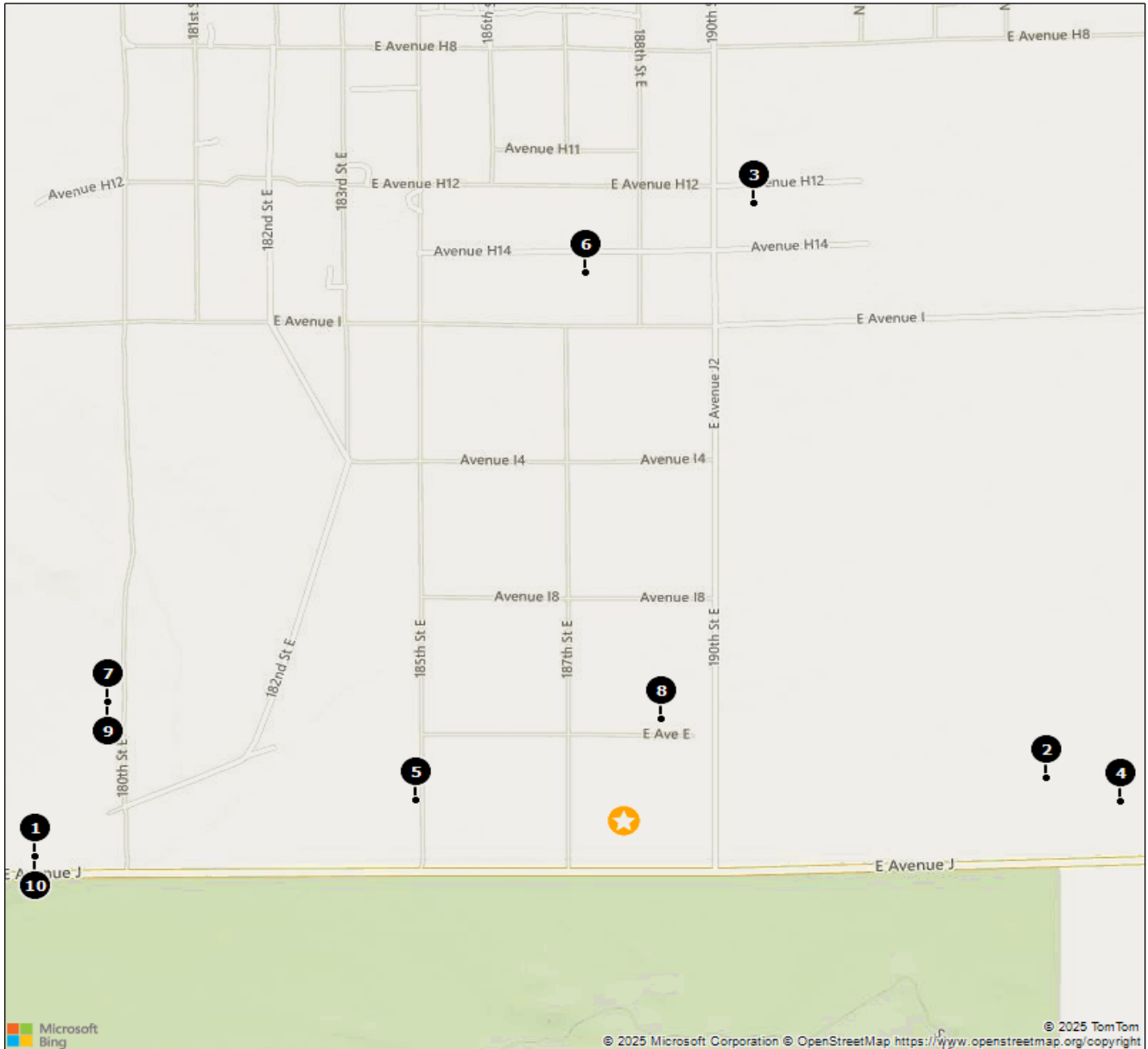
Recording Date:	03/28/2023	Document #:	23-0195507
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	Transfer Tax on doc. indicated as
Lender Name:			
Buyer Name:	ESCOTO, MEGHAN; SAPHILOFF, MEGHAN		
Buyer Vesting:	Living Trust		
Sell Name:	SAPHILOFF, BARRY		
City/Muni/Twp:	BEAR VALLEY SPRINGS		
Legal:	LOT:17 SUBD:RECORD OF SURVEY MAP REF:MB 61 PG 22		

### Prior Transfer

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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

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10/16/2025 08:20:35 AM

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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
<b>Bedrooms:</b>	0	0	0
<b>Baths:</b>	0	0	0
<b>Lot Size:</b>	1	4	16
<b>Living Area (SqFt):</b>	0	0	0
<b>Sale Price:</b>	\$3,000	\$10,000	\$25,000
<b>Year Built:</b>	0	0	0
<b>Age:</b>	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
	<b>Owner:</b> IBARRA, ITZEL DAYANI <b>Seller:</b> CRUZ, OCTAVIO FELIX ORDAZ <b>APN:</b> 3350-015-047 <b>Document #:</b> 25-0583996 <b>Legal:</b> Sec/Twnship/Range:SE4SW4SE4SE4 S15T07NR09W City/Muni/Twp:BUTTE VALLEY <b>Land Use:</b> Agricultural-Unimproved Vacant Land    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
	<b>Owner:</b> MCLENDON, RONALD <b>Seller:</b> WPL HOLDINGS LLC, <b>APN:</b> 3350-025-015 <b>Document #:</b> 25-0551892 <b>Legal:</b> Sec/Twnship/Range:SE4 S13T07NR09W SBM City/Muni/Twp:UNINCORPORATED <b>Land Use:</b> Agricultural-Unimproved Vacant Land    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
	<b>Owner:</b> HOLLEY, QUINCY L <b>Seller:</b> SEAL BIRCH INVESTMENTS LLC, <b>APN:</b> 3350-008-003 <b>Document #:</b> 25-0464180 <b>Legal:</b> Sec/Twnship/Range:N2NW4SW4SW4 S12T07NR09W City/Muni/Twp:UNINCORPORATED <b>Land Use:</b> Agricultural-Unimproved Vacant Land    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
	<b>Owner:</b> ROSARIO, FRANK <b>Seller:</b> OSADA, MAKI <b>APN:</b> 3350-025-013 <b>Document #:</b> 25-0089684 <b>Legal:</b> Sec/Twnship/Range:SE4 S13T07NR09W SBBM City/Muni/Twp:UNINCORPORATED <b>Land Use:</b> Agricultural-Unimproved Vacant Land    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
	<b>Owner:</b> BEAUTY QUEEN IMPORTS INC, <b>Seller:</b> WEST CENTRAL LAND LLC, <b>APN:</b> 3350-019-026 <b>Document #:</b> 25-0038406 <b>Legal:</b> Sec/Twnship/Range:SW4 S14T07NR09W City/Muni/Twp:UNINCORPORATED <b>Land Use:</b> Agricultural-Unimproved Vacant Land 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
	<b>Owner:</b> KCCW INC, <b>Seller:</b> KEIL, MARY CASSERLY; THE MARY <b>APN:</b> 3350-011-019 <b>Document #:</b> 25-0037263 <b>Legal:</b> Lot:39 Tract No:30518 Map Ref:MB 781 PG 51-55City/Muni/Twp:UNINCORPORATED <b>Land Use:</b> Agricultural-Unimproved Vacant Land 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
	<b>Owner:</b> RAMOS, FRANCISCO J DOROTEO; MEJIA, <b>Seller:</b> HOME EQUITY OPTIONS LLC, <b>APN:</b> 3350-017-009 <b>Document #:</b> 24-0794690 <b>Legal:</b> Lot:21 Map Ref:MB 77 PG 60City/Muni/Twp:UNINCORPORATED <b>Land Use:</b> Agricultural-Unimproved Vacant Land 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
	<b>Owner:</b> HOME EQUITY OPTIONS LLC, <b>Seller:</b> IVERSEN, AGNES; THE IVERSEN LIVING <b>APN:</b> 3350-020-065 <b>Document #:</b> 24-0664458 <b>Legal:</b> Sec/Twnship/Range:SW4SE4NW4SE4 S14T07NR09W SBBM <b>Land Use:</b> Agricultural-Unimproved Vacant Land 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
	<b>Owner:</b> HOME EQUITY OPTIONS LLC, <b>Seller:</b> AWAD, MARCELLE; THE AWAD FAMILY <b>APN:</b> 3350-017-009 <b>Document #:</b> 24-0606132 <b>Legal:</b> Lot:21 Map Ref:MB 77 PG 60&61 <b>Land Use:</b> Agricultural-Unimproved Vacant Land 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
	<b>Owner:</b> CRUZ, OCTAVIO FELIX ORDAZ <b>Seller:</b> RICHARDSON, DAVID; WELLER, HOLLY <b>APN:</b> 3350-015-047 <b>Document #:</b> 24-0510035 <b>Legal:</b> Sec/Twnship/Range:SE4SW4SE4SE4 S15T07NR09W SBM City/Muni/Twp:UNINCORPORATED <b>Land Use:</b> Agricultural-Unimproved Vacant Land Located approximately 1.01 miles from subject property.								





<b>GROSSMAN MAX E</b> <b>190 STE VIC AVE J STE</b> <b>LANCASTER, CA 93535</b> <b>APN:</b> 3350-020-064 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 2 <b>Sale Date:</b> 12/30/1982 <b>Garage:</b> <b>Land Use:</b> Agricultural-Unimproved Vacant Land	<b>IRA SERVICES TRUST CO CSTDN</b> <b>190 STE VIC AVE J STE</b> <b>LANCASTER, CA 93535</b> <b>APN:</b> 3350-020-074 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 5 <b>Sale Date:</b> 10/08/2010 <b>Garage:</b> <b>Land Use:</b> Agricultural-Unimproved Vacant Land
<b>YOUNG SANG A &amp; ANNE C</b> <b>190 STE VIC AVE J STE</b> <b>LANCASTER, CA 93535</b> <b>APN:</b> 3350-020-067 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 2 <b>Sale Date:</b> 03/06/2012 <b>Garage:</b> <b>Land Use:</b> Agricultural-Unimproved Vacant Land	<b>CLARK JOHN</b> <b>190 STE VIC AVE J STE</b> <b>LANCASTER, CA 93535</b> <b>APN:</b> 3350-023-003 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 34,714 <b>Sale Date:</b> 11/19/1980 <b>Garage:</b> <b>Land Use:</b> Agricultural-Unimproved Vacant Land
<b>MANGILOG PERCIVAL D</b> <b>VIC AVE I12 190 STE</b> <b>LANCASTER, CA 93535</b> <b>APN:</b> 3350-020-071 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 3 <b>Sale Date:</b> 09/13/1990 <b>Garage:</b> <b>Land Use:</b> Agricultural-Unimproved Vacant Land	<b>HOME EQUITY OPTIONS LLC</b> <b>VIC 190 STE AVE I12</b> <b>LANCASTER, CA 93535</b> <b>APN:</b> 3350-020-065 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 3 <b>Sale Date:</b> 09/30/2024 <b>Garage:</b> <b>Land Use:</b> Agricultural-Unimproved Vacant Land
<b>MANGILOG PERCIVAL D</b> <b>VIC AVE I12 190 STE</b> <b>LANCASTER, CA 93535</b> <b>APN:</b> 3350-020-072 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 3 <b>Sale Date:</b> 11/18/2002 <b>Garage:</b> <b>Land Use:</b> Agricultural-Unimproved Vacant Land	<b>RONQUILLO BARTOLOME L</b> <b>190 STE VIC AVE J STE</b> <b>LANCASTER, CA 93535</b> <b>APN:</b> 3350-023-018 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 2 <b>Sale Date:</b> 09/03/1986 <b>Garage:</b> <b>Land Use:</b> Agricultural-Unimproved Vacant Land
<b>JUSTUS CAMERON</b> <b>VIC 190 STE AVE J</b> <b>LANCASTER, CA 93535</b> <b>APN:</b> 3350-023-004 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 1 <b>Sale Date:</b> 03/14/2006 <b>Garage:</b> <b>Land Use:</b> Agricultural-Unimproved Vacant Land	<b>GIMENO ABUNDIO AND AVELITA TRS</b> <b>190 E AVENUE J</b> <b>LANCASTER, CA 93535</b> <b>APN:</b> 3350-023-006 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 4 <b>Sale Date:</b> 08/03/1982 <b>Garage:</b> <b>Land Use:</b> 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

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

MAIL TAX STATEMENTS TO

Name  
Street Same as above  
Address  
City & State

SURVEY MONUMENT FEE \$10. CODE 99

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

FEE  
\$4  
R

TO 1921 CA 112 741

THIS FORM FURNISHED BY TITLE INSURERS

A.P.N.

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.  
(x) 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 easment 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

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instru-  
ment 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. Katsor 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 said Corporation executed the within Instru-  
ment pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature

Marlene Moss

Timely Land Investments  
By Philip S. Katsor President  
By Secretary



(This area for official notarial seal)

Title Order No.

Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END OF RECORDED DOCUMENT

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 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**

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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

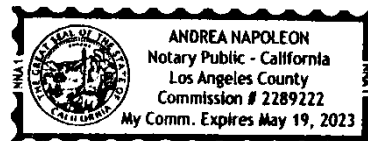
§  
§

On March 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: *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**

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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**

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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**

