



Phone (800) 718-4853

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

Property Profile

Property Address:

CA

Assessor's Parcel No: **181-412-20-00-1**

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



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OLD REPUBLIC TITLE COMPANY
www.ortc.com

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10/16/2025 10:21:35 AM

Customer Service Rep: Tom De



Property Information

Primary Owner : SAPHILOFF BARRY LIVING TRUST
Secondary Owner : N/A
Site Address :
CA -
Mailing Address : 918 CLEARVIEW ST
TEHACHAPI, CA 93561-2353
Assessor Parcel Number : 181-412-20-00-1
Census Tract : 0065.00
Housing Tract Number : N/A
Lot Number : N/A
Page Grid : -
Legal Description : Abbreviated Description: SEC/TWN/RNG/MER:SEC 07 TWN 30 RNG 38
SECTION 7, TOWNSHIP 30, RANGE 38, QUARTER

Property Characteristics

Bedrooms : 0	Year Built : N/A	Square Feet : 0
Bathrooms : 0.0	Garage : N/A	Lot size : 11.39 AC
Partial Bath : 0	Fireplace : N/A	Number of Units : 0
Total Rooms : 0	Pool/Spa : N	Use Code : Residential-Vacant Land
Zoning : N/A		

Sale Information

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

Assessment/Tax Information

Assessed Value : \$11,945	Tax Amount : \$153.25
Land Value : \$11,945	Tax Status : Current
Improvement Value : \$0	Tax Rate Area : 94-034
Percent Improvement : 0 %	Homeowner Exemption : N



Tax Search



Kern, California
Searched: 181-412-20-00
Non-Order Search

Tax Year: 2025-2026
Tax Cover: 10/10/2025
Searched By: TOM DEBRULER
Searched On: 10/16/2025 1:23 PM

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

Customer Service Request Only
Information is sourced from public records and is deemed reliable, but is not guaranteed.

APN:	181-412-20-00
Described As:	SECTION 7 , TOWNSHIP 30 , RANGE 38 , QUARTER
Address:	
City:	UNINCORPORATED - COUNTY OF KERN
Billing Address:	918 CLEARVIEW ST TEHACHAPI CA 93561-2353
Assessed Owner(s):	SAPHILOFF BARRY LIVING TRUST
Search As:	Tax ID 181-412 Parcel 20
Mailing Name(s):	ESCOTO MEGHAN TTEE

Tax Rate Area:	094-034	Value	Conveyance Date:	08/31/1980
Use Code:	0080	Land:	Conveying Instrument:	5305/650
LAND WITH 7 TO 20 ACRES INCLUSIVE THAT IS NOT ZONED R-2, R-3, R-4, COMMERCIAL OR INDUSTRIAL		Improvements:	Date Transfer Acquired:	
Region Code:		Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	
Zoning Code:		Inventory:	Year Last Modified:	
Taxability Code:		Exemptions	Square Footage	
Tax Rate:	1.208287	Homeowner:	Land:	496148
Auditor Tax Rate:	1.208288	Inventory:	Improvements:	
Bill #:	25-1118790-00-2	Personal Property:	Tax Defaulted:	
Issue Date:	09/04/2025	Religious:	Total Tax:	144.33
		All Other:		
		Net Taxable Value:		

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	72.17	7.21	12/10/2025	UNPAID		72.17
2nd	72.16	17.21	04/10/2026	UNPAID		72.16
Total Balance:						144.33

Account	Special Lien Description	Amount
00280	COUNTY GENERAL TAX LEVY	144.33

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

Recording Date:	03/28/2023	Document #:	223034707
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	Transfer Tax on doc. indicated as
Lender Name:			
Buyer Name:	ESCOTO, MEGHAN; THE BARRY SAPHILOFF LIVING TRUST,		
Buyer Vesting:	Living Trust		
Sell Name:	SAPHILOFF, BARRY		
City/Muni/Twp:	TEHACHAPI		
Legal:	CITY:UNINCORPORATED SEC/TWN/RNG/MER:E2W2W2SW4 S07T30SR38E MDM		

Prepared for:

Todd Wohl

, -

Phone:

Fax:

E-mail:

Prepared by:

Reference: Res. Vacant Land Comps 4 Mile Radius

Account Rep: Gary Bregman & Larry Christian

Phone:

Fax:

Email:

----Search Criteria ----

State/County: California - Kern

--- Subject Property ---

Parcel Number: 181-412-20-00-1

Site Address: , , CA, -

Radius in Miles: 4

--- Additional Criteria ---

Sale Date: >=10/16/2024

Sales Price Code: "F".

Use Code Description: "Residential-Vacant Land".

Output: All Records (4 of 4 Records)

Total Count: 4

'Do Not Call' Properties: 0

10/16/2025

1

Parcel 181-070-12-01-5		Site CANTIL, CA 93519	
Owner JESSE & AYOLEONE SEALEY		Mail 2441 SAINT CLAIR DR, TEMPLE HILLS, MD 20748-3237	
Use Residential-Vacant Land	Zone E (2 1/2)	Sale Amt \$8,500	Sale Date 12/05/2024
Yr Blt	Sqft 0	Assd \$8,300	Tract
Rms 0	Beds 0	Bths 0.00	PBaths
Page & Grid -	Tax Amount \$26.36	Tax Rate Area 94-034	Xmpt None
			Tax Delinquent N

2

Parcel 181-130-04-00-0		Site CANTIL, CA 93519	
Owner SOLEIL RENEWABLE ENERGY LLC		Mail 11041 SANTA MONICA BLVD # 714, LOS ANGELES, CA 90025-	
Use Residential-Vacant Land	Zone E20/RS	Sale Amt \$1,333,000	Sale Date 05/30/2025
Yr Blt	Sqft 0	Assd \$15,000	Tract
Rms 0	Beds 0	Bths 0.00	PBaths
Page & Grid -	Tax Amount \$130.86	Tax Rate Area 94-034	Xmpt None
			Tax Delinquent N

3

Parcel 181-160-26-00-3		Site 7885 E CHAPINITE AVE, CANTIL, CA 93519	
Owner THE STANLEY MORGAN TRUST & CLARA LINA		Mail PO BOX 3492, BAKERSFIELD, CA 93385-3492	
Use Residential-Vacant Land	Zone E2.5/RS/MH	Sale Amt \$35,000	Sale Date 08/21/2025
Yr Blt	Sqft 0	Assd \$7,093	Tract
Rms 0	Beds 0	Bths 0.00	PBaths
Page & Grid -	Tax Amount \$270.73	Tax Rate Area 94-034	Xmpt None
			Tax Delinquent N

4

Parcel 181-262-38-00-1		Site CANTIL, CA 93519	
Owner ERIC & STEPHANIE ALVAREZ		Mail PO BOX 291298, PHELAN, CA 92329-1298	
Use Residential-Vacant Land	Zone	Sale Amt \$12,000	Sale Date 08/29/2025
Yr Blt	Sqft 0	Assd \$3,000	Tract
Rms 0	Beds 0	Bths 0.00	PBaths
Page & Grid -	Tax Amount \$39.25	Tax Rate Area 94-034	Xmpt None
			Tax Delinquent N



NUNEZ JAVIER		TOLENTINO FAMILY TRUST	
10511 LAKE RD		10509 LAKE RD	
CANTIL, CA 93519		CANTIL, CA 93519	
APN: 181-262-33-00-6	Bedrooms: 3	APN: 181-262-34-00-9	Bedrooms: 0
Square Feet: 960	Bathrooms: 2	Square Feet: 0	Bathrooms: 0
Year Built: 2000	Lot size: 3	Year Built:	Lot size: 3
Sale Date:	Garage:	Sale Date:	Garage:
Land Use: Mobile home		Land Use: Residential-Vacant Land	

RECORDING REQUESTED BY
MAJOR INVESTMENTS INC.

BOOK 5305 PAGE 650
3.00 DRS
3.00 CASH

AND WHEN RECORDED MAIL TO

014725

1980 AUG 11 PM 2:23

Name BARRY SAPHILOFF
2356 NO. ELMDALE
Street Address
SIMI, CA. 93065
City & State

RECORDED BY
RAY A. VERCAMMEN
KERN COUNTY RECORDER

MAIL TAX STATEMENTS TO
Name BARRY SAPHILOFF
2356 NO. ELMDALE
Street Address
SIMI, CA. 93065
City & State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

TO 1921 CA (12-74)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A. P. N.

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 6.05



(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
(X) Unincorporated area: () City of CANTIL AREA, and

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

✓ MAJOR LAND INVESTMENTS, INC.

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 CANTIL AREA
County of KERN, State of California:

The West Half of the West Half of the West Half of the Southwest Quarter of
Section 7, Township 30 South, Range 38 East, Mount Diablo Meridian, in the
County of Kern, State of California, according to the official plat of the
survey of said land on file in the Bureau of Land Management and approved
on January 19, 1856.

EXCEPT that portion lying Northwesterly of existing County Road known as Red-
rock-Randsburg Road, as the same was established March 8, 1961.

RESERVING THEREFROM an easment of fifty-five (55) feet over the
westerly portion of said land, for road and utility purposes.

THIS DEED IS GIVEN IN FULLFILLMENT OF AGREEMENT OF SALE
DATED OCTOBER 25. 1969

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 30, 1980 MAJOR LAND INVESTMENTS, INC.

STATE OF CALIFORNIA

COUNTY OF Los Angeles } SS.

On June 30, 1980 before me, the under-
signed, a Notary Public in and for said State, personally appeared
_____ known

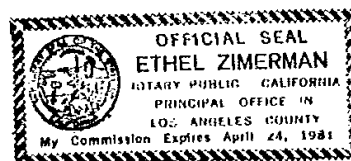
to me to be the PHILIP S. KATSOF President, and
_____ known to me to be

_____, 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 Instru-
ment pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Ethel Zimerman
ETHEL ZIMERMAN

By _____ President
By PHILIP S. KATSOF Secretary



(This area for official notarial seal)

Title Order No. _____ Escrow or Loan No. _____

Laura Avila, Assessor – Recorder
Kern County Official Records

Recorded at the request of
Public

PRATTT1
3/28/2023
10:18 AM

RECORDING REQUESTED BY

Barry Saphiloff

DOC# : 223034707



Stat Types: 1 Pages: 3

Fees	19.00
Taxes	0.00
Others	228.00
PAID	\$247.00

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: 181-412-19-8; 181-412-20-6; 103-020-11-1; 247-231-01-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUST TRANSFER DEED

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

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

FOR NO CONSIDERATION, GRANTORS: **Barry Saphiloff, a widower who acquired 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 Kern, State of California:

SEE EXHIBIT "A" ATTACHED HERETO

Commonly known as: APN:181-412-19-8; 181-412-20-6; 103-020-11-1; 247-231-01-2

Dated: March 10, 2023

Barry Saphiloff by Meghan Escoto, as his attorney in fact
Barry Saphiloff by Meghan Escoto, as his Attorney in Fact.

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

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

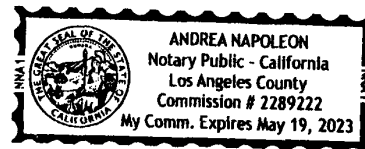
§
§

On March 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: [Signature] (Seal)



MAIL TAX STATEMENTS TO THE ADDRESS NOTED ABOVE

EXHIBIT "A"
LEGAL DESCRIPTION

The East Half of the West Half of the West Half of the Southwest Quarter of Section 7, Township 30 South, Range 38 East, Mount Diablo Meridian, in the County of Kern, State of California, according to the official plat of the survey of said land on file in the Bureau Land Management and approved on January 19, 1856.

EXCEPT that portion lying Northwesterly of existing County Road known as Redrock-Randsburg Road, as the same was established March 8, 1961.

RESERVING THEREFROM an easement of thirty-two (32) feet over the easterly portion of said land, for road and utility Purposes.

Also known as: Vacant Lot, Cantil, Kern County, CA 93311;

APN: 181-412-19-8

The West Half of the West Half of the West Half of the Southwest Quarter of Section 7, Township 30 South, Range 38 East, Mount Diablo Meridian, in the County of Kern, State of California, according to the official plat of the survey of said land on file in the Bureau of Land Management and approved on January 19, 1856.

EXCEPT that portion lying Northwesterly of existing County Road known as Redrock-Randsburg Road, as the same was established March 8, 1961.

RESERVING THEREFROM an easement of fifty-five (55) feet over the westerly portion of said land, for road and utility Purposes.

Also known as: Vacant Lot, Cantil, Kern County, CA 93311;

APN: 181-412-20-6

All of the East Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 3, Township 29 South, Range 24 East, M.D.B.M., in the County of Kern, State of California, according to the official plat thereof.

Excepting therefrom all oil, gas minerals, and other hydrocarbon substances within or underlying said land, as reserved in deeds of record, Book 4871 Page 97.

Also known as: Vacant Lot, Kern County, CA 93311;

APN: 103-020-11-1

Block 125 of Aqueduct City Tract, in the Unincorporated area of the County of Kern, State of California, as per Map recorded March 10, 1911 in Book 2, Page 19 of Maps, in the office of the County recorder of said County.

Excepting all oil, gas, minerals and other hydrocarbon substances within and underlying said land, as reserved in deed, recorded April 22, 1976.

Also known as: Vacant Lot, Unincorporated area of Kern County, CA 93311;

APN: 247-231-01-2

181-41

SEC. 7 & PTN W/2 SEC. 8 T. 30S. R. 38E.

SCHOOL DIST. 94-34

181-41

