



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**



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

[www.ortc.com](http://www.ortc.com)

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Data Deemed Reliable, But Not Guaranteed.

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

Tax Rate Area:	<b>094-034</b>	Value		Conveyance Date:	<b>08/31/1980</b>
Use Code:	<b>0080</b>	Land:	<b>11,945.00</b>	Conveying Instrument:	<b>5305/650</b>
	<b>LAND WITH 7 TO 20 ACRES INCLUSIVE THAT IS NOT ZONED R-2, R-3, R-4, COMMERCIAL OR INDUSTRIAL</b>	Improvements:		Date Transfer Acquired:	
		Personal Property:		Vesting:	
		Fixtures:		Year Built:	
		Inventory:		Year Last Modified:	
		<b>Exemptions</b>		<b>Square Footage</b>	
Region Code:		Homeowner:		Land:	<b>496148</b>
Flood Zone:		Inventory:		Improvements:	
Zoning Code:		Personal Property:			
Taxability Code:		Religious:			
Tax Rate:	<b>1.208287</b>	All Other:		Tax Defaulted:	
Auditor Tax Rate:	<b>1.208288</b>				
		Net Taxable Value:	<b>11,945.00</b>	Total Tax:	<b>144.33</b>
Bill #:	<b>25-1118790-00-2</b>				
Issue Date:	<b>09/04/2025</b>				

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

Account	Special Lien Description	Amount
<b>00280</b>	<b>COUNTY GENERAL TAX LEVY</b>	<b>144.33</b>

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 #:	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:

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**----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	Impr \$0	Units 0
Rms 0 Beds 0 Bths 0.00	PBaths	Lt Sz 108,900SF/2.50AC	Lot
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	Impr \$0	Units 0
Rms 0 Beds 0 Bths 0.00	PBaths	Lt Sz 415,562SF/9.54AC	Lot
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	Impr \$2,363	Units 0
Rms 0 Beds 0 Bths 0.00	PBaths	Lt Sz 108,464SF/2.49AC	Lot
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	Impr \$0	Units 0
Rms 0 Beds 0 Bths 0.00	PBaths	Lt Sz 108,900SF/2.50AC	Lot
Page & Grid - Tax Amount \$39.25	Tax Rate Area 94-034	Xmpt None	Tax Delinquent N



# NEARBY PROPERTY OWNERS

**NUNEZ JAVIER**

**10511 LAKE RD  
CANTIL, CA 93519**

**APN: 181-262-33-00-6**

**Bedrooms: 3**

**Square Feet: 960**

**Bathrooms: 2**

**Year Built: 2000**

**Lot size: 3**

**Sale Date:**

**Garage:**

**Land Use:** Mobile home

**TOLENTINO FAMILY TRUST**

**10509 LAKE RD  
CANTIL, CA 93519**

**APN: 181-262-34-00-9**

**Bedrooms: 0**

**Square Feet: 0**

**Bathrooms: 0**

**Year Built:**

**Lot size: 3**

**Sale Date:**

**Garage:**

**Land Use:** Residential-Vacant Land

RECORDING REQUESTED BY  
MAJOR INVESTMENTS INC.

800:5305 PAGE 650  
AUG 11 3:00 P.M.  
R3294 A 08/11/80 3:00 CASH

AND WHEN RECORDED MAIL TO

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

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

014725

1980 AUG 11 PM 2:23

RECORDED BY  
RAY A. VERCAMMEN  
KERN COUNTY RECORDER

MAIL TAX STATEMENTS TO

BARRY SAPHILOFF

2356 NO. ELMDALE

SIMI, CA. 93065

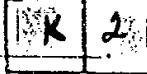
SPACE ABOVE THIS LINE FOR RECORDER'S USE  
**Corporation Grant Deed**

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

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 Northwestery of existing County Road known as Red-rock-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.

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 instrument to be executed by its President and Secretary  
thereunto duly authorized  
Dated: June 30, 1980

STATE OF CALIFORNIA  
COUNTY OF Los Angeles } SS.

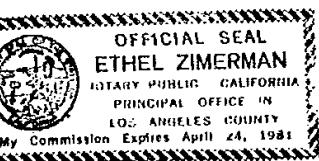
On June 30, 1980 before me, the undersigned, a Notary Public in and for said State, personally appeared to me to be the President, and

PHILIP S. KATSOV 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: *Ethel Zimerman*  
ETHEL ZIMERMAN



(This area for official notarial seal)

Title Order No.

Escrow or Loan No.

Description: CA Kern Document - Book Page 5305 Page 650  
NOTARY STATEMENT IS DICTATED ABOVE  
Order: DDS Comment:

**Laura Avila, Assessor – Recorder**  
Kern County Official Records

PRATTT1  
3/28/2023

10:18 AM

Recorded at the request of  
Public

**RECORDING REQUESTED BY**

Barry Saphiloff

DOC# : **223034707**

Stat Types: 1 Pages: **3**



Fees	19.00
Taxes	0.00
Others	228.00
<b>PAID</b>	<b>\$247.00</b>

**WHEN RECORDED MAIL TO**

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

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SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

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**TITLE(S)**

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**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: 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*

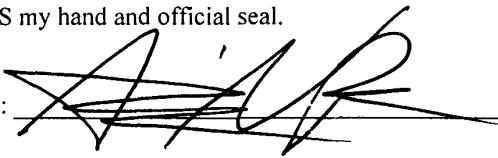
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

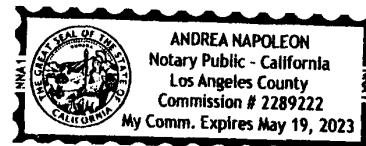
STATE OF CALIFORNIA §  
COUNTY OF LOS ANGELES §

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:  (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**

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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**

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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.

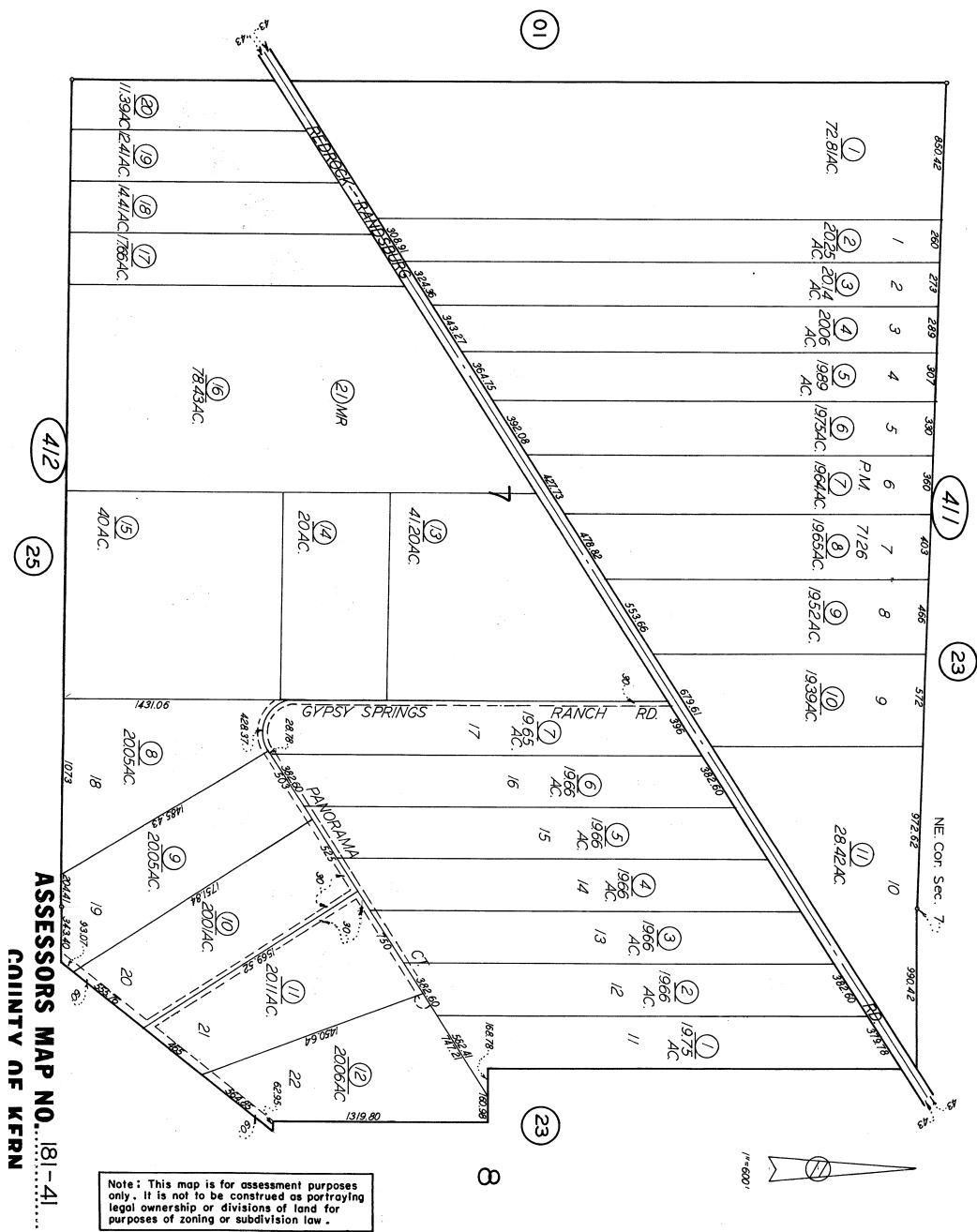
Also known as: Vacant Lot, Kern County, CA 93311;  
**APN: 103-020-11-1**

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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**



ASSESSORS MAP NO. 181-41  
COUNTY OF KERN

Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.