



Phone (800) 718-4853

Prepared For:

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

Property Profile

Property Address:

BUTTONWILLOW, CA 93206

Assessor's Parcel No: **103-020-11-01-7**

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



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

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Property Information

Primary Owner : SAPHILOFF BARRY LIVING TRUST
Secondary Owner : N/A
Site Address :
Mailing Address : BUTTONWILLOW, CA 93206-
918 CLEARVIEW ST
TEHACHAPI, CA 93561-2353
Assessor Parcel Number : 103-020-11-01-7
Census Tract : 0066.00
Housing Tract Number : N/A
Lot Number : N/A
Page Grid : -
Legal Description : Abbreviated Description: SEC/TWN/RNG/MER:SEC 03 TWN 29 RNG 24
SECTION 3, TOWNSHIP 29, RANGE 24, QUARTER

Property Characteristics

Bedrooms : 0 **Year Built :** N/A **Square Feet :** 0
Bathrooms : 0.0 **Garage :** N/A **Lot size :** 5 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 : \$5,732 **Tax Amount :** \$70.16
Land Value : \$5,732 **Tax Status :** Current
Improvement Value : \$0 **Tax Rate Area :** 114-003
Percent Improvement : 0 % **Homeowner Exemption :** N

Tax Search



Kern, California

Searched: 103-020-11-01

Non-Order Search

Tax Year: 2025-2026
Tax Cover: 10/10/2025
Searched By: TOM DEBRULER
Searched On: 10/16/2025 12:13 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:	103-020-11-01
Described As:	SECTION 3 , TOWNSHIP 29 , RANGE 24 , 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 103-20 Parcel 11
Mailing Name(s):	ESCOTO MEGHAN TTEE

Tax Rate Area:	114-003	Value		Conveyance Date:	07/05/1988
Use Code:	0070	Land:	5,732.00	Conveying Instrument:	6139/781
	LAND WITH AT LEAST 3 ACRES AND LESS THAN 7 ACRES THAT IS NOT ZONED R-2, R-3, R-4, COMMERCIAL OR INDUSTRIAL	Improvements:		Date Transfer Acquired:	
		Personal Property:		Vesting:	
		Fixtures:		Year Built:	
		Inventory:		Year Last Modified:	
		Exemptions		Square Footage	
Region Code:		Homeowner:		Land:	217800
Flood Zone:		Inventory:		Improvements:	
Zoning Code:		Personal Property:			
Taxability Code:		Religious:			
Tax Rate:	1.248953	All Other:		Tax Defaulted:	
Auditor Tax Rate:	1.114620				
		Net Taxable Value:	5,732.00	Total Tax:	71.59
Bill #:	25-1071313-00-7				
Issue Date:	09/04/2025				

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	35.80	3.58	12/10/2025	UNPAID		35.80
2nd	35.79	13.57	04/10/2026	UNPAID		35.79
Total Balance:						71.59

Account	Special Lien Description	Amount
00280	COUNTY GENERAL TAX LEVY	63.89
60626	SEMITRPC WSD BWID	7.70

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:

----Search Criteria ---

State/County: California - Kern

--- Subject Property ---

Parcel Number: 103-020-11-01-7

Site Address: , BUTTONWILLOW, CA, 93206-

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: 1

10/16/2025

1

Parcel	103-030-30-00-6	Site	BAKERSFIELD, CA 93206
Owner	ISIDORO GOMEZ	Mail	18843 WILDWOOD RD, BUTTONWILLOW, CA 93206-9728
Use	Residential-Vacant Land	Zone	
Yr Blt	Sqft 0	Assd \$10,000	Tract
Rms 0	Beds 0	Bths 0.00	PBaths
Page & Grid -	Tax Amount \$38.69	Tax Rate Area 62-010	Lt Sz 115,869SF/2.66AC
			Impr \$0
			Units 0
			Lot 4
			Xmpt None
			Tax Delinquent N

2

DNC	Parcel	103-170-25-00-3	Site	4714 DUNFORD RD, BUTTONWILLOW, CA 93206-9769
	Owner	EDWARD & GEORGE KOSAREFF	Mail	4714 DUNFORD RD, BUTTONWILLOW, CA 93206-9769
Use	Residential-Vacant Land	Zone	A	Sale Amt \$27,500
Yr Blt	Sqft 0	Assd \$8,658	Tract	Impr \$0
Rms 0	Beds 0	Bths 0.00	PBaths	Lt Sz 68,389SF/1.57AC
Page & Grid -	Tax Amount \$344.54	Tax Rate Area 62-012	Xmpt None	Tax Delinquent N
				Units 0
				Lot

3

Parcel	104-132-17-00-9	Site	5447 NOBLE ST, BAKERSFIELD, CA 93314
Owner	RODOLFO GARCIA JR	Mail	8005 HAROLD ST # A, LAMONT, CA 93241-2913
Use	Residential-Vacant Land	Zone	PL RS MH
Yr Blt	Sqft 0	Assd \$10,200	Tract
Rms 0	Beds 0	Bths 0.00	PBaths
Page & Grid -	Tax Amount \$83.24	Tax Rate Area 114-008	Lt Sz 10,890SF/0.25AC
			Impr \$0
			Units 0
			Lot
			Xmpt None
			Tax Delinquent N

4

Parcel	104-171-02-00-0	Site	BAKERSFIELD, CA 93314
Owner	JOSE TORRES	Mail	5011 WILLARD ST, BAKERSFIELD, CA 93314-9173
Use	Residential-Vacant Land	Zone	
Yr Blt	Sqft 0	Assd \$542	Tract
Rms 0	Beds 0	Bths 0.00	PBaths
Page & Grid -	Tax Amount \$5.91	Tax Rate Area 114-008	Lt Sz 43,995SF/1.01AC
			Impr \$0
			Units 0
			Lot
			Xmpt None
			Tax Delinquent N

**AINHOA LAND HOLDINGS LP****34201 FLORES AVE
BUTTONWILLOW, CA 93206**

APN: 103-020-23-00-3 Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 15
Sale Date: Garage:

Land Use: Residential-Vacant Land

GARCIA ERINEO**7763 BRANDT RD
BUTTONWILLOW, CA 93206**

APN: 103-020-07-00-7 Bedrooms: 2
Square Feet: 1,040 Bathrooms: 2
Year Built: 1985 Lot size: 10
Sale Date: Garage:

Land Use: Mobile home

ESPARZA JOSE ROLANDO**7408 BRANDT RD
BUTTONWILLOW, CA 93206**

APN: 103-010-38-00-4 Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 20
Sale Date: Garage:

Land Use: Residential-Vacant Land

CUEVAS JONATHAN**7520 BRANDT RD
BUTTONWILLOW, CA 93206**

APN: 103-010-46-00-7 Bedrooms: 4
Square Feet: 1,825 Bathrooms: 2
Year Built: Lot size: 0
Sale Date: Garage:

Land Use: Mobile home

CUEVAS JONATHAN**7520 BRANDT RD
BUTTONWILLOW, CA 93206**

APN: 103-010-37-00-1 Bedrooms: 4
Square Feet: 1,664 Bathrooms: 2
Year Built: 2001 Lot size: 20
Sale Date: Garage:

Land Use: Mobile home

AINHOA LAND HOLDINGS LP**6041 BRANDT RD
BUTTONWILLOW, CA 93206**

APN: 103-050-04-00-7 Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 614
Sale Date: Garage:

Land Use: Dairy Farm

BUSHNELL JON R & JULIA BUSHNELL FAMILY TRUST**6608 BRANDT RD
BUTTONWILLOW, CA 93206**

APN: 103-060-04-00-0 Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 318
Sale Date: Garage:

Land Use: Orchard (fruit; nut)

ALBERT GOYENETCHE DAIRY BIOGAS**6041 BRANDT RD
BUTTONWILLOW, CA 93206**

APN: 01-1064648-001-1 Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 0
Sale Date: Garage:

Land Use: Pipeline or Right-of-Way

AINHOA LAND HOLDINGS LP**6041 BRANDT RD
BUTTONWILLOW, CA 93206**

APN: 103-050-03-00-4 Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 19
Sale Date: Garage:

Land Use: Dairy Farm

CALBIOGAS BUTTONWILLOW LLC**28007 7TH STANDARD RD
BUTTONWILLOW, CA 93206**

APN: 01-1064647-001-2 Bedrooms: 0
Square Feet: 0 Bathrooms: 0
Year Built: Lot size: 0
Sale Date: Garage:

Land Use: Pipeline or Right-of-Way

Timely Land Investments, Inc.

000830

K36 JV - 3 A 820

AND WHEN RECORDED MAIL TO

KERN COUNTY (Kern) RECORDER

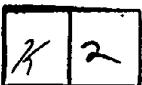
Name Barry Saphiloff

Street Address P.O. Box 10058
City & State Lancaster, Ca 93534

CRS	23.00
MEP	1.00
REC.FE	1.00
CHECK	25.00

12036970 1001 R01 T09:53
07/05/80

MAIL TAX STATEMENTS TO

Name Barry Saphiloff
Street Address P.O. Box 10058
City & State Lancaster, Ca 93534

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

CAT. NO. NN00578
TO 1921 CA (2-83)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

ALL	PTN.

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 6.60.

(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 _____, and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TAX 6.60

CHECK 6.60

#2036970 1001 R01 T09:53
07/05/80

Timely 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
County of Kern, State of California:

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.

This Deed is given in fulfillment of Agreement of Sale Dated
July 14, 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 June 20, 1988

STATE OF CALIFORNIA.
COUNTY OF Los Angeles } ss.

On June 22, 1988, before me, the
undersigned, a Notary Public in and for said State, personally
appeared Dorothy L. Rankin,
personally known to me or proved to me on the basis of satisfactory
evidence to be the person who executed the within
instrument as the _____ President, and

personally known to
me or proved to me on the basis of satisfactory evidence to be the
person who executed the within instrument as the _____
Secretary of the Corporation that executed the within instrument
and acknowledged to me that such corporation executed the
within instrument pursuant to its by-laws or a resolution of its
board of directors.

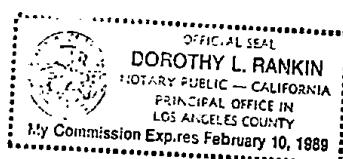
WITNESS my hand and official seal.

Signature: Dorothy L. Rankin

Timely Land Investments, Inc.

By: Philip S. Katsos President

By: _____ Secretary



(This area for official notarial seal)

Title Order No. _____

Escrow or Loan No. _____

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
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

TITLE(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

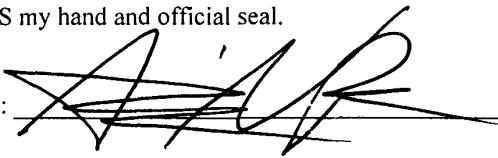
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

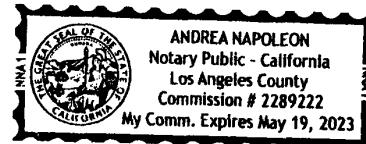
STATE OF CALIFORNIA §
COUNTY OF LOS ANGELES §

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"
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.

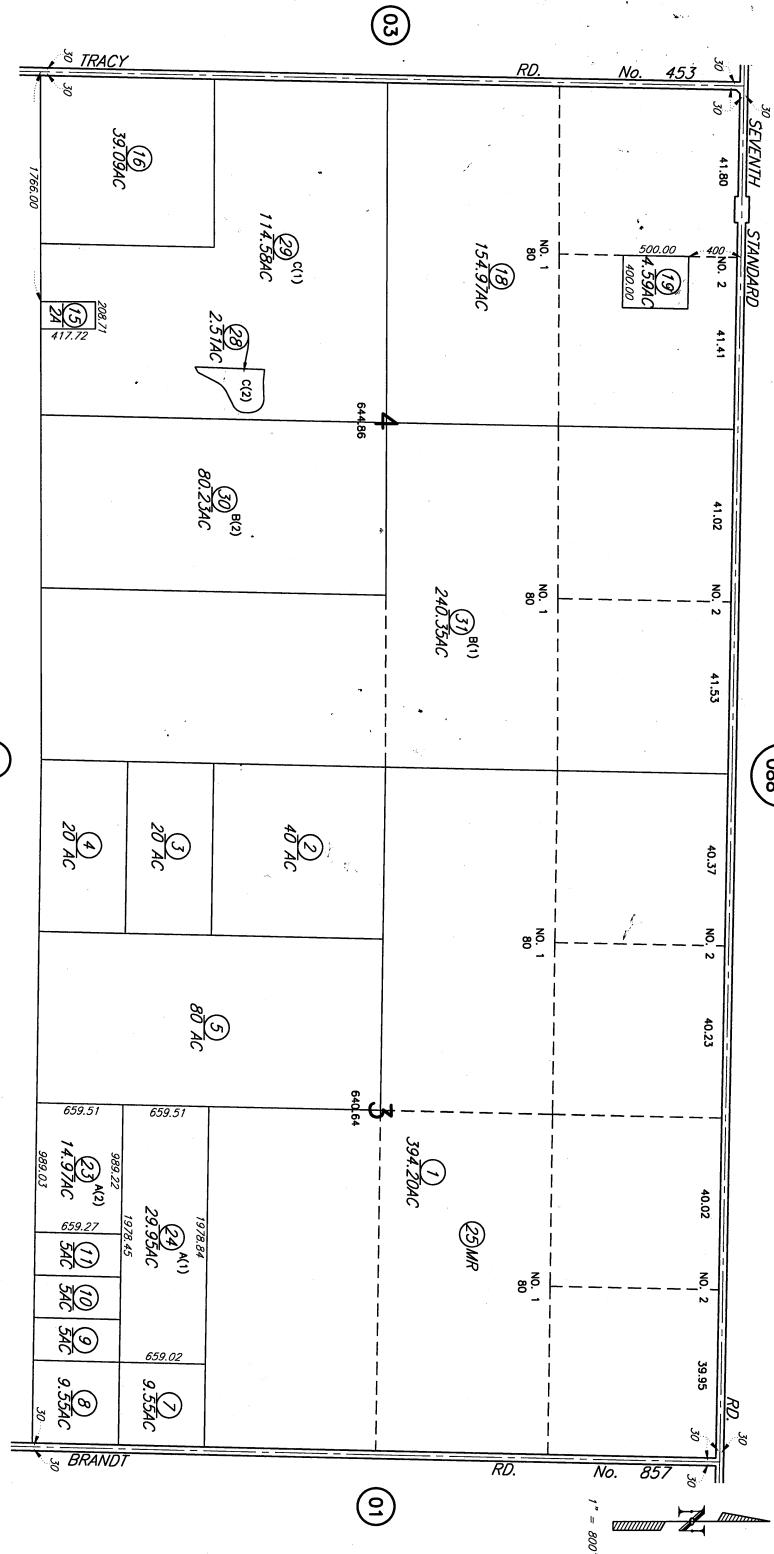
Excepting all oil, gas, minerals and other hydrocarbon substances within and underlying said land, as reserved in deed, recorded April 22, 1976.

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

APN: 247-231-01-2

103-02

T.29S. R.24E.



LEGEND		SUBD.	KEY	DISCLAIMER
REVISED		REF.	SUBD.	This map is for use only. It is not to be relied on for surveying or dividing of land for subdivision or zoning or
December 19, 2003		A	PMW 7-94	
		B	PMW 02-02	
JURISDICTION	COUNTY	C	PMW 09-08	
		(LOT DESIGNATIONS IN PARENTHESES)		

ASSESSORS MAP NO. 103-02
COUNTY OF KERN