

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

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10/16/2025 09:14:09 AM

Customer Service Rep: Tom De



## Property Information

**Primary Owner :** SAPHILOFF BARRY LIVING TRUST  
**Secondary Owner :** N/A  
**Site Address :**  
BUTTONWILLOW, CA 93206-  
**Mailing Address :** 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

<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> 5 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> Residential-Vacant Land
<b>Zoning :</b> N/A		

## 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> \$5,732	<b>Tax Amount :</b> \$70.16
<b>Land Value :</b> \$5,732	<b>Tax Status :</b> Current
<b>Improvement Value :</b> \$0	<b>Tax Rate Area :</b> 114-003
<b>Percent Improvement :</b> 0 %	<b>Homeowner Exemption :</b> 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:	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:	
Region Code:		Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	
Zoning Code:		Inventory:	Year Last Modified:	
Taxability Code:		Exemptions	Square Footage	
Tax Rate:	1.248953	Homeowner:	Land:	217800
Auditor Tax Rate:	1.114620	Inventory:	Improvements:	
Bill #:	25-1071313-00-7	Personal Property:	Tax Defaulted:	
Issue Date:	09/04/2025	Religious:	Total Tax:	71.59
		All Other:		
		Net Taxable Value:		

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 \*\*\*



### Prior Transfer

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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 ----**

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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
Rms	0	Bths	0.00
Page & Grid	-	Tax Amount	\$38.69
		Tax Rate Area	62-010
		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
Yr Blt	Sqft 0	Assd	\$8,658	Tract
Rms	0	Bths	0.00	PBaths
Page & Grid	-	Tax Amount	\$344.54	Tax Rate Area
			62-012	Xmpt
			None	Tax Delinquent
				N

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
Rms	0	Bths	0.00
Page & Grid	-	Tax Amount	\$83.24
		Tax Rate Area	114-008
		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
Rms	0	Bths	0.00
Page & Grid	-	Tax Amount	\$5.91
		Tax Rate Area	114-008
		Xmpt	None
		Tax Delinquent	N



<b>AINHOA LAND HOLDINGS LP</b> <b>34201 FLORES AVE</b> <b>BUTTONWILLOW, CA 93206</b> <b>APN:</b> 103-020-23-00-3 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 15 <b>Sale Date:</b> <b>Garage:</b> <b>Land Use:</b> Residential-Vacant Land	<b>GARCIA ERINEO</b> <b>7763 BRANDT RD</b> <b>BUTTONWILLOW, CA 93206</b> <b>APN:</b> 103-020-07-00-7 <b>Bedrooms:</b> 2 <b>Square Feet:</b> 1,040 <b>Bathrooms:</b> 2 <b>Year Built:</b> 1985 <b>Lot size:</b> 10 <b>Sale Date:</b> <b>Garage:</b> <b>Land Use:</b> Mobile home
<b>ESPARZA JOSE ROLANDO</b> <b>7408 BRANDT RD</b> <b>BUTTONWILLOW, CA 93206</b> <b>APN:</b> 103-010-38-00-4 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 20 <b>Sale Date:</b> <b>Garage:</b> <b>Land Use:</b> Residential-Vacant Land	<b>CUEVAS JONATHAN</b> <b>7520 BRANDT RD</b> <b>BUTTONWILLOW, CA 93206</b> <b>APN:</b> 103-010-46-00-7 <b>Bedrooms:</b> 4 <b>Square Feet:</b> 1,825 <b>Bathrooms:</b> 2 <b>Year Built:</b> <b>Lot size:</b> 0 <b>Sale Date:</b> <b>Garage:</b> <b>Land Use:</b> Mobile home
<b>CUEVAS JONATHAN</b> <b>7520 BRANDT RD</b> <b>BUTTONWILLOW, CA 93206</b> <b>APN:</b> 103-010-37-00-1 <b>Bedrooms:</b> 4 <b>Square Feet:</b> 1,664 <b>Bathrooms:</b> 2 <b>Year Built:</b> 2001 <b>Lot size:</b> 20 <b>Sale Date:</b> <b>Garage:</b> <b>Land Use:</b> Mobile home	<b>AINHOA LAND HOLDINGS LP</b> <b>6041 BRANDT RD</b> <b>BUTTONWILLOW, CA 93206</b> <b>APN:</b> 103-050-04-00-7 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 614 <b>Sale Date:</b> <b>Garage:</b> <b>Land Use:</b> Dairy Farm
<b>BUSHNELL JON R &amp; JULIA BUSHNELL FAMILY TRUST</b> <b>6608 BRANDT RD</b> <b>BUTTONWILLOW, CA 93206</b> <b>APN:</b> 103-060-04-00-0 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 318 <b>Sale Date:</b> <b>Garage:</b> <b>Land Use:</b> Orchard (fruit; nut)	<b>ALBERT GOYENETCHE DAIRY BIOGAS</b> <b>6041 BRANDT RD</b> <b>BUTTONWILLOW, CA 93206</b> <b>APN:</b> 01-1064648-001-1 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 0 <b>Sale Date:</b> <b>Garage:</b> <b>Land Use:</b> Pipeline or Right-of-Way
<b>AINHOA LAND HOLDINGS LP</b> <b>6041 BRANDT RD</b> <b>BUTTONWILLOW, CA 93206</b> <b>APN:</b> 103-050-03-00-4 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 19 <b>Sale Date:</b> <b>Garage:</b> <b>Land Use:</b> Dairy Farm	<b>CALBIOGAS BUTTONWILLOW LLC</b> <b>28007 7TH STANDARD RD</b> <b>BUTTONWILLOW, CA 93206</b> <b>APN:</b> 01-1064647-001-2 <b>Bedrooms:</b> 0 <b>Square Feet:</b> 0 <b>Bathrooms:</b> 0 <b>Year Built:</b> <b>Lot size:</b> 0 <b>Sale Date:</b> <b>Garage:</b> <b>Land Use:</b> Pipeline or Right-of-Way



RECORDING REQUESTED BY

Timely Land Investments, Inc.

AND WHEN RECORDED MAIL TO

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

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

MAIL TAX STATEMENTS TO

23

000830

BOOK 6139 PAGE 0781

1986 JUL -8 A 8:20

KERN COUNTY / CLERK-RECORDER



CRS 23.00  
 MUEP 1.00  
 REC.FE 1.00  
 CHECK 25.00  
 1986 JUL 10 10:53  
 07/05/86

K 2

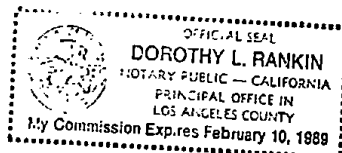
SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Corporation Grant Deed

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

THIS FORM FURNISHED BY TIGOR TITLE INSURERS

ALL PTN.	The undersigned grantor(s) declare(s):		
	Documentary transfer tax is \$ 6.60	TAX	6.60
	( ) computed on full value of property conveyed, or	CHECK	6.60
	( ) computed on full value less value of liens and encumbrances remaining at time of sale.	8206970 0001 001 1986 07/05/86	
	(X) Unincorporated area: ( ) City of _____, and		
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,			
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 instru-			
ment to be executed by its _____ President and _____ Secretary			
thereunto duly authorized.			
Dated June 20, 1988			
Timely Land Investments, Inc.			
By Philip B. Katsor President			
By _____ Secretary			
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 Philip B. Katsor			
personally known to me or proved to me on the basis of satis-			
factory 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			
(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**

<b>Fees</b>	<b>19.00</b>
<b>Taxes</b>	<b>0.00</b>
<b>Others</b>	<b>228.00</b>
<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

---

**SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE**

**T I T L E(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  
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

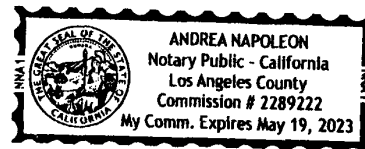
§  
§

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: [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;

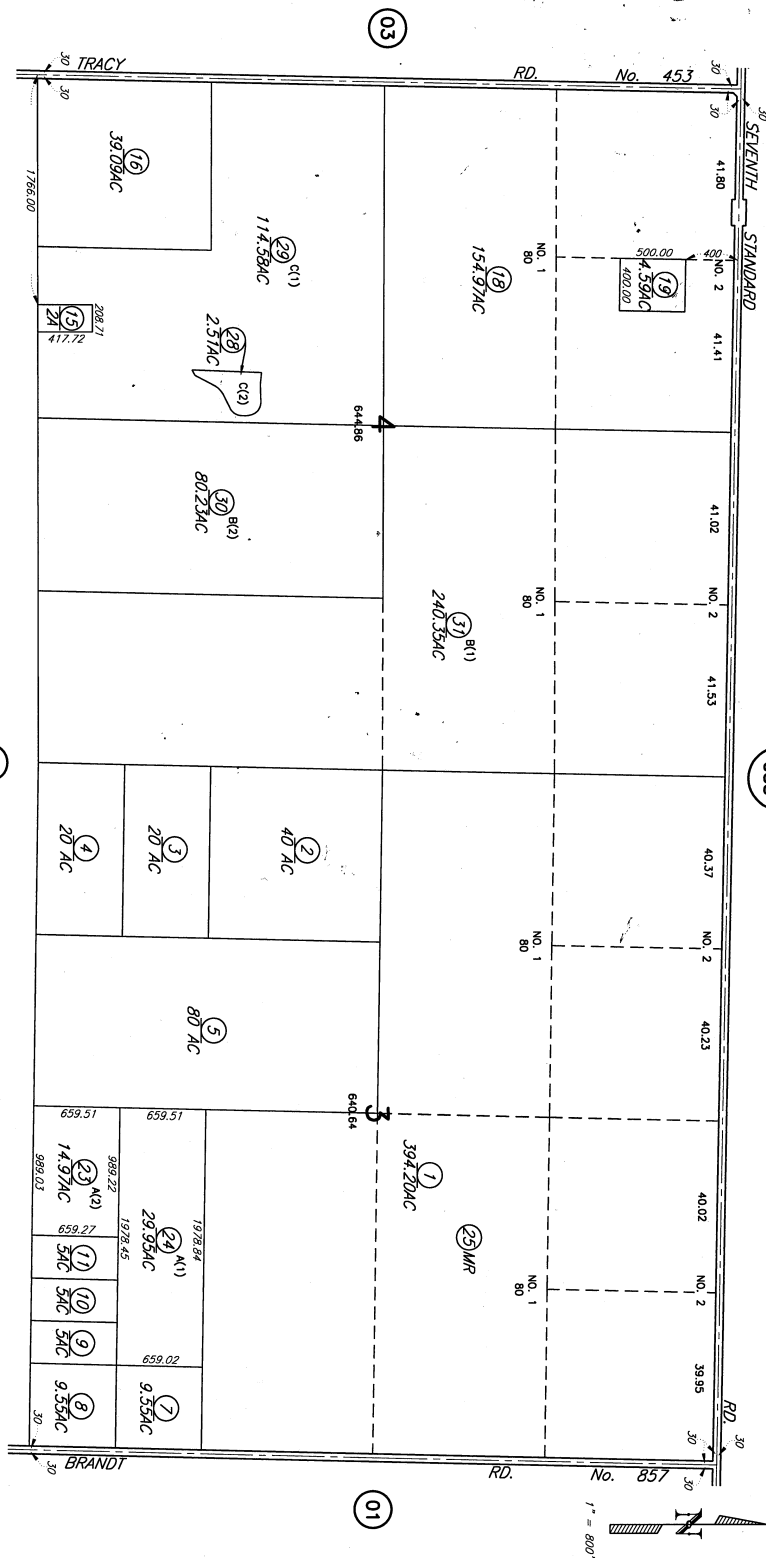
**APN: 247-231-01-2**

103-02

T.29S. R.24E.

103-02

BK.  
088



<b>LEGEND</b>		<b>SUBD. KEY</b>		<b>DISCLAIMER</b>	
<b>REVISED</b>	December 19, 2003	<b>REF. SUBD.</b>	A. PM 7/24/02 B. PMW 02-02 C. PM 10/08/02	This map is for assessment purposes only. It is not to be used for legal ownership or divisions of land for purposes of zoning or subdivision law.	
<b>JURISDICTION</b>	COUNTY				

ASSESSORS MAP NO. 103-02  
COUNTY OF KERN