



First American Title™

San Bernardino County

3633 Inland Empire Boulevard, Suite 130 • Ontario, CA 91764
PHONE 909.381.6411

[ADDRESS](#)

, CA

[APN](#)

0305-211-44-0000

Property Detail Report

CA

APN: 0305-211-44-0000

San Bernardino County Data as of: 07/22/2025

Owner Information

Owner Name:	Jones Thomas Edward Rev Fam Trust		
Vesting:			
Mailing Address:	3766 Harbour Landing Dr, Gainesville, GA 30506-1029	Occupancy:	Unknown

Location Information

Legal Description:	Gov Lots 4, 5, 8 And 9 Fractional Sec 18 Tp 1N R 3E Ex State Hg...	County:	San Bernardino, CA
APN:	0305-211-44-0000	Alternate APN:	
Munic / Twnshp:	Big Bear	Census Tract / Block:	
Subdivision:		Legal Lot / Block:	4, 5, 8 /
Neighborhood:		Legal Book / Page:	0305 / 211
Elementary School:	Fallsvale Elementa...	School District:	Bear Valley Unified School District
Latitude:	34.17025	Middle School:	Fallsvale Elementa...
		High School:	Big Bear High Scho...
		Longitude:	-116.71533

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	Price:	Transfer Doc #:
Buyer Name:	Seller Name:	Deed Type:

Last Market Sale

Sale / Rec Date:	Sale Price / Type:	Deed Type:
Multi / Split Sale:	Price / Sq. Ft.:	New Construction:
Seller Name:		

Prior Sale Information

Sale / Rec Date:	Sale Price / Type:	Prior Deed Type:
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Property Characteristics

Gross Living Area:	Total Rooms:	0	Year Built / Eff:
Living Area:	Bedrooms:		Stories:
Total Adj. Area:	Baths (F / H):		Parking Type:
Above Grade:	Pool:		Garage #:
Basement Area:	Fireplace:		Garage Area:
Style:	Cooling:		Porch Type:
Foundation:	Heating:		Patio Type:
Quality:	Exterior Wall:		Roof Type:
Condition:	Construction Type:		Roof Material:

Site Information

Land Use:	Vacant Land (NEC)	Lot Area:	4,130,013 Sq. Ft.	Zoning:
State Use:		Lot Width / Depth:		# of Buildings:
County Use:	0999 - Check	Usable Lot:		Res / Comm Units:
Site Influence:		Acres:	94.812	Water / Sewer Type: / No

Tax Information

Assessed Year:	2025	Assessed Value:	\$367,800	Market Total Value:
Tax Year:	2024	Land Value:	\$367,800	Market Land Value:
Tax Area:	057-066	Improvement Value:		Market Imprv Value:
Property Tax:	\$4,017.66	Improved %:		Market Imprv %:
Exemption:		Delinquent Year:	2023	

Sales Comparables

APN: 0305-211-44-0000

San Bernardino County Data as of: 07/22/2025

Subject Property

Sale Price / Type:			
Sale / Rec Date:			
Year Built / Eff:		Lot Area: 4,130,013 Sq. Ft.	Bedrooms:
Assessed Value: \$367,800		Living Area:	Baths (F / H):
Land Use: Vacant Land (NEC)		Pool:	Total Rooms:
Owner Name: Jones Thomas Edward Rev Fam Trust			
Mailing Address: 3766 Harbour Landing Dr, Gainesville, GA 30506-1029			
County: San Bernardino		Zoning:	Stories:
APN: 0305-211-44-0000		Acres: 94.81	Roof Material:
Subdivision:		Cooling:	Prior Sale Price:
Census Tct / Blk:		Fireplace:	Prior Sale Date:
1st Mtg / Type:		Parking Type:	Prior Rec Date:
Res / Comm Units:			Prior Sale Doc #:

Search Criteria

# Months Back:	12	Distance From Subject:	10 mi
Living Area	15.0 + / -	Land Use:	Same As Subject
Difference:			

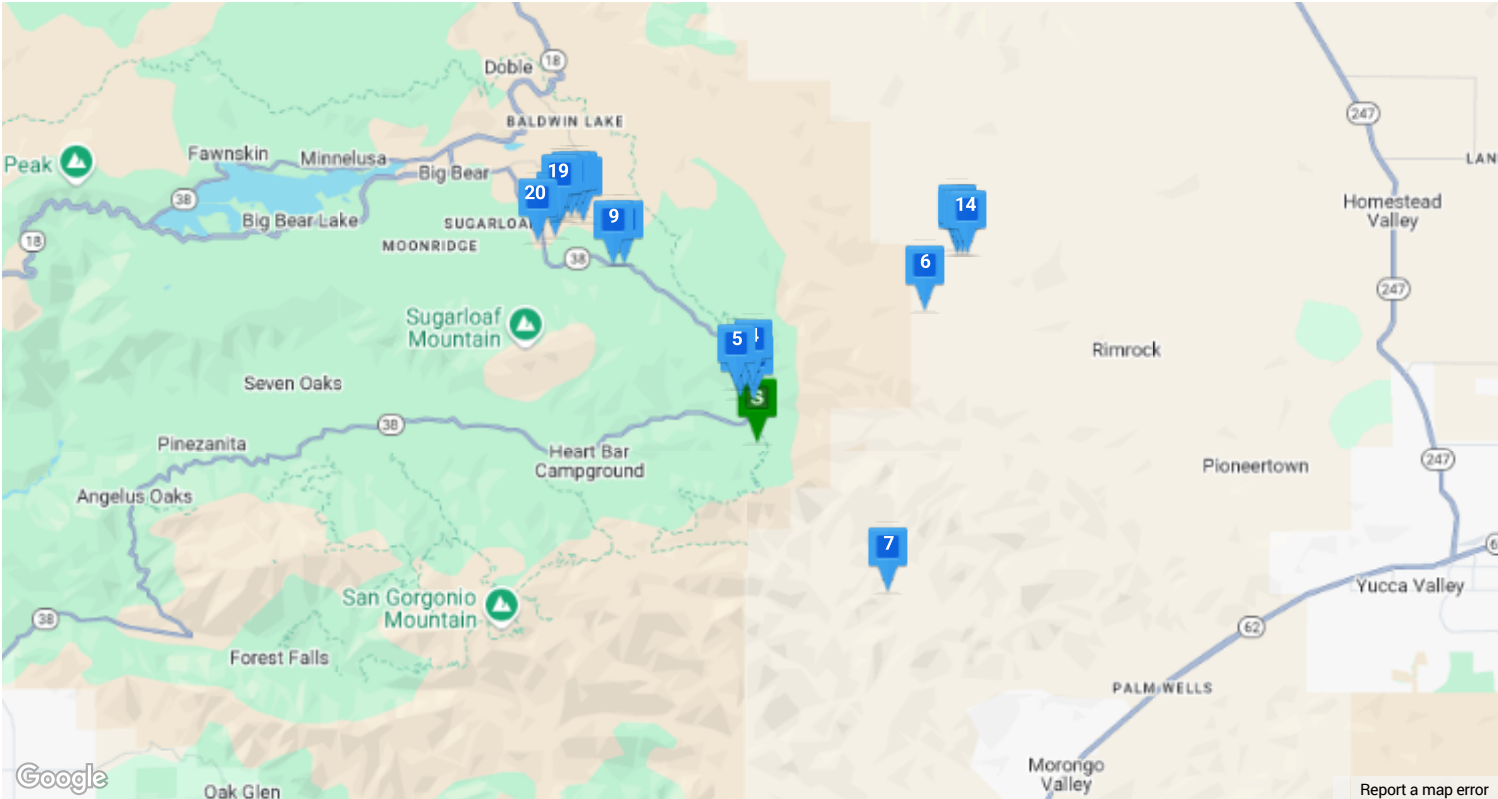
20 Comparable Properties Found

COMPARABLE PROPERTY SUMMARY				
Subject		Low	Average	High
Price		\$35,000	\$1,440,800	\$4,332,000
Living Area				
Price / Sq. Ft.				
Bedrooms				
Baths				
Lot Area	4,130,013 Sq. Ft.	0 Sq. Ft.	1,057,742 Sq. Ft.	13,068,000 Sq. Ft.
Stories				
Year Built				
Distance		0.72 mi	5.06 mi	7.14 mi

Sales Comparables

APN: 0305-211-44-0000

San Bernardino County Data as of: 07/22/2025



Subject Property Comparables

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.72		3780 State Highway 38, Angelus Oaks, CA 92305	11/21/2024	\$4,332,000						2,021,184	
2	0.91		State Highway 38, Angelus Oaks, CA 92305	11/21/2024	\$4,332,000						1,742,400	
3	1.07		State Highway 38, Angelus Oaks, CA 92305	11/21/2024	\$4,332,000						871,200	
4	1.14		State Highway 38, Angelus Oaks, CA 92305	11/21/2024	\$4,332,000						731,808	
5	1.16		State Highway 38, Angelus Oaks, CA 92305	11/21/2024	\$4,332,000						871,200	
6	5.08			05/16/2025	\$875,000						13,068,000	
7	5.12			01/23/2025	\$170,000						0	
8	5.25		Skyview Dr, Big Bear City, CA 92314	11/14/2024	\$45,000						7,350	
9	5.40		Skyview Dr, Big Bear City, CA 92314	12/12/2024	\$60,000						16,988	
10	6.56		Antelope Creek Rd, Lucerne Valley, CA 92356	10/09/2024	\$1,190,000						435,600	

11	6.65	Antelope Creek Rd, Lucerne Valley, CA 92356	10/09/2024	\$1,190,000	435,600
12	6.66	Jeo Antelope Creek Rd, Lucerne Valley, CA 92356	10/09/2024	\$1,190,000	435,600
13	6.69	F Ln, Big Bear City, CA 92314	12/20/2024	\$60,000	5,000
14	6.75	W O Burlington Rd, Lucerne Valley, CA 92356	10/09/2024	\$1,190,000	435,600
15	6.89	Fox Rd, Big Bear City, CA 92314	10/16/2024	\$462,000	56,307
16	6.90	B Ln, Big Bear City, CA 92314	06/10/2025	\$263,000	2,310
17	6.99	Castle, Big Bear City, CA 92314	02/27/2025	\$35,000	4,500
18	7.04	Hemlock, Big Bear City, CA 92314	01/27/2025	\$41,000	2,400
19	7.10	898 Willow Ln, Big Bear City, CA 92314	10/23/2024	\$335,000	5,040
20	7.14	Pine Ridge Ln, Big Bear City, CA 92314	08/26/2024	\$50,000	6,762

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comp #1 - 0.72 Miles From Subject**3780 State Highway 38, Angelus Oaks, CA 92305**

Sale Price / Type:	\$4,332,000 / Full Value		
Sale / Rec Date:	11/21/2024 / 12/03/2024		
Year Built / Eff:		Lot Area:	2,021,184 Sq. Ft.
Assessed Value:	\$420,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Blue Sky Trails LLC		
Mailing Address:	232 E 2nd St #A, Los Angeles, CA 90012-4541		
County:	San Bernardino	Zoning:	
APN:	0305-202-03-0000	Acres:	46.40
Subdivision:		Cooling:	
Census Tct / Blk:	011500 / 1009	Fireplace:	
1st Mtg / Type:	\$3,033,000 /	Parking Type:	
Res / Comm Units:			
		Bedrooms:	
		Baths (F / H):	
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$4,800,000
		Prior Sale Date:	08/12/2019
		Prior Rec Date:	03/19/2020
		Prior Sale Doc #:	2020.99394

Comp #2 - 0.91 Miles From Subject**State Highway 38, Angelus Oaks, CA 92305**

Sale Price / Type:	\$4,332,000 / Full Value		
Sale / Rec Date:	11/21/2024 / 12/03/2024		
Year Built / Eff:		Lot Area:	1,742,400 Sq. Ft.
Assessed Value:	\$400,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Blue Sky Trails LLC		
Mailing Address:	232 E 2nd St #A, Los Angeles, CA 90012-4541		
County:	San Bernardino	Zoning:	
APN:	0305-281-68-0000	Acres:	40.00
Subdivision:		Cooling:	
Census Tct / Blk:	011500 / 1009	Fireplace:	
1st Mtg / Type:	\$3,033,000 /	Parking Type:	
Res / Comm Units:			
		Bedrooms:	
		Baths (F / H):	
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$4,800,000
		Prior Sale Date:	08/12/2019
		Prior Rec Date:	03/19/2020
		Prior Sale Doc #:	2020.99394

Comp #3 - 1.07 Miles From Subject**State Highway 38, Angelus Oaks, CA 92305**

Sale Price / Type:	\$4,332,000 / Full Value		
Sale / Rec Date:	11/21/2024 / 12/03/2024		
Year Built / Eff:		Lot Area:	871,200 Sq. Ft.
Assessed Value:	\$200,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Blue Sky Trails LLC		
Mailing Address:	232 E 2nd St #A, Los Angeles, CA 90012-4541		
County:	San Bernardino	Zoning:	
APN:	0305-281-70-0000	Acres:	20.00
Subdivision:		Cooling:	
Census Tct / Blk:	011500 / 1009	Fireplace:	
1st Mtg / Type:	\$3,033,000 /	Parking Type:	
Res / Comm Units:			
		Bedrooms:	
		Baths (F / H):	
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$4,800,000
		Prior Sale Date:	08/12/2019
		Prior Rec Date:	03/19/2020
		Prior Sale Doc #:	2020.99394

Comp #4 - 1.14 Miles From Subject**State Highway 38, Angelus Oaks, CA 92305**

Sale Price / Type:	\$4,332,000 / Full Value		
Sale / Rec Date:	11/21/2024 / 12/03/2024		
Year Built / Eff:		Lot Area:	731,808 Sq. Ft.
Assessed Value:	\$180,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Blue Sky Trails LLC		
Mailing Address:	232 E 2nd St #A, Los Angeles, CA 90012-4541		
County:	San Bernardino	Zoning:	
APN:	0305-202-04-0000	Acres:	16.80
Subdivision:		Cooling:	
Census Tct / Blk:	011500 / 1009	Fireplace:	
1st Mtg / Type:	\$3,033,000 /	Parking Type:	
Res / Comm Units:			
		Bedrooms:	
		Baths (F / H):	
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$4,800,000
		Prior Sale Date:	08/12/2019
		Prior Rec Date:	03/19/2020
		Prior Sale Doc #:	2020.99394

Comp #5 - 1.16 Miles From Subject**State Highway 38, Angelus Oaks, CA 92305**

Sale Price / Type:	\$4,332,000 / Full Value		
Sale / Rec Date:	11/21/2024 / 12/03/2024		
Year Built / Eff:		Lot Area:	871,200 Sq. Ft.
Assessed Value:	\$200,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Blue Sky Trails LLC		
Mailing Address:	232 E 2nd St #A, Los Angeles, CA 90012-4541		
County:	San Bernardino	Zoning:	
APN:	0305-281-71-0000	Acres:	20.00
Subdivision:		Cooling:	
Census Tct / Blk:	011500 / 1009	Fireplace:	
1st Mtg / Type:	\$3,033,000 /	Parking Type:	
Res / Comm Units:			
		Bedrooms:	
		Baths (F / H):	
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$4,800,000
		Prior Sale Date:	08/12/2019
		Prior Rec Date:	03/19/2020
		Prior Sale Doc #:	2020.99394

Comp #6 - 5.08 Miles From Subject

Sale Price / Type:	\$875,000 / Full Value		
Sale / Rec Date:	05/16/2025 / 06/13/2025		
Year Built / Eff:		Lot Area:	13,068,000 Sq. Ft.
Assessed Value:	\$113,017	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Stricklin Family Trust / Stricklin Douglas K		
Mailing Address:	304 Copa De Oro Dr, Brea, CA 92823-7017		
County:	San Bernardino	Zoning:	
APN:	0447-311-60-0000	Acres:	300.00
Subdivision:		Cooling:	
Census Tct / Blk:	010424 /	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:			
		Bedrooms:	
		Baths (F / H):	
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$75,000
		Prior Sale Date:	
		Prior Rec Date:	12/28/2000
		Prior Sale Doc #:	2000.479023

Comp #7 - 5.12 Miles From Subject

Sale Price / Type:	\$170,000 / Full Value		
Sale / Rec Date:	01/23/2025 / 02/13/2025		
Year Built / Eff:		Lot Area:	0 Sq. Ft.
Assessed Value:	\$194,238	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	California Desert Land Conservancy		
Mailing Address:	Po Box 1544, Joshua Tree, CA 92252-849		
County:	San Bernardino	Zoning:	
APN:	0580-121-01-0000	Acres:	617.72
Subdivision:		Cooling:	
Census Tct / Blk:	010424 /	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:			
		Bedrooms:	
		Baths (F / H):	
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$212,090
		Prior Sale Date:	
		Prior Rec Date:	02/26/1988
		Prior Sale Doc #:	1988.58235

Comp #8 - 5.25 Miles From Subject**Skyview Dr, Big Bear City, CA 92314**

Sale Price / Type:	\$45,000 / Full Value		
Sale / Rec Date:	11/14/2024 / 12/05/2024		
Year Built / Eff:		Lot Area:	7,350 Sq. Ft.
Assessed Value:	\$45,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Bandringa Family Trust / Bandringa Philip Jan		
Mailing Address:	Po Box 1348, Hurricane, UT 84737-1348		
County:	San Bernardino	Zoning:	
APN:	0315-403-10-0000	Acres:	0.17
Subdivision:		Cooling:	
Census Tct / Blk:	011404 / 4062	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:			
		Bedrooms:	
		Baths (F / H):	
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$16,500
		Prior Sale Date:	05/23/2019
		Prior Rec Date:	06/06/2019
		Prior Sale Doc #:	2019.185501

Comp #9 - 5.40 Miles From Subject**Skyview Dr, Big Bear City, CA 92314**

Sale Price / Type:	\$60,000 / Full Value		
Sale / Rec Date:	12/12/2024 / 12/19/2024		
Year Built / Eff:		Lot Area:	16,988 Sq. Ft.
Assessed Value:	\$60,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Baeumel Family Revocable Trust / Baeumel Allen D		
Mailing Address:	46947 Skyview Dr, Big Bear City, CA 92314-9031		
County:	San Bernardino	Zoning:	
APN:	0315-392-07-0000	Acres:	0.39
Subdivision:		Cooling:	
Census Tct / Blk:	011404 / 2030	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:			
		Bedrooms:	
		Baths (F / H):	
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$37,000
		Prior Sale Date:	
		Prior Rec Date:	11/12/2003
		Prior Sale Doc #:	2003.849868

Comp #10 - 6.56 Miles From Subject**Antelope Creek Rd, Lucerne Valley, CA 92356**

Sale Price / Type:	\$1,190,000 / Full Value		
Sale / Rec Date:	10/09/2024 / 11/01/2024		
Year Built / Eff:		Lot Area:	435,600 Sq. Ft.
Assessed Value:	\$172,500	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Leather And Peaches Trust / Maddux Courtney Nelson		
Mailing Address:	Po Box 422, Pioneertown, CA 92268-422		
County:	San Bernardino	Zoning:	
APN:	0447-601-02-0000	Acres:	10.00
Subdivision:		Cooling:	
Census Tct / Blk:	010424 / 1735	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:			
		Bedrooms:	
		Baths (F / H):	
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$250,000
		Prior Sale Date:	06/23/2017
		Prior Rec Date:	07/27/2017
		Prior Sale Doc #:	2017.305840

Comp #11 - 6.65 Miles From Subject**Antelope Creek Rd, Lucerne Valley, CA 92356**

Sale Price / Type:	\$1,190,000 / Full Value		
Sale / Rec Date:	10/09/2024 / 11/01/2024		
Year Built / Eff:		Lot Area:	435,600 Sq. Ft.
Assessed Value:	\$172,500	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Leather And Peaches Trust / Maddux Courtney Nelson		
Mailing Address:	Po Box 422, Pioneertown, CA 92268-422		
County:	San Bernardino	Zoning:	
APN:	0447-601-01-0000	Acres:	10.00
Subdivision:		Cooling:	
Census Tct / Blk:	010424 / 1735	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:			
		Bedrooms:	
		Baths (F / H):	
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$250,000
		Prior Sale Date:	06/23/2017
		Prior Rec Date:	07/27/2017
		Prior Sale Doc #:	2017.305840

Comp #12 - 6.66 Miles From Subject**Jeo Antelope Creek Rd, Lucerne Valley, CA 92356**

Sale Price / Type:	\$1,190,000 / Full Value		
Sale / Rec Date:	10/09/2024 / 11/01/2024		
Year Built / Eff:		Lot Area:	435,600 Sq. Ft.
Assessed Value:	\$172,500	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Leather And Peaches Trust / Maddux Courtney Nelson		
Mailing Address:	Po Box 422, Pioneertown, CA 92268-422		
County:	San Bernardino	Zoning:	
APN:	0447-601-30-0000	Acres:	10.00
Subdivision:		Cooling:	
Census Tct / Blk:	010424 / 1735	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:			
		Bedrooms:	
		Baths (F / H):	
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$250,000
		Prior Sale Date:	06/23/2017
		Prior Rec Date:	07/27/2017
		Prior Sale Doc #:	2017.305840

Comp #13 - 6.69 Miles From Subject**F Ln, Big Bear City, CA 92314**

Sale Price / Type:	\$60,000 / Full Value		
Sale / Rec Date:	12/20/2024 / 01/16/2025		
Year Built / Eff:		Lot Area:	5,000 Sq. Ft.
Assessed Value:	\$14,043	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Correa Simon & Virginia Mary / Correa Angela Marie		Bedrooms:
Mailing Address:	920 F Ln, Big Bear City, CA 92314-9686		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0315-175-03-0000	Zoning:	
Subdivision:	Erwin Lake Park	Acres:	0.11
Census Tct / Blk:	011404 / 4062	Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
			Stories:
			Roof Material:
			Prior Sale Price: \$60,000
			Prior Sale Date: 04/05/2006
			Prior Rec Date: 04/18/2006
			Prior Sale Doc #: 2006.263472

Comp #14 - 6.75 Miles From Subject**W O Burlington Rd, Lucerne Valley, CA 92356**

Sale Price / Type:	\$1,190,000 / Full Value		
Sale / Rec Date:	10/09/2024 / 11/01/2024		
Year Built / Eff:		Lot Area:	435,600 Sq. Ft.
Assessed Value:	\$172,500	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Leather And Peaches Trust / Maddux Courtney Nelson		Bedrooms:
Mailing Address:	Po Box 422, Pioneertown, CA 92268-422		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0447-601-31-0000	Zoning:	
Subdivision:		Acres:	10.00
Census Tct / Blk:	010424 / 1735	Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
			Stories:
			Roof Material:
			Prior Sale Price: \$250,000
			Prior Sale Date: 06/23/2017
			Prior Rec Date: 07/27/2017
			Prior Sale Doc #: 2017.305840

Comp #15 - 6.89 Miles From Subject**Fox Rd, Big Bear City, CA 92314**

Sale Price / Type:	\$462,000 / Full Value		
Sale / Rec Date:	10/16/2024 / 10/31/2024		
Year Built / Eff:		Lot Area:	56,307 Sq. Ft.
Assessed Value:	\$125,769	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Duverne Julie		Bedrooms:
Mailing Address:	3350 E 7th St #120, Long Beach, CA 90804-5003		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0315-351-91-0000	Zoning:	
Subdivision:		Acres:	1.29
Census Tct / Blk:	011404 / 4062	Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
			Stories:
			Roof Material:
			Prior Sale Price: \$115,000
			Prior Sale Date: 02/17/2020
			Prior Rec Date: 02/21/2020
			Prior Sale Doc #: 2020.63069

Comp #16 - 6.90 Miles From Subject**B Ln, Big Bear City, CA 92314**

Sale Price / Type:	\$263,000 / Full Value			
Sale / Rec Date:	06/10/2025 / 06/30/2025			
Year Built / Eff:		Lot Area:	2,310 Sq. Ft.	
Assessed Value:	\$12,030	Living Area:		
Land Use:	Vacant Land (NEC)	Pool:		
Owner Name:	Varela Javier V Contreras / Gutierrez Dominique		Bedrooms:	
Mailing Address:	800 B Ln, Big Bear City, CA 92314		Baths (F / H):	
County:	San Bernardino		Total Rooms:	
APN:	0315-167-19-0000	Zoning:		
Subdivision:	Erwin Lake Park	Acres:	0.05	
Census Tct / Blk:	011404 / 4062	Cooling:		
1st Mtg / Type:	\$258,236 / Federal Housing Administration	Fireplace:		
Res / Comm Units:		Parking Type:		
			Stories:	
			Roof Material:	
			Prior Sale Price:	\$17,500
			Prior Sale Date:	
			Prior Rec Date:	06/17/1992
			Prior Sale Doc #:	1992.255437

Comp #17 - 6.99 Miles From Subject**Castle, Big Bear City, CA 92314**

Sale Price / Type:	\$35,000 / Full Value			
Sale / Rec Date:	02/27/2025 / 03/03/2025			
Year Built / Eff:		Lot Area:	4,500 Sq. Ft.	
Assessed Value:	\$14,778	Living Area:		
Land Use:	Vacant Land (NEC)	Pool:		
Owner Name:	Garcia Hector A Villalobos		Bedrooms:	
Mailing Address:	1116 Pinon Ln, Big Bear City, CA 92314-9626		Baths (F / H):	
County:	San Bernardino		Total Rooms:	
APN:	0315-161-27-0000	Zoning:		
Subdivision:	Juniper Park	Acres:	0.10	
Census Tct / Blk:	011404 / 4062	Cooling:		
1st Mtg / Type:		Fireplace:		
Res / Comm Units:		Parking Type:		
			Stories:	
			Roof Material:	
			Prior Sale Price:	\$10,500
			Prior Sale Date:	
			Prior Rec Date:	09/25/1996
			Prior Sale Doc #:	1996.354564

Comp #18 - 7.04 Miles From Subject**Hemlock, Big Bear City, CA 92314**

Sale Price / Type:	\$41,000 / Full Value			
Sale / Rec Date:	01/27/2025 / 01/30/2025			
Year Built / Eff:		Lot Area:	2,400 Sq. Ft.	
Assessed Value:	\$8,884	Living Area:		
Land Use:	Vacant Land (NEC)	Pool:		
Owner Name:	Ballesterio Bernarda P / Mena III Daniel		Bedrooms:	
Mailing Address:	4737 Weik Ave, Bell Gardens, CA 90201-3717		Baths (F / H):	
County:	San Bernardino		Total Rooms:	
APN:	0315-154-40-0000	Zoning:		
Subdivision:		Acres:	0.06	
Census Tct / Blk:	011404 / 4062	Cooling:		
1st Mtg / Type:		Fireplace:		
Res / Comm Units:		Parking Type:		
			Stories:	
			Roof Material:	
			Prior Sale Price:	
			Prior Sale Date:	
			Prior Rec Date:	03/19/1990
			Prior Sale Doc #:	1990.102997

Comp #19 - 7.10 Miles From Subject
898 Willow Ln, Big Bear City, CA 92314

Sale Price / Type:	\$335,000 / Full Value		
Sale / Rec Date:	10/23/2024 / 12/02/2024		
Year Built / Eff:		Lot Area:	5,040 Sq. Ft.
Assessed Value:	\$45,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Diane H Jaquet And Steven A Tokeshi Revocable Living Trust / Jaquet Diane H		
Mailing Address:	Po Box 5604, Sugarloaf, CA 92386-5604		
County:	San Bernardino	Zoning:	
APN:	0315-152-23-0000	Acres:	0.12
Subdivision:		Cooling:	
Census Tct / Blk:	011404 / 4062	Fireplace:	
1st Mtg / Type:	\$268,000 / Conventional	Parking Type:	
Res / Comm Units:			
		Bedrooms:	
		Baths (F / H):	
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$216,500
		Prior Sale Date:	06/19/2019
		Prior Rec Date:	07/18/2019
		Prior Sale Doc #:	2019.241526

Comp #20 - 7.14 Miles From Subject
Pine Ridge Ln, Big Bear City, CA 92314

Sale Price / Type:	\$50,000 / Full Value		
Sale / Rec Date:	08/26/2024 / 08/28/2024		
Year Built / Eff:		Lot Area:	6,762 Sq. Ft.
Assessed Value:	\$50,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Acosta Miguel Angel Ramirez		
Mailing Address:	8976 Mesa Rd, Lucerne Valley, CA 92356-8701		
County:	San Bernardino	Zoning:	
APN:	0315-112-16-0000	Acres:	0.16
Subdivision:		Cooling:	
Census Tct / Blk:	011408 / 2030	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:			
		Bedrooms:	
		Baths (F / H):	
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	08/08/1988
		Prior Sale Doc #:	1988.258663

Schools Report

CA

APN: 0305-211-44-0000

San Bernardino County Data as of: 07/22/2025

Public School Assignment

Bear Valley Unified School District
Bear Valley Unified School District

Elementary School:
Middle School:
High School:

Fallsvale Elementary School
Fallsvale Elementary School
Big Bear High School

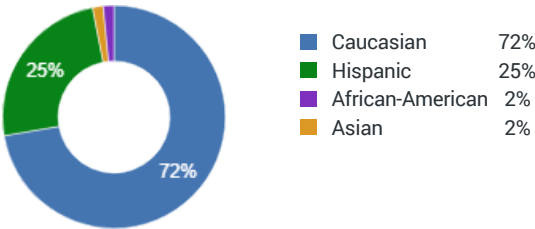
Fallsvale Elementary School

40600 Valley Of The Falls Drive, Forest Falls, CA 92339 - 12.97 Miles

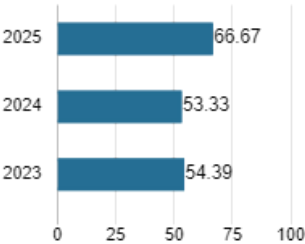
Grades: **K-8**
Students: **68**
Students:Teachers: **24:1**
State Percentile: **90**

State Rank: **777**
Blue Ribbon School: **No**
Int'l Baccalaureate: **No**
Advanced Placement: **No**
Free Lunch: **49%**
Reduced Lunch: **49%**
Title I: **No**

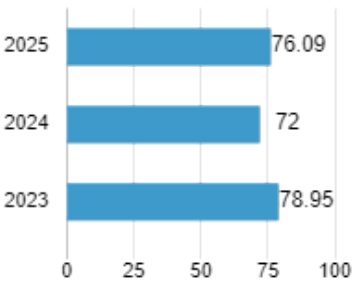
Student Ethnicity



Math Proficient (%)



Reading Proficient (%)



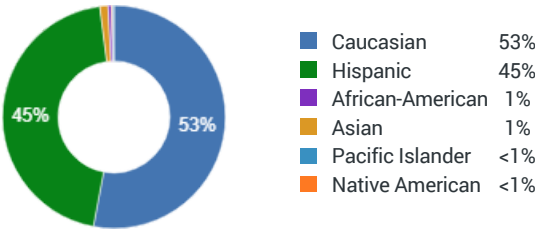
Big Bear High School

351 Maple Ln., Big Bear, CA 92314 - 8.65 Miles

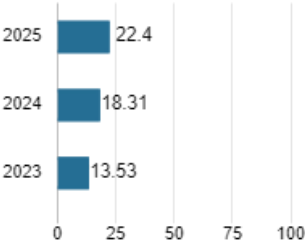
Grades: **9-12**
Students: **624**
Students:Teachers: **20:1**
State Percentile: **70**

State Rank: **452**
Blue Ribbon School: **No**
Int'l Baccalaureate: **No**
Advanced Placement: **No**
Free Lunch: **69%**
Reduced Lunch: **69%**
Title I: **No**

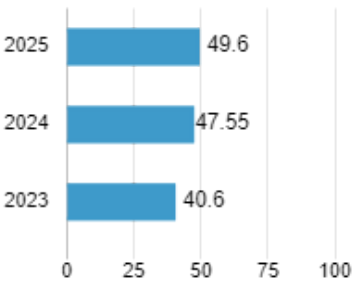
Student Ethnicity



Math Proficient (%)



Reading Proficient (%)



Nearby Private Schools

School	Address	Distance
Berean Christian	42739 State Highway 38 Angelus Oaks, CA 92305	0.77 miles
Living Waters Christian Academy	P.O. Box 1965 Big Bear Lake, CA 92315	4.63 miles
Berean Christian	42739 Highway 38 Angelus Oaks, CA 92305	8.68 miles

Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

School information is copyrighted and provided by GreatSchools.org.

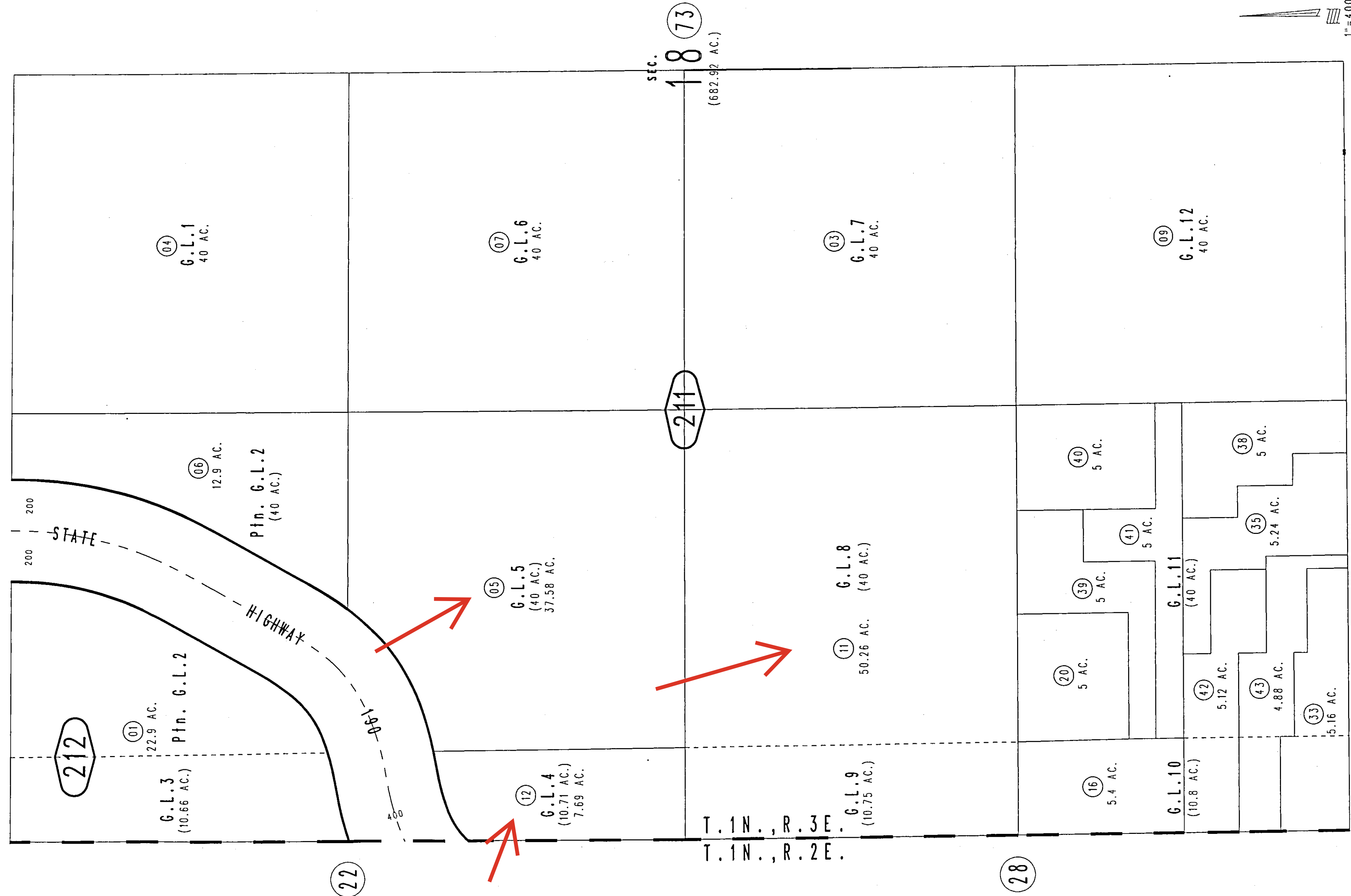
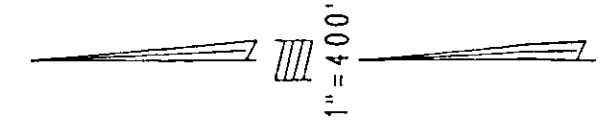
THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



W.1/2, Fractional Sec.18, T.1N.,R.3E., S.B.B.&M.

Bear Valley U.S.D.
Tax Rate Area
57014

0305-21



PAYMENTS AS OF 07/04/2025

SEARCH PARAMETERS

ENTERED APN: 0305-211-44-0-000

✓ APN: 0305-211-44-0-000	BILL: 20240237338	DATE: 09/17/2024
TRA: 057066 - SAN BERNARDINO COUNTY	ACQ DATE: 05/08/2023	DOC#: 2023-508000
LEGAL: GOV LOTS 4, 5, 8 AND 9 FRACTIONAL SEC 18 TP 1N R 3E EX STATE HWY		
MAIL: 3766 HARBOUR LANDING DR GAINESVILLE GA 30506		
FOR 2024-25 TAX YEAR		

ASSESSED OWNER(S)	2024-25 ASSESSED VALUES
JONES THOMAS EDWARD REV FAM TRUST	LAND 367,800
	TAXABLE 367,800

2024-25 TAXES	1ST INST	2ND INST	TOTAL TAX
STATUS	PAID	PAID	
PAYMENT DATE	12/03/2024	03/21/2025	
DELINQUENT DATE	12/10/2024	04/10/2025	
INSTALLMENT	2,008.84	2,008.82	4,017.66
PENALTY	200.88	210.88	411.76
BALANCE DUE	0.00	0.00	0.00

WARNINGS AND/OR COMMENTS

** NO BONDS OR PRIOR YEAR DELQ TAXES **

ASSESSMENT DETAIL			
FUND	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
SB02-DD02	MISC ASMNT	24.27	BEAR VALLEY UNIFIED BOND
AA01-AA01	MISC ASMNT	3,678.00	GENERAL LEVY TAX
SB01-DD05	MISC ASMNT	136.08	SAN BDNO COMM COLLEGE BOND
UF01-SP16	MISC ASMNT	177.01	SBCOFIRE FP-5 MTN RGNL ZN
AE01-SP09	PEST ABATE	2.30	VECTOR CONTROL
		4,017.66	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION			
TAX CODE:	1	COUNTY USE CODE:	0000
TAX RATE:	1.043600%	VESTING:	TR
STANDARD LAND USE:	VACANT LAND (NEC)		

CROSS REFERENCE APN(S)

0305-211-05-0-000

0305-211-11-0-000

0305-211-12-0-000

CURRENT OPEN ORDERS			
TOF	COMPANY	ORDER	DATE
03	FA	0000000	03/03/2025

CONDITIONS, DISCLAIMERS AND EXCLUSIONS:

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END OF SEARCH

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

STEWART TITLE-Riverside

Recorded in Official Records, County of San Bernardino

11/07/2003
8:00 AM
AR



LARRY WALKER
Auditor/Controller - Recorder

737 Stewart Title Co. - Sheila T.

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:
THOMAS EDWARD JONES
15310 Kingswood Lane
Sherman Oaks, CA 92506
Parcel No. 057015/0305 211 05
057014/0305 211 12

Doc#: 2003-0841365



Titles:	1	Pages:	3
Fees		12.00	
Taxes		189.75	
Other		0.00	
PAID		\$201.75	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT
DOCUMENTARY TRANSFER TAX IS COUNTY \$ 189.75 CITY\$

☒ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☒ Unincorporated area: ☒ San Bernardino, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
LOIS B. WILKINS, Trustee of THE LOIS B. WILKINS PRIVATE REVOCABLE LIVING TRUST,
Dated September 25, 1998

Hereby Grants to:
THOMAS EDWARD JONES, An Unmarried Man

the following described real property in the County of San Bernardino, State of California:
LEGAL DESCRIPTION AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
Date October 27, 2003

Lois B. Wilkins, trustee
LOIS B. WILKINS, Trustee

STATE OF CALIFORNIA)
) S.S.

COUNTY OF Riverside)

On 10/29/03, before me, Lori K. Moorhouse, a Notary Public in and for
said County and State, personally appeared

Lois B. Wilkins personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Lori K Moorhouse

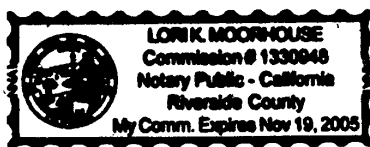


EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of SAN BERNARDINO, described as follows:

PARCEL NO. 1:

GOVERNMENT LOT 5, SECTION 18, TOWNSHIP 1 NORTH, RANGE 3 EAST SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

PARCEL NO. 2:

A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES OVER THOSE PORTIONS OF SAID SECTION 18 INCLUDED WITHIN:

(A) A STRIP OF LAND 40 FEET IN WIDTH LYING 20 FEET ON EACH SIDE OF THE EAST-WEST CENTER LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION;

(B) A STRIP OF LAND 40 FEET IN WIDTH LYING 20 FEET ON EACH SIDE OF THE NORTH-SOUTH CENTER LINE OF SAID SECTION; AND

(C) THE NORTH 20 FEET OF THE NORTHWEST 1/4 OF SAID SECTION.

EXCEPTING FROM PARCELS 1 AND 2 ABOVE ANY PORTIONS THEREOF LYING WITHIN THE BOUNDARIES OF LANDS CONVEYED TO THE STATE OF CALIFORNIA BY DEEDS RECORDED JULY 7, 1960 IN BOOK 5179K, PAGE 414 OF OFFICIAL RECORDS AND JULY 18, 1960 IN BOOK 5188, PAGE 176, OFFICIAL RECORDS; AND,

ALSO EXCEPTING FROM SAID PARCEL 2 THAT PORTION THEREOF LYING WITHIN PARCEL 1.

PARCEL NO. 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS 40 FEET IN WIDTH OVER THE DIRT ROAD AS IT PRESENTLY EXISTS AND MEANDERS OVER SAID SECTION 18.

EXCEPTING THEREFROM ANY PORTIONS THEREOF LYING WITHIN THE BOUNDARIES OF LANDS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JULY 7, 1960 IN BOOK 5179, PAGE 414 OF OFFICIAL RECORDS AND JULY 18, 1960 IN BOOK 5188, PAGE 176, OFFICIAL RECORDS AND

ALSO EXCEPTING THAT PORTION, IF ANY, LYING WITHIN PARCEL 1.

PARCEL NO. 4:

GOVERNMENT LOT 4, SECTION 18, TOWNSHIP 1 NORTH, RANGE 3 EAST,
SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES
GOVERNMENT SURVEY THEREOF.

End of Legal Description

FIRST AMERICAN TITLE

RECORDING REQUESTED BY:
Big Bear Escrow, Inc.

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:
Thomas Edward Jones
15320 Kingwood Lane
Sherman Oaks, CA 91403

Order No. 2082419 *MS*
Escrow No. 26096-JS
Parcel No. 0305-211-22-0-000

Electronically Recorded in Official Records, County of San Bernardino

10/05/2005
08:50 AM
FV



LARRY WALKER
Auditor/Controller - Recorder
699 First American - MS

Doc #: 2005-0746947



Titles:	1	Pages:	3
Fees			22.00
Taxes			330.00
Other			.00
PAID			352.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$330.00 and CITY \$
XX computed on full value of property conveyed, or
computed on full value less liens or encumbrances remaining at the time of sale.
XX unincorporated area: _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Paul H. Patterson and Carolyn Patterson, Trustees of the Patterson Family Trust Dated December 14, 1988

hereby GRANTS to Thomas Edward Jones, a single man

the following described real property in the County of San Bernardino, State of California:

Per legal description marked exhibit "A" attached hereto and made a part hereof by this reference, being All of Government Lots 8 and 9 Of Section 18, Township 1 North, Range 3 East, San Bernardino Base and Meridian.

Date September 8, 2005

Paul H. Patterson and Carolyn Patterson, Trustees of
the Patterson Family Trust Dated December 14, 1988

By: Paul H. Patterson, Trustee

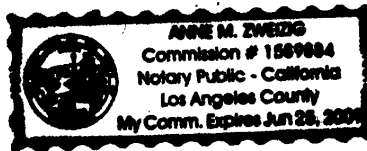
Carolyn Patterson
By: Carolyn Patterson, Trustee

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } S.S.

On September 23, 2005, before me, Anne M. Zweize, personally appeared Paul H. Patterson and Carolyn Patterson personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Anne M. Zweize



Mail Tax Statements To:
Same as Above

3/2

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON
THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS
AS FOLLOWS:

NAME OF NOTARY ----- ANNE M. ZWEIZIG

DATE COMMISSION EXPIRES ----- JUNE 25, 2009

COUNTY WHERE BOND IS FILED -- LOS ANGELES

COMMISSION NUMBER ----- 1589884

PLACE OF EXECUTION: SAN BERNARDINO DATE: 10/04/05

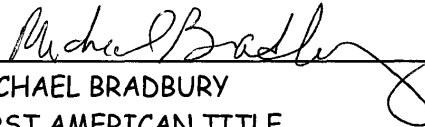
SIGNATURE: 
MICHAEL BRADBURY
FIRST AMERICAN TITLE
SAN BERNARDINO

EXHIBIT "A"
LEGAL DESCRIPTION

Real property in the unincorporated area of the County of San Bernardino, State of California, described as follows:

PARCEL NO. 1:

ALL OF GOVERNMENT LOT 8 AND GOVERNMENT LOT 9 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 3 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

PARCEL NO. 2:

NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES OVER THOSE PORTIONS OF SAID SECTION 18 INCLUDED WITHIN:

(A) A STRIP OF LAND 40 FEET IN WIDTH LYING 20 FEET ON EACH SIDE OF THE EAST-WEST CENTER LINE OF GOVERNMENT LOTS 7 AND 8 OF SAID SECTION;

(B) A STRIP OF LAND 40 FEET IN WIDTH LYING 20 FEET ON EACH SIDE OF THE NORTH-SOUTH CENTER LINE OF SAID SECTION; AND

(C) THE NORTH 20 FEET OF THE NORTHWEST 1/4 OF SAID SECTION.

EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THE BOUNDARIES OF LANDS, CONVEYED TO THE STATE OF CALIFORNIA BY DEEDS RECORDED JULY 7, 1960 IN BOOK 5179, PAGE 414, OFFICIAL RECORDS; AND JULY 18, 1960 IN BOOK 5188, PAGE 176, OFFICIAL RECORDS

ALSO EXCEPTING THAT PORTION LYING WITHIN PARCEL 1.

PARCEL NO. 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS 40 FEET IN WIDTH OVER THE DIRT ROAD AS IT PRESENTLY EXISTS AND MEANDERS OVER SAID SECTION 18.

EXCEPTING THEREFROM ANY PORTIONS THEREOF LYING WITHIN THE BOUNDARIES OF LANDS CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED JULY 7, 1960 IN BOOK 5179, PAGE 414, OFFICIAL RECORDS AND JULY 18, 1960 IN BOOK 5188, PAGE 176, OFFICIAL RECORDS; AND

ALSO EXCEPTING THAT PORTION, IF ANY, LYING WITHIN PARCEL NO. 1.

APN: 0305-211-11

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

MAIL TAX STATEMENT TO

Thomas Edward Jones
15320 Kingswood Lane
Sherman Oaks, CA 91403

Order No.:
Escrow No.:

Recorded in Official Records, County of San Bernardino



LARRY WALKER
Auditor/Controller - Recorder

816 California Title Company

7/29/2008
8:00 AM
MP

Doc#: 2008-0344006



Titles:	1	Pages:	2
Fees			12.00
Taxes			0.00
Other			0.00
PAID			\$12.00

A.P.N.: 0305-211-11-0-000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

TRUST TRANSFER DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS NONE. *Ø*

THIS CONVEYANCE TRANSFERS THE GRANTOR'S INTEREST INTO HIS REVOCABLE LIVING TRUST, R & T 11911.

FOR NO CONSIDERATION, Thomas E. Jones, an unmarried man

hereby GRANTS TO Thomas Edward Jones, Trustee of the Thomas Edward Jones Revocable Family Trust

the following described real property in the County of SAN BERNARDINO, State of California:

See the Exhibit "A", attached hereto and made a part hereof.

Document Date: May 15, 2008

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On June 26, 2008 before me, *Swan Johnston*

A Notary Public, personally appeared Thomas E. Jones

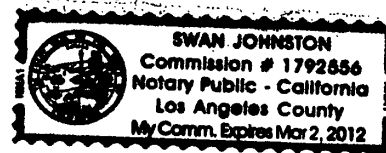
Thomas E. Jones
Thomas E. Jones

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) 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]*



MAIL TAX STATEMENTS TO: SAME AS ABOVE or Address Noted Below

Thomas Edward Jones

Name

15320 Kingswood Lane

Street Address

Sherman Oaks, CA 91403

City & State

Order Number: 0623-2082419 (04)

Page Number: 6

EXHIBIT "A"
LEGAL DESCRIPTION

Real property in the unincorporated area of the County of San Bernardino, State of California, described as follows:

PARCEL NO. 1:

ALL OF GOVERNMENT LOT 8 AND GOVERNMENT LOT 9 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 3 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

PARCEL NO. 2:

NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES OVER THOSE PORTIONS OF SAID SECTION 18 INCLUDED WITHIN:

(A) A STRIP OF LAND 40 FEET IN WIDTH LYING 20 FEET ON EACH SIDE OF THE EAST-WEST CENTER LINE OF GOVERNMENT LOTS 7 AND 8 OF SAID SECTION;

(B) A STRIP OF LAND 40 FEET IN WIDTH LYING 20 FEET ON EACH SIDE OF THE NORTH-SOUTH CENTER LINE OF SAID SECTION; AND

(C) THE NORTH 20 FEET OF THE NORTHWEST 1/4 OF SAID SECTION.

EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THE BOUNDARIES OF LANDS, CONVEYED TO THE STATE OF CALIFORNIA BY DEEDS RECORDED JULY 7, 1960 IN BOOK 5179, PAGE 414, OFFICIAL RECORDS; AND JULY 18, 1960 IN BOOK 5188, PAGE 176, OFFICIAL RECORDS

ALSO EXCEPTING THAT PORTION LYING WITHIN PARCEL 1.

PARCEL NO. 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS 40 FEET IN WIDTH OVER THE FIRST ROAD AS IT PRESENTLY EXISTS AND MEANDERS OVER SAID SECTION 18.

EXCEPTING THEREFROM ANY PORTIONS THEREOF LYING WITHIN THE BOUNDARIES OF LANDS CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED JULY 7, 1960 IN BOOK 5179, PAGE 414, OFFICIAL RECORDS AND JULY 18, 1960 IN BOOK 5188, PAGE 176, OFFICIAL RECORDS; AND

ALSO EXCEPTING THAT PORTION, IF ANY, LYING WITHIN PARCEL NO. 1.

APN: 0305-211-11

First American Title

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

MAIL TAX STATEMENT TO

Thomas Edward Jones
15320 Kingswood Lane
Sherman Oaks, CA 91403

Order No.:
Escrow No.:



LARRY WALKER
Auditor/Controller - Recorder

816 California Title Company

Doc#: 2008-0344008



Titles:	1	Pages:	3
Fees	15.00		
Taxes	0.00		
Other	0.00		
PAID	\$15.00		

A.P.N.: 0305-211-05-0-000 and 0305-211-12-0-000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

TRUST TRANSFER DEEDTHE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS NONE. 

THIS CONVEYANCE TRANSFERS THE GRANTOR'S INTEREST INTO HIS REVOCABLE LIVING TRUST, R & T 11911.

FOR NO CONSIDERATION, Thomas E. Jones, an unmarried man

hereby GRANTS TO Thomas Edward Jones, Trustee of the Thomas Edward Jones Revocable Family Trust

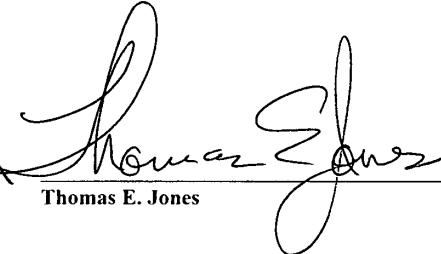
the following described real property in the County of SAN BERNARDINO, State of California:

See the Exhibit "A", attached hereto and made a part hereof.

Document Date: May 15, 2008

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

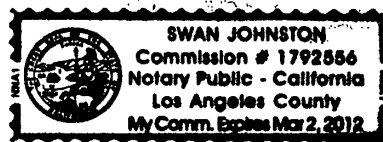
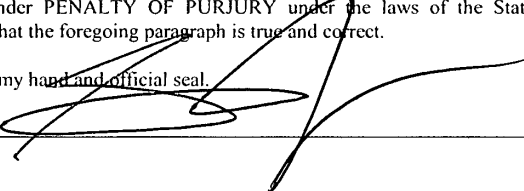
On June 26, 2008, before me, Swan Johnston, a Notary Public, personally appeared Thomas E. Jones,


Thomas E. Jones

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) 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 

MAIL TAX STATEMENTS TO: SAME AS ABOVE or Address Noted Below

Thomas Edward Jones

15320 Kingswood Lane

Sherman Oaks, CA 91403

Name

Street Address

City & State

115230571

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of SAN BERNARDINO, described as follows:

PARCEL NO. 1:

GOVERNMENT LOT 5, SECTION 18, TOWNSHIP 1 NORTH, RANGE 3 EAST SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

PARCEL NO. 2:

A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES OVER THOSE PORTIONS OF SAID SECTION 18 INCLUDED WITHIN:

(A) A STRIP OF LAND 40 FEET IN WIDTH LYING 20 FEET ON EACH SIDE OF THE EAST-WEST CENTER LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION;

(B) A STRIP OF LAND 40 FEET IN WIDTH LYING 20 FEET ON EACH SIDE OF THE NORTH-SOUTH CENTER LINE OF SAID SECTION; AND

(C) THE NORTH 20 FEET OF THE NORTHWEST 1/4 OF SAID SECTION.

EXCEPTING FROM PARCELS 1 AND 2 ABOVE ANY PORTIONS THEREOF LYING WITHIN THE BOUNDARIES OF LANDS CONVEYED TO THE STATE OF CALIFORNIA BY DEEDS RECORDED JULY 7, 1960 IN BOOK 5179K, PAGE 414 OF OFFICIAL RECORDS AND JULY 18, 1960 IN BOOK 5188, PAGE 176, OFFICIAL RECORDS; AND,

ALSO EXCEPTING FROM SAID PARCEL 2 THAT PORTION THEREOF LYING WITHIN PARCEL 1.

PARCEL NO. 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS 40 FEET IN WIDTH OVER THE DIRT ROAD AS IT PRESENTLY EXISTS AND MEANDERS OVER SAID SECTION 18.

EXCEPTING THEREFROM ANY PORTIONS THEREOF LYING WITHIN THE BOUNDARIES OF LANDS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JULY 7, 1960 IN BOOK 5179, PAGE 414 OF OFFICIAL RECORDS AND JULY 18, 1960 IN BOOK 5188, PAGE 176, OFFICIAL RECORDS AND

ALSO EXCEPTING THAT PORTION, IF ANY, LYING WITHIN PARCEL 1.

115230571

PARCEL NO. 4:

GOVERNMENT LOT 4, SECTION 18, TOWNSHIP 1 NORTH, RANGE 3 EAST,
SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES
GOVERNMENT SURVEY THEREOF.

End of Legal Description