

Property Detail Report

CA

APN: 035-300-095-000

Placer County Data as of: 12/17/2025

Owner Information

Owner Name:	Vista Lakes Estates LLC	Occupancy:	Unknown
Vesting:	A Limited Liability Company		
Mailing Address:	1100 Melody Ln, Roseville, CA 95678-5167		

Location Information

Legal Description:	Fr Sec 25 11 7	County:	Placer, CA
APN:	035-300-095-000	Alternate APN:	
Munic / Twnshp:		Census Tract / Block:	
Subdivision:		Legal Lot / Block:	
Neighborhood:	Walden Woods	Legal Book / Page:	035 / 300
Elementary School:	Franklin Elementar...	School District:	Loomis Union Elementary School District
Latitude:	38.77321	Middle School:	Franklin Elementar...
		High School:	Del Oro High Schoo...
		Longitude:	-121.14218

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	03/25/2022 / 05/23/2022	Price:	\$2,250,000	Transfer Doc #:	2022.43704
Buyer Name:	Vista Lakes Estates LLC	Seller Name:	Johnson Kristopher & Lindsay	Deed Type:	Grant Deed

Last Market Sale

Sale / Rec Date:	03/25/2022 / 05/23/2022	Sale Price / Type:	\$2,250,000 / Full Value	Deed Type:	Grant Deed
Multi / Split Sale:	Y	Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:	\$1,500,000 /	1st Mtg Rate / Type:		1st Mtg Doc #:	2022.43705
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2022.43704
Seller Name:	Johnson Kristopher & Lindsay			Title Company:	New Title Company...
Lender:	Intra Pacific Commercial Inc				

Prior Sale Information

Sale / Rec Date:	05/20/2013 / 05/24/2013	Sale Price / Type:	\$1,305,000 / Full Value	Prior Deed Type:	Trustee Deed
1st Mtg Amt / Type:	\$900,000 / Conventional	1st Mtg Rate / Type:		Prior Sale Doc #:	2013.51038
Prior Lender:	Shiffman G A & C L Trust (PT)				

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

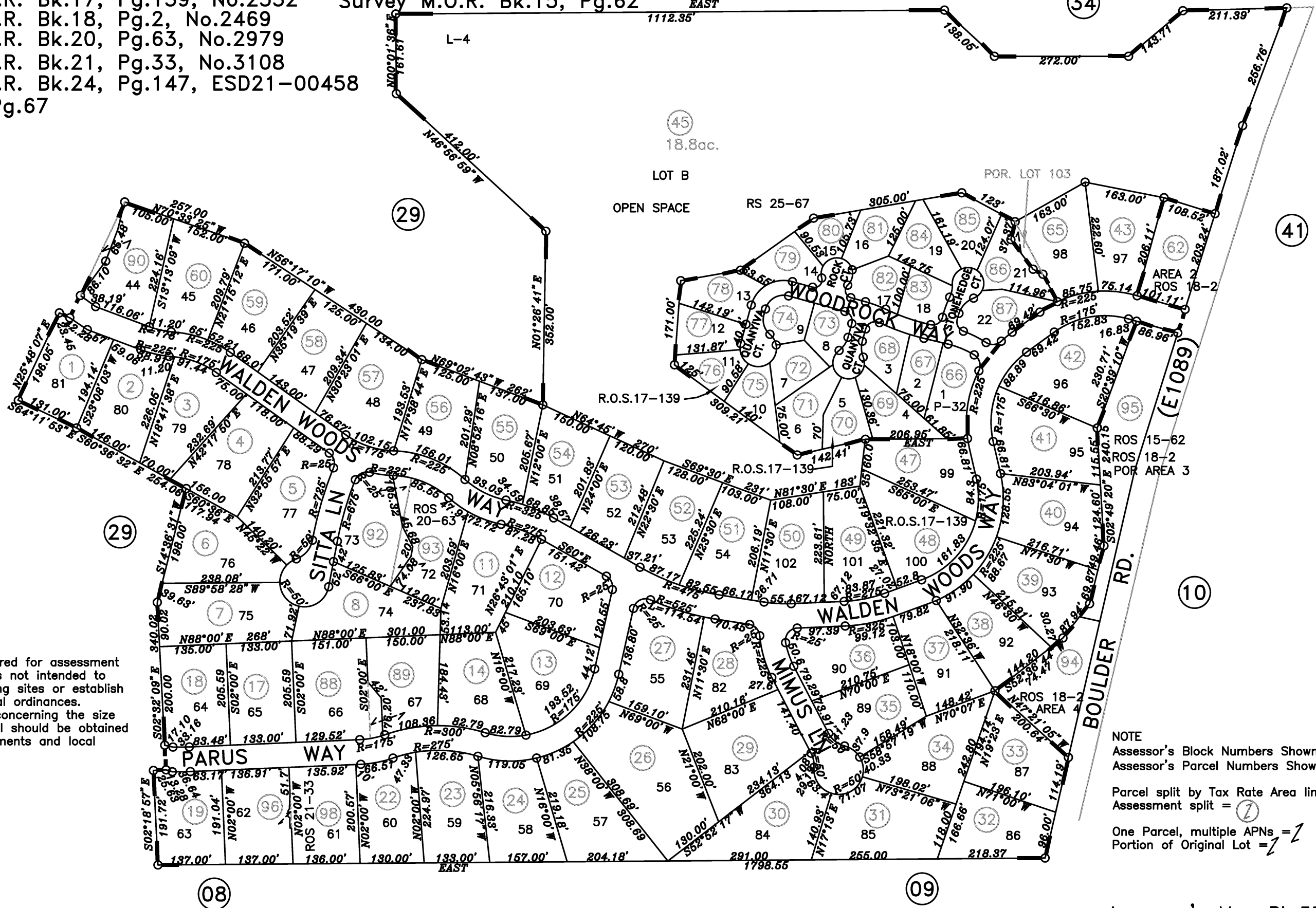
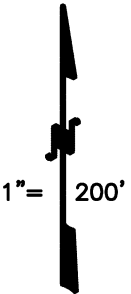
Land Use:	Vacant Land (NEC)	Lot Area:	39,771 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	00 - Vacant All...	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	0.913	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06061C0969H	Flood Map Date:	11/02/2018
Community Name:	Placer County	Flood Panel #:	0969H	Inside SFHA:	False

Tax Information

Assessed Year:	2025	Assessed Value:		Market Total Value:	
Tax Year:	2024	Land Value:		Market Land Value:	
Tax Area:		Improvement Value:		Market Imprv Value:	
Property Tax:	\$8.00	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

Walden Woods Unit No. 2 & 3 M.O.R. Bk. L, Pg.4
Walden Woods Unit No. 5 M.O.R. Bk. P, Pg.32
Survey M.O.R. Bk.15, Pg.62

Survey M.O.R. Bk.17, Pg.139, No.2532
Survey M.O.R. Bk.18, Pg.2, No.2469
Survey M.O.R. Bk.20, Pg.63, No.2979
Survey M.O.R. Bk.21, Pg.33, No.3108
Survey M.O.R. Bk.24, Pg.147, ESD21-00458
RS Bk.25 Pg.67



NOTE
This map was prepared for assessment purposes only and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning the size or use of any parcel should be obtained from recorded documents and local governing agencies.

NOTE
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Parcel split by Tax Rate Area line = ①
Assessment split = ②
One Parcel, multiple APNs = ③
Portion of Original Lot = ④

RECORDING REQUESTED BY:
Orange Coast Title Company of Northern
California

When Recorded Mail Document To:
Vista Lakes Estates, LLC
1100 Melody Lane #1012
Roseville, CA 95661

Escrow No.: 525-SAC-21203895-71 -
JAM
Title No.: 525-2260405-62



PLACER, County Recorder
RYAN RONCO

DOC- 2022-0043704-00

Simplifile LLC

MONDAY, MAY 23, 2022 03:32 PM

MIC	\$3.00	AUT	\$17.00	SBS	\$16.00
ERD	\$1.00	SB2	\$0.00	REC	\$25.00
ADD	\$0.00	UNI	\$2,475.00		

Ttl Pd \$2,537.00 Rcpt # 03161578
CLK6BBTJ93/BG/1-17

APN: 035-300-095-000 and 035-410-011-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s) that the **DOCUMENTARY TRANSFER TAX** is: **\$2,475.00**

- ☐ This transfer is exempt from the documentary transfer tax.
- ☒ **The documentary transfer tax is computed on:**
- ☒ computed on full value of property conveyed, or
 - ☐ computed on full value less value of liens or encumbrances remaining at time of sale,
- ☒ The property is located in the Unincorporated Area of Granite Bay

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

Kristopher Johnson and Lindsay Johnson, husband and wife as joint tenants, Jeffrey J. Scotto, an unmarried man, Glenn D. Moffatt and/or Robin A. Moffatt as trustees of The Moffatt Family Living Trust, dated March 29, 1994, Glenn D. Moffatt and David R. Moffatt as surviving co-trustees of The Moffatt Family Trust, Richard A. Ortiz and Elizabeth K. Ortiz as trustees of The Ortiz Family Living Trust, established February 16, 2016, Linda Steiner as trustee of the Linda A. Steiner Revocable Living Trust and Stephen C. Weber as trustee of the Weber Revocable Trust created June 7, 2013

hereby **GRANT(S)** to

Vista Lakes Estates, LLC a California limited liability company

the following described real property in the Unincorporated Area of County of Placer, State of California:

A portion of Section 25, T. 11 N., R. 7 E. MDM, in the unincorporated area, County of Placer, State of California being all that real property situated in Placer County, California more particularly shown as "Area 3" on that record of Survey No. 2469, recorded in Book 18 of Survey's at Page 2, O.R.P.C.

Commonly known as: APN 035-300-095-000 and 035-410-011-000, Granite Bay, CA 95746

Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

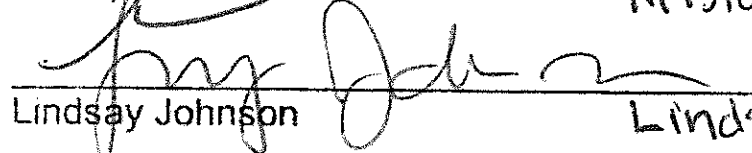
APN: 035-300-095-000 and 035-410-011-000

Dated: March 25, 2022



Kristopher Johnson

Kristopher Johnson



Lindsay Johnson

Lindsay Johnson

Signed in Counterpart

Jeffrey J. Scotto

The Moffatt Family Living Trust dated March 29, 1994

BY: Signed in Counterpart

Glenn D. Moffatt, Trustee

BY: Signed in Counterpart

Robiri A. Moffatt, Trustee

The Moffatt Family Trust

~~BY: Signed in Counterpart~~

~~Marie V. Moffatt, Surviving Trustee~~

The Moffatt Family Trust

BY: Signed in Counterpart

Glenn D. Moffatt, Successor Co-Trustee

By: Signed in Counterpart

David R. Moffatt, Successor Co-Trustee

The Ortiz Family Living Trust established February 16, 2006

BY: Signed in Counterpart

Richard A. Ortiz, Trustee

BY: Signed in Counterpart

Eilizabeth K. Ortiz, Trustee

The Linda A. Steiner Revocable Living Trust

BY: Signed in Counterpart

Linda Steiner, Trustee

The Weber Revocable Trust created June 7, 2013

BY: Signed in Counterpart

Stephen C. Weber, Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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 Contra Costa

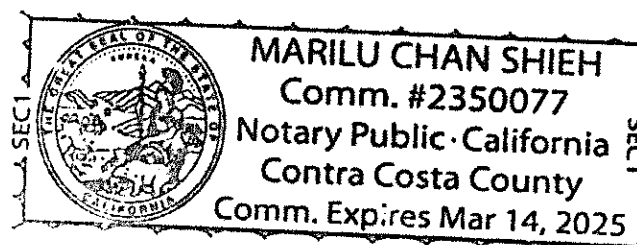
On MAY 18th, 2022 before me, MARILU CHAN SHIEH, Notary Public,

personally appeared KRISTOPHER JOHNSON & LINDSAY JOHNSON
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] (Seal)

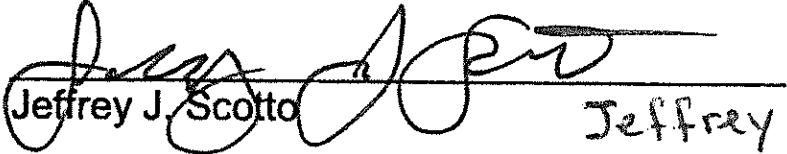


MAIL TAX STATEMENTS AS DIRECTED ABOVE

Dated: March 25, 2022

Signed in Counterpart
Kristopher Johnson

Signed in Counterpart
Lindsay Johnson


Jeffrey J. Scotto Jeffrey J. Scotto

The Moffatt Family Living Trust dated March 29, 1994

BY: Signed in Counterpart
Glenn D. Moffatt, Trustee

BY: Signed in Counterpart
Robin A. Moffatt, Trustee

The Moffatt Family Trust

~~BY: Signed in Counterpart~~
~~Marie V. Moffatt, Surviving Trustee~~

The Ortiz Family Living Trust established February 16, 2006

BY: Signed in Counterpart
Richard A. Ortiz, Trustee

BY: Signed in Counterpart
Elizabeth K. Ortiz, Trustee

The Linda A. Steiner Revocable Living Trust

BY: Signed in Counterpart
Linda Steiner, Trustee

The Weber Revocable Trust created June 7, 2013

BY: Signed in Counterpart
Stephen C. Weber, Trustee

The Moffatt Family Trust
By: Signed in Counterpart
Glenn D. Moffatt, Successor Co-Trustee
By: Signed in Counterpart
David R. Moffatt, Successor Co-Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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State of California
County of Contra Costa

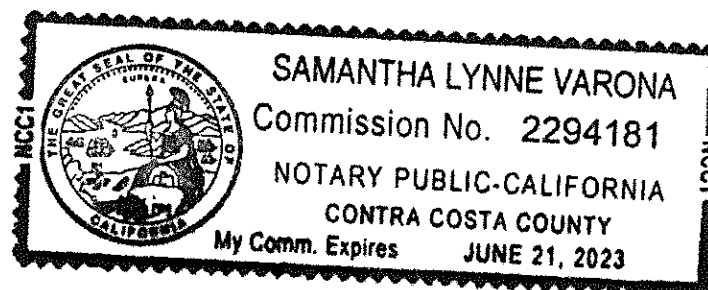
On 5/18/2022 before me, Samantha Lynne Varona, notary public, Notary Public,

personally appeared Jeffrey T. Scott
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 Samantha Lynne Varona (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

APN: 035-300-095-000 and 035-410-011-000

Dated: March 25, 2022

Signed in Counterpart
Kristopher Johnson

Signed in Counterpart
Lindsay Johnson

Signed in Counterpart
Jeffrey J. Scotto

The Moffatt Family Living Trust dated March 29, 1994

BY: [Signature]
Glenn D. Moffatt, Trustee Glenn D. Moffatt, Trustee

BY: [Signature]
Robin A. Moffatt, Trustee Robin A. Moffatt, Trustee

The Moffatt Family Trust

BY: ~~Signed in Counterpart~~
~~Marie V. Moffatt, Surviving Trustee~~

The Moffatt Family Trust

By: Signed in Counterpart
Glenn D. Moffatt, Successor Co-Trustee
By: Signed in Counterpart
David R. Moffatt, Successor Co-Trustee

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BY: Signed in Counterpart
Richard A. Ortiz, Trustee

BY: Signed in Counterpart
Elizabeth K. Ortiz, Trustee

The Linda A. Steiner Revocable Living Trust

BY: Signed in Counterpart
Linda Steiner, Trustee

The Weber Revocable Trust created June 7, 2013

BY: Signed in Counterpart
Stephen C. Weber, Trustee

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State of California

County of CONTRA COSTA

On May 18, 2022 before me, J S Leach, Notary Public,

personally appeared Glenn D. MOFFATT and Robin A. MOFFATT
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.

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WITNESS my hand and official seal.

Signature [Signature] (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Dated: March 25, 2022

Signed in Counterpart

Kristopher Johnson

Signed in Counterpart

Lindsay Johnson

Signed in Counterpart

Jeffrey J. Scotto

The Moffatt Family Living Trust dated March 29, 1994

BY: 

Glenn D. Moffatt, Trustee

Glenn D. Moffatt, Trustee

BY: Signed in Counterpart

Robin A. Moffatt, Trustee

~~The Moffatt Family Trust~~

The Moffatt Family Trust

BY: 

Glenn D. Moffatt, Successor Co-Trustee

Glenn D. Moffatt, Successor Co-Trustee

By: Signed in Counterpart

David R. Moffatt, Successor Co-Trustee

The Ortiz Family Living Trust established February 16, 2006

BY: Signed in Counterpart

Richard A. Ortiz, Trustee

BY: Signed in Counterpart

Eilizabeth K. Ortiz, Trustee

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BY: Signed in Counterpart

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State of California

County of Contra Costa

On 5/19/2022 before me, S. Oliveira, Notary Public,

personally appeared Glenn D. Moffatt

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.

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WITNESS my hand and official seal.

Signature [Signature] (Seal)



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Dated: March 25, 2022

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Signed in Counterpart
Lindsay Johnson

Signed in Counterpart
Jeffrey J. Scotto

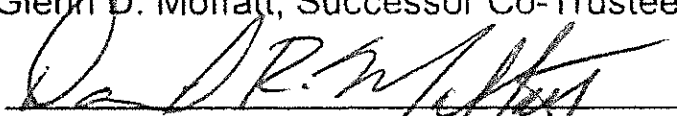
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Robin A. Moffatt, Trustee

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BY: 
David R. Moffatt, Successor Co-Trustee

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BY: Signed in Counterpart
Elizabeth K. Ortiz, Trustee

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State of California
County of Sacramento

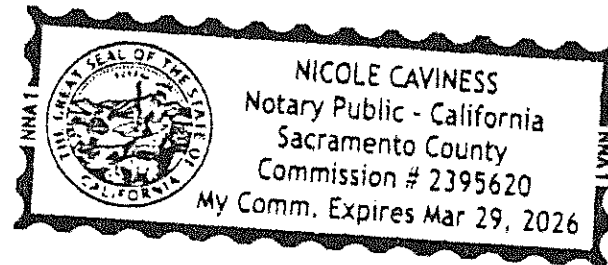
On May 19, 2022 before me, Nicole Caviness, Notary Public,

personally appeared David R. Mottatt
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] (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

APN: 035-300-095-000 and 035-410-011-000

Dated: March 25, 2022

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Signed in Counterpart
Lindsay Johnson

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The Moffatt Family Living Trust dated March 29, 1994

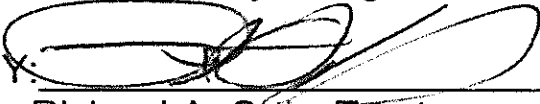
BY: Signed in Counterpart
Glenn D. Moffatt, Trustee

BY: Signed in Counterpart
Robin A. Moffatt, Trustee

The Moffatt Family Trust

BY: Signed in Counterpart
Marie V. Moffatt, Surviving Trustee

The Ortiz Family Living Trust established February 16, 2006

BY: 
Richard A. Ortiz, Trustee

BY: 
Elizabeth K. Ortiz, Trustee

The Linda A. Steiner Revocable Living Trust

BY: Signed in Counterpart
Linda Steiner, Trustee

The Weber Revocable Trust created June 7, 2013

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Stephen C. Weber, Trustee

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State of California
County of Placer

On May 17, 2022 before me, Jerilyn Carlin-Mobley, Notary Public,

personally appeared Richard A. Ortiz and Elizabeth K. Ortiz

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.

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WITNESS my hand and official seal.

Signature _____ (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

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BY: Signed in Counterpart

Eilizabeth K. Ortiz, Trustee

The Linda A. Steiner Revocable Living Trust

BY: Linda A. Steiner

~~Linda Steiner, Trustee~~

~~Linda Steiner, Trustee Linda A. Steiner, Trustee~~

The Weber Revocable Trust created June 7, 2013

BY: Signed in Counterpart

Stephen C. Weber, Trustee

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STATE OF California

COUNTY OF Placer

On March 25, 2022,

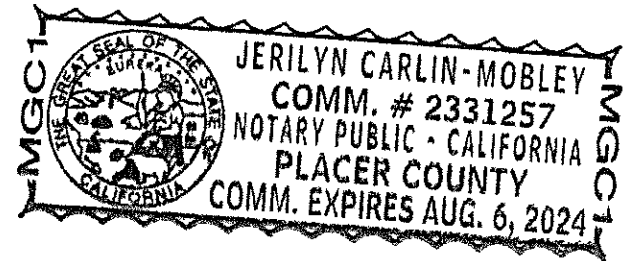
before me, Jerilyn Carlin-Mobley SM Notary Public,

personally appeared Linda X Steiner 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.

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BY: Signed in Counterpart
Linda Steiner, Trustee

The Weber Revocable Trust created June 7, 2013

BY: Stephen C. Weber, Trustee
Stephen C. Weber, Trustee

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State of ~~California~~ Florida
County of Palm Beach

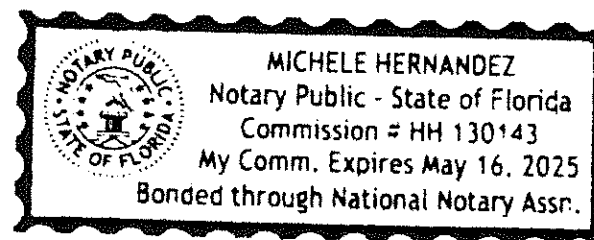
On 3/25/22 before me, Michele Hernandez, Notary Public,
personally appeared Stephen C. Weber

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 Michele Hernandez (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE