

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 | Census Tract / Block: | |
| Munic / Twnshp: | | Legal Lot / Block: | |
| Subdivision: | | Legal Book / Page: | 035 / 300 |
| Neighborhood: | Walden Woods | Loomis Union Elementary School District | |
| Elementary School: | Franklin Elementar... | Franklin Elementar... | High School: |
| Latitude: | 38.77321 | Longitude: | Del Oro High Schoo... |

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: |
| Community Name: | Placer County | Flood Panel #: | 0969H | Inside SFHA: |
| | | | | 11/02/2018 |

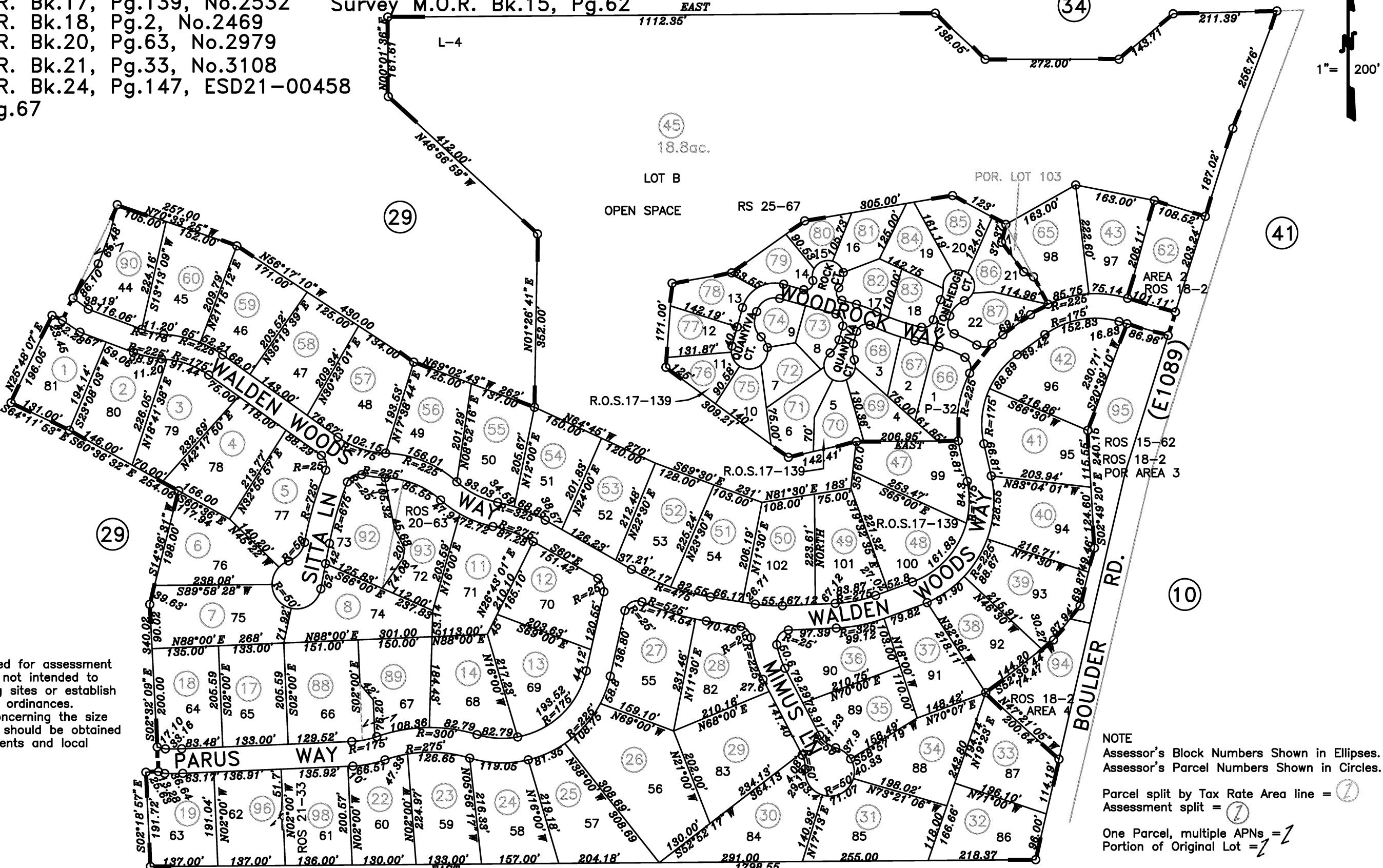
Tax Information

| | | | |
|----------------|--------|--------------------|---------------------|
| 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: | |

POR. SEC.25, T.11N., R.7E., M.D.B.&M.

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



RECORDING REQUESTED BY:

Orange Coast Title Company of Northern California



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

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

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

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

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

Signed in Counterpart

Glenn D. Moffatt, Successor Co-Trustee

Signed in Counterpart

David R. Moffatt, Successor Co-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,

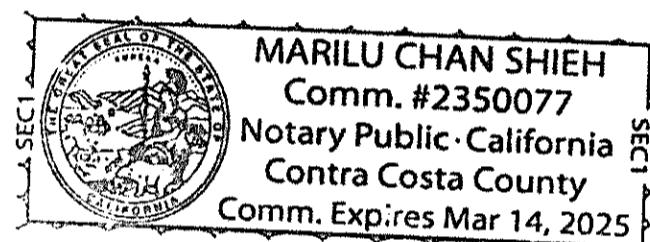
personally appeared KRISTOPHER JOHNSON & LINDSAY JOHNSON who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by 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

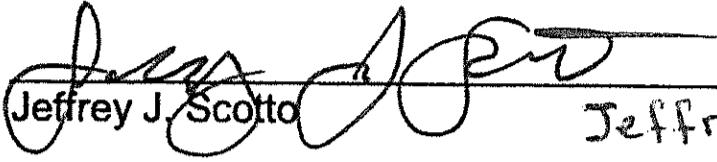
Dated: March 25, 2022

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

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

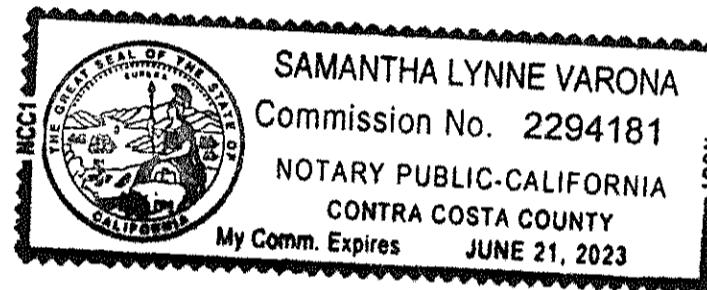
personally appeared Jeffrey J. Scott

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

Dated: March 25, 2022

Signed in Counterpart

Kristopher Johnson

Signed in Counterpart

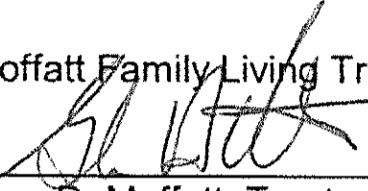
Lindsay Johnson

Signed in Counterpart

Jeffrey J. Scotto

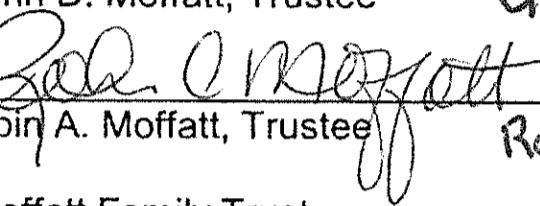
The Moffatt Family Living Trust dated March 29, 1994

BY:


Glenn D. Moffatt, Trustee

Glenn D. Moffatt, Trustee

BY:


Robin A. Moffatt, Trustee

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

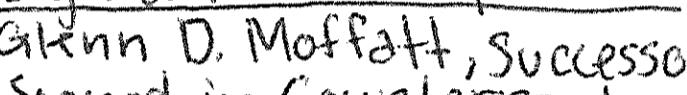
The Weber Revocable Trust created June 7, 2013

BY: Signed in Counterpart

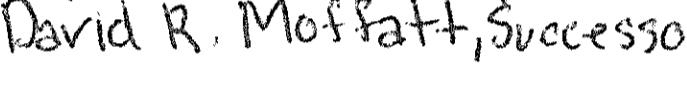

Stephen C. Weber, Trustee

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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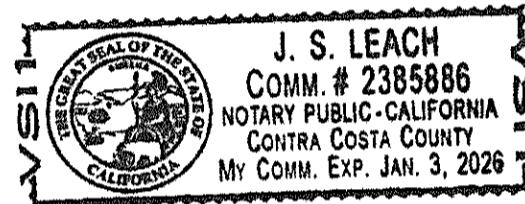
State of California
County of Contra Costa

On 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.

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 J S Leach (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

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

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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State of California
County of Contra Costa

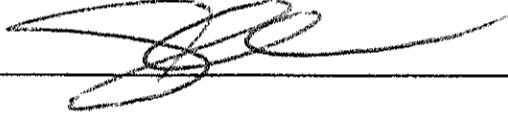
On 5/16/2022 before me, S. Oliveira, Notary Public,

personally appeared Jenn 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.

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 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: Signed in Counterpart

Glenn D. Moffatt, Trustee

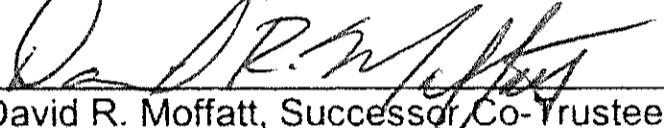
BY: Signed in Counterpart

Robin A. Moffatt, Trustee

The Moffatt Family Trust

BY: Signed in Counterpart

Glenn D. Moffatt, Successor Co-Trustee

By:  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

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

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 Sacramento

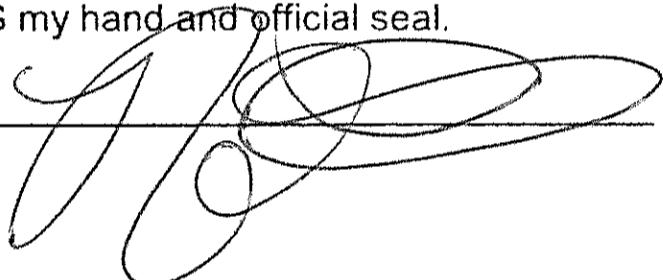
On May 19, 2022 before me, Nicole Caviness, Notary Public,
personally appeared David R. Moffatt

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.

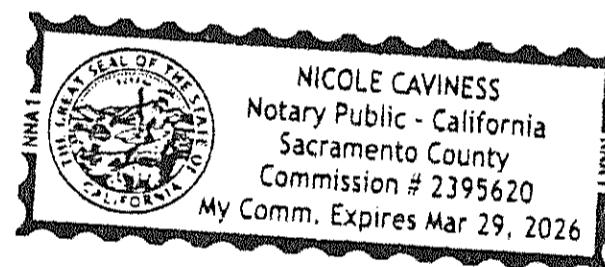
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



MAIL TAX STATEMENTS 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: Signed in Counterpart

Glenn D. Moffatt, Trustee

BY: Signed in Counterpart

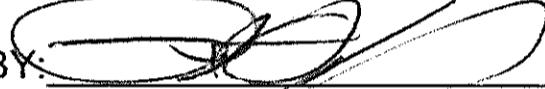
Robin A. Moffatt, Trustee

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

BY: Signed in Counterpart

Stephen C. Weber, Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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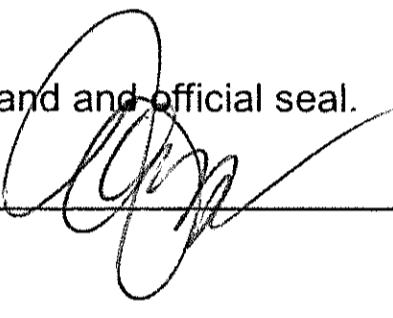
State of California
County of Placer

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.

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 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: 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: 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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MAIL TAX STATEMENTS AS DIRECTED ABOVE

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STATE OF California

COUNTY OF Placer

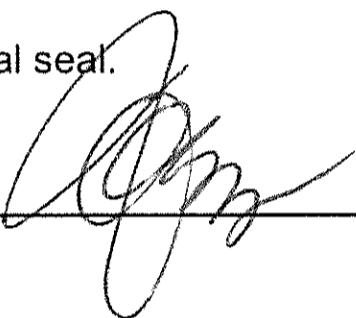
On March 25, 2022,

before me, Jerilyn Carlin-Mobley JM 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.

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)



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: 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: Stephen C. Weber, trustee

Stephen C. Weber, Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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State of California
County of Palm Beach

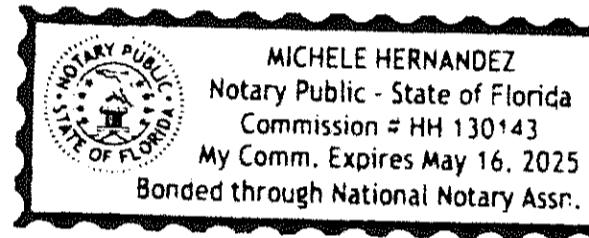
On 3/25/22 before me, Michele Hernandez, Notary Public,

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