



# Mock Title Report – Kern County, CA

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**Date:** November 2025

**Purpose:** Demonstration of title examination and reporting methodology for educational and portfolio use.

**Property Type:** Oil & Gas Land Parcel

**County:** Kern County, California

**Parcel Number (APN):** 436-021-01

**Address:** 1970 China Grade Loop Rd, Bakersfield, CA

**Approx. Acreage:** 39.08 acres

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## 1. Property Summary

Field	Details
Legal Type	Section 4, Township 29, Range 28, Quarter
Tax Rate Area	121001
Use Code	5080 (Oil & Gas Operations)
Land Value	\$80,944
Mineral Value	\$0 (recorded)
Zoning	Industrial / Oil & Gas District
Source	Kern County Assessor Records (Public)

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## 2. Chain of Title (Summary)

Year	Grantor	Grantee	Instrument	Notes
2002	Energy Holdings LLC	Kern Basin Partners	Grant Deed	Transfer of surface and mineral interest
2010	Kern Basin Partners	WestEnergy Resources Inc.	Oil & Gas Lease (20 yrs)	Active lease filed with County Recorder

201 7	WestEnergy Resources Inc.	New Horizon Energy LLC	Assignment of Lease	Continuation of lease rights
202 3	New Horizon Energy LLC	(Current)	Lease Renewal	Extended term to 2043

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### 3. Current Ownership

- **Surface Ownership:** Energy Holdings LLC (recorded fee simple owner)
  - **Mineral Leasehold Interest:** New Horizon Energy LLC (lease in good standing through 2043)
  - **Ownership Type:** Dual (Surface and Mineral Rights separated)
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### 4. Exceptions and Encumbrances

Type	Description	Recorded Date	Status	Notes
Easement	Pipeline ROW to Kern Oil Co.	2010	Active	Recorded easement across west boundary
Easement	Utility ROW (electric transmission)	2005	Active	Verified through plat records
Lien	County Tax Assessment	2024	Paid	No delinquent balance
Restriction	Zoning limitations for non-oil use	2019	Active	Industrial use only
Lease	Oil & Gas Lease (20 yrs, renewable)	2010	Active	Filed with County Recorder

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### 5. Title Assessment & Recommendations

1. **No critical defects found.** Title appears clear of unaddressed liens or legal disputes.

2. **Pipeline and utility easements** are valid; ensure future projects respect ROW boundaries.
  3. **Verify lease terms and expiration** during due diligence; renewal clause extends through 2043.
  4. **Recommend updated title insurance policy** if ownership or lease transfers occur.
  5. **Confirm mineral rights valuation** remains at \$0 on assessor record—may warrant reassessment.
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## 6. Notes & Methodology

This mock report was prepared using:

- Kern County Parcel Viewer and public assessor data.
  - Reference to California ALTA Title Standards.
  - Synthetic transaction data created to simulate a real title chain.
  - The report is intended for demonstration and portfolio use only.
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## Appendix A – Map Reference

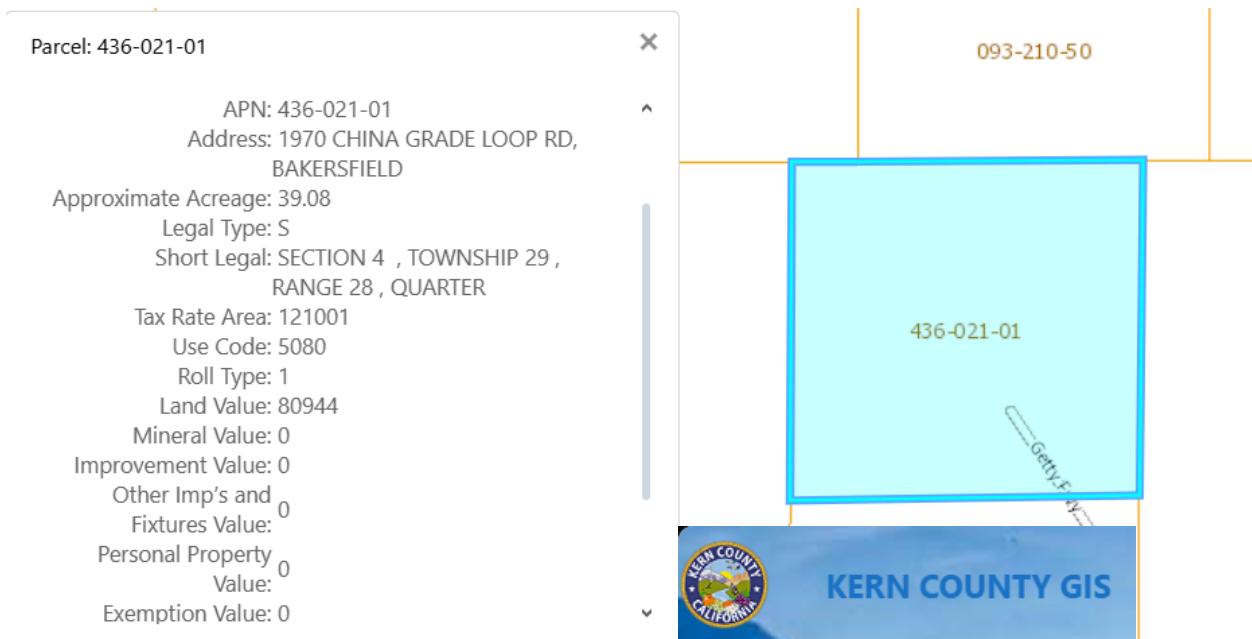


Figure 1: Parcel 436-021-01, Kern County, California (Source: Kern County Parcel Viewer)