

DOUGLAS COUNTY, NV **2022-986726**  
RPTT:\$16848.00 Rec:\$40.00  
\$16,888.00 Pgs=9 **06/27/2022 03:52 PM**  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Rye Creek LLC, a Nevada Limited Liability Company  
8240 Willow Ranch Trail  
Reno, NV 89523

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2202070-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

SIGNED IN COUNTERPART

APN No.: 1320-30-510-004, 1320-30-510-005, SPACE ABOVE FOR RECORDER'S USE ONLY  
R.P.T.T. \$16,848.00 1320-30-510-006,  
1320-30-611-001

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family Trust, as the Sole and Seperate Property of Michelle "Shellie" Hakeem, an undivided twenty-five percent and Michael A. Brown Trustee of the Michael A. Brown, Sr. 2018 Seperate Property Trust, an undivided twenty-five percent and Jeffrey Lee Brown, a married man, as his sole and separate property an undivided twenty-five percent and the remaining undivided twenty-five perfect interest to Kristi M. Brown Trustee of The Kristi Brown 2007 Trust dated 12/26/2007

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Rye Creek LLC, a Nevada Limited Liability Company

all that real property situated in the County of Douglas, State of Nevada, described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family Trust, as the Sole and Seperate Property of Michelle "Shellie" Hakeem

*David C. Hakeem*  
David C. Hakeem, Joint Trustee

David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family Trust, as the Sole and Seperate Property of Michelle "Shellie" Hakeem

*Michelle Hakeem*  
Michelle "Shellie" Hakeem, Joint Trustee

Michael A. Brown Trustee of the Michael A. Brown, Sr. 2018 Seperate Property Trust

SIGNED IN COUNTERPART  
Michael A. Brown, Trustee

SIGNED IN COUNTERPART  
Jeffrey Lee Brown

Kristi M. Brown Trustee of The Kristi Brown 2007 Trust dated 12/26/2007

SIGNED IN COUNTERPART  
Kristi M. Brown, Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

ss:

This instrument was acknowledged before me on ,  
by David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family Trust, as the Sole and Seperate Property of Michelle "Shellie" Hakeem and Michael A. Brown Trustee of the Michael A. Brown, Sr. 2018 Seperate Property Trust and Jeffrey Lee Brown and Kristi M. Brown Trustee of The Kristi Brown 2007 Trust dated 12/26/2007

\_\_\_\_\_  
NOTARY PUBLIC

*see attached.*

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02202070.

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 San Joaquin

On June 16, 2022 before me, Corinne Seaton, Notary Public  
(insert name and title of the officer)

personally appeared David C. Hakeem and Michelle Hakeem  
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.

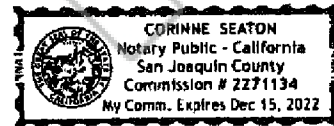
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family Trust, as the Sole and Seperate Property of Michelle "Shellie" Hakeem


SIGNED IN COUNTERPART  
David C. Hakeem, Joint Trustee

David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family Trust, as the Sole and Seperate Property of Michelle "Shellie" Hakeem

SIGNED IN COUNTERPART  
Michelle "Shellie" Hakeem, Joint Trustee

Michael A. Brown Trustee of the Michael A. Brown, Sr. 2018 Seperate Property Trust

SIGNED IN COUNTERPART  
Michael A. Brown, Trustee


  
Jeffrey Lee Brown

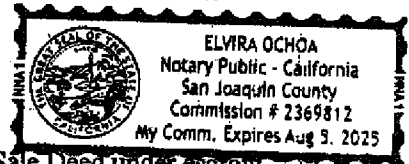
Kristi M. Brown Trustee of The Kristi Brown 2007 Trust dated 12/26/2007

SIGNED IN COUNTERPART  
Kristi M. Brown, Trustee

STATE OF NEVADA *California* } ss:  
COUNTY OF DOUGLAS *San Joaquin*

This instrument was acknowledged before me on, June 16 2008  
by David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family Trust, as the Sole and Seperate Property of Michelle "Shellie" Hakeem and Michael A. Brown Trustee of the Michael A. Brown, Sr. 2018 Seperate Property Trust and Jeffrey Lee Brown and Kristi M. Brown, Trustee of The Kristi Brown 2007 Trust dated 12/26/2007

  
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02202070.

David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family Trust, as the Sole and Seperate Property of Michelle "Shellie" Hakeem

SIGNED IN COUNTERPART  
David C. Hakeem, Joint Trustee

David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family Trust, as the Sole and Seperate Property of Michelle "Shellie" Hakeem

SIGNED IN COUNTERPART  
Michelle "Shellie" Hakeem, Joint Trustee

Michael A. Brown Trustee of the Michael A. Brown, Sr. 2018 Seperate Property Trust

*Michael A. Brown*  
Michael A. Brown, Trustee

SIGNED IN COUNTERPART  
Jeffrey Lee Brown

Kristi M. Brown Trustee of The Kristi Brown 2007 Trust dated 12/26/2007

SIGNED IN COUNTERPART  
Kristi M. Brown, Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , \_\_\_\_\_  
by David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family Trust, as the Sole and Seperate Property of Michelle "Shellie" Hakeem and Michael A. Brown Trustee of the Michael A. Brown, Sr. 2018 Seperate Property Trust and Jeffrey Lee Brown and Kristi M. Brown Trustee of The Kristi Brown 2007 Trust dated 12/26/2007

**See Attached Certificate**

\_\_\_\_\_  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02202070.

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State of California

County of San Joaquin

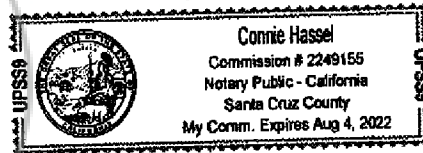
On June 16, 2022, before me, Connie Hassel

**NOTARY PUBLIC**, personally appeared Michael A. Brown

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 Connie Hassel (Seal)

ADDITIONAL DOCUMENT DETAILS (Optional, Used for Document Security)

Name/Title of Document: Grant, Bargain, Sale Deed

Document Date: June 16, 2022

David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family Trust, as the Sole and Seperate Property of Michelle "Shellie" Hakeem

SIGNED IN COUNTERPART  
David C. Hakeem, Joint Trustee

David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family Trust, as the Sole and Seperate Property of Michelle "Shellie" Hakeem

SIGNED IN COUNTERPART  
Michelle "Shellie" Hakeem, Joint Trustee

Michael A. Brown Trustee of the Michael A. Brown, Sr. 2018 Seperate Property Trust

SIGNED IN COUNTERPART  
Michael A. Brown, Trustee

SIGNED IN COUNTERPART  
Jeffrey Lee Brown

Kristi M. Brown Trustee of The Kristi Brown 2007 Trust dated 12/26/2007

  
Kristi M. Brown, Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , \_\_\_\_\_  
by David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family Trust, as the Sole and Seperate Property of Michelle "Shellie" Hakeem and Michael A. Brown Trustee of the Michael A. Brown, Sr. 2018 Seperate Property Trust and Jeffrey Lee Brown and Kristi M. Brown Trustee of The Kristi Brown 2007 Trust dated 12/26/2007

\_\_\_\_\_  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02202070.

**See Attached Certificate**

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

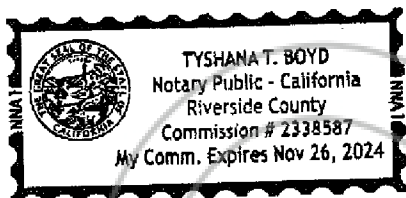
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Riverside }

On JUNE 16 2022 before me, Tyshana T. Boyd, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared KRISTIE M. BROWN  
Name(s) of Signer(s)

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 [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General  Partner –  Limited  General

Individual  Attorney in Fact  Individual  Attorney in Fact

Trustee  Guardian or Conservator  Trustee  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_



Escrow No. 2202070-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lots 4, 5, 6 and 7 as shown on the Final Subdivision Map, Planned Unit Development PD 02-04, Monte Vista Subdivision, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 30, 2004, in Book 1104, Page 13555, Document No. 630595, Official Records.

APN: 1320-30-510-004, 1320-30-510-005, 1320-30-611-001, 1320-30-510-006

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-30-510-004  
 b. 1320-30-510-005  
 c. 1320-30-611-001  
 d. 1320-30-510-006

2. Type of Property:  
 a.  Vacant Land      b.  Single Fam. Res.  
 c.  Condo/Twnhse      d.  2-4 Plex  
 e.  Apt. Bldg      f.  Comm'l/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 i. Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 4,320,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 4,320,000.00  
 d. Real Property Transfer Tax Due: \$ 16,848.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: David C Hakeem and Michelle "Shellie" Hakeem, Trustees, ETAL  
 Address: PO Box 346  
 City: Lockeford CA 95237  
 State: Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Rye Creek LLC, a Nevada Limited Liability Company  
 Address: 8240 Willow Ranch Trail  
 City: Reno  
 State: NV Zip: 89523

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02202070-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED