

DOUGLAS COUNTY, NV      **2023-1003141**  
RPTT:\$4202.25 Rec:\$40.00  
\$4,242.25 Pgs=10      12/13/2023 12:30 PM  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

**WHEN RECORDED MAIL TO:**  
Monte Vista Apartments LLC a Nevada limited liability company  
14320 Ventura Blvd  
#431  
Sherman Oaks, CA 91423

**MAIL TAX STATEMENTS TO:**  
Same as above

Escrow No. 2302565-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)

APN No.: 1320-30-611-004  
R.P.T.T. \$4,202.25

**SIGNED IN COUNTERPART**

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family 2005 Trust, as the sole and separate property of Michelle "Shellie" Hakeem as to an undivided 25% interest  
Jeffrey L. Brown aka Jeffrey Lee Brown, a married man as his sole and separate property as to an undivided 25% interest  
Kristi M. Brown, Trustee of the Kristi Brown 2007 Trust dtd 12/26/2007 as to an undivided 25% interest  
Michael A Brown SR. 2018 Separate Property Trust, Michael A. Brown aka Michael Aldo Brown, Trustee as to an undivided 25% interest

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Monte Vista Apartments 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 2005 Trust, as the sole and separate 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 2005 Trust, as the sole and separate property of Michelle "Shellie" Hakeem

Michelle Hakeem  
Michelle "Shellie" Hakeem, Joint Trustee

Michael A. Brown Sr. 2018 Separate Property Trust, Michael A. Brown, Trustee

SIGNED IN COUNTERPART

Michael A. Brown, Trustee AKA MICHAEL ALDO BROWN, TRSUTEE

SIGNED IN COUNTERPART

Jeffrey Lee Brown AKA JEFFREY L. BROWN

Kristi M. Brown, Trustee of the Kristi Brown 2007 Trust dtd 12/26/2007

SIGNED IN COUNTERPART

Kristi M. Brown, Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss.

*see attached*

This instrument was acknowledged before me on, by David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family 2005 Trust, as the sole and separate property of Michelle "Shellie" Hakeem and Michael A. Brown Sr. 2018 Separate Property Trust, Michael A. Brown, Trustee and Jeffrey Lee Brown and Kristi M. Brown, Trustee of the Kristi Brown 2007 Trust dtd 12/26/2007

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02302565.

**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 San Joaquin }

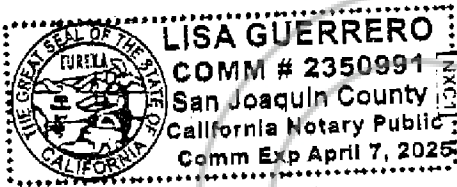
On December 7, 2023 before me, Lisa Guerrero, notary public  
Date Here Insert Name and Title of the Officer

personally appeared David C. Hakeem, Michelle Hakeem  
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.



Place Notary Seal and/or Stamp Above

Signature Lisa Guerrero  
Signature of Notary Public

**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: Grant, Bargain, Sale Deed

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

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

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

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

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

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

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

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

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

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

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

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

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

David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family 2005 Trust, as the sole and separate property of Michelle "Shellie" Hakeem

SIGNED IN COUNTERPART

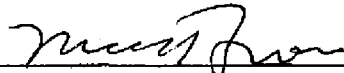
David C. Hakeem, Joint Trustee

David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family 2005 Trust, as the sole and separate property of Michelle "Shellie" Hakeem

SIGNED IN COUNTERPART

Michelle "Shellie" Hakeem, Joint Trustee

Michael A. Brown Sr. 2018 Separate Property Trust, Michael A. Brown, Trustee

  
Michael A. Brown, Trustee AKA  
MICHAEL ALDO BROWN, TRUSTEE

SIGNED IN COUNTERPART

Jeffrey Lee Brown AKA JEFFREY L. BROWN


Kristi M. Brown, Trustee of the Kristi Brown 2007 Trust dtd 12/26/2007

SIGNED IN COUNTERPART

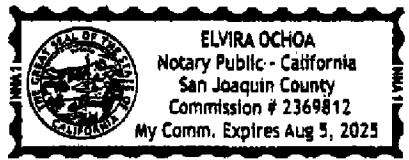
Kristi M. Brown, Trustee

STATE OF NEVADA <sup>California</sup> ) ss:  
COUNTY OF DOUGLAS <sup>San Joaquin</sup>

This instrument was acknowledged before me on, December 8, 2013  
by David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family 2005 Trust, as the sole and separate property of Michelle "Shellie" Hakeem and Michael A. Brown Sr. 2018 Separate Property Trust, Michael A. Brown, Trustee and Jeffrey Lee Brown and Kristi M. Brown, Trustee of the Kristi Brown 2007 Trust dtd 12/26/2007

  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02302565.



**ACKNOWLEDGMENT**

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

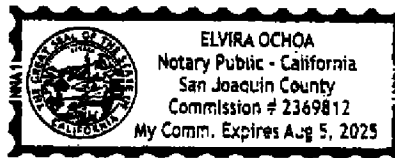
On 12/8/2023 before me, Elvira Ochoa - notary public,  
(here insert name and title of the officer)  
personally appeared Michael A. Brown

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 Elvira Ochoa



(Seal)

David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family 2005 Trust, as the sole and separate 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 2005 Trust, as the sole and separate property of Michelle "Shellie" Hakeem

SIGNED IN COUNTERPART

Michelle "Shellie" Hakeem, Joint Trustee

Michael A. Brown Sr. 2018 Separate Property Trust, Michael A. Brown, Trustee

SIGNED IN COUNTERPART

Michael A. Brown, Trustee AKA MICHAEL ALDO BROWN, TRUSEE

*Jeffrey Lee Brown*  
Jeffrey Lee Brown AKA JEFFREY L. BROWN

Kristi M. Brown, Trustee of the Kristi Brown 2007 Trust dtd 12/26/2007

SIGNED IN COUNTERPART

Kristi M. Brown, Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss.

*See Attached*

This instrument was acknowledged before me on ,  
by David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family 2005 Trust, as the sole and separate property of Michelle "Shellie" Hakeem and Michael A. Brown Sr. 2018 Separate Property Trust, Michael A. Brown, Trustee and Jeffrey Lee Brown and Kristi M. Brown, Trustee of the Kristi Brown 2007 Trust dtd 12/26/2007

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02302565.

**CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT**

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 Mendocino

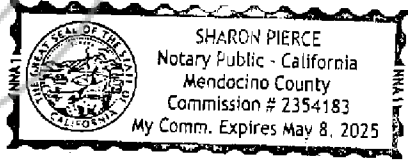
On December 7, 2023 before me, SHARON PIERCE - A (notary public)

personally appeared Jeffrey Lee 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 Sharon Pierce (seal)

David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family 2005 Trust, as the sole and separate 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 2005 Trust, as the sole and separate property of Michelle "Shellie" Hakeem

SIGNED IN COUNTERPART

Michelle "Shellie" Hakeem, Joint Trustee

Michael A. Brown Sr. 2018 Separate Property Trust, Michael A. Brown, Trustee

SIGNED IN COUNTERPART

Michael A. Brown, Trustee AKA MICHAEL ALDO BROWN, TRUSTEE

SIGNED IN COUNTERPART

Jeffrey Lee Brown AKA JEFFREY L. BROWN

Kristi M. Brown, Trustee of the Kristi Brown 2007 Trust dtd 12/26/2007

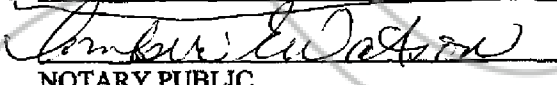


Kristi M. Brown, Trustee

STATE OF ~~NEVADA~~ CALIFORNIA  
COUNTY OF ~~DOUGLAS~~ AMADOR

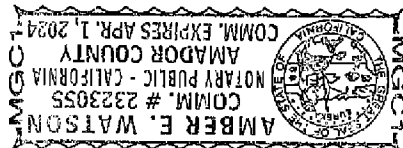
} ss:

This instrument was acknowledged before me on, 7 DEC 2023  
by David C. Hakeem and Michelle "Shellie" Hakeem, Joint Trustees of the Hakeem Family 2005 Trust, as the sole and separate property of Michelle "Shellie" Hakeem and Michael A. Brown Sr. 2018 Separate Property Trust, Michael A. Brown, Trustee and Jeffrey Lee Brown and Kristi M. Brown, Trustee of the Kristi Brown 2007 Trust dtd 12/26/2007



NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02302565.





# ACKNOWLEDGMENT

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 Amador

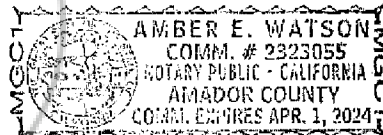
On 11 DEC 2023 before me, Amber E. Watson, Notary Public  
(insert name and title of the officer)

personally appeared KRISTI M. 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 Amber E. Watson (Seal)



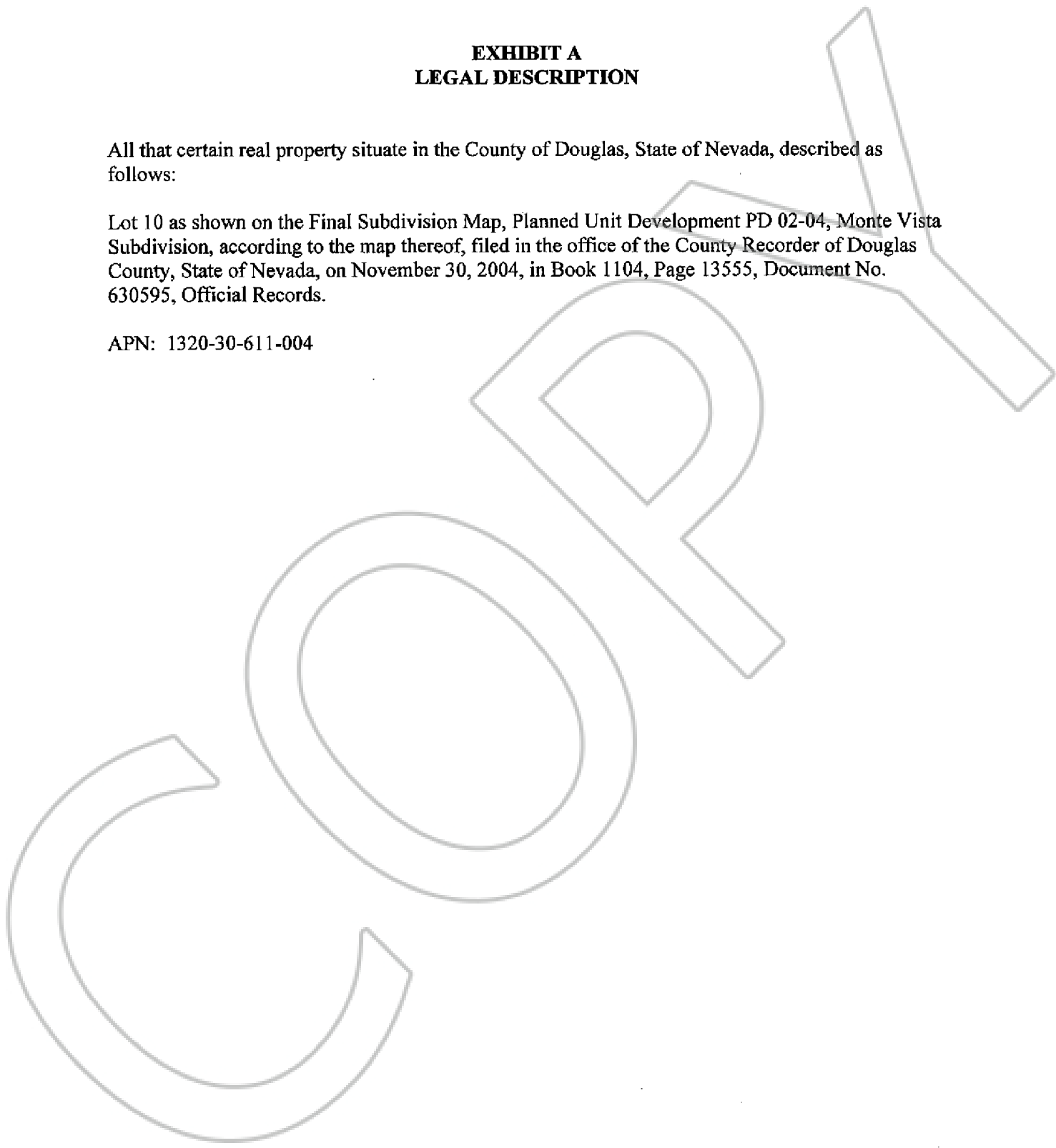
Escrow No. 2302565-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 10 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: 1320-30-611-004



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-30-611-004  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

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 \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property: \$ 1,077,500.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 1,077,500.00  
 d. Real Property Transfer Tax Due: \$ 4,202.25

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, Joint Trustees of the Hakeem Family 2005 Trust, as the sole and separate property of Michelle "Shellie" Hakeem, ETAL  
 Address: PO Box 346  
 City: Lockeford  
 State: CA Zip: 95237

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Monte Vista Apartments LLC a Nevada limited liability company  
 Address: 14320 Ventura Blvd, #431  
 City: Sherman Oaks  
 State: CA Zip: 91423

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02302565-020-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