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 13 Attorneys for Successor Trustee
 14 Alan J. Statman
 15
 16
 17

FILED
ALAMEDA COUNTY

MAR 04 2016

CLERK OF THE SUPERIOR COURT
 By *P. Kimmel* Deputy

SUPERIOR COURT OF CALIFORNIA, COUNTY OF ALAMEDA
 UNLIMITED JURISDICTION

11 In Re
 12 THE ANANIAS WILLIS TRUST
 13 dated January 15, 1997
 14
 15
 16

No. RP05216435
**NOTICE OF ENTRY OF ORDER
 CONFIRMING SALE OF REAL
 PROPERTY**

17
 18 PLEASE TAKE NOTICE that the attached ORDER CONFIRMING SALE OF REAL
 19 PROPERTY was filed and entered by the Court on February 29, 2016.

20 DATED: February 29, 2016 BURNHAM BROWN

21
 22 By *Beverly J. Smith*
 23 BEVERLY J. SMITH
 24 Attorneys for Successor Trustee
 25 Alan J. Statman

26 4822-1327-6974, v. 1
 27
 28

ATTORNEY OR PARTY WITHOUT ATTORNEY (name, address, and State Bar number):
 After recording return to:
 Monica Dell'Osso, SBN 103105
 Beverly J. Smith, SBN 154409
 Burnham Brown
 1901 Harrison Street, 14th Floor, Oakland, CA 94612
 TEL NO.: (510)444-6800 FAX NO. (optional): (510)835-6666
 E-MAIL ADDRESS (optional): bsmith@burnhambrown.com
 ATTORNEY FOR (name): Alan J. Statman

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Alameda
 STREET ADDRESS: 2120 Martin Luther King Jr.
 MAILING ADDRESS:
 CITY AND ZIP CODE: Berkeley, CA 94707
 BRANCH NAME:

FOR RECORDER'S USE ONLY

ESTATE OF
 CONSERVATORSHIP OF (name): Ananias Willis Revocable Trust
 GUARDIANSHIP OF DECEDENT CONSERVATEE MINOR

ORDER CONFIRMING SALE OF REAL PROPERTY
 and Confirming Sale of Other Property as a Unit

CASE NUMBER:
 RP05-216435

1. Hearing date: February 29, 2015 Time: 10:00 a.m. Dept.: 201 Rm.:

THE COURT FINDS

2. All notices required by law were given and, if required, proof of notice of sale was made.

3. a. Sale was authorized or directed by the ~~will~~ Trust.
 b. Good reason existed for the sale
 of the property commonly described as (street address or location):
 979 - 7th Street, Oakland, California

4. The sale was legally made and fairly conducted.

5. The confirmed sale price is not disproportionate to the value of the property.

6. Private sale: The amount bid is 90% or more of the appraised value of the property as appraised within one year of the date of the hearing.

7. An offer exceeding the amount bid by the statutory percentages cannot be obtained was obtained in open court. The offer complies with all applicable law.

8. The personal representative / conservator guardian of the estate of the decedent, conservatee, or minor has made reasonable efforts to obtain the highest and best price reasonably attainable for the property.

THE COURT ORDERS

9. The sale of the real property legally described in item 15 on page 2 on Attachment 9 and other property sold as a unit described in item 15 on page 2 on Attachment 9 is confirmed to (name):

(manner of vesting title): AJH Property, LLC (assignee of H&H Property, LLC)
for the sale price of: ~~\$750,000~~ 650,000 on the following terms (use item 15 on page 2 or Attachment 9 if necessary):

Continued in item 15 on page 2. Continued on Attachment 9.

10. The personal representative conservator guardian of the estate of the decedent, conservatee, or minor (name): Alan J. Statman, Successor Trustee is directed to execute and deliver a conveyance of the estate's interest in the real property described in item 9 and other property described in item 9 sold as a unit upon receipt of the consideration for the sale.

FOR COURT USE ONLY

**ENDORSED
 FILED
 ALAMEDA COUNTY
 FEB 29 2016**

CLERK OF THE SUPERIOR COURT
 By **GERARDO E. GUERRERO** Deputy

OK TO CERTIFY

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<input type="checkbox"/> ESTATE OF <input type="checkbox"/> CONSERVATORSHIP OF <input type="checkbox"/> GUARDIANSHIP OF (name): Ananias Willis Revocable Trust	CASE NUMBER: RP05-216435
---	-----------------------------

Am Judge

11. a. No additional bond is required.
- b. Additional bond is required in the amount of: \$ 611,000 , surety, or otherwise, as provided by law.
- c. Net sale proceeds must be deposited by escrow holder in a blocked account to be withdrawn only on court order. Receipts must be filed. (Specify institution and location):

Am Judge

12. a. No commission is payable.
- b. A commission from the proceeds of the sale is approved in the amount of: \$ ~~45,000~~ 39,000 to be paid as follows (specify): \$19,500 to Coldwell Banker, Gary Robinson; \$19,500 to Citrine Advisors, Ben Weinstein

13. Other (specify, use Attachment 13 if necessary):

14. Number of pages attached: 2

Date: Feb. 29, 2016

Thomas M. Reardon

JUDICIAL OFFICER THOMAS M. REARDON

Signature follows last attachment.

15. (Check all that apply): Legal description of the real property personal property in item 9:
 Additional terms of sale from item 9:

[SEAL]	CLERK'S CERTIFICATE I certify that the foregoing <i>Order Confirming Sale of Real Property</i> , including any attached description of real or personal property, is a true and correct copy of the original on file in my office. Date: _____ CLERK, by _____, Deputy
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ORDER CONFIRMING SALE
OF REAL PROPERTY

Attachment 9

Legal Description:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERN LINE OF RAILROAD AVENUE, OR 7TH STREET, WITH THE EASTERN LINE OF FILBERT STREET, AS SAID STREET AND AVENUE ARE SHOWN ON THE MAP HEREINAFTER REFERRED TO, RUNNING THENCE EASTERLY ALONG SAID LINE OF RAILROAD AVENUE, OR 7TH STREET, 100 FEET; THENCE SOUTHERLY PARALLEL WITH SAID LINE OF FILBERT STREET, 95 FEET, 9-3/4 INCHES; THENCE WESTERLY PARALLEL WITH SAID LINE OF RAILROAD AVENUE, OR 7TH STREET, 100 FEET TO SAID LINE OF FILBERT STREET; AND THENCE NORTHERLY ALONG SAID LINE OF FILBERT STREET, 95 FEET, 9-3/4 INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF BLOCK "N", AS SAID BLOCK IS SHOWN ON THE "MAP OF MARKET ST. TRACT, OAKLAND, SURVEYED JANUARY 9, 1868, W. F. BOARDMAN, CITY ENGINEER", FILED FEBRUARY 22, 1868, IN BOOK 3 OF MAPS, PAGE 23, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

A.P. NO. 004-0005-002

Other Terms of Sale:

1. Alan J. Statman, Successor Trustee of the Ananias Willis Revocable Trust dated January 15, 1987 ("Seller") will carry back \$300,000 of the purchase price at 5% interest only per annum, with interest payment due monthly (\$1,250). Principal balance of \$300,000 due at the end of three (3) years or the installation of a complete remediation system (subject only to further monitoring) whichever comes first. Note to be secured by a deed of trust recorded against the property. Said financing is subject to Seller's receipt and acceptance of Buyer's current financial and net worth statement and approval of a credit report.

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2. Buyer shall complete all environmental remediation required by the applicable government agencies. Buyer shall indemnify and hold the Successor Trustee and the Trust beneficiaries and their agents, harmless from all environmental costs and expenses relating to the property.

3. Seller shall pay the county transfer tax.

4. Buyer and Seller shall split the city transfer tax 50/50.

5. Buyer shall pay sewer lateral upgrade, if required.

6. Buyer shall pay title insurance.

7. Buyer shall pay escrow fees.

8. The close of escrow shall be within ^{thirty days} ~~the first week of January 2016~~ or as soon possible thereafter at the discretion of seller.

9. Buyer shall pay smoke alarm, CO2, water heater brace, if required.

10. The property is being sold in its current as-is condition.

[Handwritten signature]
Fudge

Re: Ananias Willis Trust dated January 15, 1997
Court: Alameda County Superior Court
Action No: RP05-216435

PROOF OF SERVICE

I declare that I am over the age of 18, not a party to the above-entitled action, and am an employee of Burnham Brown whose business address is 1901 Harrison Street, 14th Floor, Oakland, Alameda County, California 94612 (mailing address: Post Office Box 119, Oakland, California 94604).

On February 29, 2016, I served the following document(s) in the following manner(s):

DECLARATION OF SUCCESSOR TRUSTEE
DECLARATION BEVERLY J. SMITH REGARDING FINANCIAL RECORDS
NOTICE OF ENTRY OF ORDER CONFIRMING SALE OF REAL PROPERTY

MAIL: By placing the document(s) listed above in a sealed envelope with postage thereon on the date and place shown below following ordinary business practice. I am familiar with this business' practice for collecting and processing documents for mailing. On the same day that documents are placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.

Alhussein Mohsen
H & H Properties
2625 Alcatraz Avenue, No. 118
Berkeley, CA 94705

James A. Bryant, II
Law Office of James A. Bryant
4929 Wilshire Boulevard, Suite 1040
Los Angeles, CA 90010

Ben Weinstein
Citrine Advisors
425 - 15th Street
Oakland, CA 94612

W. Lance Russum
Law Offices of W. Lance Russum
2500 Santa Clara Avenue
Alameda, CA 94501

Gary and Noni Robinson
Coldwell Banker
6137 LaSalle Avenue
Oakland, CA 94611

Debra J. Dolch
167 South Park
San Francisco, CA 94102

Michael R. Dougherty
Attorney at Law
405 14th Street, Suite 217
Oakland, CA 94612

Ernest F. Der
Skootsky & Der, LLP
90 New Montgomery Street, Suite 905
San Francisco, CA 94105

Chaune Williams
Attorney at Law
1300 Clay Street, Suite 600
Oakland, CA 94612

Thomas C. Tagliarini
Law Offices of Thomas C. Tagliarini
2200 Powell Street, Suite 1125
Emeryville, CA 94608

Barbara Jewell
Gagen, McCoy, McMahon et al.
P.O. Box 218
Danville, CA 94526

Maxine Ussery
1510 Eddy Street, No. H1202
San Francisco, CA 94115

Raymond Willis
1430 Chestnut Street
Oakland, CA 94607

Shawn Willis
4361 Oak Manor Drive, NW
Acworth, GA 30101

Shirley Ann Ford
4501 Mattis Court
Oakland, CA 94619

Deborah Robinson
5004 Apache Court
Antioch, CA 94531

Derek Hill
105 Wilbur Avenue, No. 16
Antioch, CA 94509

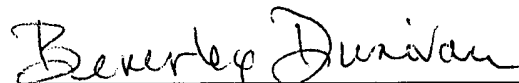
Carla Davis
4809 Bridle Court
Antioch, CA 94531

Reginald McKinnely
8828 Thermal Street
Oakland, CA 94605

Shillesa Ninnis
2936 Polk Street, Suite 1
San Francisco, CA 94109

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

DATE: February 29, 2016


Beverley Dunivan