

DOUGLAS COUNTY, NV **2021-964069**  
RPTT:\$2180.10 Rec:\$40.00  
\$2,220.10 Pgs=3 03/23/2021 03:42 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Katie M. Cronin  
Paul J. Cronin  
926 Dean Drive

Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2101480-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.: 1220-15-210-069  
R.P.T.T. \$2,180.10

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Profit First Investments, LLC, a Nevada limited liability company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Katie M. Cronin, and Paul J. Cronin, wife and husband, as joint tenants with right of survivorship

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.

Profit First Investments, LLC, a Nevada  
limited liability company

*Kelly Hadland*

5H Investments, Member  
By: Kelly Hadland, President

B5 Capital, Inc. Member  
By: Ray Bellamy, President

Sunwest Capital Partners, LLC, an Arizona  
Limited Liability Company, Member  
By: Joseph C. Biondo, Member

STATE OF NEVADA  
COUNTY OF CLARK

} ss:

This instrument was acknowledged before me on 03/22/2021  
by Kelly Hadland

*B. Sanford*

NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02101480.

This document was notarized online using two-way audio and video recording technology.

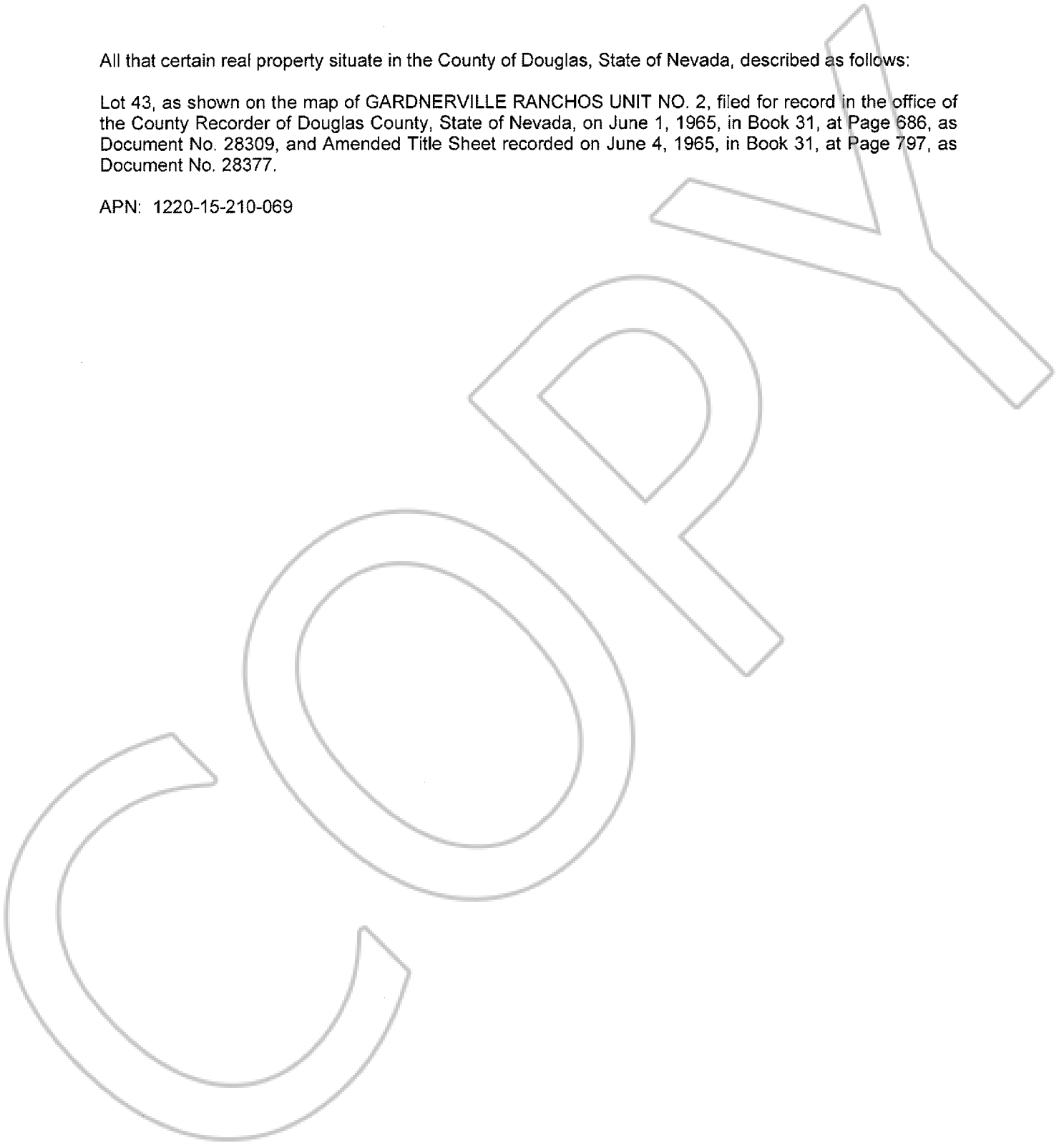
Order No.: 02101480-RLT

EXHIBIT A

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

Lot 43, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 31, at Page 686, as Document No. 28309, and Amended Title Sheet recorded on June 4, 1965, in Book 31, at Page 797, as Document No. 28377.

APN: 1220-15-210-069



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-15-210-069  
 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:                      \$ 559,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)                      \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 559,000.00  
 d. Real Property Transfer Tax Due:    \$ 2,180.10

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

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 \_\_\_\_\_ Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: Profit First Investments, LLC, a Nevada limited liability company  
 Address: 2326 Brockton Way  
 City: Henderson  
 State: Zip: NV 89074

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED) + Paul J. Cronin  
 Print Name: Katie M. Cronin  
 Address: 926 Dean Drive  
 City: Gardnerville  
 State: Zip: NV 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc.                      Escrow No.: 02101480-020-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