

DOUGLAS COUNTY, NV

2021-964070

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

03/23/2021 03:42 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E03

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.

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.

SIGNED IN COUNTERPART

**Profit First Investments, LLC, a Nevada
limited liability company**

**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 DOUGLAS

} ss:

This instrument was acknowledged before me on , March 19, 2021
by ~~Profit First Investments, LLC, a Nevada limited liability company~~ Ray Bellamy

NOTARY PUBLIC

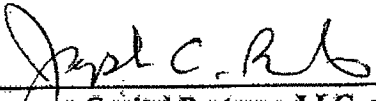
This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02101480.



**Profit First Investments, LLC, a Nevada
limited liability company**

**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 DOUGLAS

ARIZONA
MARICOPA ss:

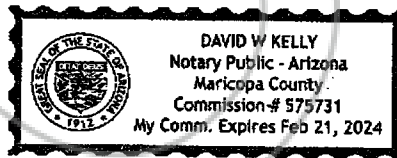
This instrument was acknowledged before me on,
by Profit First Investments, LLC, a Nevada limited liability company

3-22-21

Joseph C. Biondo


NOTARY PUBLIC

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



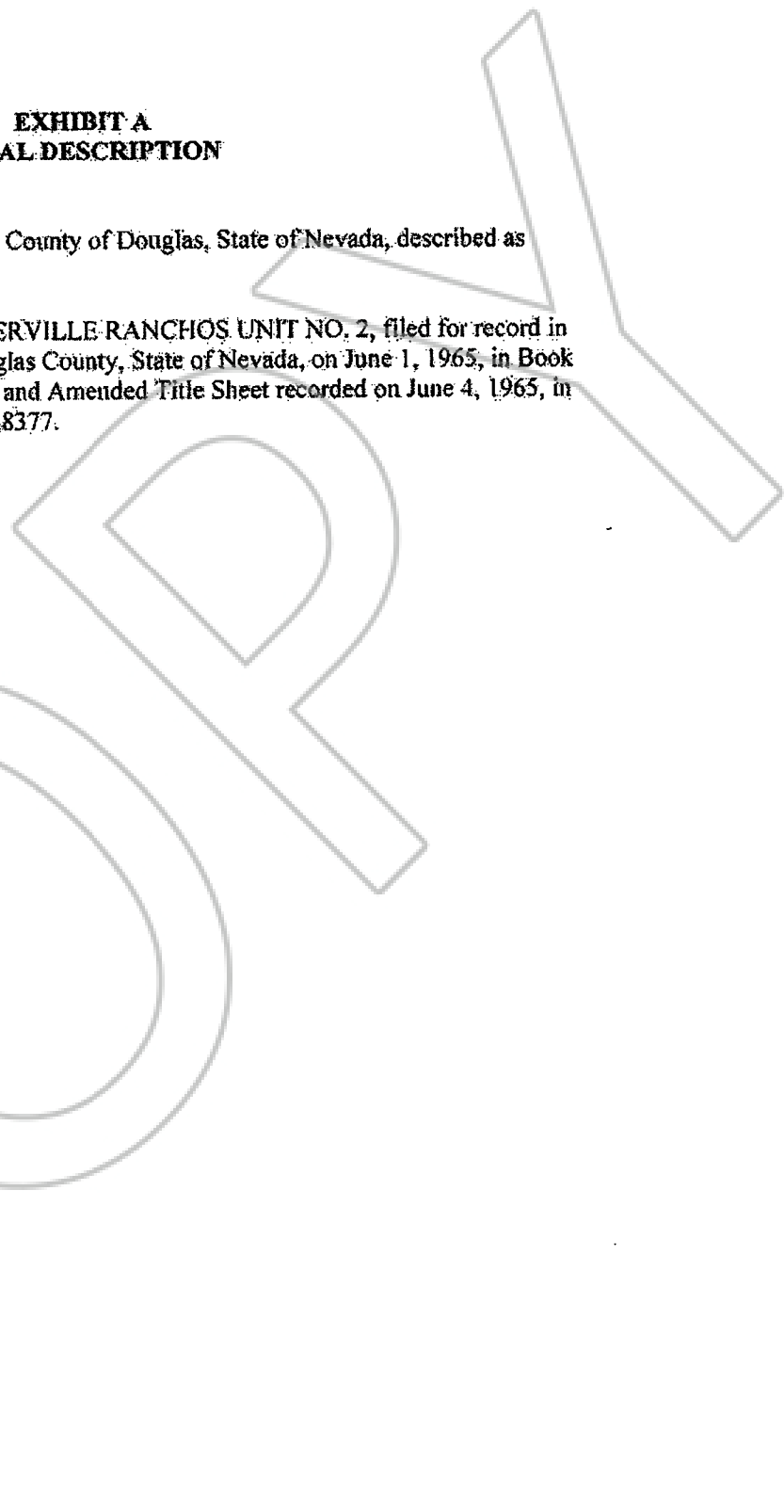
Escrow No. 2101480-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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: \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ _____
 d. Real Property Transfer Tax Due: \$ 0

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Transfer tax is being paid on Grant, Bargain and Sale Deed recording concurrently
 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 agent
 Signature _____ Capacity _____

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

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

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