

APN: 1320-34-001-024  
**R.P.T.T.:** \$6,240.00  
Escrow No.: 23035772-KH  
When Recorded Return To:  
The Cronin Family Trust UDT dated March  
25, 2021  
P.O. Box 884  
Rio Vista, CA 94571

Mail Tax Statements to:  
The Cronin Family Trust UDT dated March  
25, 2021  
P.O. Box 884  
Rio Vista, CA 94571

DOUGLAS COUNTY, NV **2024-1004006**  
RPTT:\$6240.00 Rec:\$40.00  
\$6,280.00 Pgs=2 **01/19/2024 09:17 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

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

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Robert Blair Barbero, by Christina W. Lovato Bankruptcy Trustee Per Case No. 22-50095**

do(es) hereby Grant, Bargain, Sell and Convey to

**John D. Cronin, Jr. and Jane Marie Cronin, Trustees of The Cronin Family Trust UDT dated March 25, 2021**

all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

All that certain lot, piece or parcel of land situated in and being a portion of the Northeast ¼ of Section 34, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Parcel 4B, as shown on that Parcel Map for Mary B. Ferrey Trust, recorded October 13, 1989, in Book 1089, Page 1527 as Document No. 212948, Official Records, Douglas County, Nevada.

APN: **1320-34-001-024**

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

Dated this 18<sup>th</sup> day of January, 2024.

Robert Blair Barbero, by Christina W. Lovato Bankruptcy Trustee Per Case No. 22-50095

BY: [Signature]  
Robert Blair Barbero  
by Christina W. Lovato, Bankruptcy Trustee

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 18<sup>th</sup> day of January, 2024, by Robert Blair Barbero, by Christina W. Lovato, Bankruptcy Trustee of Robert Blair Barbero, by Christina W. Lovato Bankruptcy Trustee Per Case No. 22-50095.

[Signature]  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-34-001-024  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a) <input type="checkbox"/> Vacant Land  | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex                       |
| e) <input type="checkbox"/> Apt. Bldg.   | f) <input type="checkbox"/> Comm'l/Ind'l                   |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home                    |
| <input type="checkbox"/> Other: _____    |  |

| FOR RECORDER'S OPTIONAL USE ONLY |            |
|----------------------------------|------------|
| Document/Instrument No.:         | _____      |
| Book _____                       | Page _____ |
| Date of Recording:               | _____      |
| Notes:                           | _____      |

- |   |                       |
|---|-----------------------|
| 3. a. Total Value/Sale Price of Property:               | <u>\$1,600,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u>       |
| c. Transfer Tax Value:                                  | <u>\$1,600,000.00</u> |
| d. Real Property Transfer Tax Due:                      | <u>\$6,240.00</u>     |

4. **IF EXEMPTION CLAIMED:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_
5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: \_\_\_\_\_ Grantor

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Robert Blair Barbero, by Christina W.  
 Lovato Bankruptcy Trustee Per Case No.  
 Print Name: 22-50095  
 Address: P.O. Box 18417  
 City: Reno  
 State: NV Zip: 89511

John D Cronin, Jr. and Jane Marie  
 Cronin, Trustee  
 Print Name: \_\_\_\_\_  
 Address: P.O. Box 884  
 City: RTO Vista  
 State: CA Zip: 94571

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: First Centennial Title Company of Nevada Esc. #: 23035772-KH  
 Address: 1450 Ridgeview Dr, Ste 100  
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED