

DOUGLAS COUNTY, NV **2023-1000766**  
RPTT:\$1911.00 Rec:\$40.00  
\$1,951.00 Pgs=6 **09/25/2023 01:56 PM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1121-35-001-009
<b>R.P.T.T.</b>	\$1,911.00
<b>File No.:</b>	2121162 MMB
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Jeffrey Rulli and Cynthia Graffam	
1237 W. 8th Street	
Loveland, CO 80537	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Michael L. Kreutz and Gloria J. Kreutz, husband and wife, as joint tenants with right of survivorship, and and Gloria J. Kreutz and Patrick J. Mazza, Co-Trustees, or any successors in trust under the Marian Mazza Irrevocable Residence Trust dated February 9, 2016, and any amendments thereto, as their interest appears of record** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Jeffrey Rulli and Cynthia Graffam, husband and wife, as joint tenants with right of survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 14, as shown on the Official Map of SPRING VALLEY RANCHOS SUBDIVISION UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on December 6, 1968, Document No. 39423, and as shown on Amended Map filed October 8, 1968, Document No. 42547.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: September 14, 2023

SIGNATURES AND NOTARY ON PAGE 2

THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Michael L. Kreutz  
Michael L. Kreutz

Gloria J. Kreutz  
Gloria J. Kreutz

The Marian Mazza Irrevocable Residence Trust  
dated February 9, 2016, and any amendments  
thereto

Gloria J. Kreutz  
Gloria J. Kreutz, Co-Trustee

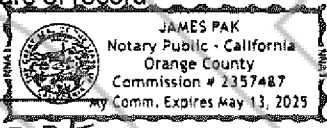
\_\_\_\_\_  
Patrick J. Mazza, Co-Trustee

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 Orange ) ss

This instrument was acknowledged before me on the 14th day of September, 2023  
By: Michael L. Kreutz, Gloria J. Kreutz, Gloria J. Kreutz, ~~Patrick J. Mazza~~, Co-Trustees, or any  
successors in trust under the Marian Mazza Irrevocable Residence Trust dated February 9, 2016,, and  
any amendments thereto, as their interest appears of record

Signature: [Signature]  
Notary Public  
My Commission Expires: May 13, 2025

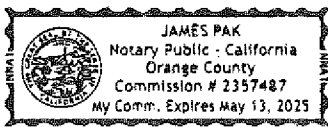


A notary public or other officer completing  
this certificate verifies only the identity of  
the individual who signed the document to  
which this certificate is attached, and not  
the truthfulness, accuracy, or validity of  
that document.

State of California )  
County of Orange ) ss

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023  
By: ~~Michael L. Kreutz~~, Gloria J. Kreutz, Gloria J. Kreutz, ~~Patrick J. Mazza~~, Co-Trustees, or any  
successors in trust under the Marian Mazza Irrevocable Residence Trust dated February 9, 2016,, and  
any amendments thereto, as their interest appears of record

Signature: [Signature]  
Notary Public  
My Commission Expires: May 13, 2025



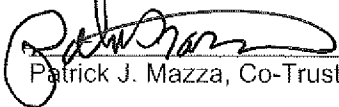
**NOTARY CERTIFICATE ATTACHED**

Michael L. Kreutz

Gloria J. Kreutz

The Marian Mazza Irrevocable Residence Trust dated February 9, 2016, and any amendments thereto

Gloria J. Kreutz, Co-Trustee

  
Patrick J. Mazza, Co-Trustee

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023  
By: Michael L. Kreutz, Gloria J. Kreutz, Gloria J. Kreutz, Patrick J. Mazza, Co-Trustees, or any successors in trust under the Marian Mazza Irrevocable Residence Trust dated February 9, 2016,, and any amendments thereto, as their interest appears of record

Signature: See Attached Acknowledgement - ZSR 9/14  
Notary Public  
My Commission Expires: \_\_\_\_\_

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023  
By: Michael L. Kreutz, Gloria J. Kreutz, Gloria J. Kreutz, Patrick J. Mazza, Co-Trustees, or any successors in trust under the Marian Mazza Irrevocable Residence Trust dated February 9, 2016,, and any amendments thereto, as their interest appears of record

Signature: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE 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.

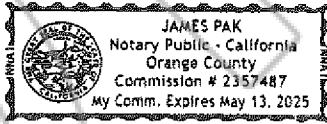
State of California  
County of Orange } ss.

On September 14, 2023 before me, James Pak Notary Public,  
personally appeared Michael L. Kreutz and  
Gloria J. Kreutz

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 signatures(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]  
Signature

**OPTIONAL INFORMATION**

Date of Document Sept 14, 2023  
Type or Title of Document Grant, Bargain Sale Deed  
Number of Pages in Document N/A  
Document in a Foreign Language N/A

Capacity of Signer:  
 Individual  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  
 Attorney In Fact  
 Trustee  
 **Guardian or Conservator**  
 Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE 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.

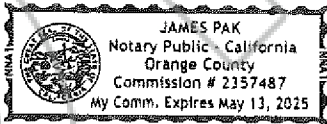
State of California  
County of Orange } ss.

On September 14, 2023 before me, James Pak Notary Public,  
personally appeared Gloria J. Krentz

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 signatures(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 [Handwritten Signature]

**OPTIONAL INFORMATION**

Date of Document September 14, 2023  
Type or Title of Document Grant, Bargain, Sale Deed  
Number of Pages in Document N/A  
Document in a Foreign Language N/A

Capacity of Signer:  
 Individual  
 Corporate Officer - Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Attorney In Fact  
 Trustee Co-Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

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 Orange

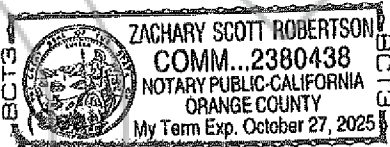
On September 14th, 2023 before me, Zachary Scott Robertson, Notary Public  
(insert name and title of the officer)

personally appeared Patrick J. Mazza  
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



Grant, Bargain, and Sale Deed - ZSR 9/14

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1121-35-001-009
- 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
- Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ 490,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ( )
- c. Transfer Tax Value: \$ 490,000.00
- d. Real Property Transfer Tax Due \$ 1,911.00

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 *MMBawler* Capacity \_\_\_\_\_ Escrow Officer \_\_\_\_\_

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

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

Print Name: Michael L. Kreutz, Gloria J. Kreutz, Gloria J. Kreutz, Patrick J. Mazza, Co-Trustees, or any successors in trust under the Marian Mazza Irrevocable Residence Trust dated February 9, 2016,, and any amendments thereto, as their interest appears of record

Address: 18 Via Paquete

City: San Clemente

State: CA Zip: 92673

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

Print Name: Jeffrey Rulli and Cynthia Graffam

Address: 1237 W. 8th Street

City: Loveland

State: CO Zip: 80537

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

Print Name: Stewart Title Company Escrow # 2121162 MMB

Address: 1362 Hwy 395, Suite 109

City: Gardnerville State: NV Zip: 89410