

# Unofficial Document

**RECORDING REQUESTED BY:**  
Navi Title Agency, LLC

**AND WHEN RECORDED MAIL TO:**  
John Wallrath  
387 S York St  
Denver, CO 80209

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26  
Yo

**ESCROW NO.: 201-02858-JH**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## **WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable considerations, I or we,

**William S. Kitsteiner, Jr., as Successor Trustee, under The Karen Marie Liersch Living Trust, Dated June 04, 2018**

do/does hereby convey to

**John Wallrath, an unmarried man**

the following real property situated in Maricopa County, State of Arizona:

See Exhibit "A" attached hereto and made a part hereof.

**SUBJECT TO:** Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: November 20, 2025

**GRANTOR(S):**

The Karen Marie Liersch Living Trust, Dated June 04, 2018

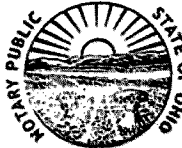
BY: William S. Kitsteiner, Jr.William S Kitsteiner, Jr.  
TrusteeSTATE OF OhioCOUNTY OF Cuyahoga

On NOV. 26<sup>th</sup>, 2025, before me, the undersigned Notary Public, personally appeared William S Kitsteiner, Jr., Trustee of The Karen Marie Liersch Living Trust, Dated June 04, 2018, personally known to me (or 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 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.

WITNESS my hand and official seal.

My Commission Expires: 11-05-29Gina Marie Granata

Notary Public



GINA MARIE GRANATA  
Notary Public  
State of Ohio  
My Comm. Expires  
November 5, 2029

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**TRUST DECLARATION**

Date: November 20, 2025

Escrow No.: 201-02858-JH

Pursuant to ARS 33-404, the Beneficiary(ies) of The

The Karen Marie Liersch Living Trust, Dated June 04, 2018

is/are as follows:

NAME: William S. Kitsteiner, Jr.ADDRESS: 19351 Lunn Road, Strongsville, OH 44149

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_

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ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**PLEASE PRINT LEGIBLY TO AVOID DELAY IN CLOSING**(This document will be attached to the Deed or Conveyance Instrument and placed of public record at  
close of escrow)

**EXHIBIT "A"**

Lot Eleven (11), Cuernavaca Townhouses, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 172 of Maps, page 29.