

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
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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

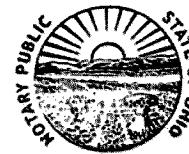
BY: William S. Kitsteiner, Jr.
William S. Kitsteiner, Jr.
TrusteeSTATE OF OhioCOUNTY OF Cuyahoga

On Nov. 26th, 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



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

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.