

MOHAVE COUNTY RECORDER
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Keith Hart
13810 N 47th Ave
Glendale, AZ 85306

65306-480340



MOHAVE COUNTY RECORDER

Lydia Henry, Recorder



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2001 College Dr Ste 93 Lake Havasu City
1130 Hancock Rd. Bullhead City

1/8/2026

Keith Hartl
13810 N 47th Ave
Glendale, AZ 85306

- As of July 1, 2019, recording fees are \$30.00 per document. Please resubmit with the correct fees. (A.R.S. 11-475)
- Please make check payable for correct amount and/or U.S. currency.
- Please make check payable to the Mohave County Recorder.
- Death Certificate/instrument not certified copy. MUST be certified by issuing agency. (ARS 11-480. A.3)
- Document not sufficiently legible to make certified copies. (ARS 11-480. A.2).
- Document MUST be completed and have original signatures unless provided by statute. (ARS 11-480. A.3)
- Affidavit of Value should be appended to each Deed/Contract for the Sale of Real Property which is presented for recording unless exempt under ARS 11-1134 on the back side of the form. If Exempt – Exemption must be stated on the face of the Deed.
- Additional Information:

NOTE: Meeting the above criteria does not guarantee that the document is legally valid or properly executed. This information is intended to serve as a checklist to determine if a document meets the minimum criteria for recording purposes only.

Please include this letter and your contact information so your document can be processed efficiently. If you have any questions, please feel free to contact us.

Sincerely,

A handwritten signature in black ink.

Sydney Allen
Deputy Recorder

Enclosure(s):

- Notice of Lien

Please be advised that the Mohave County Recorder's Office may refer suspicious documents to the Federal Bureau of Investigation or other appropriate law enforcement agency. (A.R.S. §39-161)

NOTICE OF LIEN (LIS PENDENS)

State of Arizona

County of Mohave (Recorder's Office)

Plaintiff: Keith A. Hartl

Defendants: City of Phoenix, et al.

Court: United States District Court, District of Arizona

Civil Action No.: 2:25-cv-02413-PHX-SHD

Date of Filing: November 28, 2025

1. Property Subject to This Notice

The following real-property parcels are the subject of this lis pendens (each identified by its official parcel number as recorded in the respective county assessor's office):

1. 207-33-012

2. 207-33-0127

3. 31360008C

4. 32404124

5. 32404603A

6. 35313034B

lot 4

7. 30408010

8. 31360009B

9. 31358139

2. Statement of Fraudulent Conveyance

Plaintiff, **Keith A. Hartl**, is the fee-simple owner of each parcel listed above. On or about **September 2, 2025** the **City of Phoenix** recorded a municipal “abatement” lien against each of these parcels. The lien was recorded pursuant to a municipal ordinance that **lacks statutory authority** and therefore **constitutes a fraudulent conveyance under Arizona Revised Statutes §§ 44-1005** (fraudulent transfer to present creditors) and **44-1010** (civil-penalty violation for false documents).

The recording of the lien without authority has the effect of transferring an encumbrance to the parcels in violation of the statutes governing fraudulent conveyances and false documents.

3. Legal Authority

- **A.R.S. § 44-1005** provides that any transfer made to present creditors that is fraudulent is void and may be rescinded.
- **A.R.S. § 44-1010** imposes civil penalties for the recording of false documents, including false liens.
- **Karl v. US Bank National Ass'n**, 233 Ariz. 22, 308 P.3d 1173 (2013) holds that a false-document lien is unenforceable and gives rise to treble damages, attorney's fees,

and costs.

- **City of Phoenix v. Elias**, 166 P.2d 589 (1946) declares that municipal tax liens recorded without statutory authority are void and that the lien holder may be liable for penalties.

These authorities demonstrate that the City's lien is void, unenforceable, and constitutes a fraudulent conveyance.

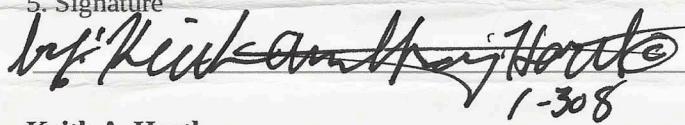
4. Request for Judicial Notice

Pursuant to **A.R.S. § 33-420** (which authorizes the recording of a judicial notice to give constructive notice of a pending claim affecting title), Plaintiff respectfully requests that the Recorder:

1. **Place a judicial notice of fraudulent conveyance** on the public record for each of the parcels listed in Section 1; and
2. **Prevent any further transfer, sale, encumbrance, or recording** affecting the listed parcels **pending resolution of the pending litigation** (Civil Action No. 2:25-cv-02413-PHX-SHD).

The notice shall serve as constructive notice to all parties that the parcels are subject to a pending claim of fraudulent conveyance and that any subsequent instrument affecting title is subject to the outcome of the action.

5. Signature



1-308

Keith A. Hartl

Plaintiff, Pro Se

Date: November 28, 2025

*Prepared for filing with the County Recorder's Office. The filing of this judicial notice shall
be entered into the official land records and shall serve as constructive notice of the pending
fraudulent-conveyance claim.*

<https://www.cetient.com/research/49e92706-c5f2-40a9-b490-84d2c96fec4e>

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