



DATE/TIME: 07/02/2025 0855  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2025-053984

**RECORDING REQUESTED BY:**  
First American Title Insurance Company  
**AND WHEN RECORDED MAIL TO:**  
William E. Karsten and Catherine A.  
Karsten, as Trustees of The Karsten  
Family Trust, dated 12/19/2024  
63091 E. Harmony Drive  
Tucson, AZ 85739

ESCROW NO.: 700-009849-SM  
700-009849-SM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

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

**Robert K. Lewandowski and Lucille A. Lewandowski, as Trustees of The Lewandowski Living Trust, dated February 16, 2018**

do/does hereby convey to

**William E. Karsten and Catherine A. Karsten, as Trustees of The Karsten Family Trust, dated 12/19/2024**

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

Lot 133 of SADDLEBROOKE UNIT THIRTY SIX, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C of Maps, Slide 143;

EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States or of this State, or decision of court to be peculiarly essential to the production of fissionable materials whether or not of commercial value, as set forth in patent of said land recorded in Docket 2081, page 654 and in Docket 2081, Page 657.

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:

Pursuant to ARS 33-404, the names and addresses of the beneficiaries of The Lewandowski Living Trust, dated February 16, 2018 are as follows: Robert K. Lewandowski and Lucille A. Lewandowski - 63704 E. Vacation Drive, Tucson, AZ 85739

Pursuant to ARS 33-404, the names and addresses of the beneficiaries of The Karsten Family Trust, dated 12/19/2024 are as follows: William E. Karsten and Catherine A. Karsten - 63901 E. Harmony Drive, Tucson, AZ 85739

Escrow No.: 700-009849-SM

Dated: June 18, 2025

Grantors:

The Lewandowski Living Trust, dated February 16, 2018

BY: [Signature]  
Robert K. Lewandowski  
Trustee

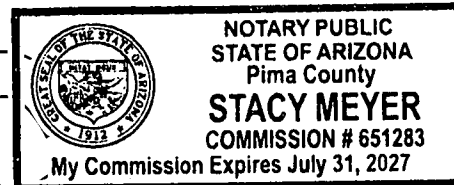
BY: [Signature]  
Lucille A. Lewandowski  
Trustee

State of Arizona }ss:  
County of Pima

On this 18<sup>th</sup> day of June, 2025, before me,  
The Undersigned  
a Notary Public in and for said County and State, personally  
appeared  
Robert K. Lewandowski, Trustee and Lucille A. Lewandowski,  
Trustee of The Lewandowski Living Trust, dated February 16,  
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 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  
WITNESS my hand and official seal

FOR NOTARY SEAL OR STAMP



Notary Public: [Signature]  
My Commission Expires: 7/31/27

**AFFIDAVIT OF PROPERTY VALUE**

FOR RECORDER'S USE ONLY  
COUNTY OF RECORDATION PINAL  
FEE NO 2025-053984  
RECORD DATE 07/02/2025

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
Primary Parcel: 305-90-1330  
BOOK MAP PARCEL SPLIT  
Does this sale include any parcels that are being split / divided?  
Check one: Yes  No   
How many parcels, other than the Primary Parcel, are included in this sale? 0  
Please list the additional parcels below (attach list if necessary):  
(1) (2) (3) (4)

2. SELLER'S NAME AND ADDRESS  
Robert K. Lewandowski and Lucille A. Lewandowski, as Trustees of The Lewandowski Living Trust, dated February 16, 2018  
63091 E. Harmony Drive  
Tucson, AZ 85739

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):  
a.  Warranty Deed d.  Contract or Agreement  
b.  Special Warranty Deed e.  Quit Claim Deed  
c.  Joint Tenancy Deed f.  Other:

10. SALE PRICE: \$ 715000 00

3. (a) BUYER'S NAME AND ADDRESS:  
William E. Karsten and Catherine A. Karsten, as Trustees of The Karsten Family Trust, dated 12/19/2024  
980 Central Ave N  
Laporte, MN 56461  
(b) Are the Buyer and Seller related? Yes  No   
If Yes, state relationship:

11. DATE OF SALE (Numeric Digits): 02 / 2025  
Month / Year

12. DOWN PAYMENT \$ 715000 00

4. ADDRESS OF PROPERTY:  
63091 E. Harmony Drive  
Tucson, AZ 85739

13. METHOD OF FINANCING:  
a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
b.  Barter or trade (1)  Conventional  
c.  Assumption of existing loan(s) (2)  VA  
d.  Seller loan (Carryback) (3)  FHA  
f.  Other financing; Specify:

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
William E. Karsten and Catherine A. Karsten, as Trustees of The Karsten Family Trust, dated 12/19/2024  
63091 E. Harmony Drive  
Tucson, AZ 85739  
(b) Next tax payment due: October 1, 2025

14. PERSONAL PROPERTY (see reverse side for definition):  
(a) Did the Sale Price in item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes  No   
(b) If Yes, provide the dollar amount of the Personal Property:  
\$ 00 AND  
briefly describe the Personal Property:

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box  
a.  Vacant Land f.  Commercial or Industrial Use  
b.  Single Family Residence g.  Agricultural  
c.  Condo or Townhouse h.  Mobile or Manufactured Home  
i.  Other Use; Specify:  
d.  2-4 Plex  
e.  Apartment Building

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

16. SOLAR / ENERGY EFFICIENT COMPONENTS:  
(a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes  No   
If Yes, briefly describe the solar / energy efficient components:

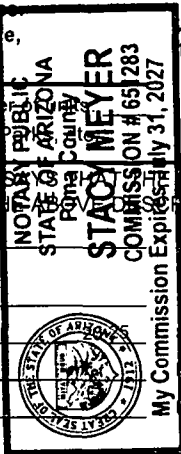
7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 Above, please check one of the following:  
a.  To be used as a primary residence.  
b.  To be rented to someone other than a "qualified family member."  
c.  To be used as a non-primary or secondary residence.  
See reverse side for definition of a "primary residence, secondary residence" and "family member."

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
First American Title Insurance Company  
11165 N. La Canada Drive, Suite 143  
Oro Valley, AZ 85737

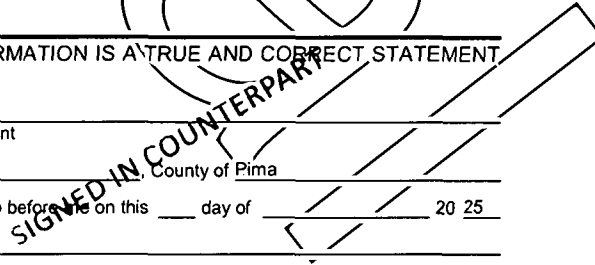
8. If you checked e or f in Item 6 above, indicate the number of units:  
For Apartments, Motels / Hotels, Mobile Home / RV

18. LEGAL DESCRIPTION (attach copy if necessary):  
See Exhibit "A" attached hereto and made a part hereof.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, OF THE FACTS PERTAINING TO THE TRANSFER OF THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT DESCRIBED PROPERTY.  
Signature of Seller / Agent  
State of Arizona, County of Pima  
Subscribed and sworn to before me on this 30th day of June  
Notary Public  
Notary Expiration Date 7/31/27



Signature of Buyer / Agent  
State of Arizona, County of Pima  
Subscribed and sworn to before me on this \_\_\_ day of \_\_\_ 20 25  
Notary Public  
Notary Expiration Date



# AFFIDAVIT OF PROPERTY VALUE

**FOR RECORDER'S USE ONLY**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 305-90-1330  
 BOOK MAP PARCEL SPLIT  
 Does this sale include any parcels that are being split / divided?  
 Check one: Yes  No   
 How many parcels, other than the Primary Parcel, are included in this sale? 0  
 Please list the additional parcels below (attach list if necessary):  
 (1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

**2. SELLER'S NAME AND ADDRESS**

Robert K. Lewandowski and Lucille A. Lewandowski, as Trustees of The Lewandowski Living Trust, dated February 16, 2018  
 63091 E. Harmony Drive  
 Tucson, AZ 85739

**3. (a) BUYER'S NAME AND ADDRESS:**

William E. Karsten and Catherine A. Karsten, as Trustees of The Karsten Family Trust, dated 12/19/2024  
 980 Central Ave N  
 Laporte, MN 56461

(b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

**4. ADDRESS OF PROPERTY:**

63091 E. Harmony Drive  
 Tucson, AZ 85739

**5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)**

William E. Karsten and Catherine A. Karsten, as Trustees of The Karsten Family Trust, dated 12/19/2024  
 63091 E. Harmony Drive  
 Tucson, AZ 85739

(b) Next tax payment due: October 1, 2025

**6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box**

- a.  Vacant Land
- b.  Single Family Residence
- c.  Condo or Townhouse
- d.  2-4 Plex
- e.  Apartment Building
- f.  Commercial or Industrial Use
- g.  Agricultural
- h.  Mobile or Manufactured Home  
 Affixed  Not Affixed
- i.  Other Use; Specify: \_\_\_\_\_

**7. RESIDENTIAL BUYER'S USE:** If you checked b, c, d or h in Item 6 Above, please check one of the following:

- a.  To be used as a primary residence.
  - b.  To be rented to someone other than a "qualified family member."
  - c.  To be used as a non-primary or secondary residence.
- See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: \_\_\_\_\_  
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent \_\_\_\_\_  
 State of Arizona, County of Pima  
 Subscribed and sworn to before me on this \_\_\_\_\_ day of June 20 25  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

**9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

- a.  Warranty Deed
- b.  Special Warranty Deed
- c.  Joint Tenancy Deed
- d.  Contract or Agreement
- e.  Quit Claim Deed
- f.  Other:

**10. SALE PRICE:** \$ 715000 00

**11. DATE OF SALE (Numeric Digits):** 02 / 2025  
 Month / Year

**12. DOWN PAYMENT** \$ 715000 00

**13. METHOD OF FINANCING:**

- a.  Cash (100% of Sale Price)
- b.  Barter or trade
- c.  Assumption of existing loan(s)
- d.  Seller loan (Carryback)
- e.  New loan(s) from financial institution:  
 (1)  Conventional  
 (2)  VA  
 (3)  FHA
- f.  Other financing; Specify: \_\_\_\_\_

**14. PERSONAL PROPERTY (see reverse side for definition):**

- (a) Did the Sale Price in item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes  No
- (b) If Yes, provide the dollar amount of the Personal Property:  
 \$                      00 AND  
 briefly describe the Personal Property: \_\_\_\_\_

**15. PARTIAL INTEREST:** If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

**16. SOLAR / ENERGY EFFICIENT COMPONENTS:**

- (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes  No
- If Yes, briefly describe the solar / energy efficient components: \_\_\_\_\_

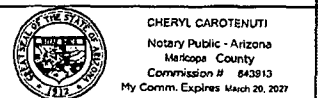
**17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):**

First American Title Insurance Company  
11165 N. La Canada Drive, Suite 143  
Oro Valley, AZ 85737

**18. LEGAL DESCRIPTION (attach copy if necessary):**

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

Signature of Buyer / Agent William E. Karsten  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 30th day of June 20 25  
 Notary Public Cheryl Carotenuti  
 Notary Expiration Date 03/20/2027



**EXHIBIT "A"**

Lot 133 of SADDLEBROOKE UNIT THIRTY SIX, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C of Maps, Slide 143;

EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States or of this State, or decision of court to be peculiarly essential to the production of fissionable materials whether or not of commercial value, as set forth in patent of said land recorded in Docket 2081, page 654 and in Docket 2081, Page 657.

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