

**Property Information**

Property Location: 1023 E 11TH AVE  
Class: R - Residential  
Use Code (LUC): 102 - Residential 2 Family  
Condo/Unit #:   
Tax District: 01  
Zoning: R3  
Plat #: C-11  
HRA #: 000000  
Grid #: SW1332  
Deeded Acres:   
Square Feet: 7,000  
Legal Description: BEVERS (THIRD ADDN)  
BLK 4D LT 8  
  
Economic Link: No

[Show Parcel on Map](#)

**Owner**

Owner: MOA/TAX DEED  
Co-Owner:   
Care Of: REAL ESTATE SERVICES  
Address: PO BOX 196650  
City / State / Zip: ANCHORAGE, AK 99519 6650  
Deed Book/Page: /

**Tax Information**

Parcel	Roll Type	Tax Year	Cycle	DID	Gross Tax Amount	Res Exemption	Sr/Vet Exemption	IPC Billed	Paid Amount	Net Due	Interest Due	Penalty Due	Costs Due	Total Due	Due Date
00311519000	RP	2024	1		2,215.91			.00	.00	2,215.91	.00	.00	.00	2,215.91	06/30/2024
00311519000	RP	2024	2		2,215.91			.00	.00	2,215.91	.00	.00	.00	2,215.91	08/31/2024
00311519000	RP	2023	1		2,196.02			.00	.00	2,196.02	221.42	219.60	.00	2,637.04	06/30/2023
00311519000	RP	2023	2		2,196.02			.00	.00	2,196.02	184.83	219.60	.00	2,600.45	08/31/2023
00311519000	RP	2022	1		2,090.69			.00	.00	2,090.69	331.88	209.07	140.00	2,771.64	07/31/2022
00311519000	RP	2022	2		2,090.69			.00	.00	2,090.69	312.71	209.07	.00	2,612.47	09/30/2022
00311519000	RP	2021	1		4,198.66			.00	.00	4,198.66	880.53	419.86	140.00	5,639.05	06/15/2021
00311519000	RP	2020	1		3,934.71			.00	.00	3,934.71	1,014.69	393.48	530.00	5,872.88	07/15/2020
00311519000	RP	2019	1		3,700.63			.00	.00	3,700.63	1,230.99	370.06	45.00	5,346.68	06/15/2019
00311519000	RP	2018	1		3,686.72			1,878.84	-5,565.56	.00	.00	.00	.00	.00	06/15/2018
00311519000	RP	2017	1		3,539.16			433.73	-3,972.89	.00	.00	.00	.00	.00	06/15/2017
00311519000	RP	2016	1		3,329.40			733.87	-4,063.27	.00	.00	.00	.00	.00	06/15/2016

[Make a Payment](#)

**Assessed Value**

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2024	RP	102	R	83,700	190,800	274,500

**Taxable Value**

Net Taxable Value: 274,500

## Land Summary

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Land Line #	Zoning	Size (Square Feet)	NBHD
1	R3	7,000	40F40

## Land Characteristics

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Line #	
1	VIEW 2 - Average
2	TOPO 4 - Gentle
3	ACCESS 5 - Average
4	PAVING 4 - Curb&Gutter
5	CORNER 4 - None
6	SEWER 4 - Public
7	ENCROACH 4 - None
8	SETBACK 1 - None
9	WATER 4 - Public
10	RESTRICT 4 - None
11	MAIN 4 - None
12	MISC 5 - None
13	WETLANDS 4 - None
14	SHAPE 4 - Typical
15	LOCATION 1 - Poor
16	SIZE 3 -
17	SOILS 4 - Average

## Residential Card Summary

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Card/Building:	1
Stories:	1.5 - 1/2 story or Attic above the one story
Condition:	7 - Average
Grade:	D
Exterior Wall:	1 - WOOD
Style:	03 - HALF-STORY AND OTHER
Year Built:	1951
Effective Year:	1951
Square Feet of Living Area:	1568
Total Rooms:	9
Bedrooms:	3
Full Baths:	3
Half Baths:	0
Additional Fixtures:	4
Heating:	2 - CENTRAL
Fuel Type:	2 - NATURAL GAS

## Sections

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Card #	Addition #	Description	Area
1	0		896
1	1	HALF	896
1	2	ENCLS FR PORCH	24
1	3	ENCLS FR PORCH	85
1	4	CANOPY	17

## OBY - Detached Structures

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Description:	Year Built:	Width:	Length:	Area:
RL1 - Cabin	1955			256
RS1 - Storage Shed, Frame	1951			330

**Entrances**

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Visit Date:	Measure Date:	Entrance Source:
30-JUN-2009		0-Land Characteristics Inspection
07-DEC-2012		1-Ext. Inspection of Land & Improvements
13-MAR-2019		3-Code 1-9 inspec. Owner provided INT info

**Appraised Value History**

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Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2024	RP	102	R	83,700	190,800	274,500
2023	RP	102	R	83,700	174,200	257,900
2022	RP	102	R	83,800	164,500	248,300
2021	RP	102	R	83,800	149,200	233,000
2020	RP	102	R	83,800	146,300	230,100
2019	RP	102	R	83,800	142,400	226,200
2018	RP	102	R	80,300	144,500	224,800
2017	RP	102	R	80,300	145,700	226,000



# MOA PROPERTY REPORT

Data Updated as of: January 22, 2023 3:23 AM

**Parcel Number:** 003-115-19-000

**Current Owner:** OLSON DALE D

**Address:** 1023 E 11TH AVE

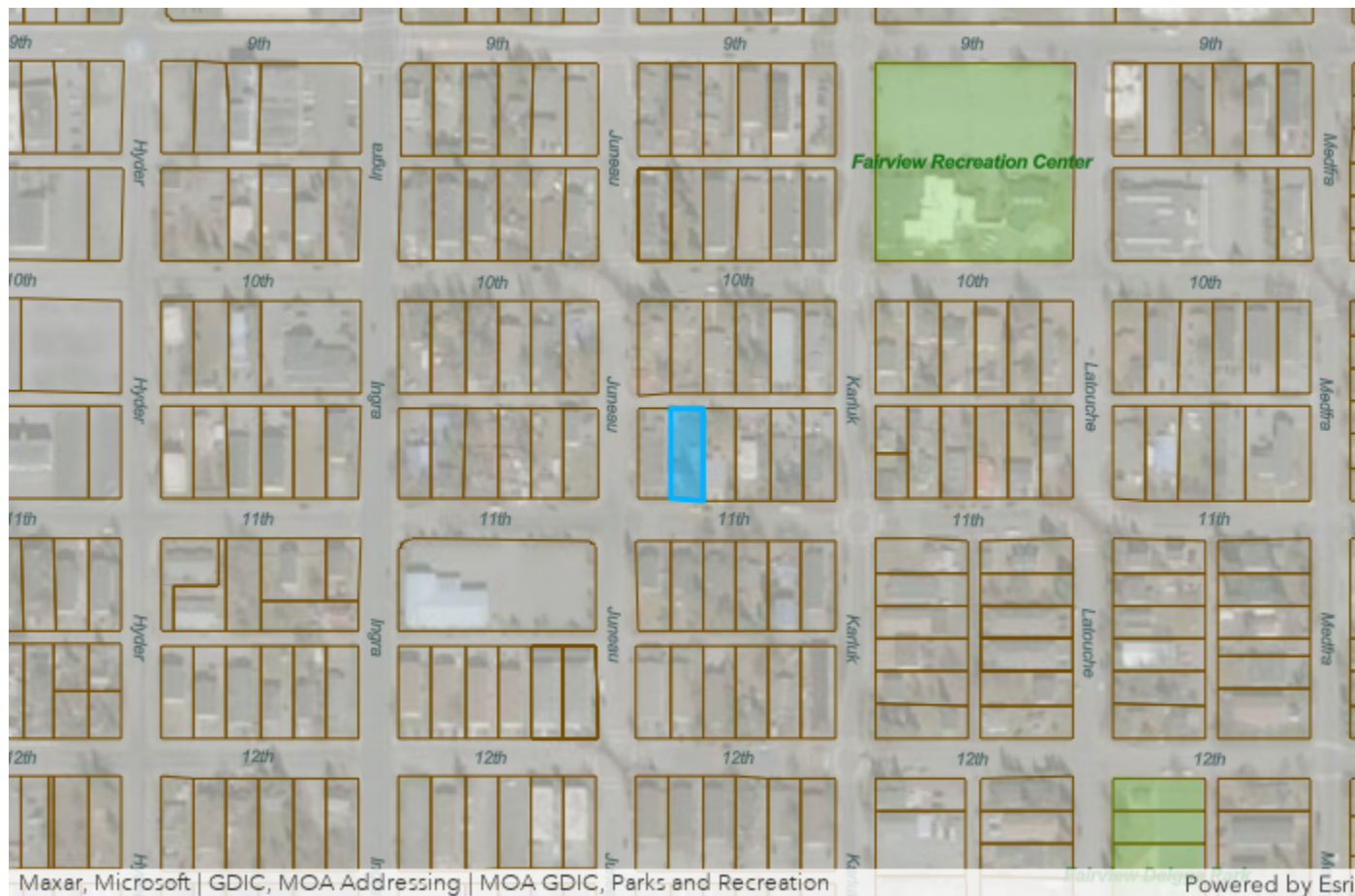
**Legal Description:** BEVERS (THIRD ADDN) BLK 4D LT8

**Plat Number:** C-11

**Grid: Lot Size:** 0.16 acres (7,000 ft<sup>2</sup>)

**Property Tax Portal:** <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=00311519000>

**State of Alaska Plat Search:** <http://dnr.alaska.gov/ssd/recoff/search/platmenu>



## TAX DISTRICT 1

Service Area	Service Area Classification
<b>Police</b>	<b>Anchorage Metropolitan Police SA</b>
<b>Fire</b>	<b>Anchorage Fire Service Area</b>
<b>Building Safety Service</b>	<b>Anchorage Building Safety Service Area (ABSSA)</b>
<b>Parks</b>	<b>Anchorage Parks &amp; Recreation SA</b>
<b>Road</b>	<b>Anchorage Roads and Drainage SA</b>
<b>Streetlights</b>	<b>Anchorage Roads and Drainage SA</b>

Tax District Map:

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=8839ce87392a4980a9f892363089405a&find=00311519000>

*This information is meant purely as a resource and the Municipality does not guarantee the complete accuracy of this data. Always verify any information with the department that is responsible for the data.*

[https://cdn.ancgis.com/documents/legal/GIS\\_Data\\_Terms\\_and\\_Conditions.pdf](https://cdn.ancgis.com/documents/legal/GIS_Data_Terms_and_Conditions.pdf)



## PLANNING

Zoning District: <b>R-3</b>	2040 Land Use Designation: <b>Compact Mixed Residential Low</b>
Zoning Improvement Area: <b>Class A</b>	Zoning District Type: <b>Multiple Family Residential</b>

Planning Portal: <http://www.muni.org/CityViewPortal/Property/PropertyReview?searchKey=desc&searchValue=00311519000>

Zoning Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=e7c3d7a43f2e4924b23d36fd1500bb01&find=00311519000>

Land Use Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=4b8d89792820483c81b41c874eb5e843&find=00311519000>

**Comprehensive Plan:** Anchorage

Anchorage 2040 Land Use Plan: <http://www.muni.org/Departments/OCPD/Planning/Publications/Pages/Anchorage2040LandUsePlan.aspx>

**Other Plans:** yes:  no:

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ee1abf76a6394fdb1057524831143e0&find=00311519000>

**Wetland Classification:** None

<http://www.anchoragestormwater.com/maps.html>

## BUILDING SAFETY

**Service Area:** Inside  Outside

Building Permit Portal: <https://bsd.muni.org/inspandreview/ParcelInfo.aspx?parcelno=00311519000>

**Wind Zone:** 1  2  3  4  None

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=cbe6b9160394df0ab2b8d96b64c9b1e&find=00311519000>

**Flood Review Required:** All  Some  None

<http://www.anchoragestormwater.com/maps.html>

**Seismic Code:** 1-Lowest  2-Moderate Low  3-Moderate  4-High  5-Very High  None

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6d9f19e70868491da6296bdb398b33cc&find=00311519000>

## Water and Sewer

**AWWU Customer:** Water  Sewer  Not Current Customer

Anchorage Water and Wastewater: <https://www.awwu.biz/customer-service/for-builders-and-developers>

### Wells or Septic Information:

Wells & Septic Document Search: <http://onsite.ci.anchorage.ak.us/WebLink/CustomSearch.aspx?SearchName=SearchOnisteDocuments>



## ADDITIONAL INFORMATION

**Nitrate Map:** <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6c3acc5dca8244a891f954f0e7f75496&find=00311519000>

**Soil Boring Map:** <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ff7c8f704663452096705a716c14b1f3&find=00311519000>

**MOA MapIt Link:** <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=f0bef139a7584820ad9d60c9eaea8a5f&find=00311519000>

## POLITICAL BOUNDARIES

**Assembly District:** **1**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=c4809e7b77da4f058aacd6936d3079fa&find=00311519000>

**Community Council:** **Fairview**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=60eb4a8b1e38445487fb06817d904330&find=00311519000>

**Representative Lookup Map:** <https://muniorg.maps.arcgis.com/apps/ZoneLookup/index.html?appid=868cbf13fd3144b3a431eed89b48f911&find=00311519000&findSource=2>



**LITIGATION GUARANTEE**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

SUBJECT TO THE LIMITATIONS CONTAINED HEREIN, THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE,

**STEWART TITLE GUARANTY COMPANY  
GUARANTEES**

the Assured named in Schedule A against loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, as of Date of Guarantee shown in Schedule A.

1. The title to the herein described estate or interest is vested in the vestee named in Schedule A.
2. Except for the matters shown in Schedule B, there are no defects, liens, encumbrances or other matters affecting title to the estate or interest in the land shown in Schedule A, which matters are not necessarily shown in the order of their priority.
3. (a) The current interest holders claiming some right, title or interest by reason of the matters shown in Part II of Schedule B are as shown therein. The vestee named in Schedule A and parties claiming to have some right, title or interest by reason of the matters shown in Part II of Schedule B may be necessary parties defendant in an action, the nature of which is referred to in Schedule A.  
(b) The current interest holders claiming some right, title or interest by reason of the matters shown in Part I of Schedule B may also be necessary parties defendant in an action, the nature of which is referred to in Schedule A. However, no assurance is given hereby as to those current interest holders.
4. The return address for mailing after recording, if any, as shown on each and every document referred to in Part II of Schedule B by specific recording information, and as shown on the document(s) vesting title as shown in Schedule A are as shown in Schedule C.

THIS LITIGATION GUARANTEE IS FURNISHED SOLELY FOR THE PURPOSE OF FACILITATING THE FILING OF THE ACTION REFERRED TO IN SCHEDULE A. IT SHALL NOT BE USED OR RELIED UPON FOR ANY OTHER PURPOSE.

In witness whereof, Stewart Title Guaranty Company has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

Authorized Countersignature  
Stewart Title of Alaska  
480 E 36th Ave  
Anchorage, AK 99503

  
Frederick H. Eppinger  
President and CEO  
David Hisey  
Secretary

## GUARANTEE CONDITIONS AND STIPULATIONS

- 1. Definition of Terms** – The following terms when used in this Guarantee mean:
  - (a) “the Assured”: the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
  - (b) “land”: the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term “land” does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
  - (c) “mortgage”: mortgage, deed of trust, trust deed, or other security instrument.
  - (d) “public records”: records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
  - (e) “date”: the effective date;
- 2. Exclusions from Coverage of this Guarantee** – The Company assumes no liability for loss or damage by reason of the following:
  - (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
  - (b) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water: whether or not the matters excluded by (1), (2) or (3) are shown by the public records.
  - (c) Assurances to title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A)(C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
  - (d) (1) Defects, liens, encumbrances, or adverse claims against the title, if assurances are provided as to such title, and as limited by such assurances. (2) Defects, liens, encumbrances, adverse claims or other matters (a) whether or not shown by the public records, and which are created, suffered, assumed or agreed to by one or more of the Assureds; (b) which result in no loss to the Assured; or (c) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of assurances provided.
- 3. Notice of Claims to be Given by Assured Claimant** – An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required, provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.
- 4. No Duty to Defend or Prosecute** – The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.
- 5. Company’s Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate** – Even though the Company has no duty to defend or prosecute as set forth in Paragraph 4 above:
  - (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
  - (b) If the Company elects to exercise its option as stated in Paragraph 5(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
  - (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
  - (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company’s expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company’s obligations to the Assured under the Guarantee shall terminate.
- 6. Proof of Loss or Damage** – In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company’s obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated



by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

**7. Options to Pay or Otherwise Settle Claims; Termination of Liability** – In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such Purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of the indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its option under Paragraph 5, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To Pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5.

**8. Determination and Extent of Liability** – This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the exclusions stated in Paragraph 2.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

**9. Limitation of Liability --**

(a) If the Company establishes the title or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

**10. Reduction of Liability or Termination of Liability** – All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to paragraph 5 shall reduce the amount of liability pro tanto.

**11. Payment of Loss –**

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

**12. Subrogation Upon Payment or Settlement** – Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of

subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest and costs of collection.

**13. Arbitration** – Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provisions or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgement upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof. The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules. A copy of the Rules may be obtained from the Company upon request.

**14. Liability Limited to This Guarantee; Guarantee Entire Contract –**

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

**15. Notices, Where Sent** – All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at P.O. Box 2029, Houston, Texas 77252-2029.

**LITIGATION GUARANTEE  
SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Prepared by:  
Title Officer: Nichole Smith

File No.: 2109815

Guarantee No.: G-2226-105045

Date of Guarantee: August 3, 2023 at 8:00AM

Liability Amount: \$28,000.00

Fee: \$263.00

1. Name of Assured:  
Municipality of Anchorage
2. The Litigation Guarantee is furnished solely for the purposes of facilitating the filing of an action to:  
Foreclose Municipality of Anchorage Taxes
3. The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:  
FEE SIMPLE
4. Title to said estate or interest at the date hereof is vested in:  
Dale D. Olson, an unmarried person
5. The Land referred to in this Guarantee is situated in the State of Alaska, District of Anchorage, and is described as follows:  
See Exhibit "A" Attached Hereto

**LITIGATION GUARANTEE**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ISSUED BY

STEWART TITLE GUARANTY COMPANY

File No.: 2109815

Guarantee No.: G-2226-105045

Lot 8, Block 4D, THIRD ADDITION TO THE TOWNSITE OF ANCHORAGE, according to the official plat thereof, filed under Plat No C-11, records of the Anchorage Recording District, Third Judicial District, State of Alaska.

# LITIGATION GUARANTEE SCHEDULE B

ISSUED BY  
STEWART TITLE GUARANTY

File No.: 2109815

Guarantee No.: G-2226-105045

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments or notices of such proceedings whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements, or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose and which are not shown by the public records.
5.
  - a. Unpatented mining claims;
  - b. Reservations or exceptions in patents or in Acts authorizing the issuance thereof;
  - c. Water rights, claims, or title to water, whether or not the matters excepted under (1), (2) or (3) are shown by the public records.
6. Rights of the state or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS 2477 (whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way).
7. Any lien or right to lien, for services, labor or material heretofore or hereafter furnished imposed by law and not shown by the public records.
8. Rights or claims of parties in possession not shown by the Public Records.
9. Easements, or claims, of easement, not shown by the Public Records.
10. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Land.
11. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
12. Taxes or special assessments which are not shown as existing liens by the Public Records.
13.
  - (a) Unpatented mining claims;
  - (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;
  - (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
14. Rights of the state or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS 2477 (whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way).

# LITIGATION GUARANTEE SCHEDULE B

ISSUED BY  
STEWART TITLE GUARANTY

15. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
16. Reservations and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof.
17. Taxes and/or assessments due the Municipality of Anchorage.
18. All matters shown on the plat filed under Plat No. [C-11](#) located in the Anchorage Recording District, Third Judicial District, State of Alaska.
19. Easement for electrical transmission and/or telephone distribution and incidental purposes, including terms and provisions thereof:  
Granted To : Inlet Power and Light Company  
Recorded : July 31, 1948 [in Book 71 at Page 15](#)  
Affects : That portion more thoroughly described therein
20. Easement for electrical transmission and/or telephone distribution and incidental purposes, including terms and provisions thereof:  
Granted To : Inlet Power and Light Company  
Recorded : July 31, 1948 [in Book 71 at Page 16](#)  
Affects : That portion more thoroughly described therein
21. The effect of that certain instrument entitled "Findings of Fact, Conclusions of Law, Judgment and Decree" regarding delinquent taxes and special assessments for the year indicated and prior years, entered in the case set out below:  
Case No.: 3AN-19-06397CI Tax Year: 2018 and prior years Recorded: July 18, 2019 [as Instrument No. 2019-024833-0](#)
22. The effect of that certain instrument entitled "Findings of Fact, Conclusions of Law, Judgment and Decree" regarding delinquent taxes and special assessments for the year indicated and prior years, entered in the case set out below:  
Case No.: 3AN-21-04880CI  
Tax Year: 2020 and prior years  
Recorded: June 30, 2021 [as Instrument No. 2021-036427-0](#)
23. The effect of that certain instrument entitled "Findings of Fact, Conclusions of Law, Judgment and Decree" regarding delinquent taxes and special assessments for the year indicated and prior years, entered in the case set out below:  
Case No.: 3AN-22-04985CI  
Tax Year: 2021 and prior years  
Recorded: June 9, 2022 [as Instrument No. 2022-021656-0](#)
24. Any bankruptcy proceeding not disclosed by the acts that would afford notice as to said land, pursuant to Title 11, U.S.C. 549 (c) of the Bankruptcy Reform Act of 1978 and amendments thereto
25. Occupant(s) or any parties whose rights, interests or claims are not shown by the public records but which could be ascertained by an inspection of the land described above or by making inquiry of persons in possession thereof, including but not limited to, any lien or right to a lien for services, labor or material theretofore or hereafter furnished.

NOTE: No deeds have recorded affecting the herein described land within the last 24 months. The Deed to Dale D. Olson recorded January 12, 2018 as [Instrument No. 2018-001773-0](#) is the last deed of record.

**LITIGATION GUARANTEE  
SCHEDULE B**

ISSUED BY  
STEWART TITLE GUARANTY

**END OF EXCEPTIONS**

NOTE: Attention is called to the Military Reservist Relief Act of 1991 (sec. 800 to 810, Military and Veterans Code), and the Servicemembers Civil Relief Act of 2003 (50 U.S.C. Appendix, seq. 501 et seq) which replaces Soldiers' and Sailors' Civil Relief Act of 1940 and amendments thereto, which contain inhibitions against the sale of land under a Deed of Trust if the owner is entitled to the benefits of said acts. Also, federal law may require a judicial foreclosure, subject to applicable redemption rights, to cut off a junior United States judgment.

**LITIGATION GUARANTEE  
SCHEDULE C**

ISSUED BY  
STEWART TITLE GUARANTY

File No.: 2109815

Guarantee No.: G-2226-105045

Said necessary parties (other than those having a claim or interest by reason of matter as shown in Exceptions numbered 1-25) to be made defendants in said action to be brought by

Municipality of Anchorage

as plaintiff, are as follows:

Dale D. Olson



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K  
A

2018 - 001773 - 0

Recording District 301 Anchorage

01/12/2018 01:30 PM

Page 1 of 1



**QUITCLAIM DEED OF REPURCHASE**

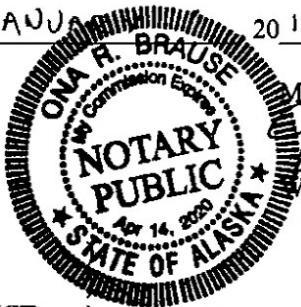
(Alaska Statute 34.15.050)

The **GRANTOR**, MUNICIPALITY OF ANCHORAGE, a municipal corporation organized and existing under its charter and laws of the State of Alaska, whose address is Real Estate Services, 4700 Elmore Road, Anchorage; mailing address P. O. Box 196650, Anchorage, AK 99519-6650, for and in consideration of one-dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, in a repurchase transaction pursuant to AS 29.45.470 hereby conveys and quitclaims, without warranty of any kind, to the **GRANTEE(S)** Dale D. Olson, being the prior owner(s) of record, or assigns of said prior owner(s), whose address of municipal record is 1023 E. 11<sup>th</sup> Ave #2, Anchorage, AK 99501, all rights, title and interest the Grantor may have acquired, if any, by virtue of the **CLERK'S DEED**, signed on 11/28/2017 recorded on 12/12/2017 as Document Number 2017-051186-0, Records of the Anchorage Recording District, Third Judicial District, State of Alaska, under Case No. 3AN-16-05175 CI, in and to the real property described as follows:

**TAX PARCEL ID NO.:** 003-115-19-00011

Lot 8, Block 4D, **THIRD ADDITION TO THE TOWNSITE OF ANCHORAGE**, according to the official plat thereof, filed under Plat No C-11, records of the Anchorage Recording District, Third Judicial District, State of Alaska.

Dated this 4<sup>th</sup> day of JANUARY, 2018



MUNICIPALITY OF ANCHORAGE

William D. Falsey  
William D. Falsey, Municipal Manager

STATE OF ALASKA

THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me this 4 day of January, 2018 by William D. Falsey, Municipal Manager, on behalf of the Municipality of Anchorage.

Dana R. Brause  
Notary Public in and for the State of Alaska  
My Commission expires: April 14, 2020

RETURN TO:  
Dale Olson  
1023 E. 11<sup>th</sup> Ave  
Anchorage, AK 99501

A.  
Juneau 03833

4-1025

THE UNITED STATES OF AMERICA,

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, there has been deposited in the General Land Office of the United States evidence whereby it appears that ARTHUR E. BAILEY, is entitled to a Patent for the

Lot two of Block four in the Third Addition to the Townsite of Anchorage, Alaska,

according to the approved Plat of the Survey of said Townsite on file in the General Land Office, containing five acres;

NOW KNOW YE, That the United States of America, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said Arthur E. Bailey, the Tract of Land above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said Arthur E. Bailey, and to his heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts. But excepting, nevertheless and reserving unto the United States, rights of way over, across, and through said lands for canals and ditches constructed by its authority, all in the manner prescribed and directed by the Act of Congress approved August 30, 1890 (26 Stat., 391).

And there is also reserved to the United States a right of way for the construction of railroads, telegraph and telephone lines in accordance with the Act of March 12, 1914 (38 Stat., 305).

IN TESTIMONY WHEREOF, I, Warren G. Harding, President of the United States of America, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the SIXTH day of FEBRUARY, in the year of our Lord one thousand nine hundred and TWENTY-TWO and of the Independence of the United States the one hundred and FORTY-SIXTH.

(Seal of the General  
( Land Office )

By the President: Warren G. Harding  
By Viola B. Pugh Secretary  
M. P. Le Roy  
Recorder of the General Land Office

RECORDED: Patent Number 847422

The foregoing instrument was filed for record July 30, 1923, at 10:30 o'clock A. M., at the request of H. A. Murphy.

  
District Recorder

UNITED STATES OF AMERICA  
TERRITORY OF ALASKA

THIS IS TO CERTIFY, that on this 21 day of ~~September~~ July, 1947 1948, before me, the undersigned, a Notary Public in and for the Territory of Alaska, duly commissioned and sworn as such Notary Public, personally came MRS. DAN KENNEDY, to me known and known to me to be the identical individual named in and who executed the foregoing Easement, and she did so for herself freely and voluntarily, for the uses and purposes therein set forth.

WITNESS my hand and Notarial Seal the day and year in this certificate first above written.

~~/s/ Lavon R. Baxter  
Notary Public for Alaska. My commission expires Oct. 9, 1949~~

Seal  
Filed: 10:00 A.M. July 31, 1948  
By J. C. Morris

ROSE WALSH--U.S. COMMISSIONER

-----  
BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS: That I, K.D. BRADLEY, of Anchorage, Third Judicial Division, Territory of Alaska, the party of the first part, for and in consideration of the sum of One Dollar, in lawful money of the United States of America, and other good and valuable considerations, to me in hand paid by INLET POWER AND LIGHT COMPANY, an Alaskan Corporation, the party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, sell and relinquish and right and equity in the following described light line; running thru the following property:

The alley running East and West through the center of Blocks 5A and 5B and crossing East G Place between blocks 5A and 5B of the Third Addition to the Original Townsite of Anchorage, Alaska; and

The alley running East West through the center of Blocks 4A and 4B and crossing East H Street between blocks 5B and 4A, and crossing East H Place between blocks 4A and 4B of the Third Addition to the Original Townsite of Anchorage, Alaska; and

Running thru the North portion of the unplatted Block 3 of the Third Addition to the Original Townsite of Anchorage, and crossing East I Street between Blocks 4B and Block 3, of the Third Addition; and

Crossing East K Street between Block 3 and 2A of the Third Addition to Anchorage, running thru Lot 10 of Block 2A and North thru the alley of said Block 2A, crossing 9th Avenue and North thru the alley running North and South through the center of Block 9D of the East Addition to the Original Townsite of Anchorage, Alaska to 8th Avenue; and

Running East and West on the South side of 9th Avenue between the alleys of Blocks 2A and 2B of the Third Addition to the Original Townsite of Anchorage, crossing Ninth Avenue and running North through the center of Block 9C of the East Addition to the North boundaries of Lots five and eight in said Block 9C of the East Addition to the Townsite of Anchorage.

TO HAVE AND TO HOLD the same to the grantee, its successors and assigns FOREVER:

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal on the day and year hereinabove first written, June 8th, 1948.

Signed and delivered in the presence of )  
/s/ L. R. Baxter ) /s/ K. D. Bradley  
/s/ V. M. Fields ) K.D. Bradley

UNITED STATES OF AMERICA  
TERRITORY OF ALASKA

THIS IS TO CERTIFY, that on this 8th day of June, 1948, before me, the undersigned, a Notary Public in and for the Territory of Alaska, duly commissioned and sworn as such Notary Public, personally came K. D. Bradley to me known and known to be the identical individual named in and who executed the foregoing Bill of Sale for the uses and purposes set forth.

WITNESS my hand and Notarial Seal the day and year in this certificate first above written.

/s/ Lavon R. Baxter  
Notary Public for Alaska. My commission expires Oct 9, 1949

Seal  
Filed: 10:00 A.M., July 31, 1948  
By J.C. Morris

ROSE WALSH-U.S. COMMISSIONER

EASEMENT

THIS INDENTURE, Made and entered into this 11 day of July, 1947, by and between AQUILLA E. MATTHEWS, of Philadelphia, State of Pennsylvania, the party of the first part, hereinafter called the grantor, and INLET POWER AND LIGHT COMPANY, an Alaskan Corporation, of Anchorage, Territory of Alaska, the party of the second part, hereinafter called the grantee, WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, and other good and valuable considerations, to the grantor in hand paid by the grantee, the receipt of which is hereby acknowledged, the grantor has given and granted and by these presents does give and grant unto the said grantee; a sole and exclusive Easement for the purpose of constructing; maintaining, repairing, and servicing electric lines, telephone lines, water lines, and other public utility lines through, in and across certain real property owned by the grantor, situated in the Anchorage Recording Precinct, Third Division, Territory of Alaska, and more particularly described as follows, to-wit:

The alley running East and West through the center of Blocks 5-A, 5-B, 5-C and 5-D, of the Third Addition to the Original Townsite of Anchorage, Alaska; and

The alley running East and West through the center of Blocks 4-A, 4-B, 4-C and 4-D, of said Third Addition; and

The alley running North and South through the center of Blocks 20-A and 20-D of the Third Addition to the Original Townsite of Anchorage, Alaska; and

The alley running North and South through the center of Blocks 38-A and 38-B of the Third Addition to the Original Townsite of Anchorage, Alaska; and

That portion of East I Place which is adjacent to said Blocks 38-A and 38-B of said Third Addition.

All as more fully appears from the map and plat of the Subdivision of Blocks 4, 5, 20 and 38 of the Third Addition to the Original Townsite of Anchorage, Alaska, which is now on file and of record in the office of the United States Commissioner and ex-Officio Recorder for said Anchorage Recording Precinct, at Anchorage, Alaska;

and specifically, there is hereby given and granted to the said grantee the sole and exclusive right to construct, maintain, repair and service all necessary facilities for said electric lines, telephone lines, water lines and other public utility lines through, in, and across said property, including the right to place poles, pipes, wires, towers and such other equipment or facilities as may be necessary or desirable for the use and enjoyment of such easement, and including the right to dig upon said real property for the purposes of setting up poles, laying in pipes, towers, guys, guy wires, braces, and constructing other facilities thereon, or for the purpose of maintaining, repairing or servicing the same; together with all the rights and privileges therein necessary or convenience for the full enjoyment thereof or use thereof, for the purposes above described, and including the right of ingress and egress to and from said property and the right to cut and keep clear all trees and undergrowth and other obstructions on such property, and dangerous trees adjacent thereto, when necessary; provided, however, that the grantee, in constructing, maintaining, repairing, or servicing said lines and facilities, and in digging upon said property, shall do such work in such a way as not to damage said real property, and shall fill in all excavations made by it in connection with the doing of such work.

TO HAVE AND TO HOLD the same to the grantee, its successors and assigns, FOREVER:

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal on the day and year hereinabove first written.

Executed in the presence of: )  
 /s/ Matthew B. Weinstein ) /s/ Aquilla E. Matthews (Seal)  
 /s/ E. Goldberg )

UNITED STATES OF AMERICA )  
 STATE OF PENNSYLVANIA )

THIS IS TO CERTIFY, That on this 11 day of July, 1947, before me, the undersigned, a Notary Public in and for the State of Pennsylvania, duly commissioned and sworn as such Notary Public, personally came AQUILLA E. MATTHEWS, to me known and known to me to be the identical individual named in and who executed

the foregoing Easement, and she did so for herself freely and voluntarily, for the uses and purposes therein set forth.

WITNESS my hand and Notarial Seal the day and year in this certificate first above written.

Seal  
Filed: 10:00 A.M. July 31, 1948  
By J. C. Morris

/s/ Matthew B. Weinstein  
Notary Public. Commission expires  
May 1st, 1948

ROSE WALSH--U.S. COMMISSIONER

WARRANTY DEED

THIS INDENTURE, made this 31st day of July, 1948, by and between M. M. MYERS, a single individual, of Anchorage, Alaska, hereinafter known as the Grantor, and ROLAN J. CHERRIER, a single individual, of Anchorage, Alaska, hereinafter known as the Grantee, WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, and other good and valuable considerations in hand paid by the Grantee, the receipt of all of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, his heirs and assigns, the following described real property situate in the Anchorage Recording Precinct, Third Judicial Division, Territory of Alaska, and more particularly described as follows, to-wit:

Lot Number One (1) in Block Thirty-seven (37) of the Third Addition to the original townsite of Anchorage, Alaska, according to the official map and plat thereof now on file in the office of the United States Commissioner at Anchorage, Alaska.

TOGETHER WITH ALL AND SINGULAR the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises, all and singular, together with the appurtenances and privileges incident thereto, unto the said Grantee, his heirs and assigns forever; and the said Grantor hereby covenants and agrees with the said Grantee, that he is the lawful owner of said premises; that he has legal right to sell the same, and by these presents does warrant and will forever defend the said Grantee against any and all persons lawfully having or claiming any right, title or interest therein, adverse to said Grantee, in the quiet and peaceable possession thereof.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first hereinabove written.

Signed, sealed and executed )  
in the presence of: ) /s/ M. M. Myers (Seal)  
/s/ Hazel I. Butler )  
/s/ Robert A. Dow )

UNITED STATES OF AMERICA )  
TERRITORY OF ALASKA ) ss:

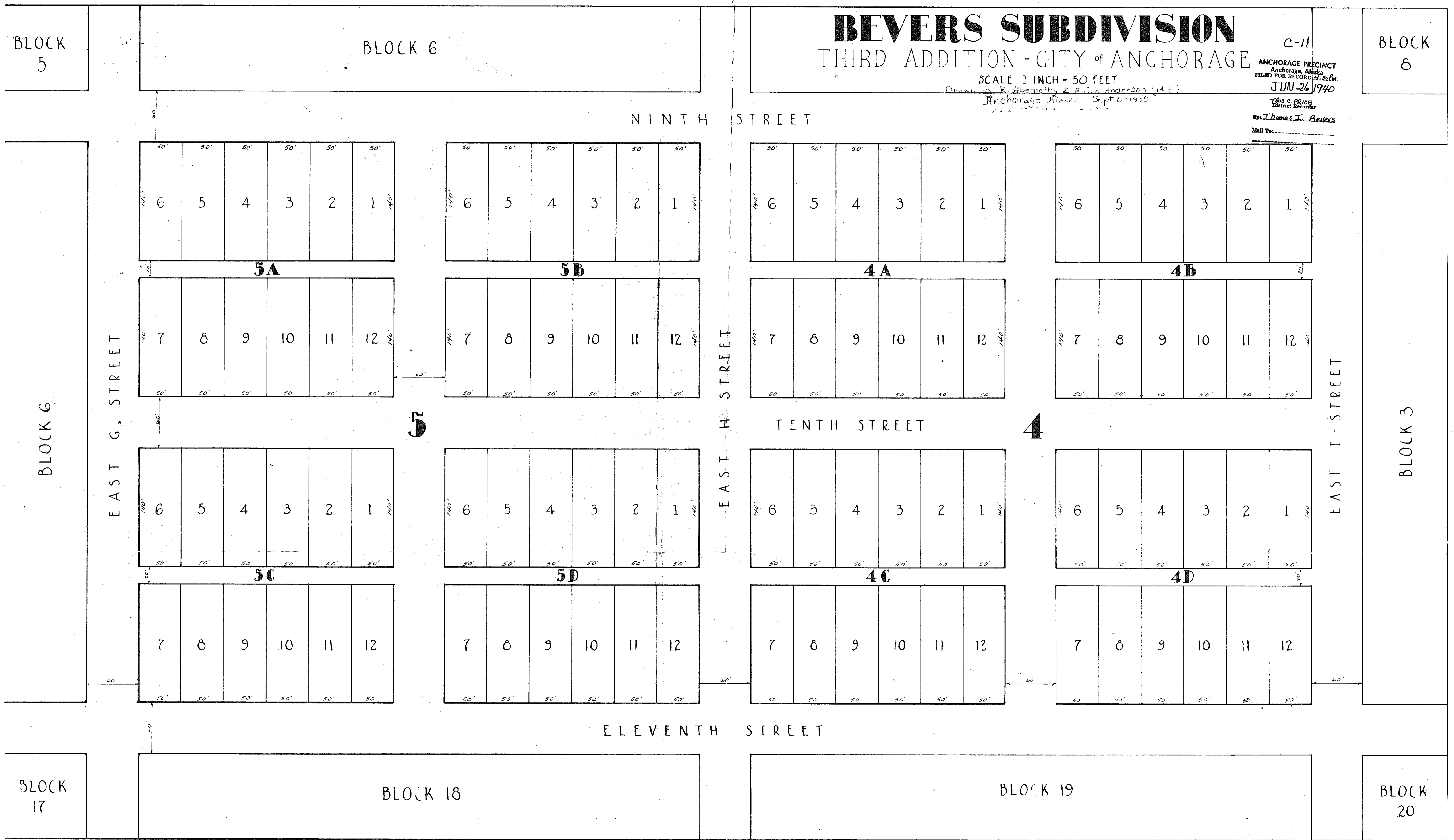
THIS IS TO CERTIFY that on this 31st day of July, 1948, before me, the undersigned, a Notary Public in and for the Territory of Alaska, duly commissioned and sworn as such, personally appeared M. M. MYERS, a single individual, known to me and to me to be the identical individual named in and who executed the foregoing Warranty Deed, and he did acknowledge to me that he signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Notarial Seal the day and year last above written.

Seal  
Stamps: \$1.10  
Filed: 11:00 A.M., July 31, 1948  
By Rolan J. Cherrier

/s/ Hazel I. Butler  
Notary Public in and for Alaska. My  
commission expires: 6-3-52

ROSE WALSH--U.S. COMMISSIONER



# BEVERS SUBDIVISION

## THIRD ADDITION - CITY OF ANCHORAGE

SCALE 1 INCH = 50 FEET  
 Drawn by R. Abernethy & Arthur Anderson (I & E)  
 Anchorage, Alaska Sept 6-1939

C-11  
 ANCHORAGE PRECINCT  
 Anchorage, Alaska  
 FILED FOR RECORD  
 JUN 26 1940  
 THOS C. PRICE  
 District Recorder  
 By: Thomas J. Bevers  
 Mail To: \_\_\_\_\_

NINTH STREET

TENTH STREET

ELEVENTH STREET

EAST G STREET

EAST H STREET

EAST I STREET

BLOCK 5

BLOCK 6

BLOCK 8

BLOCK 17

BLOCK 18

BLOCK 19

BLOCK 20

211331 SE 1/4 Sec 18 T13N R 3W

C-11