

PARID: 01227295000
MOA/TAX DEED

8525 JEWEL LAKE RD

LUC: 100
TAX YEAR: 2024

Property Information

Property Location: 8525 JEWEL LAKE RD
Class: R - Residential
Use Code (LUC): 100 - Residential Vacant Land
Condo/Unit #:
Tax District: 03
Zoning: R3
Plat #: 84-515
HRA #: 000000
Grid #: SW2326
Deeded Acres:
Square Feet: 14,198
Legal Description: K & N
TR 3

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
Deed Book/Page /

Tax Information

Parcel	Roll Type	Tax Cycle Year	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
01227295000	RP	2024	1	793.53			.00	.00	793.53	.00	.00	.00	793.53	06/30/2024
01227295000	RP	2024	2	793.53			.00	.00	793.53	.00	.00	.00	793.53	08/31/2024
01227295000	RP	2023	1	837.03			.00	.00	837.03	84.40	83.70	.00	1,005.13	06/30/2023
01227295000	RP	2023	2	837.03			.00	.00	837.03	70.45	83.70	.00	991.18	08/31/2023
01227295000	RP	2022	1	827.69			.00	.00	827.69	131.39	82.77	140.00	1,181.85	07/31/2022
01227295000	RP	2022	2	827.69			.00	.00	827.69	123.80	82.77	.00	1,034.26	09/30/2022
01227295000	RP	2021	1	1,771.36			.00	.00	1,771.36	371.49	177.14	140.00	2,459.99	06/15/2021
01227295000	RP	2020	1	1,680.93			.00	.00	1,680.93	433.49	168.10	530.00	2,812.52	07/15/2020
01227295000	RP	2019	1	1,608.18			.00	.00	1,608.18	534.95	160.82	45.00	2,348.95	06/15/2019
01227295000	RP	2018	1	1,308.72			72.82	-1,381.54	.00	.00	.00	.00	.00	06/15/2018
01227295000	RP	2017	1	1,249.66			222.94	-1,472.60	.00	.00	.00	.00	.00	06/15/2017
01227295000	RP	2016	1	1,159.93			369.93	-1,529.86	.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	100	R	98,300	0	98,300

Taxable Value

Net Taxable Value 98,300

Land Summary

Land Line #	Zoning	Size (Square Feet)	NBHD
1	R3	14,198	09H00

Land Characteristics

Line #	
1	VIEW 2 - Average
2	TOPO 4 - Gentle
3	ACCESS 3 - Poor
4	PAVING 2 - Dirt/Gravel
5	CORNER 4 - None
6	SEWER 4 - Public
7	ENCROACH 5 - Easement
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 3 - Average
16	SIZE 3 -
17	SOILS 4 - Average

Entrances

Visit Date:	Measure Date:	Entrance Source:
02-SEP-2015		0-Land Characteristics Inspection
24-JUN-2021		0-Land Characteristics Inspection

Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2024	RP	100	R	98,300	0	98,300
2023	RP	100	R	98,300	0	98,300
2022	RP	100	R	98,300		98,300
2021	RP	100	R	98,300		98,300
2020	RP	100	R	98,300		98,300
2019	RP	100	R	98,300		98,300
2018	RP	100	R	79,800		79,800
2017	RP	100	R	79,800		79,800



MOA PROPERTY REPORT

Data Updated as of: January 22, 2023 3:08 AM

Parcel Number: 012-272-95-000

Current Owner: ROOSDETT RANDY L

Address: 8525 JEWEL LAKE RD

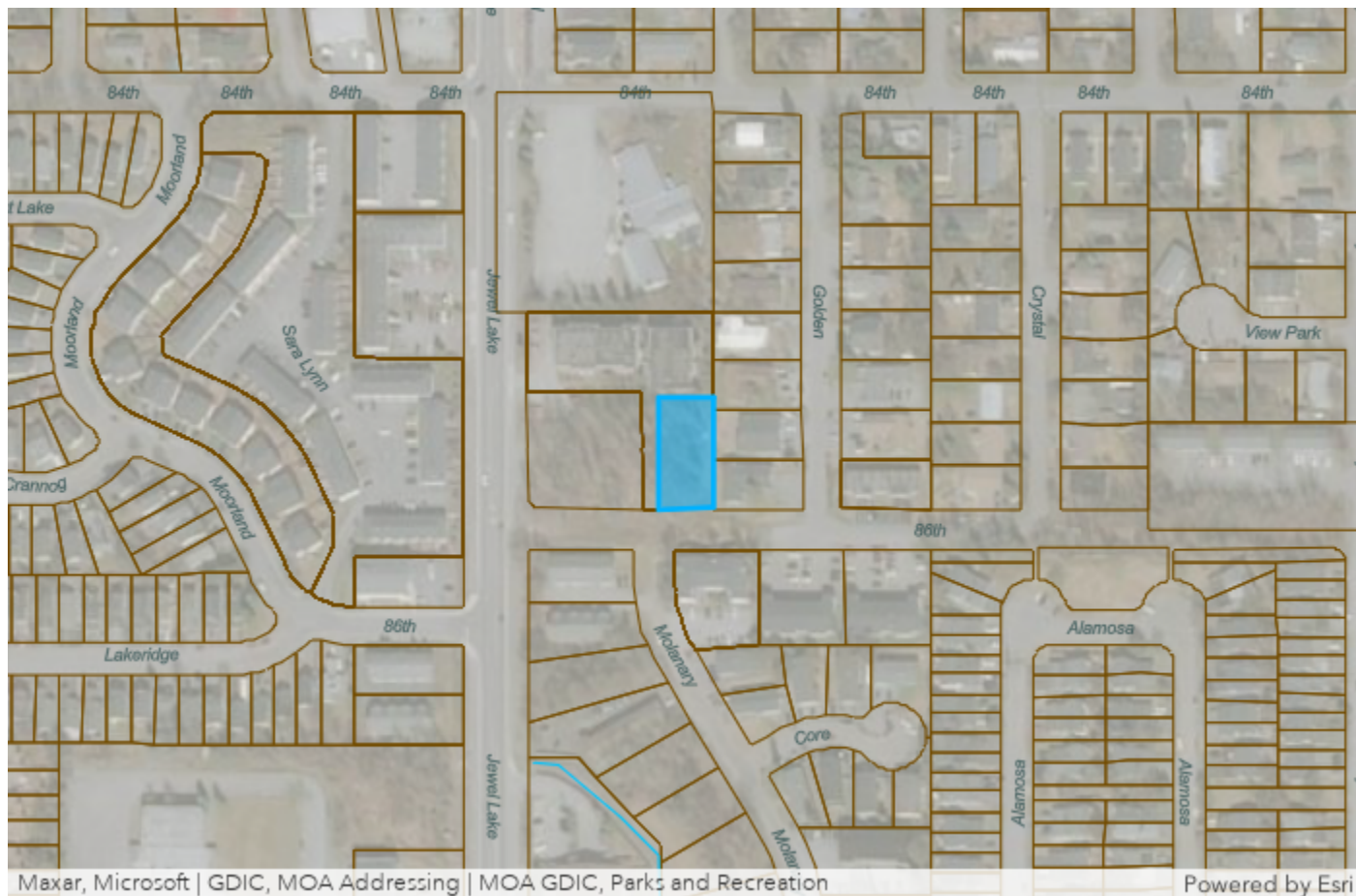
Legal Description: K & N TR 3

Plat Number: 840515

Grid: Lot Size: 0.33 acres (14,198 ft²)

Property Tax Portal: <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=01227295000>

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



TAX DISTRICT 3

Service Area	Service Area Classification
Police	Anchorage Metropolitan Police SA
Fire	Anchorage Fire Service Area
Building Safety Service	Anchorage Building Safety Service Area (ABSSA)
Parks	Anchorage Parks & Recreation SA
Road	Anchorage Roads and Drainage SA
Streetlights	Anchorage Roads and Drainage SA

Tax District Map:

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=8839ce87392a4980a9f892363089405a&find=01227295000>

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



PLANNING

Zoning District: R-3	2040 Land Use Designation: Compact Mixed Residential Medium
Zoning Improvement Area: Class A	Zoning District Type: Multiple Family Residential

Planning Portal: <http://www.muni.org/CityViewPortal/Property/PropertyReview?searchKey=desc&searchValue=01227295000>

Zoning Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=e7c3d7a43f2e4924b23d36fd1500bb01&find=01227295000>

Land Use Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=4b8d89792820483c81b41c874eb5e843&find=01227295000>

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=01227295000>

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=01227295000>

Wind Zone: 1 2 3 4 None

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=cbef6b9160394df0ab2b8d96b64c9b1e&find=01227295000>

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=01227295000>

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>

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



ADDITIONAL INFORMATION

Nitrate Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6c3acc5dca8244a891f954f0e7f75496&find=01227295000>

Soil Boring Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ff7c8f704663452096705a716c14b1f3&find=01227295000>

MOA MapIt Link: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=f0bef139a7584820ad9d60c9eaea8a5f&find=01227295000>

POLITICAL BOUNDARIES

Assembly District: **3**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=c4809e7b77da4f058aacd6936d3079fa&find=01227295000>

Community Council: **Sand Lake**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=60eb4a8b1e38445487fb06817d904330&find=01227295000>

Representative Lookup Map: <https://muniorg.maps.arcgis.com/apps/ZoneLookup/index.html?appid=868cbf13fd3144b3a431eed89b48f911&find=01227295000&findSource=2>



Issued by

First American Title Insurance Company
3035 C Street, Anchorage, AK 99503
Title Officer: Kaitlyn Hanrahan
Phone: (907)561-1844
FAX: (907)562-0540



First American Title™

First American Title Insurance Company

3035 C Street
Anchorage, AK 99503
Phn - (907)561-1844 (800)770-0510
Fax - (907)562-0540

LITIGATION GUARANTEE

LIABILITY: \$	6,000.00	ORDER NO.:	0209-4094610
FEE: \$	250.00	YOUR REF.:	4094610

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

First American Title Insurance Company

a Corporation, herein called the Company

GUARANTEES

Municipality of Anchorage

herein called the Assured, against loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, on the date stated below,

1. The title to the herein described land was vested in the vestee named, subject to the matters shown as exceptions herein, which exceptions are not necessarily shown in the order of their priority; AND

Dated: August 16, 2023 at 8:00 A.M.

First American Title Insurance Company

Kaitlyn Hanrahan, Title Officer

SCHEDULE A

Title to said estate or interest at the date hereof is vested in:

The Estate of Randy L. Roosdett, deceased, under Probate Case Number 3AN13-01308PR

The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:

Fee Simple Estate

The land referred to in this Guarantee is situated in the State of Alaska , Anchorage Recording District, and is described as follows:

Tract 3, K & N SUBDIVISION, according to the official plat thereof, filed under Plat Number [84-515](#), Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

SCHEDULE B

EXCEPTIONS:

1. Reservations or exceptions in patents or in acts authorizing the issuance thereof.
2. Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument

Recorded: November 17, 1961
Recording Information: [Book 38 Page 122](#)
Affects: Blanket Easement
3. Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument

Recorded: June 20, 1952
Recording Information: [Book 74 Page 45](#)
Affects: Blanket Easement
4. Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument

Recorded: October 17, 1983
Recording Information: [Book 985 Page 235](#)
Affects: Blanket Easement
5. Easements as dedicated and shown on the plat of said subdivision. (Copy Attached)
6. The effect of the notes which appear on the plat of said subdivision. (Copy Attached)
7. Slope easements as dedicated and reserved on the plat of said subdivision as follows;

"There shall be reserved adjacent to the dedicated streets shown hereon a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each 1 foot vertical (1.5 to 1) of cut or fill for the purpose of providing and maintaining the lateral support of the constructed streets. There is reserved to the grantors, their successors and assigns, the right to use such areas at any time upon providing and maintaining other adequate lateral support, as approved by the Municipality."
8. No past or current municipal taxes, assessments, or tax foreclosure judgments are being shown for purposes of this report.

NOTE: THIS GUARANTEE IS RESTRICTED TO THE USE OF THE ASSURED HEREIN AND IS NOT TO BE USED AS A BASIS FOR CLOSING ANY TRANSACTION AFFECTING TITLE TO SAID PROPERTY.

NOTICE

First American Title

The attached plat, if any, is furnished as a courtesy only by First American Title Insurance Company, and is not part of any title commitment or policy of title insurance.

The plat is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways, roads or easements affecting the property. No reliance should be placed upon this plat for location or dimensions of the property and no liability is assumed for the correctness thereof.

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurance are provided in this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
 - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
 - (c) (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 under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
 - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) 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 the assurances provided.
 - (c) The identity of any party shown or referred to in this Guarantee.
 - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the 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 this Guarantee, 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 this Guarantee, 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. Notice of Claim 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.

3. 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.

4. 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 3 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 options as stated in Paragraph 4(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.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 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 its 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.

6. 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 such 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 options under Paragraph 4, 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 4.

7. 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 From Coverage of This Guarantee.

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

(a) the amount of liability stated in this Guarantee;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 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.

8. 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.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. 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.

11. 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.

12. 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 provision 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. Judgment 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.

13. 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.

14. 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 2 First American Way, Bldg. 2, Santa Ana, CA. 92707.

Form No. 1282 (Rev. 12/15/95)

CERTIFICATE OF OWNERSHIP and DEDICATION

We, hereby certify that we hold the herein specified property interest in the property described hereon. We hereby dedicate to the Municipality of Anchorage all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon. These shall be reserved adjacent to the dedicated streets shown hereon, a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each 1 foot vertical (1.5 to 1) of cut or fill for the purpose of providing and maintaining the lateral support of the constructed streets. There is reserved to the grantors, their heirs, successors and assigns, the right to use such areas at any time upon providing and maintaining other adequate lateral support, as approved by the Municipality.

We hereby agree to this plat, and to any restriction or covenant appearing hereon and any such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

BENEFICIARY

Michael T. Mc Nerney
Vice President
Alaska State Bank
310 East Northern Lights
Anchorage, AK 99503

Michael T. Mc Nerney V.P.

VESTED OWNER

Crown Ventures, Inc. a Alaskan Corp.
by Greg P. Cartwright, Secretary/Treasurer
2950 Westwind Ct.
Anchorage, Alaska 99516

Greg P. Cartwright

BENEFICIARY

Donald V. Elliott, Controller
for ALASKA HOUSING FINANCE CORP.

Donald V. Elliott

NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 31st day of December, 1984 for: Donald V. Elliott, PAT Crosbie.

5-18-88

My Commission Expires
NOTARY ACKNOWLEDGMENT

Jacqueline R. Ulin
Notary Public

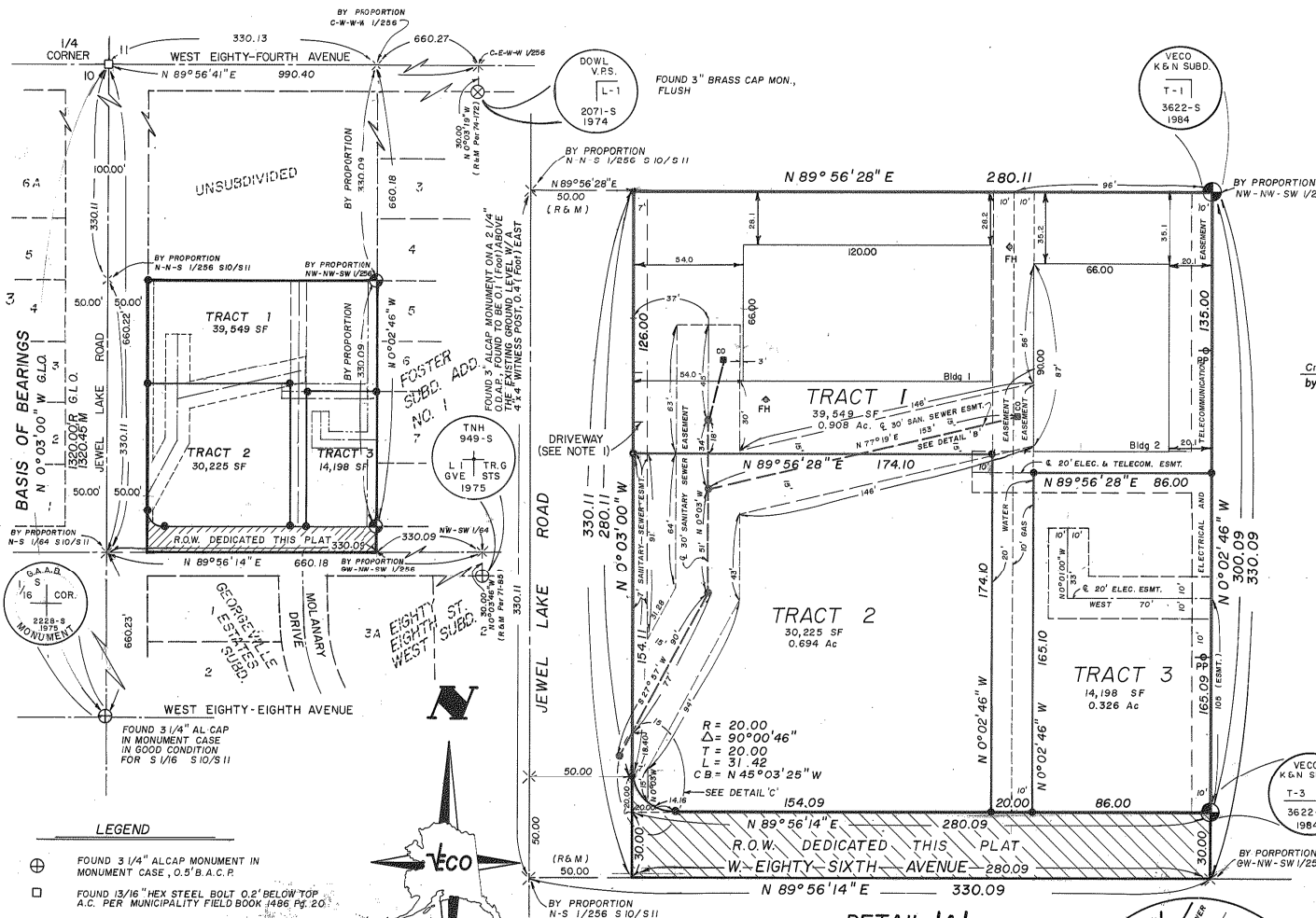
Subscribed and sworn to before me this 14th day of November 1984 For: Greg P. Cartwright, Michael T. Mc Nerney

3-19-88

My Commission Expires

Ann Denning
Notary Public

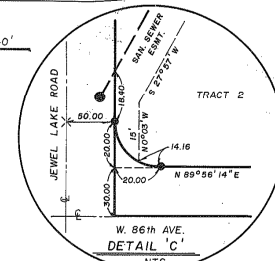
FIRST FEDERAL BANK OF ALASKA
Pat Crosbie
PAT CROSBIE, Assf. V.P.



- LEGEND
- ⊕ FOUND 3 1/4" ALCAP MONUMENT IN MONUMENT CASE, 0.5" B.A.C.P.
- FOUND 1/16" HEX STEEL BOLT 0.2" BELOW TOP A.C. PER MUNICIPALITY FIELD BOOK 1486, Pg. 20.
- ⊙ SET 2 1/2" ALCAP MONUMENT ON 2 1/4" x 30" ALUMINIUM POST, FLUSH
- SET 5/8" x 30" REBAR
- 154.09 MEASURED DATA PER THIS SURVEY
- × NOTHING SET, COMPUTED POINT
- FOUND 5/8" REBAR
- x SET P-K NAIL

84-515
RECORDED FILED 10
Anchorage REC. DIST.
DATE December 31 1984
TIME 1:45 P.M.
Subscribed by Municipality of Anchorage

- NOTES
- 1. DIRECT VEHICULAR ACCESS TO JEWEL LAKE ROAD IS LIMITED TO A SINGLE DRIVEWAY.
- 2. BUILDING 1 PROVIDES 24 UNDERGROUND PARKING SPACES.
- 3. BUILDING 2 PROVIDES 18 UNDERGROUND PARKING SPACES.
- 4. 17 ADDITIONAL ABOVE GROUND PARKING SPACES ARE PROVIDED FOR BUILDINGS 1 & 2.



SURVEYOR'S CERTIFICATE
I, JACK A. KING, professional land surveyor, do hereby certify that the plat of K & N SUBD. is a true and correct representation of lands actually surveyed and that the distances and bearings are shown correctly and that all permanent exterior control monuments, all other monuments, and lot corners have been set and staked, or if final completion is assured by subdivision agreement, they will be set as specified in said subdivision agreement. Lot corners to be set by 31 AUG. 1984. Monuments to be set by



ACCEPTANCE OF DEDICATION
The Municipality of Anchorage hereby accepts for public uses and for public purposes the real property dedicated on this plat including, but not limited to the easements, rights-of-way, alleys, roadways, thoroughfares and parks shown hereon.
Dated at Anchorage, Alaska this 27th day of December, 1984.

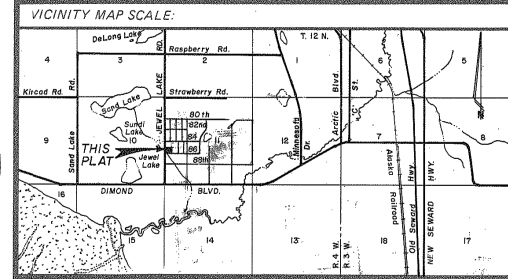
TAX CERTIFICATION
All real property taxes levied by the Municipality of Anchorage on the area shown on this plat have been paid.
Date 1/15/84
Authorized Official *Paul Stender*

PLAT APPROVAL
Plat approved by the Municipal Platting Authority this 30th day of December, 1984

Jack A. King
Authorized Official

Approved: *Lucy Bergman* Municipal Clerk
Bill Laska Mayor of Anchorage

APPROVALS
Platting Officer: *Paul Stender*
Municipal Engineer: *Pat Brown*
Date: 12/27/84



K & N SUBDIVISION TRACTS 1, 2 & 3
A SUBDIVISION OF THE SW 1/4 NW 1/4 NW 1/4 SW 1/4 EXCEPT FOR THE WEST 50 FEET (Per Warranty Deed Book 177 Page 79) OF SEC. 11, T. 12 N., R. 4 W., S.M., ALASKA CONTAINING 2.12 ACRES
VECO INC. ENGINEERS SURVEYORS
5151 FAIRBANKS STREET, ANCHORAGE, ALASKA 99503
Grid: 2326 Scale: 1" = 100' Date: 7/9/84 Book: 83-1 Page: 23
Drawn: DB File No: S-7481 W O No: 4787

61-17019
CHUGACH ELECTRIC ASSOCIATION, INC.
Anchorage, Alaska
M400
BOOK 38 PAGE 122
Anchorage Recording District
RIGHT-OF-WAY EASEMENT

CEA Form 21
(Revised 11/7/60)

KNOW ALL MEN BY THESE PRESENTS, that MRS. OLIVE JACOBS

party, or parties, of the first part, which expression shall include his, her, its, or their heirs, executors, administrators, agents, successors, or assigns when the context so requires or admits, hereinafter called, without consideration of gender or number, "Grantor," for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, set-over, and deliver unto CHUGACH ELECTRIC ASSOCIATION, INC., an Alaska non-profit electric cooperative corporation of Anchorage, Alaska, party of the second part, hereinafter called "Grantee," and to its successors, assigns, licensees, and permittees, a sole and exclusive easement for the purpose of constructing, operating, and maintaining electric transmission and distribution lines, and related facilities, and telephone lines and related facilities, through, over, in, and across the lands of the Grantor, situate in the Anchorage Recording District, State of Alaska, and more particularly described as follows, to-wit:

The West One Half (1/2) of the North West Quarter
(NW1/4) of the North West Quarter (NW1/4) of the
South West Quarter (SW1/4) of Section Eleven (11),
Township Twelve North (T12N), Range Four West (R4W).

AND specifically, there is hereby granted to the Grantee and to its successors, assign, licensees, and permittees, the sole and exclusive right to construct, install, operate, and maintain such electric transmission and distribution lines and related facilities, and telephone lines and related facilities, through, over, in, and across the aforesaid premises as may from time to time be necessary or desirable for the exclusive use and enjoyment of such right-of-way, including the right of ingress and egress to said premises, and the right to cut and keep clear of all trees, shrubbery, undergrowth, and other obstructions on said premises as may be reasonably required for the construction, installation, operation, and maintenance of such facilities.

TO HAVE AND TO HOLD the same to the Grantee, its successors, assign, licensees, and permittees, FOREVER.

The Grantor agrees that all poles, wire, conductor, and other facilities, including any main service entrance equipment, which may be installed on the above-described premises at the Grantee's expense shall remain the property of the Grantee and removable at its option.

The Grantor covenants that he is the owner of the above-described premises and that the said premises are free and clear of encumbrances and liens of whatsoever character, except those held by the following persons:

IN WITNESS WHEREOF, the Grantor has set his hand and seal, or has caused these presents to be executed by his duly authorized representative or agent, all as of the 23rd day of October, 1961.

Mrs. Olive Jacobs (Grantor) (Seal)

(Grantor) (Seal)

UNITED STATES OF AMERICA)
STATE OF ALASKA) ss.

THIS IS TO CERTIFY, that on this 23rd day of October, 1961, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared MRS. OLIVE JACOBS known to me and to be known to be the individual named in and who executed the foregoing instrument and acknowledged to me that she signed and sealed the same as her voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

William A. Moran
Notary Public in and for Alaska

My commission expires October 19, 1964

(Seal)

RECORDED - FILED <u>23</u> DATE <u>11-17-61</u> TIME <u>2:52 P.M.</u> Address <u>Chugach Elec.</u>
--

13A-B

CHUGACH ELECTRIC ASSOCIATION, INC.
ANCHORAGE, ALASKA

VOL 74 PAGE

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that ~~HE~~(We), the undersigned Michael A. Jacobs
and Margery E. Jacobs ~~(husband and wife)~~ (husband and wife), for a good and valuable
consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the CHUGACH ELECTRIC ASSO-
CIATION, INC., a co-operative corporation, (hereinafter called the "Cooperative") whose post office address is
Anchorage, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situ-
ated in the Anchorage Recording Precinct, Third Division, Territory of Alaska, and more particularly described as
follows:

Lot 1 of Section 10
West Half of Northwest Quarter Section 11 (less 40 acres sold)
Northwest Quarter of Southwest Quarter Section 11
All in Township twelve north of Range four west of the Seward
Meridian, Alaska.

Patent Number 1107953

and to construct, operate and maintain on the above described lands and/or in or upon all streets, roads or high-
ways abutting said lands, an electric transmission or distribution line or system, and to cut and trim trees and
shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system.

THE UNDERSIGNED agree(s) that all poles, wires and other facilities, including any main service entrance
equipment, installed on the above-described lands at the Cooperative's expense shall remain the property of the
Cooperative, removable at the option of the Cooperative, upon termination of service to or on said lands.

THE UNDERSIGNED covenant(s) that (they are) (has-is) the owner (s) of the above-described lands, and
that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by
the following persons:

IN WITNESS WHEREOF, the undersigned (have) (has) set (their) (his) hand(s) and seal(s) this
30th day of July 1948

Signed, Sealed and Delivered Michael A. Jacobs (L.S.)
In the Presence of:

Margery E. Jacobs (L.S.)

Raymond F. Wilson (L.S.)

Allen M. Smith (L.S.)
Notary Public for Alaska, residing at Anchorage
My commission expires 11-1-58

UNITED STATES OF AMERICA }
TERRITORY OF ALASKA } is Anchorage

THIS IS TO CERTIFY that on this 30th day of July, 1948, before me, a Notary
Public in and for the Territory of Alaska, residing therein, duly commissioned and sworn, personally appeared
Michael A. Jacobs & Margery Jacobs
(husband and wife), known to me to be the identical individual(s) described in and who executed the
foregoing instrument, and (he) (they) personally acknowledged to me that (he) (they) executed the same freely
and voluntarily for the uses and purposes therein specified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the above-named Terri-
tory the day and year in this certificate first above written.

Raymond F. Wilson
Notary Public for Alaska, residing at Anchorage

My commission expires: 7-5-57

3 200

CHUGACH ELECTRIC ASSOCIATION, INC.

Anchorage, Alaska

7957
1204-11C

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Crown Ventures, Inc. by its
Officers

party, or parties, of the first part, which expression shall include his, her, its, or their heirs, executors, administrators, agents, successors, or assigns when the context so requires or admits, hereinafter called, without consideration of gender or number, "Grantor", for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, set-over, and deliver unto CHUGACH ELECTRIC ASSOCIATION, INC., an Alaska non-profit electric cooperative membership corporation of Anchorage, Alaska, party of the second part, hereinafter called "Grantee", and to its successors, assigns, licensees, and permittees, a sole and exclusive easement for the erection, construction, reconstruction, and installation, and continued operation, maintenance, repair, alteration, inspection, replacement, improvement, and relocation, and removal, of electric transmission and distribution lines, and telephone lines, including foundations, footings, and pilings, as may be required, and guys, crossarms, and other attachments and equipment incidental thereto, through, over, in, under, and across the lands of Grantor, situate in the Anchorage Recording District, State of Alaska, and more particularly described as follows, to wit:

The East Ten Feet (E 10') of the South Half (S 1/2) of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Eleven (11), Township Twelve North (T12N), Range Four West (R4W), Seward Meridian, Alaska, and a strip of land twenty feet (20') in width, located within the South Half (S 1/2) of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Eleven (11), Township Twelve North (T12N), Range Four West (R4W), Seward Meridian, Alaska, the center line of said strip being described as follows: Commencing at the Southwest (SW) corner of Lot Eight (8), Block One (1), Poster Subdivision Addition No. 1, according to Plat No. 72-104, on file in the office of the District Recorder, Anchorage Recording District, Seward Meridian, Alaska; thence along the property line N 0° 01' 00" West 135 Feet to the true point of beginning; thence N 90° 00' 00" West 70 Feet; thence N 0° 01' 00" West 33 Feet; thence N 90° 00' 00" East 70 Feet to the end of said strip.

AND specifically, there is hereby granted to Grantee, and its successors, assigns, licensees, and permittees, the sole and exclusive right to erect, construct, reconstruct, and install, and to continue to operate, maintain, repair, alter, inspect, replace, improve, and relocate, and to remove, such electric transmission and distribution lines, and their related facilities, and telephone lines, and their related facilities, through, over, in, under, and across the aforesaid premises as may from time to time be necessary or desirable for the exclusive use, occupation, and enjoyment of such right-of-way, including the right of ingress and egress to said premises, and the right to cut and keep clear of all trees, shrubbery, undergrowth, and other obstructions on said premises as may be reasonably required for the construction, reconstruction, relocation, installation, operation, and maintenance of such facilities.

TO HAVE AND TO HOLD the same to Grantee, its successors, assigns, licensees, and permittees, FOREVER.

Grantor agrees that all poles, wire, conductor, and other facilities, including any main service entrance equipment, which may be installed on the above-described premises at Grantee's expense, or at the expense of its successors, assigns, licensees, and permittees, shall remain the property of Grantee, or the property of such successors, assigns, licensees, or permittees, as the case may be, and removable at its or their option.

Grantor covenants that he is the owner of the above-described premises, and that the said premises are free and clear of encumbrances and liens of whatsoever character, except those held by the following persons:

IN WITNESS WHEREOF, Grantor has set his hand and seal, or has caused these presents to be executed by his duly authorized representative or agent, all of the _____ day of October, 1983.
[Signature] (Seal) [Signature] (Seal)
("Grantor") ("Grantor")
[Signature] (Seal) [Signature] (Seal)
("Grantor") ("Grantor")

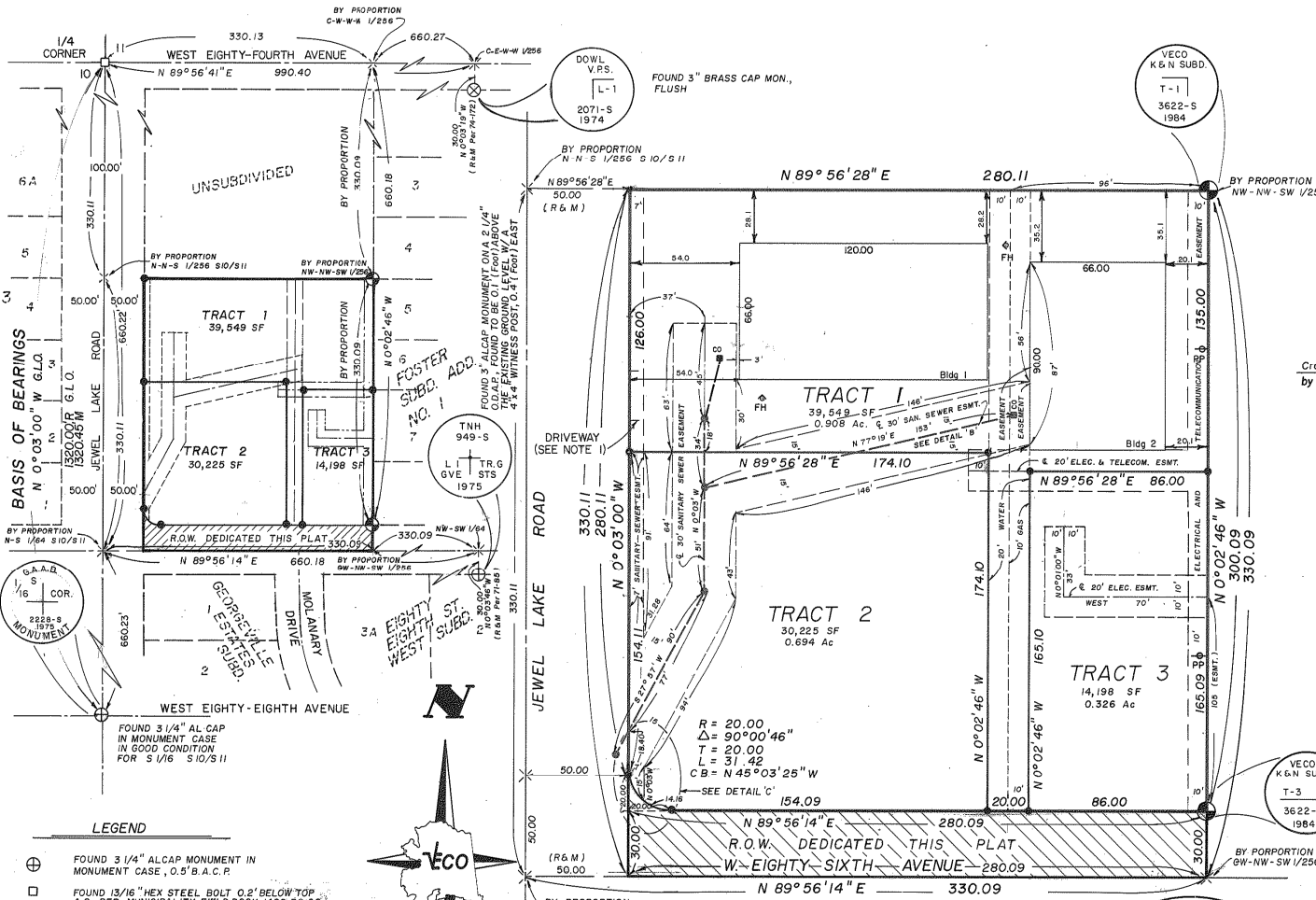
STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) ss.

THIS IS TO CERTIFY that on this 5th day of October, 1983, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Greg Carlson, My Vauler, Vart, Robert D. Berner, & Walter Ramsey for Crown Ventures, Inc. known to me and to me known to be the individual s named in and who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as a voluntary act, and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for Alaska
My commission expires: 3-25-84

FOR DISTRICT RECORDERS USE
83-082271
RECORDED FILED
ANCHORAGE REC. DISTRICT
OCT 17 2 19 PM '83
REQUESTED BY CEA
ADDRESS PO Box 3518
Anch. AK



CERTIFICATE OF OWNERSHIP and DEDICATION

We, hereby certify that we hold the herein specified property interest in the property described hereon. We hereby dedicate to the Municipality of Anchorage all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon. These shall be reserved adjacent to the dedicated streets shown hereon, a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each 1 foot vertical (1.5 to 1) of cut or fill for the purpose of providing and maintaining the lateral support of the constructed streets. There is reserved to the grantors, their heirs, successors and assigns, the right to use such areas at any time upon providing and maintaining other adequate lateral support, as approved by the Municipality.

We hereby agree to this plat, and to any restriction or covenant appearing hereon and any such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

BENEFICIARY

Michael T. Mc Nerney
Vice President
Alaska State Bank
310 East Northern Lights
Anchorage, AK 99503

Michael T. Mc Nerney V.P.

VESTED OWNER

Crown Ventures, Inc. a Alaskan Corp.
by Greg P. Cartwright, Secretary/Treasurer
2950 Westwind Ct.
Anchorage, Alaska 99516

Greg P. Cartwright

BENEFICIARY

Donald V. Elliott, Controller
for ALASKA HOUSING FINANCE CORP.

Donald V. Elliott

NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 31st day of December, 1984 for: Donald V. Elliott, PAT Crosbie.

5-18-88
My Commission Expires

Jacqueline R. Ulin
Notary Public

NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 14th day of November 1984 For: Greg P. Cartwright, Michael T. Mc Nerney

3-19-88
My Commission Expires

Ann Denning
Notary Public

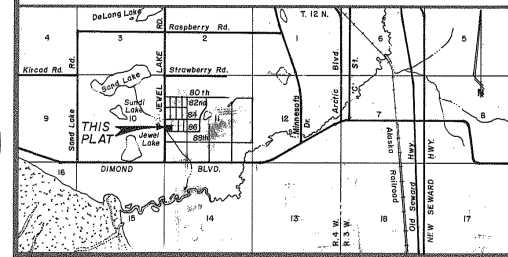
DETAIL 'A'



DETAIL 'B'



VICINITY MAP SCALE:



K & N SUBDIVISION TRACTS 1, 2 & 3
A SUBDIVISION OF THE SW 1/4 NW 1/4 NW 1/4 SW 1/4 EXCEPT FOR THE WEST 50 FEET (Per Warranty Deed Book 177 Page 79) OF SEC. 11, T. 12 N., R. 4 W., S.M., ALASKA CONTAINING 2.12 ACRES

VECO INC.
ENGINEERS SURVEYORS
5151 FAIRBANKS STREET, ANCHORAGE, ALASKA 99503

Grid: 2326 Scale: 1" = 100' Date: 7/9/84 Book: 83-1 Page: 23
Drawn: DB File No: S-7481 W O No: 4787

- LEGEND**
- ⊕ FOUND 3/4" ALCAP MONUMENT IN MONUMENT CASE, 0.5" B.A.C.P.
 - FOUND 1/16" HEX STEEL BOLT 0.2" BELOW TOP A.C. PER MUNICIPALITY FIELD BOOK 1486 Pg. 20
 - ⊙ SET 2 1/2" ALCAP MONUMENT ON 2 1/4" x 30" ALUMINIUM POST, FLUSH
 - SET 5/8" x 30" REBAR
 - 154.09 MEASURED DATA PER THIS SURVEY
 - × NOTHING SET, COMPUTED POINT
 - FOUND 5/8" REBAR
 - x SET P-K NAIL

84-515
RECORDED FILED 10
Anchorage REC. DIST.
DATE December 31 1984
TIME 1:45 P.M.
Subscribed by Municipality of Anchorage

- NOTES**
- DIRECT VEHICULAR ACCESS TO JEWEL LAKE ROAD IS LIMITED TO A SINGLE DRIVEWAY.
 - BUILDING 1 PROVIDES 24 UNDERGROUND PARKING SPACES.
 - BUILDING 2 PROVIDES 18 UNDERGROUND PARKING SPACES.
 - 17 ADDITIONAL ABOVE GROUND PARKING SPACES ARE PROVIDED FOR BUILDINGS 1 & 2.

ACCEPTANCE OF DEDICATION

The Municipality of Anchorage hereby accepts for public uses and for public purposes the real property dedicated on this plat including, but not limited to the easements, rights-of-way, alleys, roadways, thoroughfares and parks shown hereon.

Dated at Anchorage, Alaska this 27th day of December, 1984.

Affest:
Lucy Bergman Municipal Clerk
Bill Laska Mayor of Anchorage

TAX CERTIFICATION

All real property taxes levied by the Municipality of Anchorage on the area shown on this plat have been paid.

11584
Date: *Paul Stender* Authorized Official

APPROVALS

Platting Officer: *Paul Stender*
Municipal Engineer: *Paul Stender*
W.B.C. 12-26-84

SURVEYOR'S CERTIFICATE

I, **JACK A. KING**, professional land surveyor, do hereby certify that the plat of **K & N SUBD.** is a true and correct representation of lands actually surveyed and that the distances and bearings are shown correctly and that all permanent exterior control monuments, all other monuments, and lot corners have been set and staked, or if final completion is assured by subdivision agreement, they will be set as specified in said subdivision agreement. Lot corners to be set by 31 AUG. 1984. Monuments to be set by



PLAT APPROVAL

Plat approved by the Municipal Platting Authority this 31st day of December, 1984

Paul Stender
Authorized Official



QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 21th day of May 2008, by **Grantor** Randy L. Roosdett, whose mailing address is 3705 Arctic Blvd. #137, Anchorage, AK 99503 and by **Grantor** Elizabeth A. Roosdett, whose mailing address is 2920 Leeward Place, Anchorage, AK 99516, who acquired the following described real property as Husband and Wife, to **Grantee** Randy L. Roosdett, a Single Man, as a result of a divorce decree entered on April 19, 2004 in the Alaska Superior Court Case No. 3AN-00-8555 CI, whose address is 3705 Arctic Blvd. #137, Anchorage, AK 99503. Grantors hereby CONVEY AND QUITCLAIM to Grantee all the rights, title, interests and claims which the Grantors have in and to the following described parcel of land, improvements and appurtenances located in the Anchorage Recording District, Third Judicial District, State Of Alaska, to wit:

TRACT THREE (3) of K & N SUBDIVISION, according to the official plat thereof, filed under Plat No. 84-515, filed in the Anchorage Recording District, Third Judicial District, State of Alaska. SUBJECT to reservations and exceptions in U.S. Patent and/or Acts of Congress authorizing the issuance thereof; real property taxes, if any due; easements, reservations and notes on plat; and easements of records. Prior instrument referenced as dated on December 21, 1993, and recorded in Book 2569, page 0534. This property has physical street address of: 8525 Jewel Lake Road, Anchorage, AK 99502.

IN WITNESS WHEREOF, The Grantors have signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Randy L. Roosdett Grantor (Randy L. Roosdett) Elizabeth A. Roosdett Grantor (Elizabeth A. Roosdett)

STATE OF ALASKA }
THIRD JUDICIAL DISTRICT }

On MAY 21, 2008 before me, Jasmine Elwood, personally appeared Randy L. Roosdett, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument is the person executing this instrument.

WITNESS my hand and official seal.

Jasmine Elwood
NOTARY PUBLIC IN AND FOR ALASKA [Seal]
My Commission Expires: 3/22/2011



On MAY 21, 2008 before me, Veronika J. Skaggs, personally appeared Elizabeth A. Roosdett, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument is the person executing this instrument.

WITNESS my hand and official seal.

Veronika J. Skaggs
NOTARY PUBLIC IN AND FOR ALASKA [Seal]
My Commission Expires: 04/14/2010
WHEN RECORDED RETURN TO GRANTEE:
Randy L. Roosdett
3705 Arctic Blvd #137, Anchorage, AK 99503



Northern Property Tax Service, LLC

Phone: (907) 562-9794

Email: taxes@nptslc.com

Property Tax and Special Assessment Report

First American Title Insurance Company

File No.: **4094610**

Report Date: **August 15, 2023**

Remarks:

Property Information

Legal: **Tract 3, K & N Subdivision**

Site: **8525 Jewel Lake Rd**

Lot Size: **14,198**

Zone: **R3**

Year Built: **N/A**

Plat No.: **84-515**

Tax Information

Tax Authority: **Municipality of Anchorage**

Tax Account: **012-272-95-000**

Land 2023: **\$98,300**

Building 2023: **\$0**

Exemption 2023:

None

Code Area: **3**

Mil Rate: **17.030**

Due Date: **6/30 & 8/31/23**

Year: **23**

Levy: **\$1,674.06**

Balance: **\$1,674.06**

Del Balance: **\$1,771.71**

Del Bal 19: **\$2,213.60**

Del Bal 22: **\$2,076.79**

Del Bal 21: **\$2,310.90**

Del Bal 20: **\$2,631.04**

Assessment Information

<u>Type</u>	<u>Status</u>	<u>Unbilled Prin</u>	<u># Pymts</u>	<u>Due Annual \$</u>	<u>Current Due</u>	<u>Del Balance</u>
Sewer Trunk	Paid					
Sewer Lateral	Paid					
Water	Paid					
Roads	N/A					
Parks	N/A					
Gas	N/A					
Other	N/A					

Owner Title: **Roosdett**

Owner Muni: **Roosdett**

In consideration of the fee paid for this report, the information is guaranteed as of the date of this report, subject to the accuracy of the information and balances provided by the applicable taxing authority.

By *Robert H. Pesquera*

Northern Property Tax Service, LLC