

PROPERTY PROFILE



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MAT-SU TITLE AGENCY, LLC

1981 East Palmer-Wasilla Highway, Suite 100, Wasilla, Alaska 99654
Phone: (907) 376-5294 Fax: (907) 376-1237 In State Toll Free: 1-877-377-5294

****You can order on line by using our website: www.matsutitle.com****

It has been our pleasure to provide this property profile to assist you in the listing and sale of this property. Please acknowledge the time and effort in its preparation by using Mat-Su Title for the title and escrow services of the property.

PREPARED FOR:

Brad Baker

APPARENT RECORD OWNER:

Jennifer and Nicholas Pedersen

ABBREVIATED LEGAL DESCRIPTION: Lots 5 & 6, Block 2, Marion Lake Estates, Addition No. 1, according to Refiled Plat No.85-38, located in the Palmer Recording District, Third Judicial District, State of Alaska.

CCR'S: ☒ YES ☐ NONE FOUND

Prepared by: Andrea StClaire

Phone: 907-376-1834

Email: andreas@matsutitle.com

The attached documents are not a representation of the condition of the title to the property and are provided for information purposes only. Since a complete title search has not been conducted we disclaim all liability for the accuracy or completeness of any furnished information. Under this disclaimer of liability, we will not be liable to you even if we were negligent in providing inaccurate or incomplete information. The recipient and all others reviewing the enclosed information are not authorized to rely upon it for any purpose, including the closing or recordation of any real estate transaction relating to the property.

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MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2622B02L005

Site Information

Account Number	2622B02L005	Subdivision	MARION LK EST ADD #1
Parcel ID	14597	City	None
TRS	S16N03W06	Map GB02	Tax Map
Abbreviated Description (Not for Conveyance)	MARION LK EST ADD #1 BLOCK 2 LOT 5		

Site Address 17534 W MARION DR

Ownership

Owners	PEDERSEN NICHOLAS & JENNI	Buyers	
Primary Owner's Address	48809 JONES RD SOLDOTNA AK 99669	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2019	\$12,800.00	\$0.00	\$12,800.00	2019	\$12,800.00	\$0.00	\$12,800.00
2018	\$12,800.00	\$0.00	\$12,800.00	2018	\$12,800.00	\$0.00	\$12,800.00
2017	\$12,800.00	\$0.00	\$12,800.00	2017	\$12,800.00	\$0.00	\$12,800.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
Tax/Billing Information			
Year	Certified	Zone	Mill
2019	Yes	0032	15.729
2018	Yes	0032	15.649
2017	Yes	0032	15.65
Recorded Documents			
Date	Type	Recording Info (offsite link to DNR)	
6/7/2011	WARRANTY DEED (ALL TYPES)	Palmer 2011-010673-0	
1/3/2005	WARRANTY DEED (ALL TYPES)	Palmer 2005-000033-0	
6/21/1988	WARRANTY DEED (ALL TYPES)	Palmer Bk: 552 Pg: 304	

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$201.33		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.92	0.92	Assembly District 005	08-155	136 WEST LAKES FSA	021 Big Lake RSA

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

Last Updated: 7/16/2019 12:00:35 AM



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2622B02L006

Site Information

Account Number	2622B02L006	Subdivision	MARION LK EST ADD #1
Parcel ID	85270	City	None
TRS	S16N03W06	Map GB02	Tax Map
Abbreviated Description (Not for Conveyance)	MARION LK EST ADD #1 BLOCK 2 LOT 6		

Site Address 17564 W MARION DR

Ownership

Owners	PEDERSEN NICHOLAS & JENNI	Buyers	
Primary Owner's Address	48809 JONES RD SOLDOTNA AK 99669	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2019	\$12,800.00	\$0.00	\$12,800.00	2019	\$12,800.00	\$0.00	\$12,800.00
2018	\$12,800.00	\$0.00	\$12,800.00	2018	\$12,800.00	\$0.00	\$12,800.00
2017	\$12,800.00	\$0.00	\$12,800.00	2017	\$12,800.00	\$0.00	\$12,800.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
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Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents Date	Type	Recording Info (offsite link to DNR)
2019	Yes	0032	15.729	\$201.33	6/7/2011	WARRANTY DEED (ALL TYPES)	Palmer 2011-010673-0
2018	Yes	0032	15.649	\$200.31	1/3/2005	WARRANTY DEED (ALL TYPES)	Palmer 2005-000033-0
2017	Yes	0032	15.65	\$200.32	6/21/1988	WARRANTY DEED (ALL TYPES)	Palmer Bk: 552 Pg: 304

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$201.33	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.96	0.96	Assembly District 005	08-155	136 WEST LAKES FSA	021 Big Lake RSA

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Last Updated: 7/16/2019 12:00:35 AM

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Recording Dist: 311 - Palmer

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MAT-SU TITLE INSURANCE AGENCY, INC.

1981 E Palmer-Wasilla Highway, Suite 100, Wasilla, Alaska 99654

Phone: (907) 376-5294 Fax: (907) 376-1237

MS86575

STATUTORY WARRANTY DEED

A.S. 34.15.030

The Grantor(s),

Frank J. Faucett and Karla J. Faucett, husband and wife, whose address is:
141 Chelwood Ln., Sacramento, CA 95823,

for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to the Grantee(s),

Jennifer Pedersen and Nicholas Pedersen, wife and husband, as tenants by the entirety, with rights of survivorship, whose address is:
609 Cleveland Ave., Ellsworth AFB, SD 57706,

the following described real property:

Lots 5 and 6, Block 2, Marion Lake Estates, Addition No. 1,
according to Refiled Plat No. 85-38, located in the Palmer Recording
District, Third Judicial District, State of Alaska,

Subject to:

Reservations and exceptions as contained in U.S. Patent recorded May 28, 1960
in Book 32 at Page 385, and

Blanket Easement: Granted To: Matanuska Electric Association, Inc. Recorded:
October 6, 1961 Book/Page: 39/341, and

Notes on the Plat of Marion Lake Estates, Addition No. 1, and

Covenants, conditions and restrictions, including terms and provisions thereof, in declaration: Recorded: December 30, 1983 Book/Page: 338/772, and

Easement: Granted To: Matanuska Electric Association, Inc. Recorded: March 27, 1984 Book/Page: 350/546 Affects: Lot 6 as set out therein, and

Easement: Granted To: Matanuska Electric Association, Inc. Recorded: May 25, 1984 Book/Page: 360/379 Affects: A 5' x 30' down guy and anchor easements in Lots 5 and 6, and

Further subject to reservations and exceptions in U.S. and/or State of Alaska Patents and in Acts authorizing the issuance thereof; easements, right-of-ways, covenants, conditions, reservations, notes on plat, and all other restrictions of record, if any.

The Grantor warrants to Grantee(s) that the above-described real estate has never been used as a family home or homestead nor is same subject to any spousal claim as defined in A.S. 34.15.010.



Date: June 2, 2011

Grantor(s):

✓ Frank J. Faucett
Frank J. Faucett

✓ Karla J. Faucett
Karla J. Faucett

STATE OF CALIFORNIA

COUNTY OF Sacramento

THIS IS TO CERTIFY, that on June 2, 2011 before the undersigned Notary Public in and for California, duly commissioned and sworn as such, personally appeared Frank J. Faucett and Karla J. Faucett known to me to be the person (s) named in and who executed the above and foregoing instrument and he/she/~~they~~ acknowledged to me that he/she/~~they~~ signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

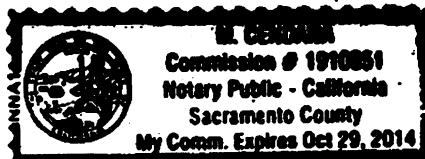
WITNESS my hand and official seal.

M. C. Pedersen
NOTARY PUBLIC IN AND FOR CALIFORNIA
My commission expires: Oct 29 2014

Return to:
Jennifer Pedersen and
Nicholas Pedersen

609 Cleveland Ave.

Ellsworth AFB, SD 57706



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2011-010673-0

MARION LAKE ESTATES ADDITION NO. 1

NOTES

MEANDER COR

1. NO STRUCTURE MAY BE PLACED UPON ANY LOT WHICH SHALL HAVE AN ELEVATION OF THE LOWEST FLOOR, INCLUDING A BASEMENT, OF LESS THAN THREE FEET (3') ABOVE THE HIGHEST KNOWN WATER ELEVATION.
2. THIRTY FOOT (30') ACCESS EASEMENT TERMINATED AS PER EASEMENT DOCUMENT. ALTERNATE ACCESS HAS BEEN PROVIDED.
3. SIDE LOT LINES WHICH INTERSECT LAKE MEANDER LINES ARE STAKED WITH WITNESS CORNERS. OWNER-SHIP IS TO ORDINARY HIGH WATER LINE.
4. ALL CORNERS EXCEPT MEANDER CORNERS STAKED WITH 5/8" x 30" REBAR UNLESS OTHERWISE NOTED.
5. NO FUTHERMOST PROTRUDING PORTION OF ANY STRUCTURE SHALL BE PLACED WITHIN 25 FEET FROM ANY PUBLIC RIGHT OF WAY OR WITHIN 10 FEET OF ANY SIDE OR REAR LOT LINE, (EXCEPT THAT EAVES MAY PROTRUDE 3 FEET INTO THE REQUIRED SIDE OR REAR SETBACK OR EXCEPT WHERE SPECIFICALLY PROVIDED OTHERWISE BY ORDINANCE) OR WITHIN 75 FEET FROM WATER COURSE OR BODY OF WATER. (40,000)
6. DOCUMENTS OF ORIGIN ARE THE BLM PLAT OF TOWNSHIP 16 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, APPROVED MAY 20, 1957, AND THE BLM PLAT OF THE DEPENDENT RESURVEY OF A PORTION OF THE FOURTH STANDARD PARALLEL NORTH THROUGH RANGE 4 WEST AND THE SURVEY AND SUBDIVISION OF SECTION 1, T. 16 N., R. 4 W., SEWARD MERIDIAN, APPROVED OCTOBER 17, 1958.
7. MEANDER LINE SHOWN IS ORDINARY HIGH WATER APRIL 20, 1981.
8. LAKE ELEVATIONS DETERMINED BY TOPOGRAPHIC MAP PERFORMED BY AIR PHOTO TECH, 4-30-74.
9. NO PART OF A SUBSURFACE SEWER SYSTEM SHALL BE CLOSER THAN ONE HUNDRED (100) FEET FROM ANY BODY OF WATER OR WATER COURSE.
10. DEPENDING UPON SPECIFIC SITING OF WASTEWATER DISPOSAL SYSTEMS, PERCOLATION TESTS MAY BE NECESSARY, IN THE EVENT OF MARGINAL SOILS. CAREFUL ATTENTION TO PROPER SIZING OF THESE DISPOSAL SYSTEMS MAY REQUIRE ENGINEERING ANALYSIS AND/OR DEC APPROVAL.
11. EAST AND SOUTH BOUNDARY OF SECTION LOT 4 SECTION 6 DETERMINED BY PROPORTION (RECORD BLM [NOTE 6] TO MEASURED) OF RETRACEMENT OF SECTION 6.

This is a detailed plat map of a portion of the City of St. Louis, Missouri. The map shows several lots, each identified by a number and its area in square feet (S.F.). The lots are bounded by lines with bearings and distances. Key features include:

- Lot 2:** A hexagon labeled '2' is located on the boundary between Lot 5 and Lot 6.
- Lot 3:** 40,722 S.F. Located in the upper right.
- Lot 4:** 41,887 S.F. Located in the upper right.
- Lot 5:** 40,014 S.F. Located in the center.
- Lot 6:** 41,618 S.F. Located in the center, containing two stars.
- Lot 8:** 41,157 S.F. Located in the lower left.
- Lot 9:** 40,011 S.F. Located in the upper left.
- Lot 12:** 40,362 S.F. Located in the lower right.

The map also shows various easements and access points:

- 15' UTILITY EASEMENT:** Located along the top boundary of Lot 9.
- 10' x 25' ANCHOR EASEMENT:** Located along the bottom boundary of Lot 6.
- DRIVEWAY ACCESS:** Located along the left boundary of Lot 9.

The map includes numerous boundary measurements with bearings and distances, such as:

- N 59°13'23"E 118.25
- S 29°36'17"E
- N 15°26'43"W
- S 27°55'56"E
- N 49°05'35"E 126.42
- S 49°05'35"W 180.00
- N 35°07'07"W
- S 49°05'35"E 175.74
- N 49°05'35"E 251.71
- S 49°37'13"E 70.00
- N 63°20'36"E 110.00
- S 63°20'36"W 82.78
- N 50°28'17"W 219.54
- S 17°50'34"W
- S 8°28'
- N 50°28'17"W 219.54
- S 63°20'36"W 104.53
- S 27°55'56"E 338.30 (NR)
- S 49°05'35"W 180.00
- N 49°05'35"E 251.71
- S 49°05'35"E 175.74
- N 49°05'35"E 126.42
- N 35°07'07"W
- S 49°05'35"E 180.00
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- S 49°05'35"W 180.00
- N 49°05'35"E 126.42
- N 35°07'07"W
- S 49

