

PROPERTY PROFILE



"The Valley's only Alaskan owned and operated Title Company"

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:

Quintin R Shandel

ABBREVIATED LEGAL DESCRIPTION: Lot A5, S1/2 NE1/4, Section 1, Township 19 North, Range 4 West, Seward Meridian, 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.

11/15/2019 8:22 AM

AS



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 19N04W01A005

Site Information

Account Number	19N04W01A005	Subdivision	
Parcel ID	4862	City	None
TRS	S19N04W01	Map W109	
Abbreviated Description (Not for Conveyance)	TOWNSHIP 19N RANGE 4W SECTION 1 LOT A5		Tax Map

Site Address 19566 W WILLOW FISHHOOK RD

Ownership

Owners	SHANDEL QUINTIN R	Buyers	
Primary Owner's Address	PO BOX 565 ALBION CA 95410-0565	Primary Buyer's Address	

Appraisal Information

Year	Assessment			Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed ¹
2019	\$84,000.00	\$0.00	\$84,000.00	2019	\$84,000.00	\$0.00	\$84,000.00
2018	\$84,000.00	\$0.00	\$84,000.00	2018	\$84,000.00	\$0.00	\$84,000.00
2017	\$84,000.00	\$0.00	\$84,000.00	2017	\$84,000.00	\$0.00	\$84,000.00

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	0043	17.209	\$1445.55	3/7/2014	WARRANTY DEED (ALL TYPES)	Palmer 2014-003986-0
2018	Yes	0043	17.129	\$1438.83	5/31/2005	WARRANTY DEED (ALL TYPES)	Palmer 2005-013295-0
2017	Yes	0043	17.13	\$1438.92	10/15/1976	WARRANTY DEED (ALL TYPES)	Palmer Bk: 125 Pg: 433

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
PLEASE CALL	\$1,450.13		\$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
80.00	80.00	Assembly District 007	10-045	035 Willow FSA	020 Greater Willow RSA

¹ Total Assessed is net of exemptions and deferrals, 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: 11/14/2019 12:00:22 AM



WARRANTY DEED

42869 NDF

ATGA

The Grantor, WES WARREN TAKACS and JENNIFER REBECCA TAKACS, husband and wife, whose address is 2451 West 1340 North, Clinton UT 84015, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does hereby convey and warrant unto the Grantee, QUINTIN R. SHANDEL, a(n) married person, whose address is PO Box 565, Albion, CA 95410, as part of an IRC Section 1031 Tax Deferred Exchange on the part of Grantee, and to the heirs and assigns of the Grantee, the following described real property:

The South one-half of the Northeast one-quarter (S1/2NE1/4), Section 1, Township 19 North, Range 4 West, Seward Meridian, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

SUBJECT TO ALL reservations, easements, exceptions, restrictions, covenants, conditions, plat notes, by-laws and rights-of-way of record, if any.

SUBJECT TO taxes due the Matanuska-Susitna Borough for the year 2014, a lien but levy therefore has not been made.

SUBJECT TO reservation of section line easement 33 feet in width along each side of the section line as provided by 43 USC 932; affects the East 33 feet.

SUBJECT TO rights of the public and governmental agencies in and to any portion of said land included within the boundaries of any road right-of-way.

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

TO HAVE AND TO HOLD the premises, all and singular, together with the appurtenances and privileges thereto incident unto said Grantee, and to the heirs, executors, administrators and assigns of Grantee, FOREVER.

DATED this 04 day of March, 2014.

GRANTOR:

Wes Warren Takacs
WES WARREN TAKACS

Jennifer Rebecca Takacs
JENNIFER REBECCA TAKACS

STATE OF UTAH)
COUNTY OF DAVIS) ss:

The foregoing instrument was acknowledged before me this 4 day of March, 2014, by WEST WARREN TAKACS and JENNIFER REBECCA TAKACS.

Heather Marie Gould
Notary Public in and for Utah
My Commission expires: 5/15/2017



Law Office of David D. Clark, 805 W Fireweed Lane, Anch AK 99503 Tel 907-277-7679 Fax 907-274-9829

Warranty Deed, Page 2 of 3



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2014-003986-0

DATED this 4th day of March, 2014.

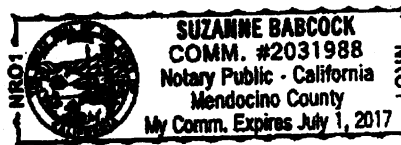
GRANTEE:

Quintin R. Shandel
QUINTIN R. SHANDEL

STATE OF CALIFORNIA)
) ss:
COUNTY OF Mendocino)

The foregoing instrument was acknowledged before me this 4th day of March, 2014, by QUINTIN R. SHANDEL.

Suzanne Babcock
Notary Public in and for California
My Commission expires: July 1, 2017



Please record in Palmer Recording
District & return to
Quintin R. Shandel
PO BOX 565
Albion, CA 95410

Law Office of David D. Clark, 805 W Fireweed Lane, Anch AK 99503 Tel 907-277-7679 Fax 907-274-9829

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