

# PROPERTY PROFILE



*"Alaskan Owned and Operated Title and Escrow 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

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\*\*\*\*You can order on line by using our website: [www.matsutitle.com](http://www.matsutitle.com)\*\*\*\*

It has been our pleasure to provide this property profile to assist you in the listing and sale of this property. We enjoy providing this product to our customers.

**Please remember to choose Mat-Su Title on your next transaction.**

**PREPARED FOR:**

Brad Baker

**APPARENT RECORD OWNER:**

Frank J. Martin, Jr.

**ABBREVIATED LEGAL DESCRIPTION:** Lot 1, Block 1, Birch Park Subdivision, Addition No. 1, Plat No. 73-23, Palmer Recording District, Third Judicial District, State of Alaska

**NOTES:** 13609 W. Big Lake Road

Prepared by: Jordan Johnson – Customer Service

Phone: 907-376-1834

Email: [JordanJ@matsutitle.com](mailto:JordanJ@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.

5/16/2018 12:38 PM

JJ



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 6298B01L001

**Site Information**  
 Account Number: 6298B01L001      Subdivision: BIRCH PK ADD #1  
 Parcel ID: 6689      City: None  
 TRS: S17N03W15      Map HO11      Tax Map  
 Abbreviated Description (Not for Conveyance): BIRCH PK ADD #1 BLOCK 1 LOT 1

**Site Address:** 13609 W BIG LAKE RD  
**Ownership:**  
 Owners: MARTIN FRANK J JR      Buyers:  
 Primary Owner's Address: 3953 GLEN RIDGE DR CHINO HILLS CA      Primary Buyer's Address:  
 91709-2940

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2018	\$28,300.00	\$0.00	\$28,300.00	2018	\$28,300.00	\$0.00	\$28,300.00
2017	\$28,300.00	\$0.00	\$28,300.00	2017	\$28,300.00	\$0.00	\$28,300.00
2016	\$28,300.00	\$0.00	\$28,300.00	2016	\$28,300.00	\$0.00	\$28,300.00

Building Information				Percent Complete	
Building Item Details					
Building Number	Description	Area	Recording Info (offsite link to DNR)		
Tax/Billing Information			Recorded Documents		
Year	Certified	Zone	Mill	Date	Type
2018	No	0032	Not Yet Set	3/28/2001	QUITCLAIM DEED (ALL TYPE)
2017	Yes	0032	15.65	7/7/2000	
2016	Yes	0032	15.279	11/29/1993	

Tax Account Status †						
Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Land and Miscellaneous				Road Service Area	
Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.93	0.93	Assembly District 005	08-155	136 WEST LAKES FSA	021 Big Lake RSA

\* Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.  
 † If account is in foreclosure, payment must be in certified funds.

Last Updated: 5/15/2018 4:00:03 AM

BK01123PG0020

RECORDING REQUESTED BY

ORDER #  
APN

Name	WHEN RECORDED MAIL TO
Street	PEARL MARTIN
Address	3953 GLEN RIDGE DR.
City	CHINO HILLS, CA.
State/Zip	91709

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Grant Deed

The undersigned Grantor(s) declare(s):

Documentary transfer tax is \$ NONE

- computed on full value of property conveyed, or
- computed on full value less value of liens and encumbrances remaining at time of sale.
- Unincorporated area:  City of \_\_\_\_\_
- Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

hereby GRANT(S) to Pearl Martin PM. 3953 GLEN RIDGE DRIVE, CHINO HILLS, CA. 91709

FRANK J. MARTIN, JR.  
3953 GLEN RIDGE DRIVE  
CHINO HILLS, CA. 91709

that property in MATANUSKA, ALASKA County, State of ~~California~~ ALASKA, described as:

Parcel No. 6298B01001 Real Prop 2000  
Buck Park Add #1 BL1 LOT1 + LOT2  
Parcel No. 6298B01002  
Buck Park Add #1 BL1 LOT2

**RECORDING DISTRICT**  
**PALMER ALASKA**  
**536 S. COLONY WAY,**  
**30NE 0032 PALMER, AK**  
**99645**

Mail tax statements to FRANK J. MARTIN, JR.

Date FEB 20, 2001

STATE OF CALIFORNIA

County of SAN BERNARDINO } ss.

On FEB 2, 2001 before me,  
the undersigned, a Notary Public in and for said State,  
personally appeared

PEARL MARTIN

Pearl Martin

Pearl Martin

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

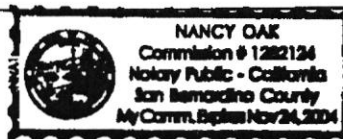
WITNESS my hand and official seal.

Nancy Oak

Notary Public in and for said County and State

NANCY OAK

(Notary's name must be typed or legibly printed)



[NOTARY STAMP OR SEAL]

BK01123PG0021

006572 15<sup>cc</sup>  
PALMER  
RECORDING DISTRICT

2001 HR 28 AM 10:52  
REQUESTED BY  
Pearl Martin