

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

****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. 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 2, Block 1, Birch Park Subdivision, Addition No. 1, Plat No. 73-23, Palmer Recording District, Third Judicial District, State of Alaska

NOTES: 2343 S. Birch Lake Drive

Prepared by: Jordan Johnson – Customer Service
Phone: 907-376-1834
Email: 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 12:44 PM
JJ



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6298B01L002

Site Information

Account Number	6298B01L002	Subdivision	BIRCH PK ADD #1
Parcel ID	68137	City	None
TRS	S17N03W15	Map HO11	Tax Map
Abbreviated Description (Not for Conveyance)	BIRCH PK ADD #1 BLOCK 1 LOT 2		

Site Address 2343 S BIRCH LAKE DR

Ownership

Owners MARTIN FRANK J JR

Primary Owner's Address 3953 GLEN RIDGE DR CHINO HILLS CA 91709-2940

Buyers

Primary Buyer's Address

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2018	\$31,500.00	\$0.00	\$31,500.00	2018	\$31,500.00	\$0.00	\$31,500.00
2017	\$31,500.00	\$0.00	\$31,500.00	2017	\$31,500.00	\$0.00	\$31,500.00
2016	\$31,500.00	\$0.00	\$31,500.00	2016	\$31,500.00	\$0.00	\$31,500.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
Tax/Billing Information			
Year	Certified	Zone	Mill
2018	No	0032	Not Yet Set
2017	Yes	0032	15.65
2016	Yes	0032	15.279
Tax Billed			
2018	Tax Not Yet Billed		
2017	\$492.98		
2016	\$481.30		
Recorded Documents			
Year	Date	Type	Recording Info (offsite link to DNR)
2018	3/28/2001		Palmer Bk: 1123 Pg: 20
2017	7/7/2000		Palmer Bk: 1078 Pg: 2
2016	11/29/1993	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 742 Pg: 978

Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total	LID Exists
Current	\$0.00	\$0.00	\$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
1.03	1.03	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.

Last Updated: 5/16/2018 4:00:03 AM

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

BK01123PG0020

RECORDING REQUESTED BY

ORDER #
APN

WHEN RECORDED MAIL TO
 PEARL MARTIN
 3953 GLEN RIDGE DR.
 CHINO HILLS, CA.
 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 ALASKA, described as:

Parcel No. 6298B01001 Real Prop 2020
Buck Park Cdd #1 BL1 LOT1 + LOT2
Parcel No. 6298B01002
Buck Park Cdd #1 BL1 LOT2

RECORDING DISTRICT
PALMER ALASKA
836 S. COLONY WAY,
SONG 0032 PALMER AK
99645

Mail tax statements to FRANK J. MARTIN, JR.

Date FEB 20, 2021
STATE OF CALIFORNIA

County of SAN BERNARDINO } ss.

On FEB 2, 2021 before me,
the undersigned, a Notary Public in and for said State,
personally appeared _____

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^{cc}
PALMER
RECORDING DISTRICT

2001 MR 28 AM 10:52
REQUESTED BY
Pearl Martin