

Kachemak Bay Title Agency, Inc.

3733 Ben Walters Lane, #1, Homer, Alaska 99603

Phone (907) 235-8196 • Fax (907) 235-2420

info@kbaytitle.com

Property Profile

PREPARED FOR: Deb Hunt

DATE PREPARED: July 2, 2026

In response to your request for a listing package on the following described parcel:

Property Address here: NHN NSN, Anchor Point AK, 99556

LEGAL DESCRIPTION HERE, The South one-half of the Northeast one-quarter (S1/2NE1/4) of Section 26, Township 4 South, Range 15 West, Seward Meridian, in the Homer Recording District, Third Judicial District, State of Alaska.

We have included copies of the following documents:

- (☒) Last Deed of Record
- (☐) Deed of Trust's, Modifications, and Default Documents of Record
- (☐) Covenants, Conditions and Restrictions
- (☒) Map & Taxes

Vested Owner(s): Darcy McBride

Parcel No: 16516272

This listing package is restricted to the use of the addressee without charge in conformance with the guidelines approved by the State of Alaska Insurance Commissioner. A transaction or financial decision should not be made based on these materials. A title examination has not been accomplished to provide these materials. **Kachemak Bay Title Agency, Inc.** does not assume any liability as to the completeness or accuracy of the documents included.

When you need a complete report of the title, please contact our office to place an order for a Preliminary Commitment for Title Insurance and obtain a fee quote.

Sincerely,

Kachemak Bay Title Agency, Inc.
TITLE DEPARTMENT

✉ Update Mailing Address

Account Information

Owner of Record: MCBRIDE DARCY	PIN: 16516272	Tax Roll: Real Property
Mailing Address: 107 W AVENIDA GAVIOTA SAN CLEMENTE CA 92672-4215	Property Address:	TAG: 68 - WESTERN EMERGENCY SVS

Last updated: 7/02/2026 02:34:35 PM

Owners

MCBRIDE DARCY.

Legal Description

T 4S R 15W SEC 26 Seward Meridian HM S1/2 NE1/4

Tax Bills Due

Total Payable:

\$295.60

ADD ALL TO CART

Min. Due:

\$147.80

ADD TO CART

Pay Partial:

ADD TO CART

-

Bills Due

ℹ

 Payments will be applied to the oldest balance first.

2026 | BILL: 2026043533 | REAL PROPERTY

DUE \$295.60

ADD TO CART

+ All past due items must be paid together.				📊 Funds Breakdown	
Status	Installment	Due Date	Taxes And Charges	Paid	Owed
● Due	1	9/15/26	+ \$147.80	\$0.00	\$147.80
● Due	2	11/16/26	+ \$147.80	\$0.00	\$147.80

+

 Settled Charges

Payment History

ℹ

 Select the "Tax Year" link to view the **Funds Breakdown** for the entire tax year.

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2025	2025043979	10/20/25	B26.34444	\$147.38

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2025	2025043979	9/11/25	B26.19246	\$147.38
2024	2024043919	9/29/24	B25.28316	\$136.10
2024	2024043919	9/29/24	B25.28317	\$136.10
2023	2023044765	9/19/23	B24.23002	\$250.96
2022	2022044503	9/21/22	B23.24060	\$251.74
2021	2021044622	11/18/21	B22.39010	\$277.78
2020	2020045338	11/18/21	B22.39010	\$5.38
2020	2020045338	2/17/21	B21.45036	\$281.54
2019	2019045435	8/26/19	B20.12609	\$286.56
2018	2018045310	1/8/19	B19.42099	\$320.00
2017	2017041013	10/22/17	B18.35153	\$295.50
2016	2016040347	9/15/16	B17.21946	\$281.42
2015	2015045333	2/12/16	B16.41814	\$316.60
2014	2014053614	2/12/16	B16.41814	\$362.98



File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: Darcy McBride

Address: HC 30 Box 12723

Wasilla, AK 99654-9711

File No.: **0222-957805 (CAP)**

OC 37

STATUTORY WARRANTY DEED

THE GRANTOR, **Ruth P. Mizelle, a married woman and Ivan W. Felton, an unmarried man and Paul S. Seibel, a single man and Trust Agreement Peggy Ann DeWees Kreuzenstein, dated the 20th day of November, 1998 and Williams Revocable Trust, dated September 5, 1984,** whose mailing address is **1343 G Street, Anchorage, AK 99501,** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as a part of a IRC 1031 tax deferred exchange,** in hand paid, conveys and warrants to **Darcy McBride, a single person,** residing at **HC 30 Box 12723, Wasilla, AK 99654-9711,** the following described real estate, situated in the **Homer Recording District, Third Judicial District, State of Alaska:**

The South one-half of the Northeast one-quarter (S 1/2 NE 1/4) and the North one-half of the Southeast one-quarter (N 1/2 SE 1/4), in Section 26, Township 4 South, Range 15 West, Seward Meridian, Homer Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM, Anchor Point Estates, Plat No. 86-56.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: January 5, 2007.

Ruth P. Mizelle
Ruth P. Mizelle

Paul S. Seibel
Paul S. Seibel

Williams Revocable Trust, dated September 5, 1984

Marilyn B. Williams, Trustee
Marilyn B. Williams, Trustee

Ivan W. Felton
Ivan W. Felton

Trust Agreement Peggy Ann DeWees Kreuzenstein, dated the 20th day of November, 1998

Peggy Ann DeWees Kreuzenstein
Peggy Ann DeWees Kreuzenstein, Trustee

STATE OF Alaska)
) SS.
 Third Judicial District)

THIS IS TO CERTIFY that on this 8 day of January, 2007, before me the undersigned Notary Public, personally appeared **Ruth P. Mizelle**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal



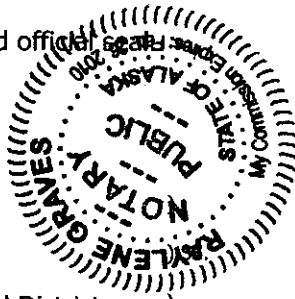
Raylene Graves
 Notary Public in and for Alaska

My commission expires 2/28/2010

STATE OF Alaska)
 Third Judicial District)

THIS IS TO CERTIFY that on this 8 day of January, 2007, before me the undersigned Notary Public, personally appeared **Ivan W. Felton**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal



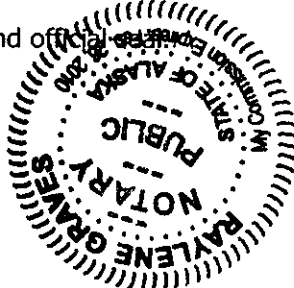
Raylene Graves
 Notary Public in and for Alaska

My commission expires 2/28/2010

STATE OF Alaska)
 Third Judicial District)

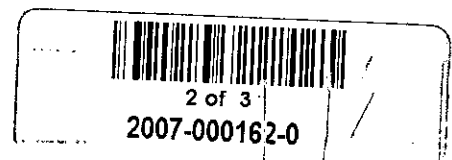
THIS IS TO CERTIFY that on this 8 day of January, 2007, before me the undersigned Notary Public, personally appeared **Paul S. Seibel**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal



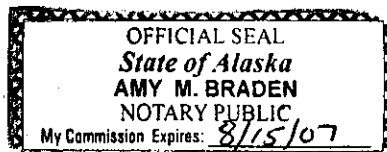
Raylene Graves
 Notary Public in and for Alaska

My commission expires 2/28/2010



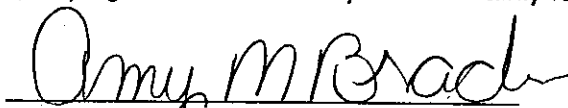
January 02, 2007

STATE OF Alaska)
) SS.
Third Judicial District)



THIS IS TO CERTIFY that on this 5 day of January, 2007, before me the undersigned Notary Public, personally appeared **Peggy Ann DeWees Kreuzenstein, Trustee**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument as personal representative for the estate of **The Trust Agreement of Peggy Ann DeWees Kreuzenstein**, and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

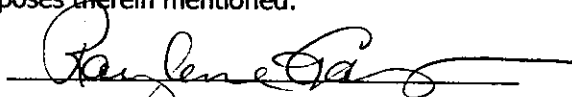

Notary Public in and for Alaska
My commission expires 8/15/07

STATE OF Alaska)
) SS.
Third Judicial District)

THIS IS TO CERTIFY that on this 8 day of January, 2007, before me the undersigned Notary Public, personally appeared **Marilyn B. Williams, Trustee**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument as personal representative for the estate of **Williams Revocable Trust**, and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.




Notary Public in and for Alaska
My commission expires 2/28/2010



☆ 16516272

PHYSICAL ADDRESSES	NONE
OWNER	MCBRIDE DARCY
MAILING ADDRESS	107 W AVENIDA GAVIOTA
MAILING CITY	SAN CLEMENTE
MAILING STATE	CA
MAILING ZIP	92672
OWN TYPE	Private
USE TYPE	Vacant
2026 CERTIFIED LAND VALUE	30,600
2026 CERTIFIED IMPROVEMENT VALUE	0
2026 CERTIFIED ASSESSED VALUE	30,600
2026 APPLIED EXEMPTION	0
2026 CERTIFIED TAXABLE VALUE	30,600
TAX PARCEL DESCRIPTION	T 4S R 15W SEC 26 SEWARD MERIDIAN HM S1/2 NE1/4
ACREAGE	80.0000

