stewart title®

# Property Profile Report

5/4/2026

12675 S Knik Goose Bay Road, Big Lake, AK 99623

Purported owner of Record: Greg Miller


**Prepared by:**

Erin Hodgson
Stewart Title of Fairbanks
714 Gaffney Rd
Fairbanks, AK 99701
(907) 456-3474
listingpackages@stewart.com


**Prepared for:**

***Anita Raubeson***


**Report Provided by:**

Stewart Title of Fairbanks
714 Gaffney Rd
Fairbanks, AK 99701
(907) 456-3474
www.stewart.com/fairbanks

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- [x] Tax Report
- [ ] BEES Certificate
- [ ] Summary of Bldg Insp
- [x] Vesting Deed
- [ ] Deed of Trust
- [ ] CC&R's
- [x] Plat Map
- [x] No As-Built
- [ ] As-Built Attached
- [ ] As-Built Requested/Will forward if rcvd
- [ ] Other
- [ ] Notice of Default

## Disclaimer

This property report is provided "as is" without warranty of any kind, either express or implied, including without limitations any warrantees of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this property report without a title insurance policy.

The information contained in this property report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.

MATANUSKA-SUSITNA BOROUGH

# Real Property Detail for Account: 216N03W34D003

Site Information

| | | | |
|---|---|---|---|
| Account Number | 216N03W34D003 | Subdivision | |
| Parcel ID | 26736 | City | None |
| TRS | S16N03W34 | Map GB08 | Tax Map |
| Abbreviated Description (Not for Conveyance) | TOWNSHIP 16N RANGE 3W SECTION 34 LOT D3 | | |
| Site Address | 12675 S Knik Goose Bay Rd | | |

Ownership

| | | | |
|---|---|---|---|
| Owners | MILLER GREG | Buyers | |
| Primary Owner's Address | PO BOX 2339 WRANGELL AK 99929-2339 | Primary Buyer's Address | |

Appraisal Information

| Year | Land Appraised | Bldg. Appraised | Total Appraised |
|---|---|---|---|
| 2026 | $41,100.00 | $0.00 | $41,100.00 |
| 2025 | $35,700.00 | $0.00 | $35,700.00 |
| 2024 | $35,700.00 | $0.00 | $35,700.00 |

Assessment

| Year | Land Assessed | Bldg. Assessed | Total Assessed[1] |
|---|---|---|---|
| 2026 | $41,100.00 | $0.00 | $41,100.00 |
| 2025 | $35,700.00 | $0.00 | $35,700.00 |
| 2024 | $35,700.00 | $0.00 | $35,700.00 |

Building Information

Building Item Details

| Building Number | Description | Area | Percent Complete |
|---|---|---|---|

Tax/Billing Information

| Year | Certified | Zone | Mill | Tax Billed |
|---|---|---|---|---|
| 2026 | No | 0030 | :: | :: |
| 2025 | Yes | 0030 | 12.797 | $456.85 |
| 2024 | Yes | 0030 | 13.174 | $470.31 |

Recorded Documents

| Date | Type | Recording Info (offsite link to DNR) |
|---|---|---|
| 5/6/2021 | WARRANTY DEED (ALL TYPES) | Palmer 2021-013272-0 |
| 3/30/2021 | WARRANTY DEED (ALL TYPES) | Palmer 2021-008137-0 |
| 7/30/2002 | WARRANTY DEED (ALL TYPES) | Palmer 2002-015998-0 |

Tax Account Status [2]

| Status | Tax Balance | Farm | Disabled Veteran | Senior | Total [3] | LID Exists |
|---|---|---|---|---|---|---|
| PLEASE CALL | $248.71 | $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 |
|---|---|---|---|---|---|
| 5.10 | 5.10 | Assembly District 005 | 30-585 | 130 Central Mat-Su | 017 Knik 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.
[3] If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Last Updated: 5/4/2026 11:00:01 AM

A L A S K A

2021-013272-0
Recording Dist: 311 - Palmer
5/6/2021 11:47 AM Pages: 1 of 4

STA 1159225

**DOCUMENT TITLE: Warranty Deed**

**DOCUMENT DATE: March 30, 2021**

**This document is being recorded to add the return to address recorded on March 30, 2021 under Serial Number 2021-008137-0.**

**To be recorded in the Palmer Recording District**

**THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD AND IS TO BE CONSIDERED PART OF THE OFFICIAL DOCUMENT.**

**DO NOT DETACH**

A L A S K A

**2021-008137-0**
Recording Dist: 311 - Palmer
3/30/2021 09:39 AM Pages: 1 of 2

# WARRANTY DEED

1159225 STA

The Grantor, BENNIE R. BECKHAM and PHYLLIS K. BECKHAM, husband and wife, whose address is #84 705 Muldoon Rd, Anchorage, AK 99504, 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, GREG MILLER, a married person, whose address is 1125 W Gail Dr, Wasilla, AK 99654, and to the heirs and assigns of the Grantee, the following described real property:

A parcel of land located entirely within Section 34, Township 16 North, Range 3 West, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska, being Parcel 4 of Waiver Resolution Serial No. 97-18-PWm, recorded May 23, 1997 in Book 895 at Page 38, more particularly described as follows:

Commencing at the C-S 1/16th corner, a 1 1/2" Aluminum Cap Monument marked LS2071; proceed S 89° 54' 26" E. 201.92 feet to the intersection of the Easterly boundary of the Knik-Goose Bay Rd. R.O.W. and the South boundary of the N1/2 SE1/4; Section 34, point of beginning;

Thence proceed Northeasterly along said R.O.W. along a curve to the left whose radius is 1532.80', whose delta angle is 7° 15' 31" an arc distance of 194.19' to the point of tangency;

Thence proceeding N 23° 28' 38" E, 245.00' along said R.O.W. to a point;
Thence proceed N 23° 28' 38" E along said R.O.W., 325.00' to a point of beginning;
Thence proceeding S 89° 51' 32" E, 820.28' to a point;
Thence proceeding S 44° 38' 40" W, 424.77' to a point;
Thence proceeding N 89° 27' 36" W, 651.29' to the point of beginning.

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

SUBJECT TO taxes and/or assessments due the Matanuska-Susitna Borough for the year 2021, a lien but levy therefore has not been made.

SUBJECT TO Ordinance Serial No. 08-161 (AM) Matanuska-Susitna Borough Adopting MSB 17-20 Knik Sled Dog and Recreation Special Land Use District and Amending 17.125 Definitions, including the terms and provisions thereof, recorded December 8, 2014 as Serial No. 2014-024660-0.


Collier Law, 851 E. Westpoint Drive, # 212, Wasilla, AK 99654 Telephone 907-357-4500 Fax 907-357-4510

eRecorded Document



eRecorded Document

THIS DOCUMENT HAS BEEN
ELECTRONICALLY RECORDED
BY STEWART TITLE OF ALASKA

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Definitions, including the terms and provisions thereof, recorded December 8, 2014 as Serial No. 2014-024660-0.

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 the Grantee, FOREVER.

DATED March 29, 2021.

GRANTOR:

Bennie R. Beckham
BENNIE R. BECKHAM

Phyllis K. Beckham
PHYLLIS K. BECKHAM

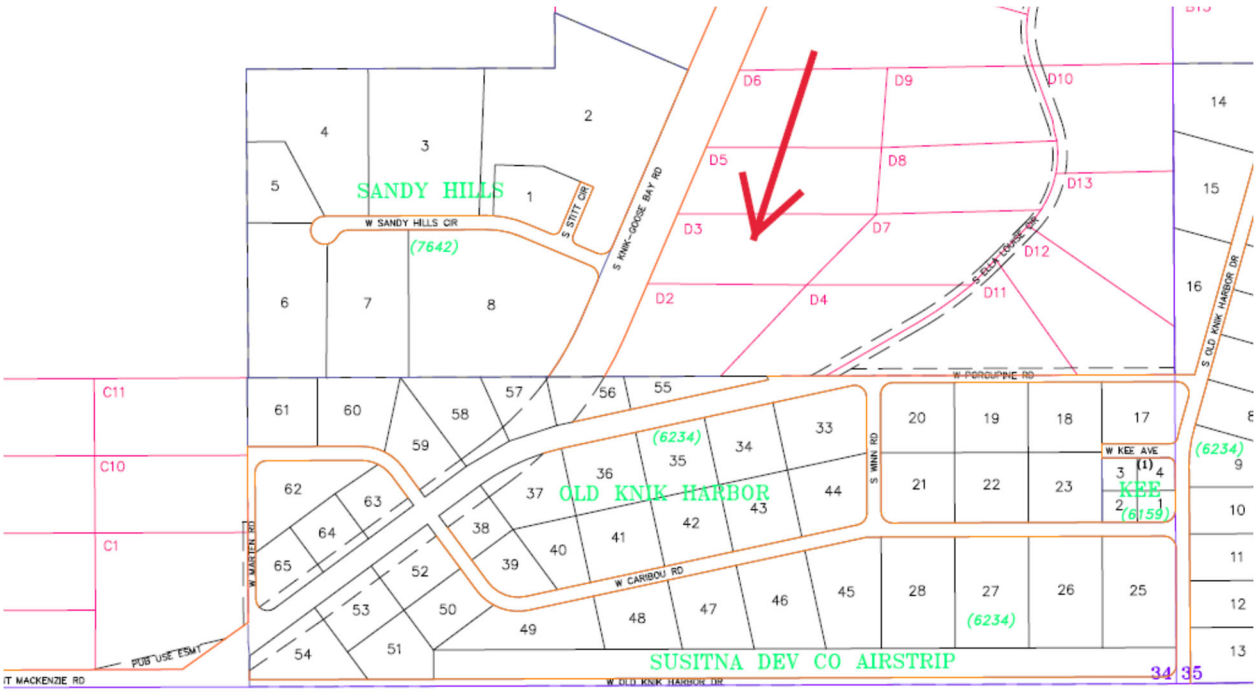
STATE OF ALASKA )
) ss:
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me on March 29, 2021, by BENNIE R. BECKHAM and PHYLLIS K. BECKHAM.

Lori Guy
Notary Public in and for Alaska
My Commission expires: _____

STATE OF ALASKA
NOTARY PUBLIC
Lori Guy
My Commission Ends August 28, 2022

After Recording Return To:
Greg Miller
1125 W Gail Dr
Wasilla, AK 99654




"NOTICE: THIS IS NEITHER A PLAT NOR A SURVEY. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON."