



*First American
Title Insurance Company*

LISTING PACKAGE

3/2/2026

hannah@mckinleyview.com

Attn: Hannah Rosamond

We appreciate the opportunity to serve you and thank you for choosing First American Title. Attached please find the following:

- Tax Information
- Vesting Deed
- Deed of Trust
- As Built
- As Built Not Found
- Plat Map
- Tax Map
- CCR's
- CCR's Not Found
- Other:

Owner Name(s): 7 SUMMITS CLUB LLC

Physical Address: 22232 S B ST

Legal Description: LOT 4 BLK 3 TALKEETNA TWNST (USS 1260), TALKEETNA RECORDING DISTRICT

Please do not hesitate to contact me at 907-561-1844 or cs.alaska@firstam.com if I may be of further assistance. I understand you have a choice and hope you will choose First American Title for your next transaction. Have a wonderful day!

Sincerely,

Kellie Trolz

Kellie Trolz, Title Customer Service

Enclosures

NOTICE OF DISCLAIMER OF LIABILITY

This letter and the accompanying materials do not constitute a policy of Title Insurance or a Commitment for Title Insurance. Further, they are not an abstract of title. These materials are furnished as a courtesy by First American Title Insurance Co., and the Company does not take responsibility for the completeness or accuracy of the materials. If you desire a complete report on the status of title, please contact the above named person to arrange for a Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has the opportunity to perform a complete search and is prepared to issue a Policy.

1400 W Benson Blvd, Suite 250, Anchorage, AK 99503
TEL 907-561-1844 | FAX 907-561-1948
ak.firstam.com



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 57000B03L004

Site Information

Account Number	57000B03L004	Subdivision	TALKEETNA TWNST (USS 1260)
Parcel ID	41722	City	None
TRS	S26N05W24	Map TA06	Tax Map
Abbreviated Description (Not for Conveyance)	TALKEETNA TWNST (USS 1260) BLOCK 3 LOT 4		

Site Address 22232 S B St

Ownership

Owners	7 SUMMITS CLUB LLC	Buyers	
Primary Owner's Address	200 HINES ST COWAN TN 37318	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2026	\$17,300.00	\$0.00	\$17,300.00	2026	\$17,300.00	\$0.00	\$17,300.00
2025	\$15,000.00	\$0.00	\$15,000.00	2025	\$15,000.00	\$0.00	\$15,000.00
2024	\$15,000.00	\$0.00	\$15,000.00	2024	\$15,000.00	\$0.00	\$15,000.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
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Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2026	No	0060	::	::	9/26/2024	WARRANTY DEED (ALL TYPES)	Talkeetna 2024-001079-0
2025	Yes	0060	16.241	\$243.63	4/12/2023	WARRANTY DEED (ALL TYPES)	Talkeetna 2023-000434-0
2024	Yes	0060	16.583	\$248.75	3/15/2022	WARRANTY DEED (ALL TYPES)	Talkeetna 2022-000283-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
PLEASE CALL		\$1.22	\$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
0.07	0.07	Assembly District 007	30-600	024 Talkeetna FSA	029 Greater Talkeetna 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.

Last Updated: 3/2/2026 11:00:00 AM

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.



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

AFTER RECORDING MAIL TO:

Name: **7 Summits Club LLC**

Address: **PO BOX 33735**

Juneau, AK 99803

File No.: **0281-4202197 (NC)**

STATUTORY WARRANTY DEED

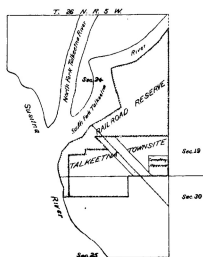
THE GRANTOR, **Paul J. Beberg, an unmarried person**, whose mailing address is **PO BOX 54, Talkeetna, AK 99676**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **7 Summits Club LLC, an Alaska limited liability company**, residing at **PO BOX 33735, Juneau, AK 99803**, the following described real estate, situated in the **Talkeetna** Recording District, **Third** Judicial District, State of **Alaska**:

Lot 4, Block 3, TALKEETNA TOWNSITE, U.S. SURVEY 1260, according to the official plat thereof, Records of the Talkeetna Recording District, Third Judicial District, State of Alaska.

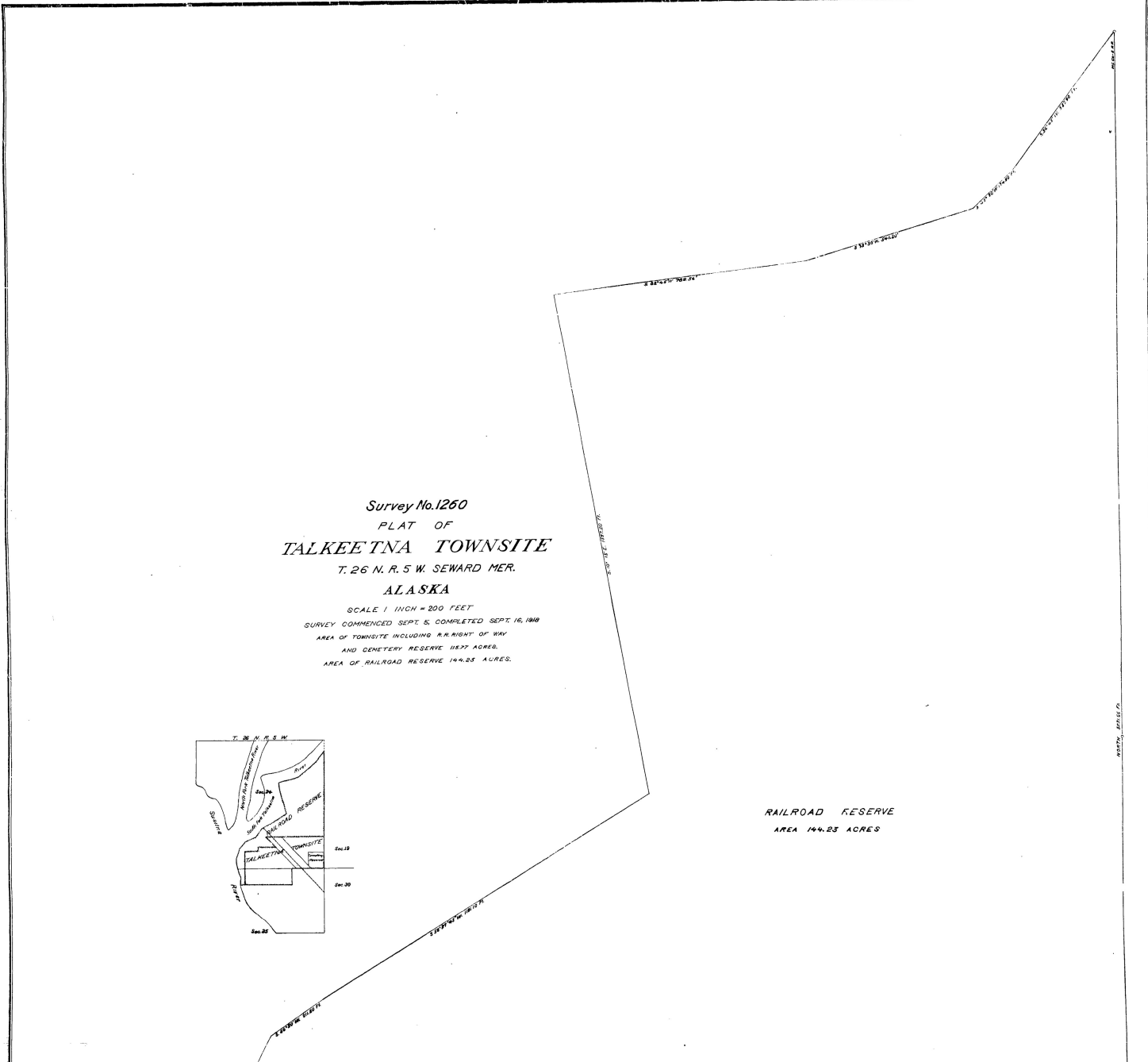
SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

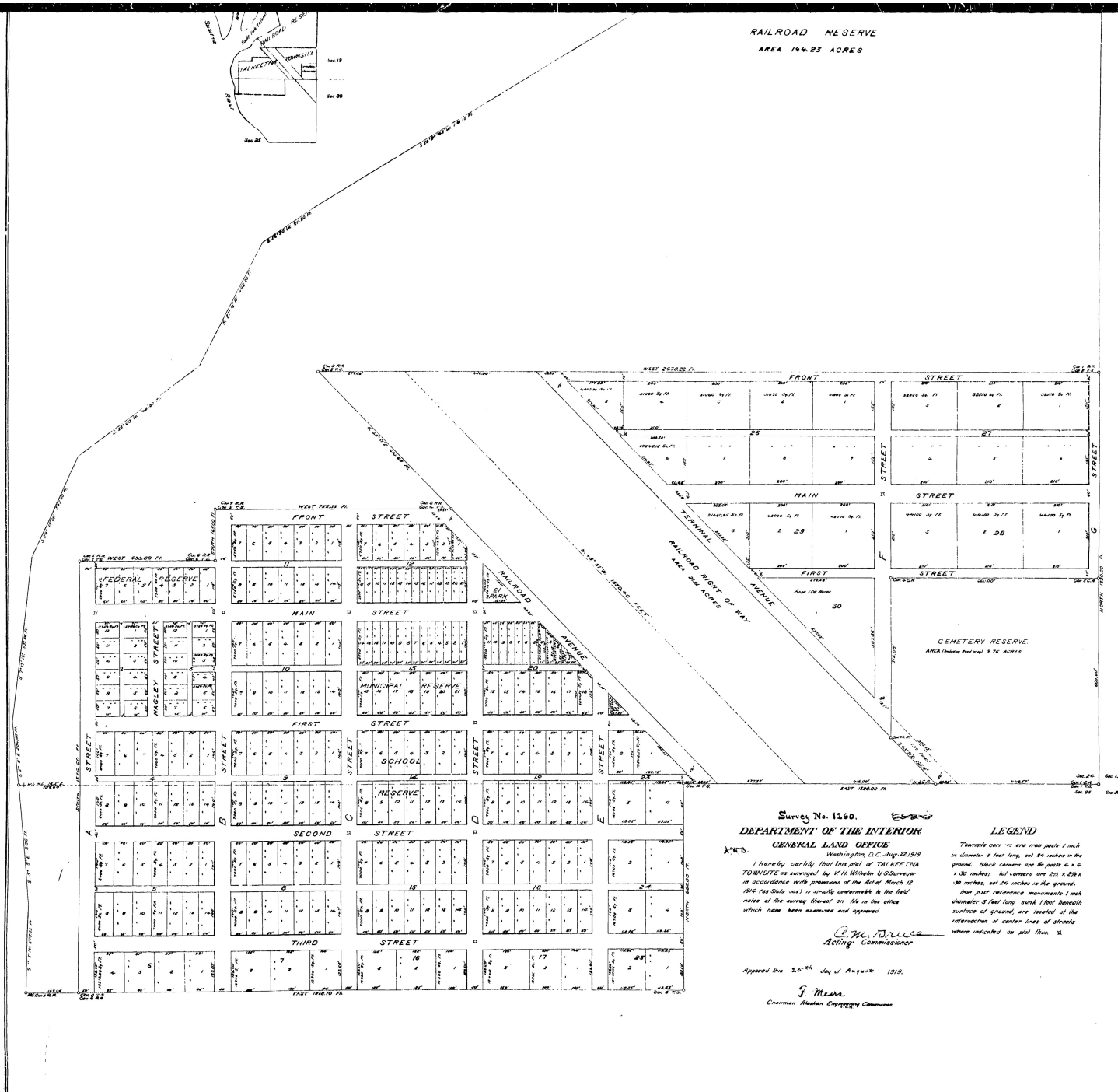
Survey No. 1260
 PLAT OF
TALKEETNA TOWNSITE
 T. 26 N. R. 5 W. SEWARD MER.
 ALASKA

SCALE 1 INCH = 200 FEET
 SURVEY COMMENCED SEPT. 5, COMPLETED SEPT. 16, 1900
 AREA OF TOWNSITE INCLUDING R.R. RIGHT OF WAY
 AND CEMETERY RESERVE 11577 ACRES.
 AREA OF RAILROAD RESERVE 144.25 ACRES.



RAILROAD RESERVE
 AREA 144.25 ACRES





RAILROAD RESERVE
AREA 144.23 ACRES

Survey No. 1260.
DEPARTMENT OF THE INTERIOR
GENERAL LAND OFFICE

Washington, D.C. May 22, 1919.
I hereby certify that this plat of TALAKEETNA TOWNSITE as surveyed by W. H. Wilhite, U.S. Surveyor in accordance with provisions of the Act of March 12, 1896 (29 Stat. 496) is a strictly conformable to the field notes of the survey thereof on file in the office which have been examined and approved.

W. H. Wilhite
Acting Commissioner

Approved this 20th day of August 1919.

J. Meers
Chairman Indian Cessionary Commission

LEGEND

Townsite corners are iron pipes 1 inch in diameter 6 feet long, set 6 inches in the ground. Block corners are 2 1/2 x 2 1/2 x 30 inches, set 2 1/2 inches in the ground. Iron pipe monuments 1 inch diameter 3 feet long, sunk 1 foot beneath surface of ground, are located at the intersection of center lines of streets where indicated on plat thereto.

SUPPLEMENTAL PLAT
 U. S. SURVEY
 No. 1260, ALASKA
 TALKEETNA TOWNSITE

This plat, removing the reserve designations in blocks 1, 13 and 21, is based upon the plat of U.S. Survey No. 1260, Alaska, approved August 22, 1919.

UNITED STATES DEPARTMENT OF THE INTERIOR
 BUREAU OF LAND MANAGEMENT
 Washington, D.C. June 26, 1975

This plat is based upon the official records and having been correctly prepared in accordance with the regulations of this Bureau, is hereby accepted.

For the Director

Brunell W. Halper
 Chief, Division of Cadastral Survey

