



**First American
Title Insurance Company**

LISTING PACKAGE

10/20/2025

gpelaia@msn.com

Attn: Gina Pelaia

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: Building Certificate & Building Instruction

Owner Name(s): EDENS KAYCEE S & EDENS KAYCEE SHEA & EDENS KEITH D & EDENS KEITH DANIEL

Physical Address: 69288 MELODY WAY

Legal Description: T 05S R 14W SEC 30 SEWARD MERIDIAN HM 2022018 WOODY ACRES 2022 REPLAT TRACT 2-A

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

☒ Update Mailing Address

Account Information

Owner of Record: EDENS KEITH D Mailing Address: PO BOX 992 HOMER AK 99603-0992	PIN: 17144017 Property Address: 69288 MELODY WAY	Tax Roll: Real Property TAG: 68 - WESTERN EMERGENCY SVS
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Last updated: 10/20/2025 12:12:13 PM

Owners
EDENS KAYCEE S. EDENS KAYCEE SHEA. EDENS KEITH D. EDENS KEITH DANIEL.

Legal Description
T 05S R 14W SEC 30 Seward Meridian HM 2022018 WOODY ACRES 2022 REPLAT TRACT 2-A

Tax Bills Due

Total Payable: \$4,756.05

ADD ALL TO CART

Pay Partial:

ADD TO CART

- All Bills Due

Payments will be applied to the oldest balance first.

Important Notice for 2025 Installments:
If 1st installment was not paid by 9/16/25, the installment will be added to the minimum due amount. 1st and 2nd installments are now due for Tax Year 2025.

2025 | 2025070035 | REAL PROPERTY

DUE \$4,756.05

ADD TO CART

+ All past due items must be paid together. Funds Breakdown					
Status	Installment	Due Date	Taxes And Charges	Paid	Owed
Due	2	11/17/25	+ \$4,756.05	\$0.00	\$4,756.05

+ Settled Charges

Installment	Due Date	Taxes And Charges Due
1	9/15/25	+ \$0.00

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	2025070035	9/11/25	B26.18876	\$4,756.05
2024	2024069646	11/12/24	B25.40791	\$4,616.82

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2024	2024069646	9/11/24	B25.20730	\$4,616.82
2023	2023070948	11/7/23	B24.37605	\$4,109.30
2023	2023070948	9/6/23	B24.16259	\$4,109.30

 2025 VALUES ARE CERTIFIED AS OF JUNE 1, 2025.

 Return

 New Search

 Tax Info

 Print

 Map It!

☒ Update Mailing Address

General Information

Property Owner: EDENS KEITH D Mailing Address: PO BOX 992 HOMER AK 99603-0992	Property ID: 17144017 Property Address: 69288 MELODY WAY	Acreage: 11.5900 Tax Authority Group: 68 - Western Emergency Svs
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Legal Description
T 05S R 14W SEC 30 Seward Meridian HM 2022018 WOODY ACRES 2022 REPLAT TRACT 2-A

Ownership History

Document No.	Date	Grantor	Grantee	Type
No ownership history data exists.				

Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2025	Main Roll Certification	71,700	952,900	1,024,600
2024	Main Roll Certification	67,500	878,100	945,600
2023	Main Roll Certification	56,400	756,700	813,100

Improvements

Building	Code	Description	Grade	Year	Length	Width	Units	Type	Value
R01	DWELL	Dwelling	VG-	2022	0	0	4040	Fin. sq.ft.	940,400
R01	SWL	Residential Sewer Water Landscaping	A	n/a	0	0	1	Item	10,500
R01	DRIVE	Gravel Driveway	A	n/a	0	0	1	Item	2,000
R01	ATTGAR	Attached Garage	A	0	43	31	1064	Sq.ft.	0

A
L
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S
K
A

2022-002178-0

Recording Dist: 309 - Homer

6/30/2022 01:06 PM Pages: 1 of 2



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

AFTER RECORDING MAIL TO:

Name: **Keith D. Edens and Kaycee S. Edens**

Address: **PO Box 992**

Homer, AK 99603

File No.: **0222-3900378 (RD)**

STATUTORY WARRANTY DEED

THE GRANTOR, **Big Mountain Builders, Inc.**, whose mailing address is **PO Box 3334, Homer, AK 99603**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Keith D. Edens and Kaycee S. Edens, husband and wife**, residing at **PO Box 992, Homer, AK 99603**, the following described real estate, situated in the **Homer** Recording District, **Third** Judicial District, State of **Alaska**:

Tract 2, WOODY ACRES SUBDIVISION, NO. 3, according to the official plat thereof, filed under Plat Number 82-11, Records of the Homer Recording District, Third Judicial District, State of Alaska.

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

Dated: June 29 2022.

Big Mountain Builders, Inc.

By: Marivel J. Petska
Name: Marivel Petska
Title: Vice President

STATE OF Nebraska)
Buffalo County) ss.
)

THIS IS TO CERTIFY that on this June 29, 2022, before me the undersigned Notary Public, personally appeared Marivel Petska, known to me and to me known to be the Big Mountain Builders, Inc. of the corporation that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.



Sarah J. McCaslin
Notary Public in and for Nebraska
My commission expires Jan 4, 2026





F. Venuti ~ 4066 Kachemak Way Homer, Alaska 99603 (907) 399-1550 Alaska Registered Inspector HINI30

SUMMARY OF BUILDING INSPECTIONS
Site-Built Residential ConstructionOwner of Record: Big Mountain Builders, IncOwner of Record is: ☐ Owner-Builder ☒ Licensed Residential ContractorLegal Description: Tract 2 Woody Acres S/D No.3 ~ Homer Recording DistrictSite Address: 69288 Melody Way ~ Anchor Point, Alaska 99556

By my signature below, I certify I have the current applicable certifications of authority. I am not personally or financially related to the builder, seller, buyer, real estate agent, or other interested party for this project, other than as a fee inspector. I certify that all inspections have been completed pursuant to the requirements of 15 AAC 150.035, including Section .04 Part B. of the AHFC New Construction Inspections Guidelines, per the Standards adopted by 15 AAC 155.010

1. Plan Approval

Printed Name	Signature	License No.	Date
F. Venuti		HINI30	10/06/2021

2. Completion of Footings & Foundation

	Printed Name	Signature	License No.	Date
Footings	F. Venuti		HINI30	10/06/2021
Foundation	F. Venuti		HINI30	10/06/2021

3. Completion of Framing, Electrical, Plumbing & Mechanical

	Printed Name	Signature	License No.	Date
Framing	F. Venuti		HINI30	12/21/2021
Electrical	F. Venuti		HINI30	12/21/2021
Plumbing	F. Venuti		HINI30	12/21/2021
Mechanical	F. Venuti		HINI30	06/03/2022

Recorder: Index by Legal, Owner and Builder

Page 1 of 2
03/2020Return to: Keith & Kayla Edens
PO Box 992
Homer, AK 99603

Legal Description: Tract 2 Woody Acres S/D No.3 ~ Homer Recording District

4. Completion of Installation of Insulation & Vapor Barrier

Printed Name	Signature	License No.*	Date
<u>F. Venuti</u>	<u>[Signature]</u>	<u>HINI30</u>	<u>06/03/2022</u>

5. Final Approval

Printed Name	Signature	License No.*	Date
<u>F. Venuti</u>	<u>[Signature]</u>	<u>HINI30</u>	<u>06/03/2022</u>

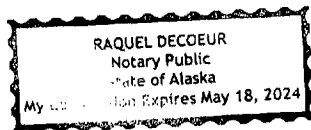
* License No. is the Inspector's Registration # under AS 08.18 and 12AAC 22

CONTRACTOR'S CERTIFICATION

Under penalty of perjury, by my signature below, I certify that the required inspections have been completed and the building meets or exceeds standards set forth under AS 18.56.300 and 15 AAC 150.030. I also certify that any/all engineered components are currently listed with the International Code Council (ICC) and to my knowledge there has been no action to rescind ICC approval. I further certify that the information below is true and correct.

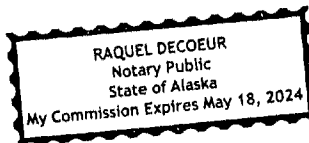
Builder's Signature: [Signature] Date: 6/6/2022
Builder's Name: Bruce J. Petska License No.: 27917
Residential Endorsement No.: 1387 Dated: _____
Business Name: Big Mountain Builders Inc.
Address: 567 Hidden Way
City: Homer State: AK Zip Code: 99603

Before me, A notary Public in and for the State of Alaska, Bruce J. Petska
has executed the foregoing document of his/her own free will.



[Signature]
Notary Signature
My Commission expires: 5-18-24

Recorder: Index by Legal, Owner and Builder



Page 2 of 2
03/2020





3900378 (RD)

Home Energy Rating Certificate

The Building Located At:

69288 MELODY WAY
Homer, Alaska

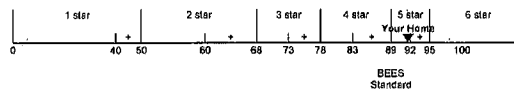
Has Been Energy-Rated As:



Five Star

Efficiency Score

91.6 points

**Amount of CO2 Produced by the Home**

32,923 pounds per year

Projected Annual Energy Costs

\$8,459 per year

Score with Renewables

91.6 points

Estimated Annual Energy Costs

Space Heating \$5,321

Water Heating \$456

Space Cooling \$0

Lights & Appli. \$2,683

Renewables \$0

Owner of Record: BIG MOUNTAIN BUILDERS INC

Date Construction Began: 1/26/2022

Legal Description HOMER RECORDING DISTRICT

Certifying BEES: 2018

T 5S R 14W SEC 30 Seward Meridian HM
0820011 WOODY ACRES SUB NO 3 TRACT 2

Energy Rating Date: 6/7/2022

Energy Rater: Robert Moss
Wisdom and Associates, Inc.

File: Petska, Bruce - 69288 Melody Way, Homer.hm2

AkWarm: 2.10.0.0 Library: 3/1/2022

I certify that this Energy Rating is true and correct, to the best of my knowledge and belief, and the structure located on the above described property complies with the all the requirements of the building energy efficiency standards as required by Section .04 Part A. of the AHFC New Construction Inspection Guidelines, per the standards adopted by 15 AAC 155.010.

Energy Rater Signature

Date

Return to:

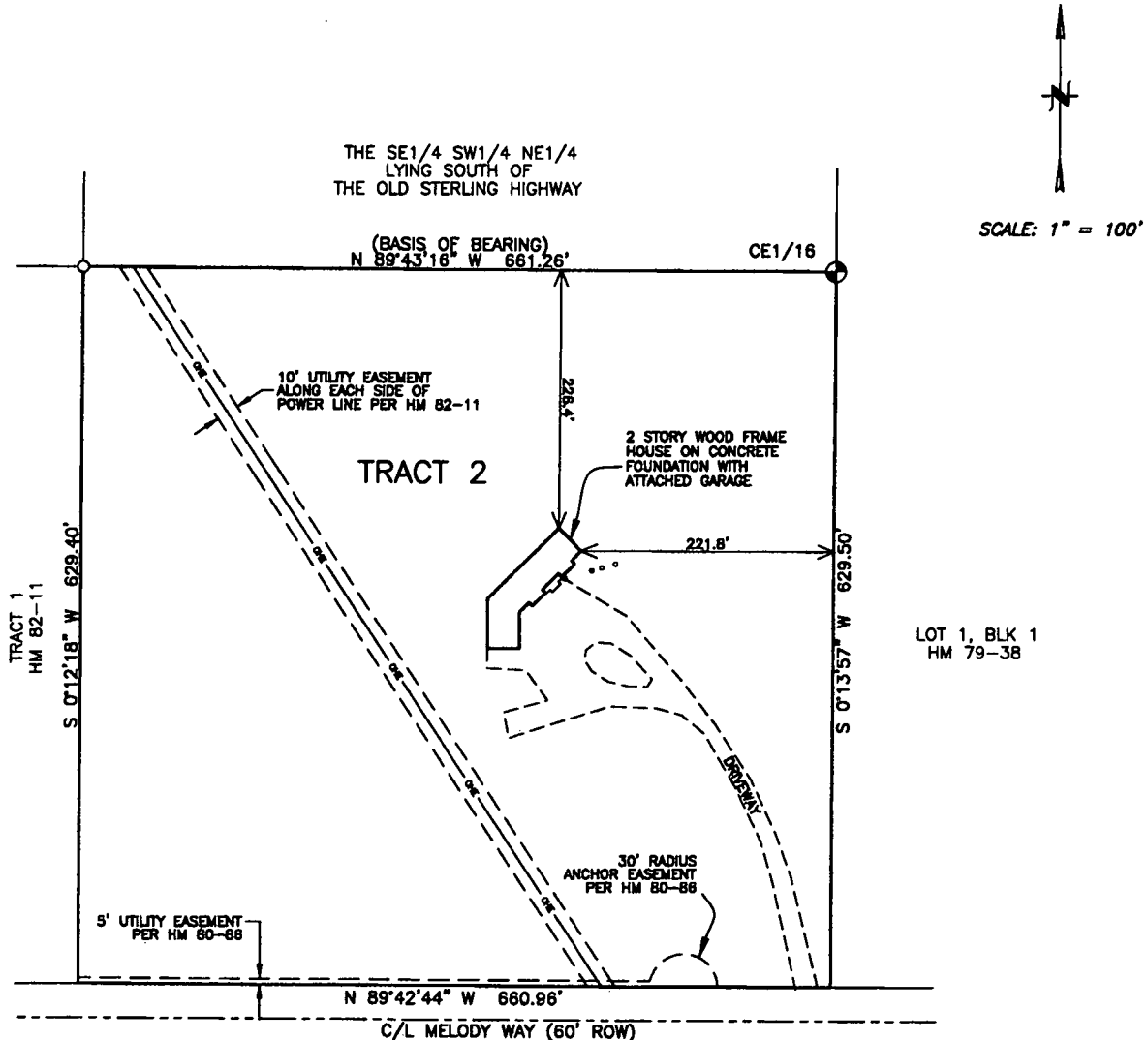
KEITH & KAYCE Edens
PO Box 992
Homer AK 99603

Form PUR-101 v.3/1/16

JOB #2022-12
PREPARED FOR:
KEITH AND KAYCEE EDENS
PO BOX 992
HOMER, ALASKA 99603

NOTES:

1. BASIS OF BEARING FOR THIS ASBUILT SURVEY IS PER THE PLAT OF WOODY ACRES NO. 3 (HM 82-11).
2. THIS ASBUILT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT WHICH WOULD GIVE A GRAPHIC REPRESENTATION OF THE LOCATION OF IMPROVEMENTS ON THIS LOT. UNDER NO CIRCUMSTANCE SHOULD THE LOCATION OF FUTURE IMPROVEMENTS BE BASED ON THIS DRAWING.
3. IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, RESERVATIONS OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT.



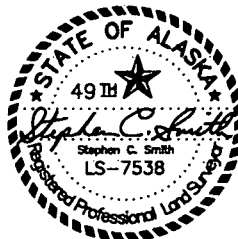
LEGEND

- ⊕ INDICATES 2-1/2" BC MONUMENT (3686-S 1977) RECOVERED THIS SURVEY
- INDICATES 2-1/2" ALCAP (7538-S, 2019) RECOVERED THIS SURVEY
- INDICATES 4" PVC OR ABS PIPE



GRAPHIC SCALE

I HEREBY CERTIFY THAT TRACT 2, WOODY ACRES NO. 3 (HM 82-11) HAS BEEN SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE IMPROVEMENTS SITUATED THEREON DO NOT ENCROACH ON ADJACENT PROPERTY, THAT IMPROVEMENTS ON ADJACENT PROPERTY DO NOT ENCROACH ON THE SURVEYED PREMISES, AND THAT THERE ARE NO POWER LINES, TRANSMISSION LINES OR OTHER VISIBLE EASEMENTS OR RIGHTS OF WAY EXCEPT AS SHOWN.



2/17/2022

ASBUILT SURVEY

TRACT 2
WOOD ACRES NO. 3
82-11
(HOMER RECORDING DISTRICT)

GEOVERA, LLC
PO BOX 3235
HOMER, ALASKA 99603

DATE: 2/17/2022

JOB: #2022-12

SCALE: 1" = 100'

DRAWN BY: SCS

NOTES

1. BASIS OF BEARING IS FROM THE PLAT OF WOODY ACRES NO. 3 (HM 82-11).
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION PER THE PARENT PLATS (HM 82-11) AND (HM 79-38).
4. NO FIELD SURVEY WAS PERFORMED FOR THIS REPLAT AS PERMITTED BY KPB 20.60.200(A). MONUMENTS AND DIMENSIONS SHOWN ARE PER THE RECORD PLAT OF WOODY ACRES NO. 3 (HM 82-11) AND WINDSONG AMENDED (HM 79-38). DIMENSIONS OF THE SOUTH AND A PORTION OF THE EAST BOUNDARIES OF ORIGINAL LOT 1, BLOCK 1 OF WINDSONG AMENDED WERE COMPUTED TO REFLECT THE GRANTING OF THE SOUTH 30 FEET OF LOT 1, BLOCK 1 AS A RIGHT-OF-WAY PER BOOK 109, PAGE 306 (HRD).
5. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
7. ORIGINAL LOT 1, BLOCK 1, WINDSONG AMENDED (HM 79-38) IS AFFECTED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 7, 1979 (BK 105, PG 255 HRD). THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
8. THESE LOTS ARE AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK 49, PG 286 HRD).
9. THESE LOTS ARE AFFECTED BY RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949, AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951, AND AMENDMENT NO. 1 THERETO, DATED JULY 17, 1952, FILED IN THE FEDERAL REGISTER.
10. PLAT HM 80-86 GRANTED 5 FOOT UTILITY EASEMENTS ALONG PORTIONS OF MELODY WAY AND A 30 FOOT RADIUS ANCHOR EASEMENT. THIS PLAT WILL BE GRANTING AN ADDITIONAL 5 FOOT UTILITY EASEMENT FOR A 10 FOOT WIDE UTILITY EASEMENT. THIS PLAT WILL BE GRANTING 10 FOOT UTILITY EASEMENTS ALONG THE RIGHT-OF-WAYS.
11. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.

LEGEND

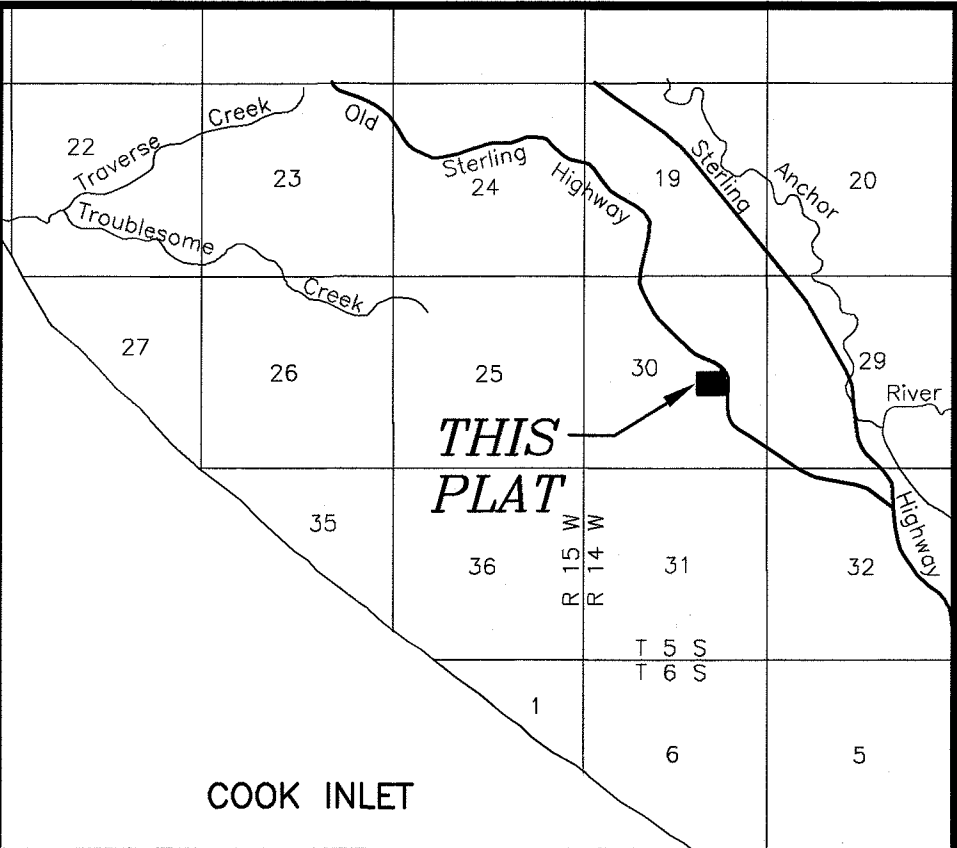
- INDICATES 2-1/2" BRASS CAP (3686-S 1977) RECORD PER HM 79-38
- INDICATES 1" IRON PIPE W/ PLASTIC CAP (3686-S) RECORD PER HM 82-11
- INDICATES 1/2" REBAR (3686-S) RECORD PER HM 79-38
- INDICATES POTENTIAL LOW WET AREAS
- INDICATES AREAS WITH SLOPES GREATER THAN 20%

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 14, 2022

BY: *Kenai Peninsula Borough* AUTHORIZED OFFICIAL
DATE: 8/24/22

SCALE 1"=60'



VICINITY MAP

SCALE: 1" = 1 MILE U.S.G.S. QUAD. SELDOVIA (D-5)

CERTIFICATE OF OWNERSHIP

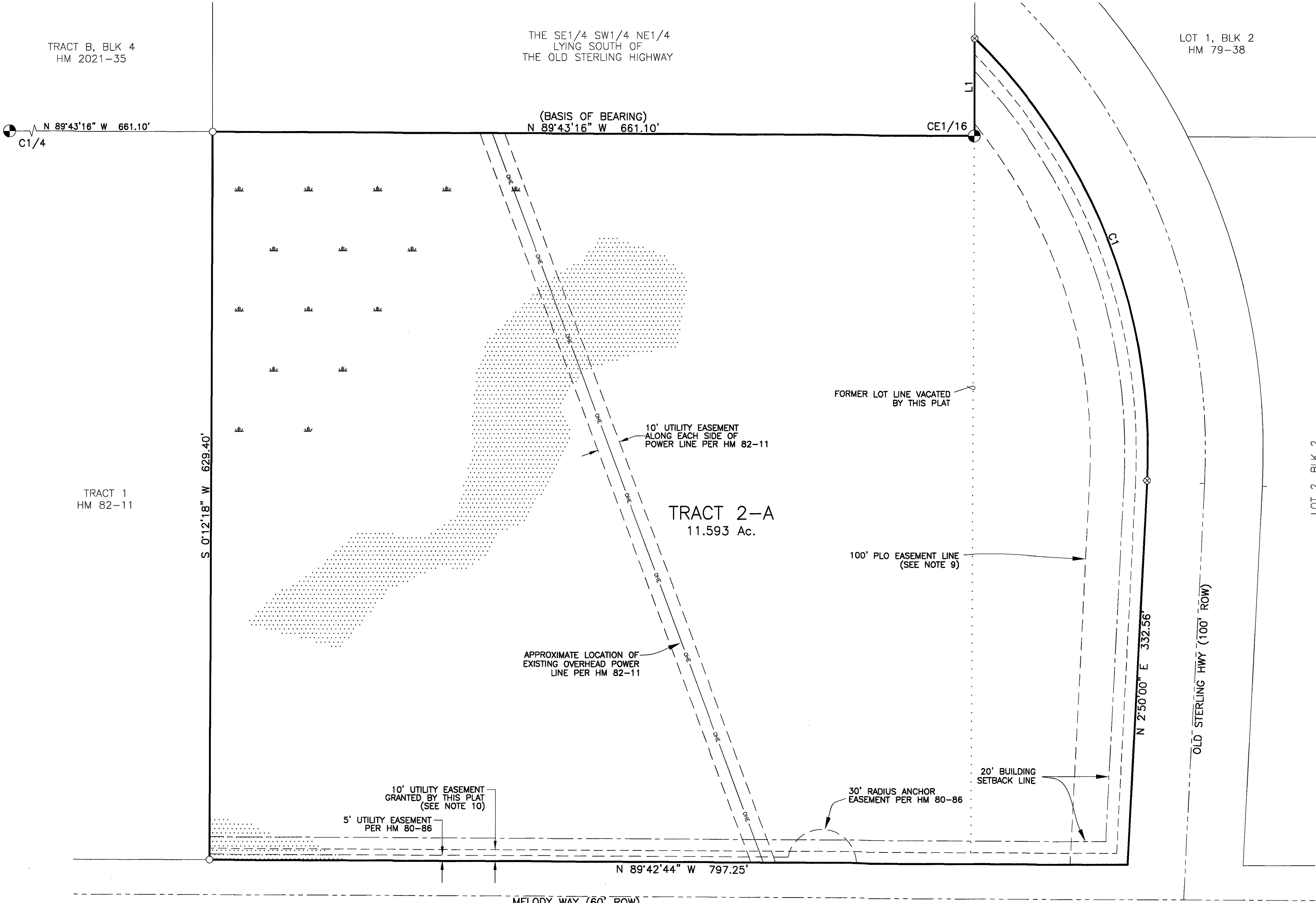
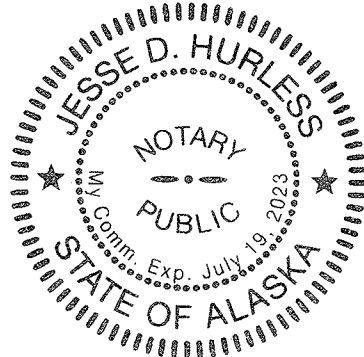
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

Keith Daniel Edens
KEITH DANIEL EDENS AKA KEITH EDENS
PO BOX 992
HOMER, ALASKA 99603

Kaycee Shea Edens
KAYCEE SHEA EDENS AKA KAYCEE EDENS
PO BOX 992
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR KEITH DANIEL EDENS AND KAYCEE SHEA EDENS
ACKNOWLEDGED BEFORE ME THIS 20TH
DAY OF April, 2022.
[Signature]
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: July 19, 2023

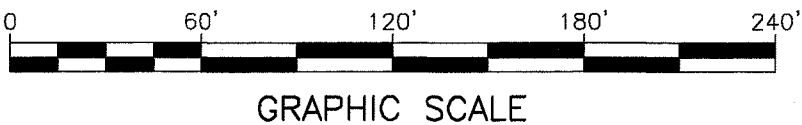


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	48°30'54"	500.00'	423.37'	N 21°25'27" W	410.84'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 0°10'55" E	84.42'



2022-18
Plat #
Homer
Rec Dist
Date 8/29/2022
Time 10:24 A.M.



HOMER RECORDING DISTRICT KPB FILE No. 2022-006

WOODY ACRES 2022 REPLAT

THE COMBINATION OF
TRACT 2, WOODY ACRES NO. 3 (HM 82-11)
AND
LOT 1, BLOCK 1, WINDSONG AMENDED (HM 79-38)
EXCEPTING THE SOUTH 30 FEET PER BK 109, PG 306 (HRD)
LOCATED WITHIN
N1/2 SE1/4 SEC 30, T. 5 S., R. 14 W.,
SEWARD MERIDIAN, KENAI PENINSULA BOROUGH,
THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 11.593 ACRES
OWNERS:
KEITH DANIEL EDENS AND KAYCEE SHEA EDENS
PO BOX 992, HOMER, ALASKA 99603

GEOVERA, LLC

PO BOX 3235
HOMER ALASKA 99603
(907) 399-4345
EMAIL: scsmith@gci.net

DRAWN BY: SCS APRIL 2022 SCALE: 1" = 60'
CHK BY: SCS JOB #2022-02 SHEET 1 OF 1



Finance Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2170 • (907) 714-2376 Fax

Charlie Pierce
Borough Mayor

CERTIFICATE OF TAX DEPARTMENT

I, Jennifer VanHoose, Property Tax and Collections Manager for the Kenai Peninsula Borough, do hereby certify that all real property taxes levied by the Kenai Peninsula Borough through December 31, 2021 have been paid for the area(s) described as:

Subdivision: WOODY ACRES 2022 REPLAT

Parcel # 17144013

T 5S R 14W SEC 30 Seward Meridian HM 0790038 WINDSONG SUB AMENDED LOT 1 BLK 1

Parcel # 17144001

T 5S R 14W SEC 30 Seward Meridian HM 0820011 WOODY ACRES SUB NO 3 TRACT 2

Effective January 1, 2022, estimated taxes of \$596.11 were paid on the above property(s). However, if the estimated taxes are less than the actual amounts levied on July 1, 2022, the difference is a lien against the property(s) until paid.

Witness my hand and seal this 27th day of June, 2022.

A handwritten signature in cursive script that reads "Jennifer VanHoose".

Jennifer VanHoose

Property Tax and Collections Manager