



3801 Centerpoint Drive, Suite 102
Anchorage, AK 99503
Phone (907) 569-2842 Fax (907) 929-8029

PROPERTY PROFILE

Dated: September 30, 2025

Re: 25848 S Oilwell Road

Parcel No: 21800000000

Hayden Outdoors, LLC

Gregg Dunlap

Owners: Keith M. Mantey

Legal: ASLS 79-106

Plat No. 81-82

**Attachments: Matanuska Susitna Borough Tax Sheet,
Vesting Deed, Deed of Trust and Plat**

CC&Rs: None Found

As-Built: None Found

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 of Alyeska Title Guaranty Agency, 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.

Customer Service Representative: C. Roller



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 52180000000

Site Information

Account Number	52180000000	Subdivision	ASLS 79-106
Parcel ID	50330	City	None
TRS	S25N06W05	Map PV50	
Abbreviated Description (Not for Conveyance)	ASLS 79-106		Trx Map

Site Address 25848 S Oilwell Rd

Ownership

Owners	MANTEY KEITH M	Buyers	
Primary Owner's Address	% GWIN'S LODGE 14865 STERLING HWY COOPER LANDING AK 99572	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$8,100.00	\$238,300.00	\$246,400.00	2025	\$8,100.00	\$238,300.00	\$246,400.00
2024	\$8,100.00	\$222,900.00	\$231,000.00	2024	\$8,100.00	\$222,900.00	\$231,000.00
2023	\$8,100.00	\$209,900.00	\$218,000.00	2023	\$8,100.00	\$209,900.00	\$218,000.00

Building Information

Structure 1 of 1					
Residential Units	1	Use		Residential Building	
Condition	Standard	Design		1.5 Story	
Basement	Full	Construction Type		Frame/Log	
Year Built		2000	Grade	04.5	
Foundation	Poured Concrete		Well		
Septic	Septic - 1 - Septic Tank				

Building Item Details

Building Number	Description	Area	Percent Complete
1	First Story	576 Sq. Ft.	100%
1	Second Story	648 Sq. Ft.	100%
1	DLB	576 Sq. Ft.	100%
1	DLB Finish - 2D	576 Sq. Ft.	100%
1	Oil Heat	0 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2025	Yes	0052	13.122	\$3233.25
2024	Yes	0052	13.429	\$3102.10
2023	Yes	0052	13.084	\$2852.32

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
2/24/2020	WARRANTY DEED (ALL TYPES)	Talkeetna 2020-000163-0
5/19/1997	WARRANTY DEED (ALL TYPES)	Talkeetna Bk: 162 Pg: 129
8/11/1995	WARRANTY DEED (ALL TYPES)	Talkeetna Bk: 154 Pg: 146

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	4.49	Taxable Acreage	4.49	Assembly District	007	Precinct	30-590	Fire Service Area	900 No Fire Service	Road Service Area	030 Trapper Creek RSA
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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.

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2020-000163-0

Recording Dist: 321 - Talkeetna
2/24/2020 09:38 AM Pages: 1 of 3



MS209416

WARRANTY DEED

A.S. 34.15.030

The Grantor,

CHARLES L. GARRETT, a single man, whose address is HC89 Box 5605, Willow, AK 99688-9608, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to the Grantee,

KEITH M. MANTEY, an unmarried person, whose address is PO Box 769, Cooper Landing, AK 99572-0769, the following described real property:

ALASKA STATE LAND SURVEY NO. 79-106, located in Section 5, Township 25 North, Range 6 West, Seward Meridian, according to the official plat thereof, filed under Plat Number 81-82, in the records of the Talkeetna Recording District, Third Judicial District, State of Alaska.

Subject to:

Reservations and exceptions as contained in the United States Patent.

Reservations and exceptions as contained in the State of Alaska Patent and/or in Acts authorizing the issuance thereof, said patent was recorded June 10, 1982, in Book 84 at Page 713.

Notes as shown on the plat of Alaska State Land Survey No. 79-106, Plat No. 81-82.

Easement(s) as delineated on the plat of Alaska State Land Survey No. 79-106, Plat No. 81-82.



MS209416

DEED OF TRUST

This Deed of Trust, made this 20th day of February, 2020, between,

KEITH M. MANTEY, an unmarried person, whose address is PO Box 769, Cooper Landing, AK 99572-0769, herein called TRUSTOR,

MAT-SU TITLE AGENCY LLC, a limited liability company, whose address is 1981 E. Palmer-Wasilla Highway #100, Wasilla, AK 99654, herein called TRUSTEE, and

CHARLES L. GARRETT, a single man, whose address is HC89 Box 5605, Willow, AK 99688-9608, herein called BENEFICIARY.

WITNESSETH: That Trustor GRANTS, BARGAINS, SELLS, and CONVEYS TO TRUSTEE IN TRUST WITH POWER OF SALE, that property described as:

ALASKA STATE LAND SURVEY NO. 79-106, located in Section 5, Township 25 North, Range 6 West, Seward Meridian, according to the official plat thereof, filed under Plat Number 81-82, in the records of the Talkeetna Recording District, Third Judicial District, State of Alaska.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits; to have and to hold the same, with the appurtenances, unto the Trustee.

FOR THE PURPOSE OF SECURING: (1) Performance of each agreement of Trustor herein contained; (2) Payment of indebtedness evidenced by one Deed of Trust Note of even date herewith, in the Principal sum of \$108,500.00 payable to Beneficiary or order.

A. To protect the security of this Deed of Trust, Trustor agrees:

1. Care. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon; to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to do all other acts which from the character or use of said property may be reasonably necessary.

2. Insurance. To provide, maintain and deliver to Beneficiary homeowner's insurance satisfactory to and with loss payable to the above named Beneficiary in an amount equal to the full insurable value of the property. The amount collected under any homeowner's or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at the option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice. If there are no improvements or structures located on this property, this paragraph shall not apply.

3. Defend. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary, or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

4. Taxes. To pay: at least ten days before delinquency all taxes and assessments affecting said property; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs fees and expenses of this Trust.

5. Expenditures. To pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof with interest from date of expenditure at the rate set forth in the note secured hereby.

6. Protection of Security. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation to do so, and without notice to or demand upon Trustor, and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay reasonable attorneys' fees.

7. Hazardous Substances.

"Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law, including but not limited to, the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, or radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup, including but not limited to, auto body and engine repair shops and storage lots.

Trustor shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Trustor shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law; (b) which creates an Environmental Condition; or (c) which, due to the presence,



use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Trustor shall promptly give Beneficiary written Notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Trustor has actual knowledge; (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance; and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Trustor learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Trustor shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Beneficiary for an Environmental Cleanup.

B. It is mutually agreed that:

1. Condemnation. Any award or damages in connection with any condemnation for public use of or injury to said property or any part thereof, is hereby assigned and shall be paid to Beneficiary who may apply or release such monies as received in the same manner and with the same effect as above provided for disposition of proceeds of homeowner's or other insurance.
2. No Waiver. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive the right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
3. Trustee Special Powers. At any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey all or any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
4. Reconveyance. Upon written request of Beneficiary stating that all sums secured hereby have been paid and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in any reconveyance executed under this Deed of Trust of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."
5. Additional Security. As additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to



the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name sue for or otherwise collect such rents, issues and profits, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

6. Default.

a. Upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of default Beneficiary shall execute or cause the Trustee to execute a written notice of such default and of its election to cause to be sold the herein described property to satisfy the obligation hereof, and shall cause such notice to be recorded in the office of the recorder of each recording precinct wherein said real property or some part thereof is situated.

b. Notice of sale having been given as then required by law and not less than the time then required by law having elapsed after recordation of such notice of default, Trustee, without demand on Trustor, shall sell said property at the time and place of sale fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest and best bidder for cash in lawful money of the United States, payable at time of sale. Notwithstanding the foregoing the Beneficiary shall be entitled to enter an offset bid at the time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the proceeding postponement. Trustee shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor or Beneficiary, as hereunder defined, may purchase at such sale.

c. After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title and reasonable counsel fees in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof not then repaid with accrued interest at the rate set forth in the note secured hereby; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

7. Binding. This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner, including pledgee, of the note secured hereby, whether or not named as a Beneficiary herein, or, if the note has been pledged, the pledgee thereof. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

8. Acceptance. Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party.



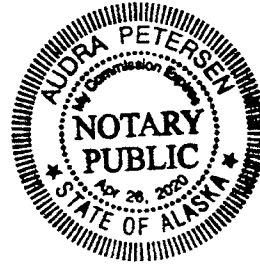
BENEFICIARY:

Charles L. Garrett
CHARLES L. GARRETT

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on February 20, 2020, by CHARLES L. GARRETT.

Audra Petersen
Notary Public in and for Alaska
My Commission Expires: 04/26/2020



Record in Talkeetna Recording District.
Return to:
First National Bank Alaska, Escrow Dept.
P.O. Box 100720, Anchorage, AK 99510



SPECIAL NOTE

It is neither expressed nor implied that the State of Alaska will be responsible for the accuracy of the geodetic location, technical survey corrections, or accuracy of the relation to the original basis of bearing.

NOTES

1. This survey was accomplished in accordance with O.T.E.S.I. 79-63 and A.S.38-C5-077.
2. Claimants corners were recovered in close proximity to and were used to control the location of tract corners.
3. The drainage pattern of the tracts involves normal runoff.
4. All coordinates shown are based on the Alaska State Plane

Coordinate System, Zone 4.

5. All bearings and distances shown are true mean bearings and true distances.
6. All bearing trees established during this survey have attached thereto a 2" by 4" aluminum sheet showing bearing tree numbers, tract and survey number.
7. The minimum bearing and distance closure of the exterior boundary of each site is within the accuracy of one part in five thousand as field monumented.
8. Each site is co-ordinated to the rectangular survey net within a minimum accuracy of one part in two thousand.
9. The U.T.M. data is shown hereon for informational purposes only.

COR. 4 ASLS 73-140 (MEAS.)

LAT. 62° 16' 58.060"N
LONG. 150° 25' 24.460"W
Y = 3,026,656.92
X = 427,883.17

UTM ZONE 5

N = 6,908,144.883
E = 633,679.393
CONV = 2° 16' 52"
S.F. = 0.9998189

ASLS 8

ADL-551

A.P. 8

CORNER 1
 LAT. 6
 LONG. 15
 Y = 3,02
 X = 42
 ZONE 4,

BASIS

N 87°09'14" E

3 312.07' 4

HARLEY STEWARD

ADL 54732
4.49 AC.
1.817 Hct.

N 85°07'28" W

330.00'

4 295.40'

(295.27 REC.)

(UTM N 87°24'23" W)

ASLS
73-140

N 07°13'26" E

616.39'

2

4

338.00'

S 09°12'44" W

321.46'

S 01°07'14" W

158.07'

4.60'

50' 50'

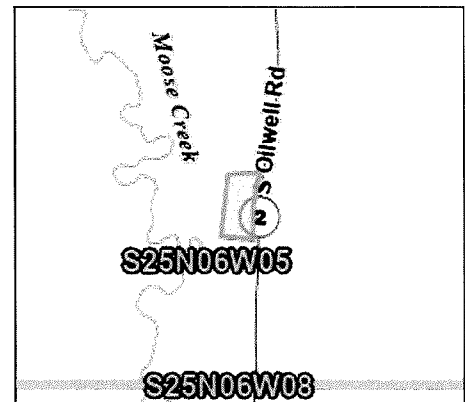


Account: 21800000000

General Ownership: PRIVATE

Owner: MANTEY KEITH M

Legal Description: ASLS 79-106



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