



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

PROPERTY PROFILE

Dated: November 5, 2025

Re: NHN NSN

Parcel No: 309178073000

Jack White Real Estate

Michael Liebner

Owner: Ketchikan Gateway Borough

Legal: Lot 4 Block 5 Coon Cove Subdivision

Plat: 2000-60

**Attachments: Ketchikan Gateway Borough Tax Sheet,
Vesting Deed, Parcel Map**

CC&Rs: None Found

As-Built: None Found

Note: Due to this property being a section land parcel, only a full title exam will disclose whether or not CC&R's have been created or appear on a deed affecting this parcel.

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: Caleb Roller



KETCHIKAN GATEWAY BOROUGH
ASSESSMENT DEPARTMENT
1900 FIRST AVENUE, SUITE 219
KETCHIKAN ALASKA 99901

PHONE 907-228-6640
FAX 907-228-6655
EMAIL assessment@kgbak.us

Owner and Account Data

Owner Name	KETCHIKAN GATEWAY BOROUGH	Parcel Number	309178073000
Owner 2		Customer No	608966
Location	GEORGE INLET, COON COVE		
		Deed Ref	DBCC 2023-002
Mail Address	1900 FIRST AVE SUITE 210 KETCHIKAN, AK 99901	Ref Date	12/18/2023
		Prop Use	REMOTE VACANT

Legal Description: LOT 4, BLOCK 5, COON COVE SUBDIVISION, AS DESCRIBED IN AND ACCORDING TO PLAT NO. 2000-60, RECORDED ON OCTOBER 17, 2000; KETCHIKAN RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA.

Legal description shown is per assessment records and should not be used for other purposes.

Current Assessed and Exempt Value

	EXEMPTION TYPE	LAND VALUES	IMPROVEMENT VALUES	TOTAL VALUES
Appraised		18,300	0	18,300
Exemption 1	KETGB	18,300	0	18,300
Exemption 2	NONE	0	0	0
Exemption 3	NONE	0	0	0
Total Exemption		18,300	0	18,300
TOTAL ASSESSED				0

Assessed Values History

Parcel Number 309178073000						
Year	Apr Land	Apr Imps	Total Apr Value	Total Exempt	Total Asd	Owner 1
2025	\$18,300	\$0	\$18,300	\$18,300	\$0	KETCHIKAN GATEWAY BOROUGH
2024	\$17,400	\$0	\$17,400	\$17,400	\$0	KETCHIKAN GATEWAY BOROUGH
2023	\$16,300	\$0	\$16,300	\$0	\$16,300	UDD RODNEY D
2022	\$16,300	\$0	\$16,300	\$0	\$16,300	UDD RODNEY D
2021	\$16,300	\$0	\$16,300	\$0	\$16,300	UDD RODNEY D

Land Data

Land Sq Ft	65,340	Land Acres	1.5	Water Frontage	221	Zoning Type	FD
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Main Structure Data

Bldg Type	NO DATA	Bedrooms	0	Bsmnt Area	0	Garage1 SF	0
Year Built		Bathrooms	0	Bsmnt Finish	0	Garage2 SF	0
No Units	0					Garage3 SF	0
Total Area	0						

Return to
Ketchikan Gateway Borough
1900 1st Avenue
Ketchikan, AK 99901

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2023-002533-0

Recording Dist: 102 - Ketchikan
12/18/2023 03:06 PM Pages: 1 of 3



IN THE SUPERIOR COURT FOR THE STATE OF ALASKA
FIRST JUDICIAL DISTRICT AT KETCHIKAN

IN RE: DELINQUENT TAXES AND
SPECIAL ASSESSMENTS FOR THE
YEAR 2021 AND PRIOR YEARS,
IN THE KETCHIKAN GATEWAY
BOROUGH AND CITY OF KETCHIKAN,
ALASKA.

No. 1KE-22-0081 CIVIL

DEED BY CLERK OF COURT TO
KETCHIKAN GATEWAY
BOROUGH, ALASKA

Whereas, a Findings of Fact, Conclusions of Law, Judgment and
Decree was entered in the above-entitled matter on July 22, 2022;
and

Whereas, the one-year period of redemption provided for by AS
29.45.400 expires thirty (30) days after the first publication of
a redemption period expiration notice; and

Whereas, such notice provided for by AS 29.45.440 was duly
made in respect to the property described below, which first
publication was on October 28, 2023.

NOW, THEREFORE, pursuant to the power vested in me by AS
29.45.450, I, Stacey Nemanic, Clerk of the Superior Court for the
First Judicial District at Ketchikan, Alaska, 415 Main Street,
Room 400, Ketchikan, Alaska 99901, convey and quitclaim to the

In Re: Delinquent Taxes &
Special Assessments For the
Year 2021
Case No. 1KE-22-0081 CI
DEED BY CLERK - 1

DEC 11 2023

Ketchikan Gateway Borough, Alaska, whose address is: 1900 1st Avenue, Ketchikan, Alaska 99901, the following described properties:

1. LOT 4, BLOCK 5, COON COVE SUBDIVISION, AS DESCRIBED IN AND ACCORDING TO PLAT NO. 2000-60, RECORDED ON OCTOBER 17, 2000, KETCHIKAN RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA.
2. TRACT 2B OF THE ALASKA DIVISIONS OF LAND REPLAT OF LOTS 2 AND 3, U.S. SURVEY 2816, CONTAINING 1.10 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT FILED IN THE KETCHIKAN RECORDING DISTRICT ON JUNE 8, 1970 AS SERIAL NO. 70-1090.

Situated in the Ketchikan Gateway Borough, Ketchikan Recording District, First Judicial District, State of Alaska.

DATED this 18th day of December, 2023 at Ketchikan, Alaska.


Clerk of the Court

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 18th day of December, 2023, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **Stacey Nemanic** to me known to be the Clerk of the Superior Court, known to be the person who executed the foregoing instrument who on oath stated that she was duly authorized to execute said instrument on behalf of the State of

In Re: Delinquent Taxes &
Special Assessments For the
Year 2021

Case No. 1KE-22-0081 CI
DEED BY CLERK - 2



Alaska, Superior Court, who acknowledged to me that she signed and sealed the same freely and voluntarily on behalf of the State of Alaska, for the uses and purposes therein mentioned.

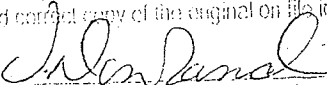
WITNESS my hand and official seal the day and year in the certificate first above written.



NOTARY PUBLIC FOR ALASKA
My Commission Expires: _____



In Re: Delinquent Taxes &
Special Assessments For the
Year 2018
Case No. 1KE-18-049CI
DEED BY CLERK - 3

I hereby certify that the annexed instrument is
a true and correct copy of the original on file in
my office
ATTEST 
CLERK, IDEAL COUNTY
State of Alaska, 1st Judicial District



3 of 3
102-2023-002533-0

THE UNIVERSITY OF CHICAGO PRESS
530 N. Dearborn Ave., Chicago, IL 60610
U.S.A. and Canada: 1-800-843-8043
U.K. and elsewhere: 01223 326070
Fax: 01223 325150
Email: orderdept@uchicago.edu
Web: <http://www.uchicago.edu>

10/

DeWard

State Agency, CIO (the Corporation)
P.O. Box 9259
Atlanta, Georgia 30309

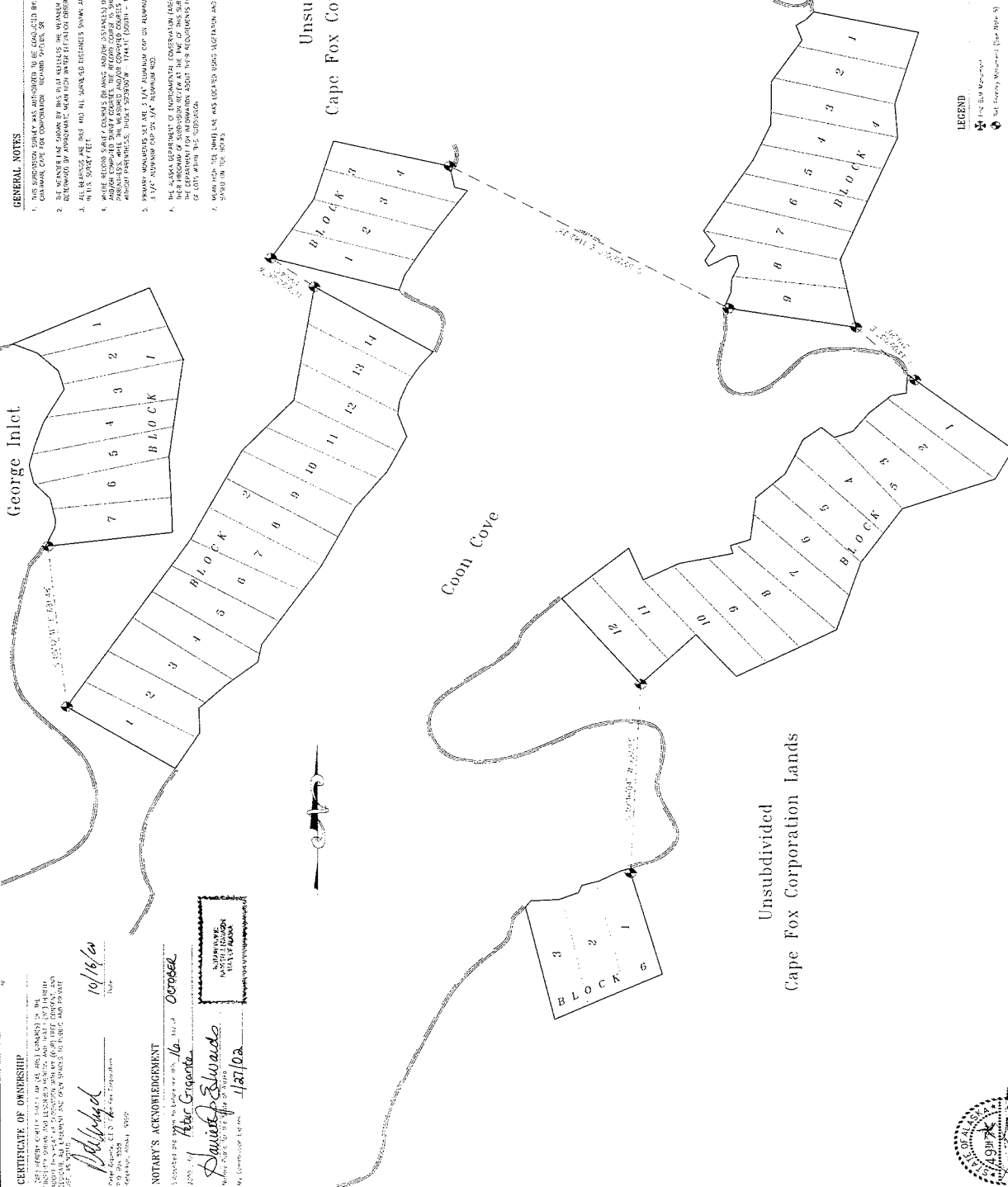
5-05567-2002 Survey No. 8496 re: 10⁵, 16⁵, 10², 11⁵
Peter Gigante
2003 1/1 Ocean

Mr. Edwards
 1/27/02

GENERAL NOTES

- This suggestion should be considered for the 640-212 BYC column. CYS for ammonium, reduced sulfur, or
- the winter list should be in place to facilitate the comparison determined by ammonium in this field effort on nitrogen. All 64-0405 and 64-0410, 64-0411, 64-0412, 64-0413, 64-0414, 64-0415, 64-0416, 64-0417, 64-0418, 64-0419, 64-0420, 64-0421, 64-0422, 64-0423, 64-0424, 64-0425, 64-0426, 64-0427, 64-0428, 64-0429, 64-0430, 64-0431, 64-0432, 64-0433, 64-0434, 64-0435, 64-0436, 64-0437, 64-0438, 64-0439, 64-0440, 64-0441, 64-0442, 64-0443, 64-0444, 64-0445, 64-0446, 64-0447, 64-0448, 64-0449, 64-0450, 64-0451, 64-0452, 64-0453, 64-0454, 64-0455, 64-0456, 64-0457, 64-0458, 64-0459, 64-0460, 64-0461, 64-0462, 64-0463, 64-0464, 64-0465, 64-0466, 64-0467, 64-0468, 64-0469, 64-0470, 64-0471, 64-0472, 64-0473, 64-0474, 64-0475, 64-0476, 64-0477, 64-0478, 64-0479, 64-0480, 64-0481, 64-0482, 64-0483, 64-0484, 64-0485, 64-0486, 64-0487, 64-0488, 64-0489, 64-0490, 64-0491, 64-0492, 64-0493, 64-0494, 64-0495, 64-0496, 64-0497, 64-0498, 64-0499, 64-0500, 64-0501, 64-0502, 64-0503, 64-0504, 64-0505, 64-0506, 64-0507, 64-0508, 64-0509, 64-0510, 64-0511, 64-0512, 64-0513, 64-0514, 64-0515, 64-0516, 64-0517, 64-0518, 64-0519, 64-0520, 64-0521, 64-0522, 64-0523, 64-0524, 64-0525, 64-0526, 64-0527, 64-0528, 64-0529, 64-0530, 64-0531, 64-0532, 64-0533, 64-0534, 64-0535, 64-0536, 64-0537, 64-0538, 64-0539, 64-0540, 64-0541, 64-0542, 64-0543, 64-0544, 64-0545, 64-0546, 64-0547, 64-0548, 64-0549, 64-0550, 64-0551, 64-0552, 64-0553, 64-0554, 64-0555, 64-0556, 64-0557, 64-0558, 64-0559, 64-0560, 64-0561, 64-0562, 64-0563, 64-0564, 64-0565, 64-0566, 64-0567, 64-0568, 64-0569, 64-0570, 64-0571, 64-0572, 64-0573, 64-0574, 64-0575, 64-0576, 64-0577, 64-0578, 64-0579, 64-0580, 64-0581, 64-0582, 64-0583, 64-0584, 64-0585, 64-0586, 64-0587, 64-0588, 64-0589, 64-0590, 64-0591, 64-0592, 64-0593, 64-0594, 64-0595, 64-0596, 64-0597, 64-0598, 64-0599, 64-0600, 64-0601, 64-0602, 64-0603, 64-0604, 64-0605, 64-0606, 64-0607, 64-0608, 64-0609, 64-0610, 64-0611, 64-0612, 64-0613, 64-0614, 64-0615, 64-0616, 64-0617, 64-0618, 64-0619, 64-0620, 64-0621, 64-0622, 64-0623, 64-0624, 64-0625, 64-0626, 64-0627, 64-0628, 64-0629, 64-0630, 64-0631, 64-0632, 64-0633, 64-0634, 64-0635, 64-0636, 64-0637, 64-0638, 64-0639, 64-0640, 64-0641, 64-0642, 64-0643, 64-0644, 64-0645, 64-0646, 64-0647, 64-0648, 64-0649, 64-0650, 64-0651, 64-0652, 64-0653, 64-0654, 64-0655, 64-0656, 64-0657, 64-0658, 64-0659, 64-0660, 64-0661, 64-0662, 64-0663, 64-0664, 64-0665, 64-0666, 64-0667, 64-0668, 64-0669, 64-0670, 64-0671, 64-0672, 64-0673, 64-0674, 64-0675, 64-0676, 64-0677, 64-0678, 64-0679, 64-0680, 64-0681, 64-0682, 64-0683, 64-0684, 64-0685, 64-0686, 64-0687, 64-0688, 64-0689, 64-0690, 64-0691, 64-0692, 64-0693, 64-0694, 64-0695, 64-0696, 64-0697, 64-0698, 64-0699, 64-0700, 64-0701, 64-0702, 64-0703, 64-0704, 64-0705, 64-0706, 64-0707, 64-0708, 64-0709, 64-0710, 64-0711, 64-0712, 64-0713, 64-0714, 64-0715, 64-0716, 64-0717, 64-0718, 64-0719, 64-0720, 64-0721, 64-0722, 64-0723, 64-0724, 64-0725, 64-0726, 64-0727, 64-0728, 64-0729, 64-0730, 64-0731, 64-0732, 64-0733, 64-0734, 64-0735, 64-0736, 64-0737, 64-0738, 64-0739, 64-0740, 64-0741, 64-0742, 64-0743, 64-0744, 64-0745, 64-0746, 64-0747, 64-0748, 64-0749, 64-0750, 64-0751, 64-0752, 64-0753, 64-0754, 64-0755, 64-0756, 64-0757, 64-0758, 64-0759, 64-0760, 64-0761, 64-0762, 64-0763, 64-0764, 64-0765, 64-0766, 64-0767, 64-0768, 64-0769, 64-0770, 64-0771, 64-0772, 64-0773, 64-0774, 64-0775, 64-0776, 64-0777, 64-0778, 64-0779, 64-0780, 64-0781, 64-0782, 64-0783, 64-0784, 64-0785, 64-0786, 64-0787, 64-0788, 64-0789, 64-0790, 64-0791, 64-0792, 64-0793, 64-0794, 64-0795, 64-0796, 64-0797, 64-0798, 64-0799, 64-0800, 64-0801, 64-0802, 64-0803, 64-0804, 64-0805, 64-0806, 64-0807, 64-0808, 64-0809, 64-0810, 64-0811, 64-0812, 64-0813, 64-0814, 64-0815, 64-0816, 64-0817, 64-0818, 64-0819, 64-0820, 64-0821, 64-0822, 64-0823, 64-0824, 64-0825, 64-0826, 64-0827, 64-0828, 64-0829, 64-0830, 64-0831, 64-0832, 64-0833, 64-0834, 64-0835, 64-0836, 64-0837, 64-0838, 64-0839, 64-0840, 64-0841, 64-0842, 64-0843, 64-0844, 64-0845, 64-0846, 64-0847, 64-0848, 64-0849, 64-0850, 64-0851, 64-0852, 64-0853, 64-0854, 64-0855, 64-0856, 64-08

Unsubdivided
Cape Fox Corporation Lands



9/29/00

JACQUES P. JACQUES, 3000 10th Ave. S.W., Seattle, Wash. 98148, has been elected president of the American Association of University Professors, a national organization of college and university teachers. He was elected by a vote of 1,000 to 100.

"COON COVE SUBDIVISION"
Control Sheet

WASTEWATER DISPOSAL
CONCRETE MAY NOT BE SUITABLE FOR INSTANT WASTEWATER TREATMENT AND DISPOSAL OF THESE DISCHARGES. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ARIANA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. CONTACT ASEE FOR FURTHER INFORMATION.

CERTIFICATE OF PAYMENT OF TAXES

PROPERTY CANNOT BE HELD TO THE BEST OF MY KNOWLEDGE, AND, IN FACT, AND CURRENT LOCAL PROPERTY TAXES AND OTHER CHARGES, ASSESSMENT AGAINST THE PROPERTY DESCRIBED HEREON ARE:

Nickie Campbell
DIRECTOR OF ADJUTANT GENERAL SERVICE (Acting)
KEITH'S GAITHER BLVD.

CERTIFICATE OF APPROVAL BY THE PLATTING BOARD

AND THAT THE SAID FIRM HAS BEEN APPROVED FOR RECORDING IN THE GALEY DISTRICT RECORDER, FIRST JUDICIAL DISTRICT, SELOMAN, ALASKA.

Frank Rine FRANK RINE N/A	Bill Wagon BILL WAGON N/A
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RECEIVED
GENERAL INVESTIGATIVE
DIVISION
JAN 11 1964
FBI - NEW YORK

Kochiken Reusing Diary

Game Plan Championship: Blo

COON COVE SUBDIVISION

A Subdivision of Lands Owned by
Cape Fox Corporation
P.O. Box 8558, Ketchikan, Alaska 99901

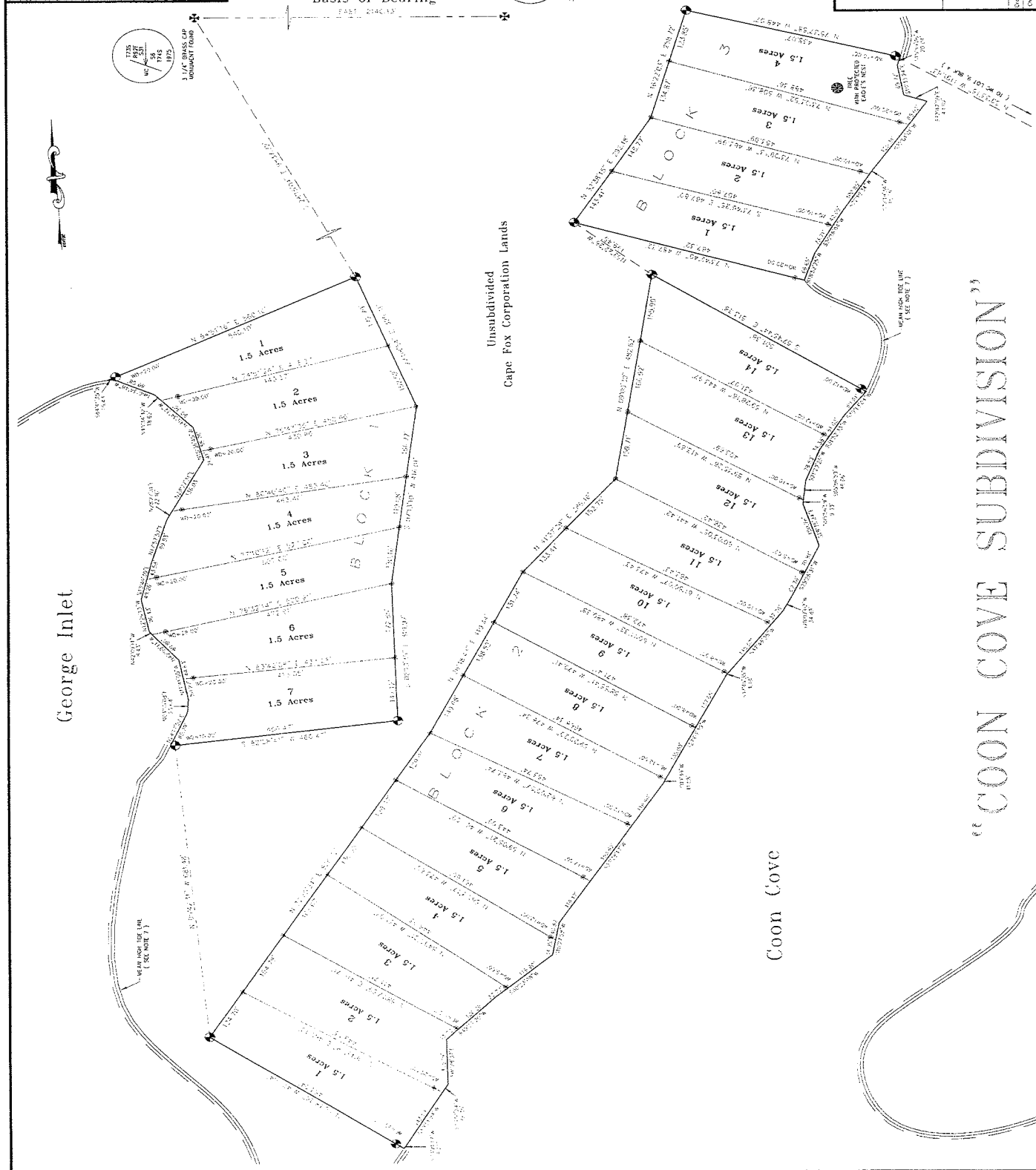
Containing ± 73.5 Acres
located in Sections 7, 8, 17, & 18,
T. 42 S., R. 92 E., Copper River basin, Alaska



SENTEC, Inc.

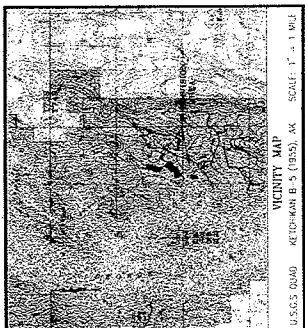
Sourcing • Mapping • Lead Generation
 2102 Chestnut Ave. Ste. 200 • Chicago, IL 60612
 Tel: (312) 243-5266 Fax: (312) 243-9167

Yachhiyan 2000-1000

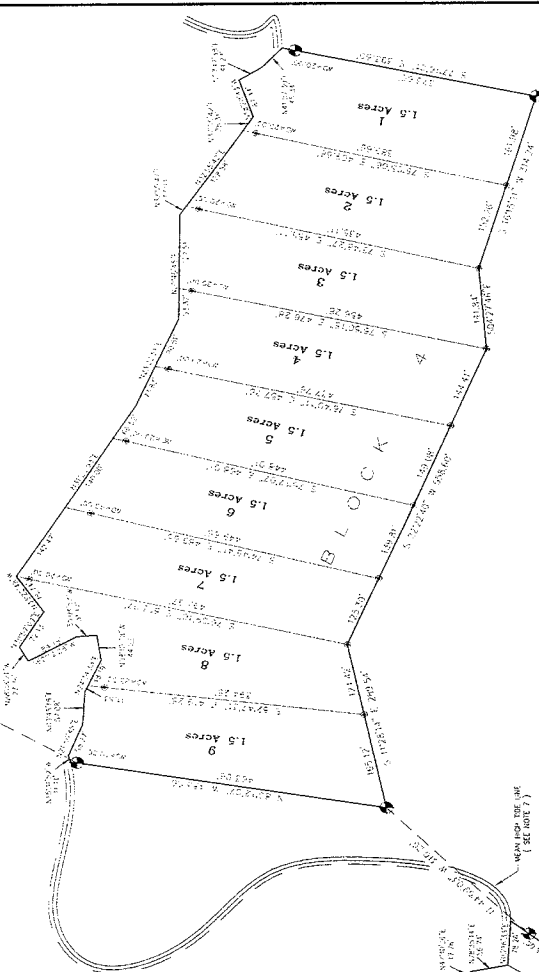


DATE	REV. (P/D)	SIZE	1" = 100'	DATE	REV. (P/D)	SIZE	2" = 3"
04/01/00	01	11" x 17"	01	04/01/00	01	11" x 17"	01

Ketchikan 2000-60



Coon Cove



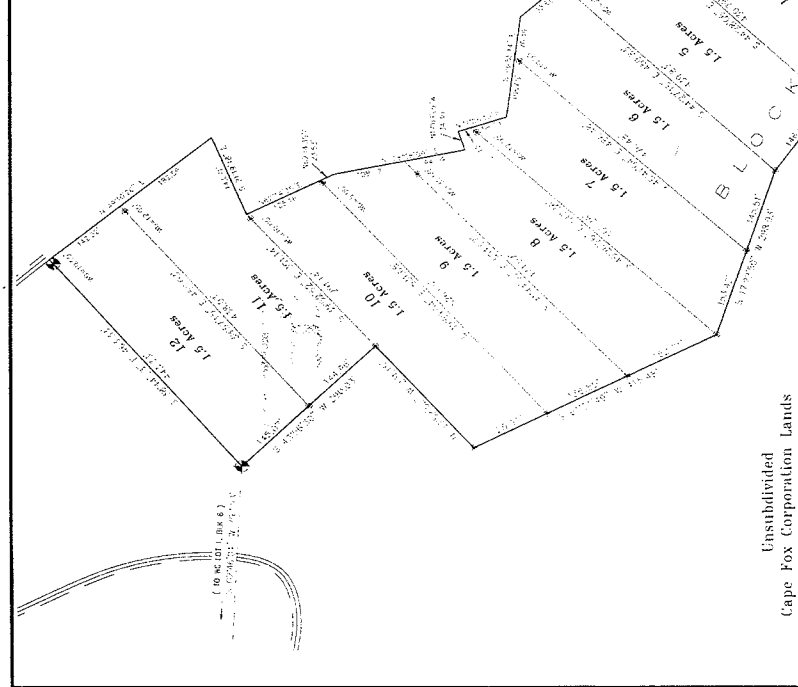
Unsubdivided
Cape Fox Corporation Lands

2000-60
Kathleen Recording District
1000-October 17, 2000
1000-157 P. 10
1000-157 P. 10
1000-157 P. 10

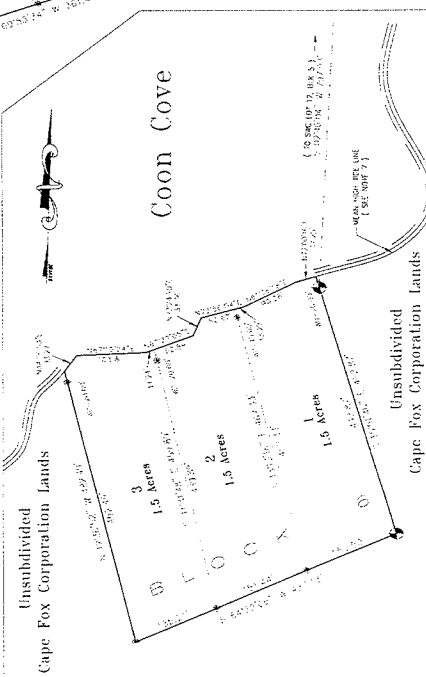
Kathleen Recording District
Cape Fox Shareholders Plat
COON COVE SUBDIVISION
Lots 1-9 Blk 4, Lots 1-12 Blk 5, and
Lots 1-3 Blk 6
A Subdivision of Lands Owned by
Cape Fox Corporation
P.O. Box 8888, Cape Fox, Alaska 99501
Location: Section 8 & 17
T. 14 N., R. 12 E., Cape Fox Meridian, Alaska

SENTEC, Inc.

Drawn By: JHD	Scale: 1" = 100'	Date: 3/28/00	Sheet: 3 of 3
Checked By: JHD	Drawn By: JHD	Date: 3/28/00	Sheet: 3 of 3



Unsubdivided
Cape Fox Corporation Lands

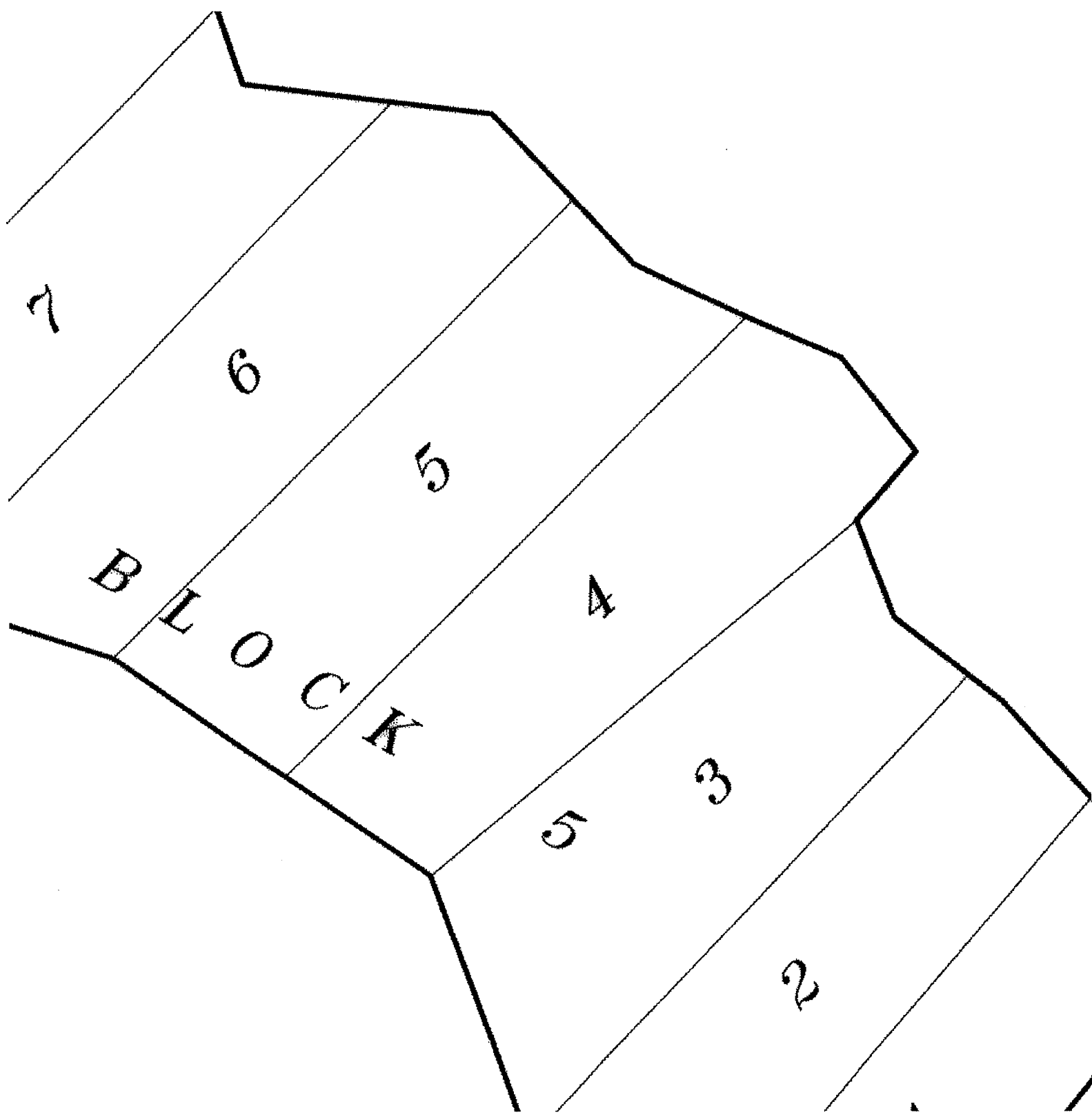


Unsubdivided
Cape Fox Corporation Lands

"COON COVE SUBDIVISION"

GENERAL NOTES

1. THIS SUBDIVISION SURVEY WAS AUTHORIZED TO BE CONDUCTED BY:
CHAIRMAN, CAPE FOX CORPORATION: RICHARD SHIELDS, SR.
2. THE MEANDER LINE SHOWN BY THIS PLAT REFLECTS THE MEANDER LINE AS
DETERMINED BY APPROXIMATE MEAN HIGH WATER ELEVATION OBSERVATION.
3. ALL BEARINGS ARE TRUE AND ALL SURVEYED DISTANCES SHOWN ARE EXPRESSED
IN U.S. SURVEY FEET.
4. WHERE RECORD SURVEY COURSES (BEARING AND/OR DISTANCES) DIFFER FROM MEASURED
AND/OR COMPUTED SURVEY COURSES, THE RECORD COURSE IS SHOWN WITHIN
PARENTHESIS, WHILE THE MEASURED AND/OR COMPUTED COURSES ARE SHOWN
WITHOUT PARENTHESIS; THUSLY S0°39'00"W - 1744.11' (SOUTH - 1552.98').
5. PRIMARY MONUMENTS SET ARE 3 1/4" ALUMINUM CAP ON ALUMINUM POST OR
3 1/4" ALUMINUM CAP ON 3/4" ALUMINUM ROD.
6. THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC) HAS SUSPENDED
THEIR PROGRAM OF SUBDIVISION REVIEW AT THE TIME OF THIS SURVEY. CONTACT
THE DEPARTMENT FOR INFORMATION ABOUT THEIR REQUIREMENTS FOR DEVELOPMENT
OF LOTS WITHIN THIS SUBDIVISION.
7. MEAN HIGH TIDE (MHT) LINE WAS LOCATED USING VEGETATION AND ONSITE OBSERVATIONS
BASED ON TIDE BOOKS.



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