



**First American  
Title Insurance Company**

## LISTING PACKAGE

8/7/2025

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:

Owner Name(s): JOHNSON RUSSELL S & LESLIE H

Physical Address: PROPERTY ID 18531026

Legal Description: T 4S R 11W SEC 27 34 & 35 Seward Meridian HM 0780051 MORRISON GOLDEN BIRCH ESTATES SUB LOT 2 BLK 2

Please do not hesitate to contact me at 907-561-1844 or [cs.alaska@firstam.com](mailto: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](http://ak.firstam.com)

- [Return](#)
- [New Search](#)
- [Assessment](#)
- [Print](#)
- [Map it!](#)

Update Mailing Address

### Account Information

Owner of Record: <b>JOHNSON RUSSELL S &amp; LESLIE H</b>	PIN: <b>18531026</b>	Tax Roll: <b>Real Property</b>
Mailing Address: <b>PO BOX 142 CENTER SANDWICH NH 03227-0142</b>	Property Address: <b>48526 MORRISON DR</b>	TAG: <b>81 - KACHEMAK EMERGENCY SERVICES</b>

Last updated: 8/07/2025 07:39:55 PM

**Owners**  
**JOHNSON RUSSELL S & AMP; LESLIE H.**

**Legal Description**  
**T 4S R 11W SEC 27 34 & 35 Seward Meridian HM 0780051 MORRISON GOLDEN BIRCH ESTATES SUB LOT 2 BLK 2**

### Tax Bills Due

Total Payable: **\$821.18** [ADD ALL TO CART](#) Min. Due: **\$410.59** [ADD TO CART](#)

Pay Partial:  [ADD TO CART](#)

### Bills Due

**i** Payments will be applied to the oldest balance first.

**2025 | BILL: 2025054621 | REAL PROPERTY**  
**DUE \$821.18**

[ADD TO CART](#)

**+ All past due items must be paid together.** [Funds Breakdown](#)

Status	Installment	Due Date	Taxes And Charges	Paid	Owed
<span style="color: orange;">●</span> Due	1	9/15/25	<b>+ \$410.59</b>	\$0.00	\$410.59
<span style="color: orange;">●</span> Due	2	11/17/25	<b>+ \$410.59</b>	\$0.00	\$410.59

### Settled Charges

#### 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
<a href="#">2024</a>	2024055165	10/2/24	B25.29279	\$797.44
<a href="#">2023</a>	2023055534	9/1/23	B24.15263	\$804.76
<a href="#">2022</a>	2022055678	2/8/23	B23.43570	\$910.66
<a href="#">2021</a>	2021055184	12/14/21	B22.40980	\$41.05
<a href="#">2021</a>	2021055184	10/25/21	B22.35531	\$775.63
<a href="#">2021</a>	2021055184	12/17/20	B21.47463	\$12.59
<a href="#">2020</a>	2020056264	12/17/20	B21.42435	\$42.13

<b>Tax Year</b>	<b>Bill Number</b>	<b>Date Paid</b>	<b>Receipt Number</b>	<b>Amount Paid</b>
2020	2020056264	11/16/20	B21.39776	\$789.86
2019	2019056742	3/23/20	B20.43615	\$97.65
2019	2019056742	12/10/19	B20.39409	\$872.30
2018	2018056453	11/17/18	B19.38836	\$939.98
2017	2017051826	8/15/17	B18.11069	\$795.96
2016	2016052097	1/17/17	B17.42360	\$90.12
2016	2016052097	12/6/16	B17.39576	\$818.15
2016	2016052097	4/25/16	B16.43723	\$8.05
2015	2015056725	4/25/16	U16.14341	\$6.95
2015	2015056725	12/21/15	B16.40553	\$894.16
2014	2014064612	1/9/15	U15.9930	\$896.06

**i** 2025 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL.  
 CERTIFIED VALUES FOR 2025 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2025

- [Return](#)
- [New Search](#)
- [Tax Info](#)
- [Print](#)
- [Map It!](#)

Update Mailing Address

### General Information

Property Owner: <b>JOHNSON RUSSELL S &amp; LESLIE H</b> Mailing Address: <b>PO BOX 142</b> <b>CENTER SANDWICH NH 03227-0142</b>	Property ID: <b>18531026</b> Property Address: <b>48526 MORRISON DR</b>	Acreage: <b>1.9300</b> Tax Authority Group: <b>81 - Kachemak Emergency Services</b>
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<b>Legal Description</b>
<b>T 4S R 11W SEC 27 34 &amp; 35 Seward Meridian HM 0780051 MORRISON GOLDEN BIRCH ESTATES SUB LOT 2 BLK 2</b>

### Ownership History

Document No.	Date	Grantor	Grantee	Type
20050042160	9/7/05	White Michael D	Johnson Russell S & Leslie H	
2005004216	9/7/05	White Michael D	Johnson Russell S & Leslie H	
0	5/1/95	Jackson Ted G	White Michael D	
0	5/1/95	Jackson Ted G C/O Carl W Jones Jr	White Michael D	
0	3/30/90	Morrison Neolan V &	Jackson Ted G C/O Carl W Jones Jr	

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### Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
<b>2025</b>	Main Roll Certification	46,600	36,600	<b>83,200</b>
<b>2024</b>	Main Roll Certification	42,600	31,100	<b>73,700</b>
<b>2023</b>	Main Roll Certification	38,700	31,400	<b>70,100</b>
<b>2022</b>	Main Roll Certification	36,900	31,700	<b>68,600</b>
<b>2021</b>	Main Roll Certification	36,900	32,000	<b>68,900</b>

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### Improvements

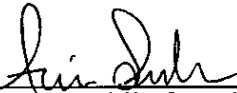
Building	Code	Description	Grade	Year	Length	Width	Units	Type	Value
R01	DWELL	Dwelling	F	1987	0	0	384	Fin. sq.ft.	29,100
R01	SWL	Residential Sewer Water Landscaping	A	n/a	0	0	1	Item	5,500
R01	DRIVE	Gravel Driveway	A	n/a	0	0	1	Item	2,000
R01	ATTGAR	Attached Garage	A	0	16	6	474	Sq.ft.	0

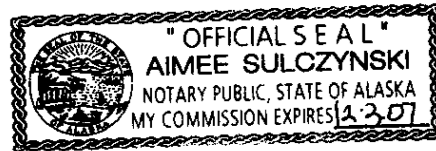
Building	Code	Description	Grade	Year	Length	Width	Units	Type	Value
R01	ICP	Integral Carport	A	0	24	17	387	Sq.ft.	0



duly commissioned and sworn as such, personally appeared MICHAEL D. WHITE, known to me and to me known to be the individual described in and who executed the foregoing instrument, and he acknowledged to me that he signed and sealed the same freely and voluntarily for the uses and purposes therein described.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first hereinabove written.

  
\_\_\_\_\_  
Notary Public for Alaska  
My Commission Expires: 12-3-07



26415  
RETURN TO: GRANTEE

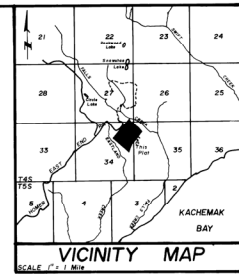
C. MICHAEL HOUGH  
Attorney at Law  
3733 Ben Walters Lane,  
Suite 2  
Homer, Alaska 99603  
Tel: (907) 235-8184  
Fax: (907) 235-2420

STATUTORY WARRANTY DEED



2 of 2

2006-004216-0



**LEGEND AND NOTES**

⊕ Found BLM B.C. monument

⊥ Set 1/2" x 20" steel rebar.

All datum of record shown thus ( ).

All lots are subject to a 20' bldg setback along all dedicated R/W's.

All wastewater disposal systems shall comply with existing law at time of construction.

**PLAT APPROVAL**

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of December 19, 1977, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH  
By *Shank J. [Signature]*

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision, and dedicate all streets, alleys, walks, parks, utility easements, and other open spaces to public use.

*Nelson V. Morrison*  
*Mary E. Morrison*

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn to before me this 17<sup>th</sup> day of February, 1978.

*A. Perry [Signature]*  
Notary Public for California  
My Commission Expires July 17, 1978



78-51  
Home  
5-17-78  
3:40 P  
XPB

**MORRISON GOLDEN BIRCH ESTATES**

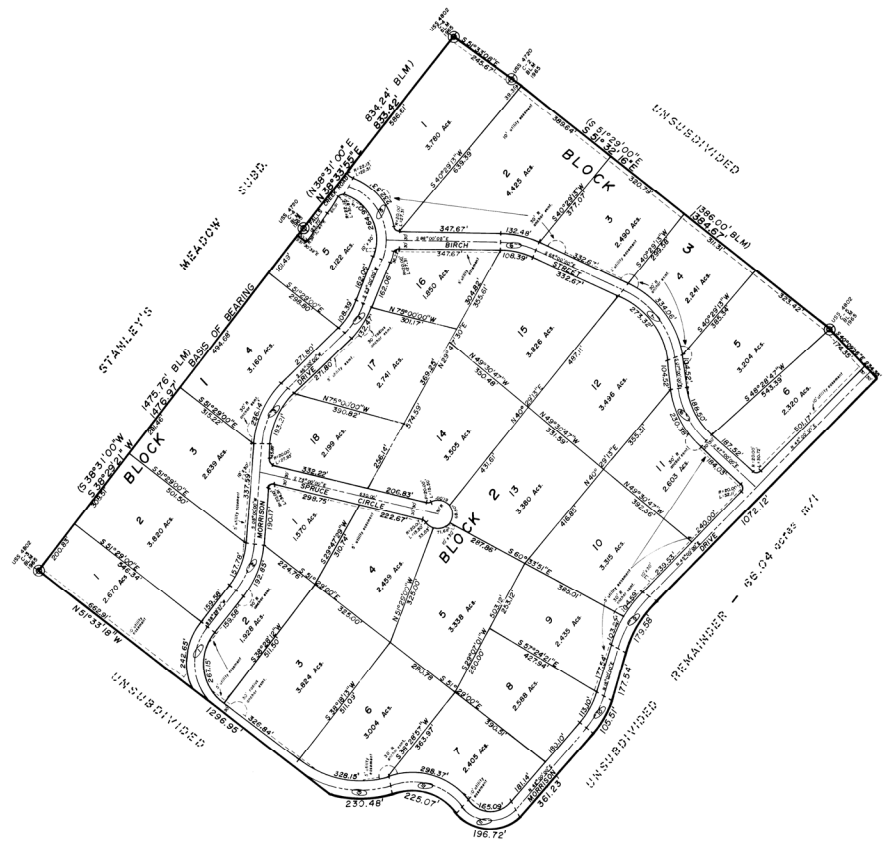
DESCRIPTION: A Portion of U.S. Survey 4802 within protracted Sections 27, 34 and 35, T4S, R11W, S.M., Alaska containing 93.481 Acs. more or less.

OWNER: Nelson V. Morrison  
326 Addison Street  
Palo Alto, California 94501

P.O. Box 476 Soldotna, AK

G.S. Best  
Geologist, Registered Land Surveyor

Date Surveyed December, 1977 Scale 1" = 200' Ak. No. 77-



C CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	TANGENT
⊖	90° 00' 15"	200.00'	314.29'	200.13'
⊖	33° 28' 57"	300.00'	175.31'	90.24'
⊖	41° 00' 00"	300.00'	214.69'	112.17'
⊖	23° 00' 00"	300.00'	120.43'	61.04'
⊖	90° 00' 00"	194.07'	310.06'	201.90'
⊖	23° 00' 00"	300.00'	120.44'	61.04'
⊖	84° 00' 00"	300.00'	123.96'	166.79'
⊖	40° 00' 00"	300.00'	208.44'	109.18'
⊖	27° 00' 00"	411.08'	193.71'	98.69'
⊖	24° 00' 00"	300.00'	125.66'	63.77'
⊖	104° 00' 00"	123.65'	217.97'	190.00'
⊖	70° 00' 00"	214.28'	261.72'	180.00'
⊖	55° 26' 42"	369.11'	357.18'	193.97'