



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

PROPERTY PROFILE

Dated: May 26, 2026

Re: NHN NSN

Parcel No.: 012-504-22-000

Herrington and Company

Nory White

Owner: Rachelle Cabras, an unmarried person

Legal: Lot 20, Block 3, Laurel Acres

Plat No. 71-44

**Attachments: Municipality of Anchorage Tax Sheet, Vesting Deed
and Plat Map**

CCRs: None Found

As-Built: N/A

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 the 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 can perform a complete search and is prepared to issue a Policy.

Customer Service Representative: Kylie Stanley

Make a Payment

Assessed Value

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2026	RP	100	R	8,600	0	8,600

Taxable Value

Net Taxable Value	8,600
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A
L
A
S
K
A

2025-008018-0

Recording Dist: 301 - Anchorage
4/1/2025 09:50 AM Pages: 1 of 3



AFTER RECORDING, RETURN TO:

Rachelle Cabras
4620 Reka Dr Unit B-13
Anchorage, AK 99508

Anchorage Recording District

WARRANTY DEED

(A.S. 34.15.030)

ATGA: 92368/SAK

The GRANTOR, **WILLIAM MODROK**, a married person, whose mailing address is *3317 Mist Ct., Las Vegas, Nevada 89135*, 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 GRANTEE, **RACHELLE CABRAS**, an unmarried person, whose mailing address is *4620 Reka Dr. Unit B-13, Anchorage, AK 99508* the following-described real estate:

Lot 20, Block 3, LAUREL ACRES, according to the official plat thereof, filed under Plat No. 71-44, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

SUBJECT TO minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. No representations are made as to the present ownership of any such interests. There may be leases, grants, exceptions, or reservations of interests that are not listed herein or in the public records.

FURTHER SUBJECT TO the reservations and exceptions as contained in U.S. Patent and/or in Acts authorizing the issuance thereof.

FURTHER SUBJECT TO taxes and/or assessments due the Municipality of Anchorage, if any, a lien by levy therefore has not been made.

FURTHER SUBJECT TO the notes as recited on Plat(s) of said Subdivision.

FURTHER SUBJECT TO the easements as shown on the Plat(s) of said Subdivision.

Grantor warrants that the above-described real estate has never been used as a family home or homestead nor is same subject to any spousal claim as defined in A.S. 34.15.010.

[Grantor signature and notary acknowledgement appear on the following page]

WARRANTY DEED
ATGA: 92368

Page 1 of 3

DATED: this 26th day of March, 2025.

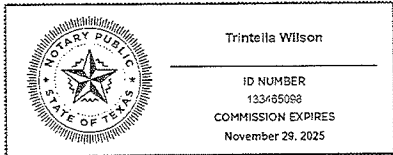
GRANTOR:

William Modrok
William Modrok

STATE OF Texas)
)
Harris)

ss.

The foregoing instrument was acknowledged before me this 26th day of March, 2025, by **WILLIAM MODROK**.



Trintella Wilson
Notary Public in and for Texas (state)
My Commission Expires: 11/29/2025

Electronically signed and notarized online using the Proof platform.

[Grantee signature and notary acknowledgement appear on the following page]

WARRANTY DEED
ATGA: 92368

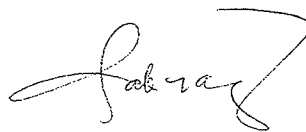
Page 2 of 3



2 of 3

DATED: this 28 day of March, 2025.

GRANTEE:



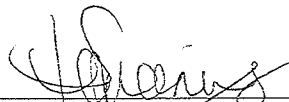
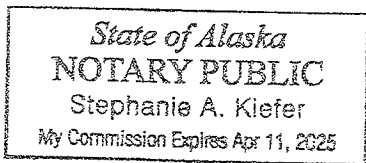
Rachelle Cabras

STATE OF ALASKA)

) ss.

THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 28 day of March, 2025, by **RACHELLE CABRAS**.

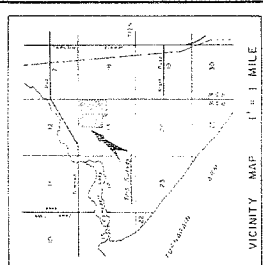


Notary Public in and for Alaska

My Commission Expires: 4-11-25

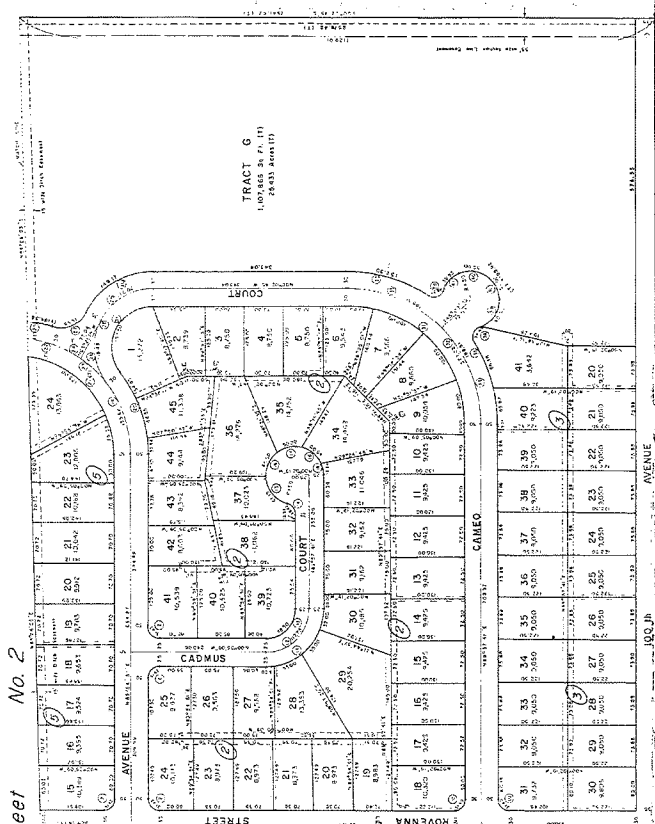


Match to Sheet No. 2



NOTES

1. Tract G is hereby dedicated to public ROW.
2. Tract F is hereby dedicated to the public ROW.
3. Blocks 1 through 43, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



LEGEND:

- 1. 1/4 Sec 36, T. 12 N., R. 10 E., S. 17 N.
- 2. 1/4 Sec 36, T. 12 N., R. 10 E., S. 17 N.
- 3. 1/4 Sec 36, T. 12 N., R. 10 E., S. 17 N.
- 4. 1/4 Sec 36, T. 12 N., R. 10 E., S. 17 N.
- 5. 1/4 Sec 36, T. 12 N., R. 10 E., S. 17 N.
- 6. 1/4 Sec 36, T. 12 N., R. 10 E., S. 17 N.
- 7. 1/4 Sec 36, T. 12 N., R. 10 E., S. 17 N.
- 8. 1/4 Sec 36, T. 12 N., R. 10 E., S. 17 N.
- 9. 1/4 Sec 36, T. 12 N., R. 10 E., S. 17 N.
- 10. 1/4 Sec 36, T. 12 N., R. 10 E., S. 17 N.

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 11th day of August, 1970.

My commission expires 4-28-74.

Richard J. [Signature]

CERTIFICATE OF OWNERSHIP & DEDICATION

We hereby certify that we are the owners of the property shown and described herein, we hereby acknowledge for public utility, contacts and other facilities to be for public use.

Date Aug 11 1970

[Signatures]

PLAT APPROVAL

This plat is approved by the Board of Planning and Zoning Ordinance on this 5th day of August, 1970.

[Signature]

DICKINSON OSWALD & PARTNERS
ENGINEERS SURVEYORS
1000 BROADWAY
AUSTIN, TEXAS 78701

DRIVER: [Name] DATE: [Date] SCALE: [Scale]

7. ACQUISITION OF PLOT 6 - 1 AUREL ACRES
BLOCKS 1, 2, 3, 5, 6, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

88

0

73.88

N 00° 02' 19"

122.50

9,050

20

73.88

N 00° 02' 19" W

122.50

20'

20'

NOTES:

1. Tract E is hereby dedicated to Public R.O.W.
2. Tract F is hereby dedicated to the private use & enjoyment of property owners of 13 through 19, 21, 22, 23 and 25 through 29, Block 8 of this subdivision each of which will have an undivided 1/15 interest in this tract.
3. No vehicular access will be allowed from Lots 1 and 37, Block 9 — Lots 1 and 55, Block 10 — Lots 1 through 19, 22 and 23, Block 12 to Haskell Street.
4. This subdivision, at the time of filing, is not served by public water & sewer facilities. No on-site water and/or sewer disposal facility may be constructed without prior approval of the Health Department.

DUE TO PHYSICAL LIMITATIONS, CERTAIN LOTS IN THIS SUBDIVISION MAY NOT BE DEVELOPED WITH ON-SITE WATER SUPPLY AND SEWER DISPOSAL FACILITIES.