



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

PROPERTY PROFILE

Dated: November 8, 2024

Re: NHN NSN CRD
Near Mile 176 Glenn Hwy

Parcel No: Non-taxing District

Jack White Real Estate

Elise Buchholz

Owner: Dennis Michael Nichols

Legal: Westerly ½ of Lot 1 of US Survey 5644

Attachments:

Vesting Deed & Map

CC&Rs: None Found

As-Built: None

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: W. Yardley



Grantor: Dennis Michael Nichols, Personal Representative
5404 Freeland Avenue
Freeland, WA 98249

Grantee: Dennis Michael Nichols
5404 Freeland Avenue
Freeland, WA 98249

PERSONAL REPRESENTATIVE'S DEED

The Grantor, Dennis Michael Nichols, Personal Representative of the Estate of Norma Jean Hunter Nichols, (who was formerly known as Norma Jean Strode), Case No. 3 AN-23-02248 PR, "Grantor" who has an address of 5404 Freeland Avenue, Freeland, WA 98249, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Dennis Michael Nichols, with an address of 5404 Freeland Avenue, Freeland, WA 98249, hereby conveys and quitclaims to Dennis Michael Nichols ("Grantee"), his respective successors and assigns forever, all the Estate, Right, Title and Interest of the said Grantor, in and to the following described Real Estate located in the **Chitina** Recording District, Third Judicial District, State of Alaska:

The Westerly one-half (½) of Lot one (1) of U.S. Survey No. 5644, located near Mile 176, Glenn Highway.

The aforesaid property being subject to reservations, restrictions and easements of record.

Dated this 7 day of 27, 2024.

Dennis Michael Nichols
Personal Representative of the Estate of
Norma Jean Hunter Nichols

State of Washington)
)ss
County of Island)

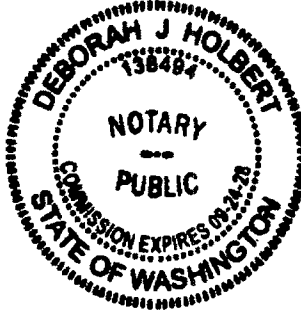
The foregoing instrument was acknowledged before me this 23rd day of July, 2024, by Dennis Michael Nichols, Personal Representative of the Estate of Norma Jean Hunter Nichols, Deceased, as his free and voluntary act on behalf of said estate.

Witness my official signature and seal on the day last above mentioned.

Deborah J. Holbert
Notary Public
My commission expires: 9/24/2028

Return to:

Stephen E. Greer
P.O. Box 242903
Anchorage, AK 99524-2903



ORIGINAL

**U.S. SURVEY
No. 5644, ALASKA**

CONSISTING OF LOTS 1 AND 2
LOCATED

AT MILE 176 CLENN HIGHWAY

APPROXIMATE GEOMETRIC POSITION
OF

CORNER NO. 1, LOT 1

LATITUDE 62° 06.4' NORTH, LONGITUDE 145° 52.2' WEST

AREA: 199.99 ACRES

SURVEYED BY

JAMES R. SPANGLER, CADASTRAL SURVEYOR

JULY 10 THROUGH 20, 1970

UNDER SPECIAL INSTRUCTIONS

DATED AND APPROVED

JUNE 8, 1970

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D.C.

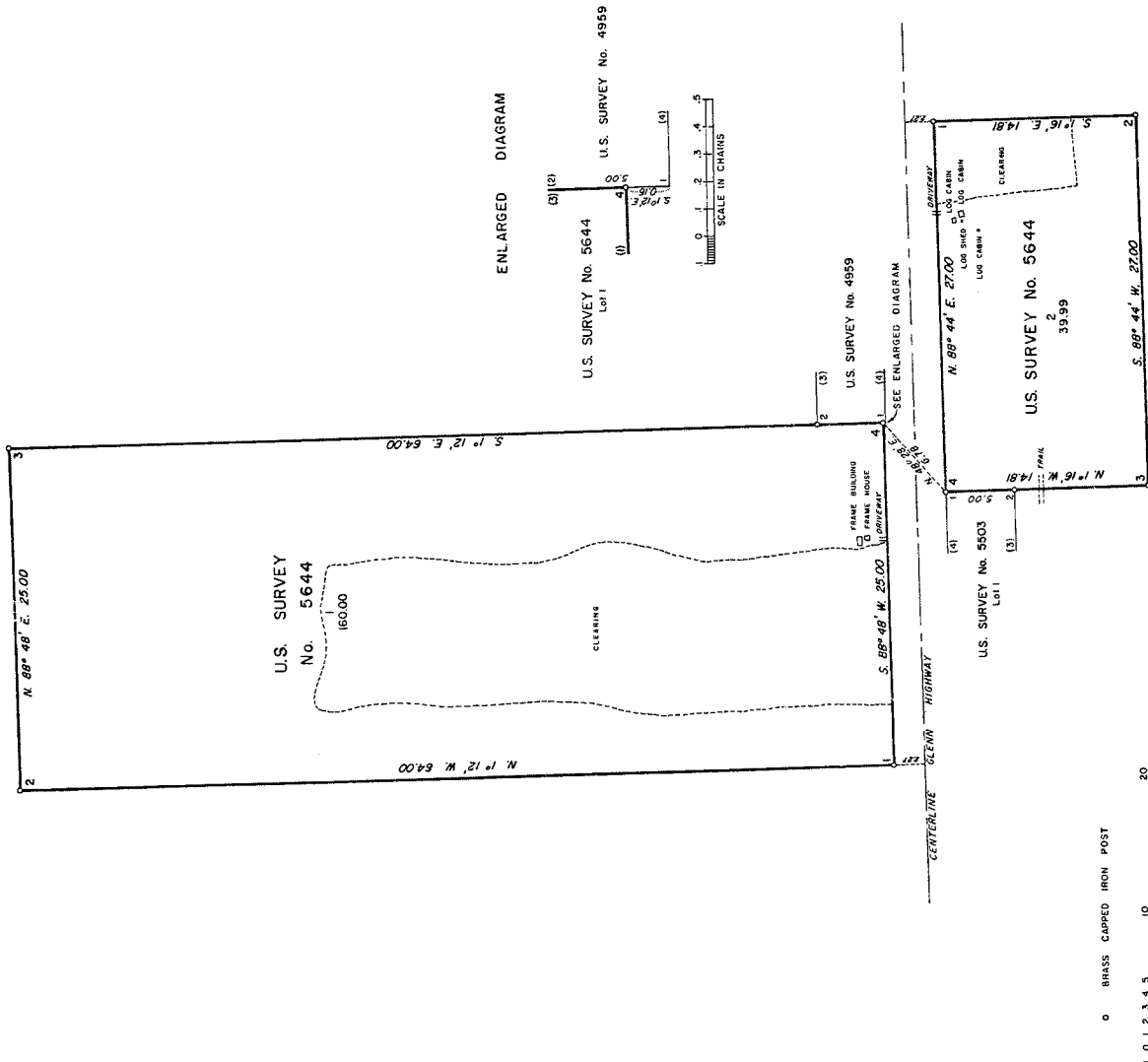
July 26, 1973

This plat is strictly conformable to the approved field notes and is hereby certified to have been correctly executed in accordance with the requirements of law and the regulations of this Bureau, as hereby accepted.

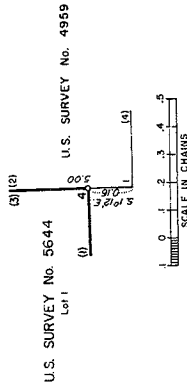
For the Director



Chief, Division of Cadastral Survey



ENLARGED DIAGRAM



Magnetic Declination
89° E.

BRASS CAPPED IRON POST

