



*First American  
Title Insurance Company*

## LISTING PACKAGE

3/5/2026

[joleen@bhhsalaska.com](mailto:joleen@bhhsalaska.com)

**Attn:** Joleen Brooks

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): HODNIK-KRIER COMMUNITY PROPERTY TRUST

Physical Address: TAX ID 16924009

Legal Description: T 5S R 15W SEC 8 SEWARD MERIDIAN HM 0850102 PARKINSON TRACTS SUB DEL MAR ADDN LOT 1

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)

Update Mailing Address

## Account Information

Owner of Record: <b>HODNIK-KRIER COMMUNITY PROPERTY TRUST</b> Mailing Address: <b>PO BOX 1165 ANCHOR POINT AK 99556-1165</b>	PIN: <b>16924009</b> Property Address:	Tax Roll: <b>Real Property</b> TAG: <b>68 - WESTERN EMERGENCY SVS</b>
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Last updated: 3/05/2026 01:51:39 PM

<b>Owners</b>
<b>HODNIK-KRIER COMMUNITY PROPERTY TRUST.</b>

<b>Legal Description</b>
<b>T 5S R 15W SEC 8 Seward Meridian HM 0850102 PARKINSON TRACTS SUB DEL MAR ADDN LOT 1</b>

## Tax Bills Due

Total Payable: **\$0.00**

Pay Partial:

## + 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="#">2025</a>	2025046235	9/18/25	U26.4853	\$428.48
<a href="#">2024</a>	2024046298	9/11/24	U25.4079	\$434.06
<a href="#">2023</a>	2023046720	9/14/23	U24.4258	\$376.96
<a href="#">2022</a>	2022047961	7/14/22	B23.4051	\$260.62
<a href="#">2021</a>	2021047903	12/13/21	B22.40756	\$285.30
<a href="#">2020</a>	2020047844	9/29/20	B21.26448	\$101.27
<a href="#">2020</a>	2020047844	9/11/20	B21.20228	\$101.27
<a href="#">2019</a>	2019047794	11/17/19	B20.37949	\$210.74
<a href="#">2019</a>	2019047794	9/10/19	B20.16558	\$210.74
<a href="#">2018</a>	2018047180	10/8/18	B19.26905	\$421.48
<a href="#">2017</a>	2017042880	10/15/17	B18.31284	\$413.92
<a href="#">2016</a>	2016043380	11/14/16	U17.8569	\$206.96
<a href="#">2016</a>	2016043380	9/14/16	U17.4159	\$206.96
<a href="#">2015</a>	2015048869	10/15/15	U16.7776	\$413.92
<a href="#">2014</a>	2014056504	11/14/14	U15.8521	\$197.51
<a href="#">2014</a>	2014056504	9/15/14	U15.4133	\$197.51

**i** 2026 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL.  
 CERTIFIED VALUE FOR 2026 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2026.

- [← Return](#)
- [🔍 New Search](#)
- [📄 Tax Info](#)
- [🖨️ Print](#)
- [🗺️ Map It!](#)

✉ Update Mailing Address

### General Information

Property Owner: <b>HODNIK-KRIER COMMUNITY PROPERTY TRUS</b> Mailing Address: <b>PO BOX 1165</b> <b>ANCHOR POINT AK 99556-1165</b>	Property ID: <b>16924009</b> Property Address: <b>NOT AVAILABLE</b>	Acreage: <b>1.5900</b> Tax Authority Group: <b>68 - Western Emergency Svs</b>
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<b>Legal Description</b>
<b>T 5S R 15W SEC 8 Seward Meridian HM 0850102 PARKINSON TRACTS SUB DEL MAR ADDN LOT 1</b>

### Ownership History

Document No.	Date	Grantor	Grantee	Type
20260007460	2/24/26	Hodnik Vickey J	Hodnik-Krier Community Property Trus	Multiple
20200031650	9/24/20	Brook Thomas J	Hodnik Vickey J	Multiple
20160014200	5/31/16	Emj Enterprises Inc	Brook Thomas J	Multiple
0	8/6/96	Masten Arlie Ellen	Emj Enterprises Inc	
0	8/6/96	Masten Arlie Ellen	Emj Enterprises Inc	

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### Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
<b>2025</b>	Main Roll Certification	43,900	0	<b>43,900</b>
<b>2024</b>	Main Roll Certification	42,100	0	<b>42,100</b>
<b>2023</b>	Main Roll Certification	35,000	0	<b>35,000</b>
<b>2022</b>	Main Roll Certification	23,500	0	<b>23,500</b>
<b>2021</b>	Main Roll Certification	22,800	0	<b>22,800</b>

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 1 - 5 of 25 items

### Improvements

Building	Code	Description	Grade	Year	Length	Width	Units	Type	Value
No improvements data present.									



QUITCLAIM DEED

This QUITCLAIM DEED is made this 24<sup>th</sup> day of February, 2026, by and between Vickey J. Hodnik and G. George Krier, Wife and Husband, whose address is PO Box 1165, Anchor Point, Alaska 99556, Grantors, and Vickey J. Hodnik and Gregory G. Krier, as co-trustees of THE HODNIK-KRIER COMMUNITY PROPERTY TRUST, dated February 24, 2026, whose address is PO Box 1165, Anchor Point, Alaska 99556, Grantees.

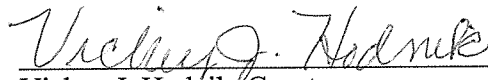
Grantors, for and in consideration of the sum TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby grant, convey and quitclaim to Grantees all interest which they have, if any, in the following described real property:

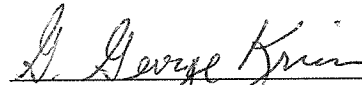
Lots One (1) and Five (5), PARKINSON TRACTS-DEL  
MAR ADDN., according to Plat No. 85-102, in the Homer  
Recording District, Third Judicial District, State of Alaska;

TOGETHER WITH all buildings, fixtures and  
appurtenances thereto; and

SUBJECT TO reservations, restrictions and easements, of  
record, if any.

IN WITNESS WHEREOF, Grantors' signatures are affixed on the date first above  
written.

  
\_\_\_\_\_  
Vickey J. Hodnik, Grantor

  
\_\_\_\_\_  
G. George Krier, Grantor

Lindsay Wolter • 4164 Pennock St., Ste. A • Homer, AK 99603 • T: (907)235-2717 • F: (907)235-2715

STATE OF ALASKA )  
 )  
THIRD JUDICIAL DISTRICT ) ss.

THIS IS TO CERTIFY that on this 24<sup>th</sup> day of February, 2026, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Vickey J. Hodnik, known to me to be the individual who executed the foregoing instrument, and acknowledged to me that said person signed the same freely and voluntarily for the uses and purposes therein described.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the date first above written.



Lindsay Wolter  
Notary Public in and for Alaska  
My Commission Expires: 6/12/2028

STATE OF ALASKA )  
 )  
THIRD JUDICIAL DISTRICT ) ss.

THIS IS TO CERTIFY that on this 24<sup>th</sup> day of February, 2026, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared G. George Krier, known to me to be the individual who executed the foregoing instrument, and acknowledged to me that said person signed the same freely and voluntarily for the uses and purposes therein described.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the date first above written.

Lindsay Wolter  
Notary Public in and for Alaska  
My Commission Expires: 6/12/2028

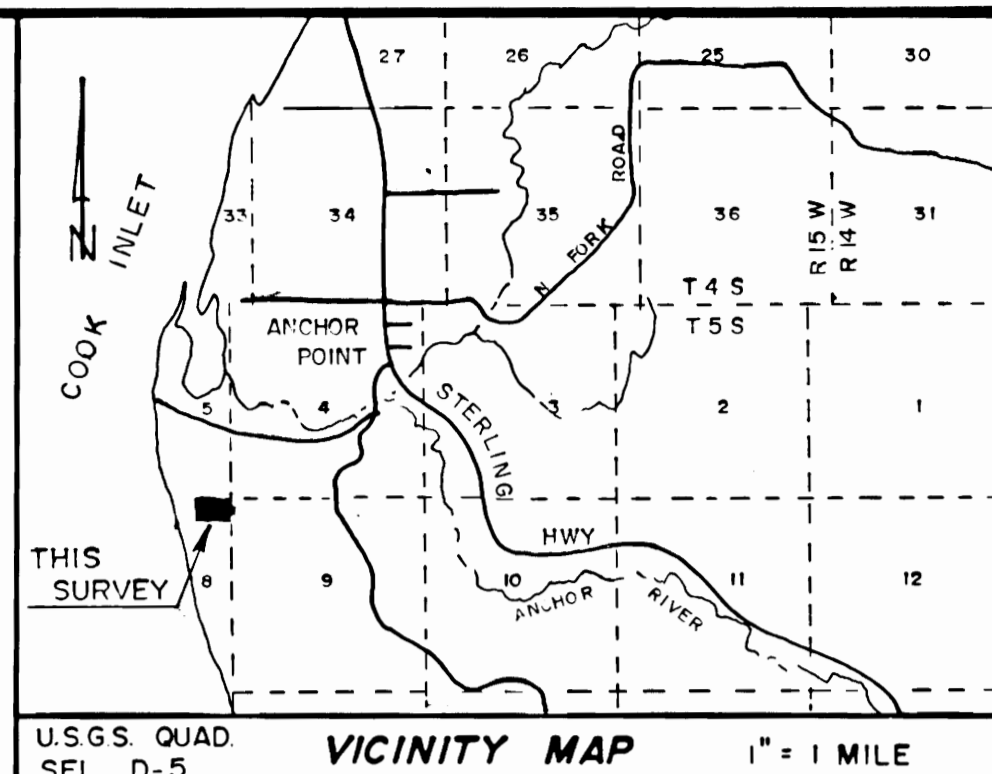
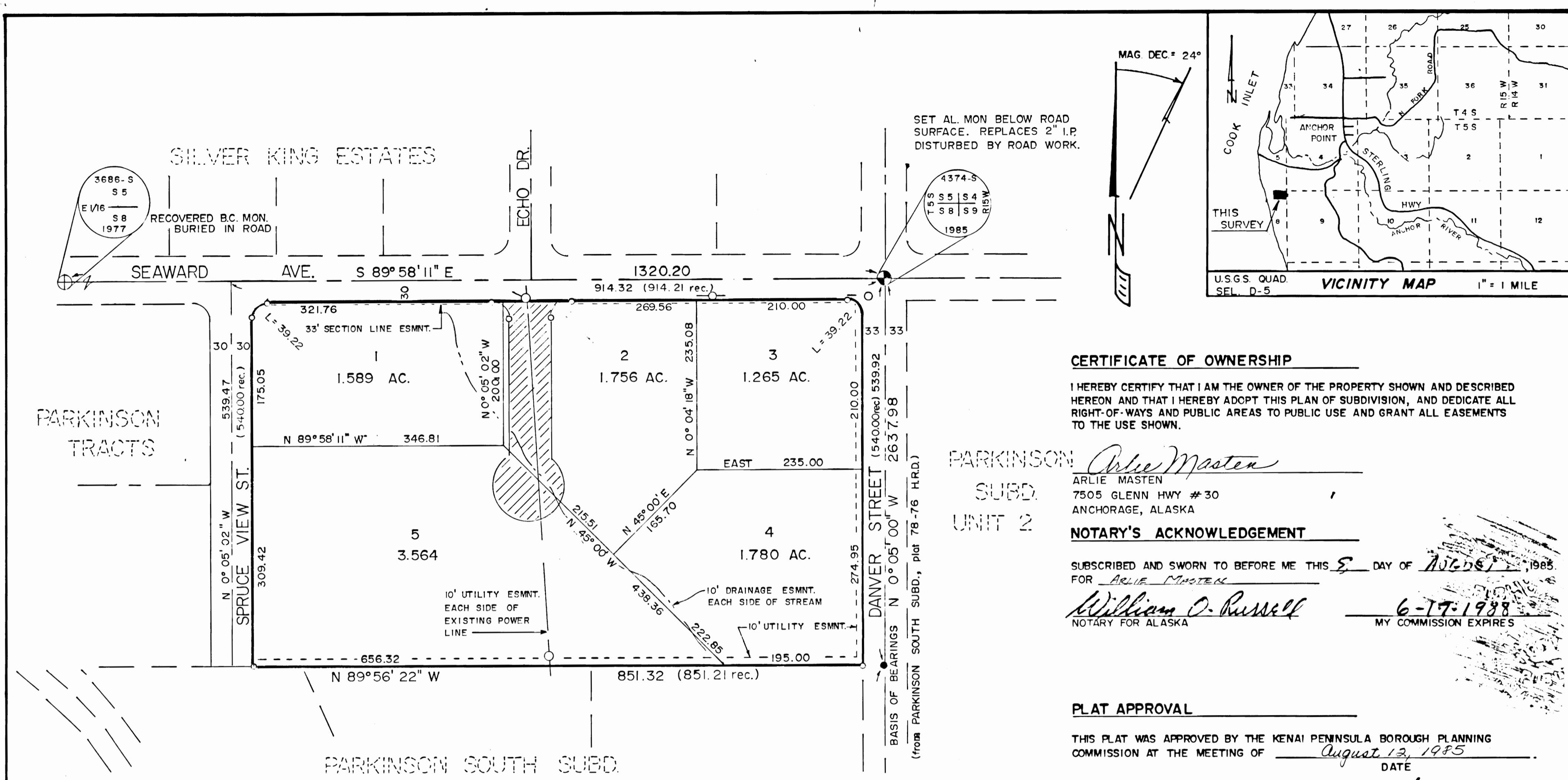
Return to: Vickey Hodnik and Gregory Krier  
PO Box 1165  
Anchor Point, Alaska 99556



QUITCLAIM DEED

Page 2





**CERTIFICATE OF OWNERSHIP**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND DEDICATE ALL RIGHT-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

PARKINSON: Archie Masten  
 SUBD. ARLIE MASTEN  
 UNIT 2 7505 GLENN HWY # 30  
 ANCHORAGE, ALASKA

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF AUGUST, 1985.  
 FOR ARLIE MASTEN  
William O. Russell 6-17-1988  
 NOTARY FOR ALASKA MY COMMISSION EXPIRES

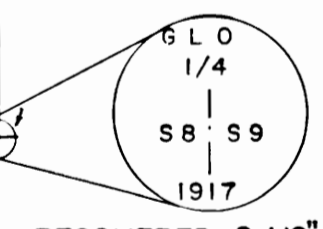
**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF August 12, 1985  
 DATE

KENAI PENINSULA BOROUGH BY Arthur B. Trogue  
 AUTHORIZED OFFICIAL

**SURVEYOR'S SIGNATURE AND SEAL**

Pat Marquis 8/16/85  
 PAT MARQUIS, R.L.S. #4374-S DATE



RECOVERED 2-1/2" B.C. ON 1" I.P.

**CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
 This subdivision has been reviewed in accordance with TBRAC72.065 and is approved, subject to any noted restrictions.  
Paul D. Horvath, F.E.T. 10-3-85  
 SIGNATURE TITLE DATE

85-102  
 RECORDED - FILED 10-4  
 DATE 10-3-85  
 TIME 4:05 P.M.  
 Registered P & R Land Survey  
 Address Anchorage AK

**P & R LAND SURVEYING**  
 STAR ROUTE, BOX 550  
 ANCHOR POINT, ALASKA 99556  
 (907) 235-7440

PARKINSON TRACTS-DEL MAR ADDN.  
 SHOWING THE VACATION OF ECHO PLACE, and a RESUB-DIVISION of Tr 1,2,3,5 of PARKINSON TRACTS Subdivision, located within the NE 1/4 NE 1/4 Sec. 8, T 5 S, R 15 W, S.M., AK. 9.95 AC.

SCALE: 1" = 100'  
 DATE: 7 AUG, 1985  
 JOB No. 85-01 A  
 PREPARED FOR:  
 ARLIE MASTEN  
 7505 GLENN HWY. # 30  
 ANCHORAGE, ALASKA

**NOTES**

- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL ROAD RIGHT-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- ALL R.O.W. RETURNS ARE 25' RADIUS
- # 5 REBAR SET WITH 1-1/2" AL. CAP AT ALL NEW LOT CORNS
- ALL WASTEWATER DISPOSAL SYSTEMS MUST COMPLY WITH STATE LAW AT TIME OF CONSTRUCTION.
- THE SOILS ON A PORTION OF LOT 1 OF THIS SUB-DIVISION MAY BE UNSUITABLE FOR CONVENTIONAL ON-SITE WASTE DISPOSAL SYSTEMS. NO PERSON MAY CONSTRUCT, INSTALL, MAINTAIN, OR OPERATE A PRESSURIZED WATER SYSTEM OR A WATER CARRIED WASTE DISPOSAL SYSTEM ON THIS LOT WITHOUT OBTAINING PRIOR WRITTEN APPROVAL OF THE PLANS FOR THE SYSTEM FROM THE ALASKA DEPT. OF ENVIRONMENTAL CONSERVATION. THE BURDEN OF PROVIDING SOILS TESTING DATA, GROUNDWATER TABLE INFORMATION, ENGINEERING DESIGNS, AND ANY OTHER PERTINENT INFORMATION REQUIRED BY THE DEPT. TO COMPLETE THE REVIEW OF THE PROPOSED SYSTEM RESTS SOLELY WITH THE LOT OWNER.

**LEGEND**

- AL. MON. SET THIS SURVEY
- BRASS CAP MON. RECOVERED THIS SURVEY
- 1" O.D. IRON PIPE RECOVERED THIS SURVEY
- 1/2" REBAR RECOVERED THIS SURVEY
- NATURAL DRAINAGE
- ELECTRIC POWER POLE
- RIGHT-OF WAY VACATION BY ACTION OF THE K.P.B. PLANNING COMMISSION ON 3/25/85

**NOTES (cont.)**

- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 70, 72, & 80.

DECLARATION OF COVENANTS AND RESTRICTIONSPARKINSON SUBDIVISION DEL MAR ADDITION PLAT # 85-102

THIS DECLARATION made and dated this 30 day of April, 1985 by Arlie Masten, hereinafter referred to as "Declarant," owner of PARKINSON SUBDIVISION DEL MAR ADDITION, as Recorded in the Homer Recording Office, Third Judicial District, State of Alaska.

AND WHEREAS, said Declarant is about to convey said property, which they desire to subject to certain restrictions, conditions, covenants and agreements between themselves and the grantees of said property, as hereinafter set forth:

NOW, THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, all of which are for the purpose of enhancing and protecting the value, desirability, and attractiveness of the real property. These easements, covenants, restrictions and conditions shall run with the real property and shall be binding on all parties having or acquiring any right, title or interest in the described properties or any part thereof, and shall inure to the benefit of each owner thereof.

1. Land Use and Building Type.

A. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) detached, single family dwelling not to exceed two (2) stories in height (i.e. two stories above ground plus basement, if desired), with a minimum size of eight hundred and fifty (850) square feet living area.

B. Private garage for not more than two (2) cars.

C. Storage buildings and warehouses not exceeding one thousand (1,000) square feet in size may also be constructed as long as the construction and appearance is in conformity with the residential structure.

D. No fence exceeding six (6) feet in height shall be erected on any lot.

2. Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and within all road easements. Within these easements, no structure, planting or other materials shall be placed or permitted which may damage or interfere with the installation and maintenance of utilities.

3. Roads and Road right-of-ways. Roads and road right-of-ways may be roughed in by the Declarants; however, it will be the responsibility of the Grantees for the construction and continued upkeep of the roads and road right-of-ways.

4. NUISANCES. No noxious or offensive activities shall be carried on within the lots, nor anything be done thereon which may be or may become an annoyance to the other lot owners. No owner shall permit or cause anything to be done or kept upon the lots which will obstruct or interfere with the rights of other owners, nor may any owner commit or cause any illegal act to be committed thereon.

5. Vehicles. No vehicle which is in an inoperative condition shall be parked or left on the property. Recreational vehicles may be parked only on the lot of the owner.

6. Signs. No signs, posters, displays, or other advertising devices of any character shall be erected or maintained on, or shown or displayed from the residences or lots; provided, however, that the restrictions of this paragraph shall not apply to any sign or notice of customary and reasonable dimension which states that the premises are for rent or sale.

7. Temporary Structures. No temporary structure, boat, truck, trailer, camper or recreational vehicle of any kind shall be used as permanent living quarters; however, trailers or temporary structure for use incidental to the initial construction of these improvements on the property may be maintained thereon, as long as active construction on the permanent dwelling is in progress, but shall be removed within six (6) months of the occupation of the permanent dwelling.

8. Rubbish Removal. No portion of the property shall be used for the storage of building materials, refuse or any other materials other than in connection with construction and only until said construction is completed. There shall be no exterior fires whatsoever except those contained within receptacles therefor.

9. Term. All of the restrictions, conditions, covenants and agreements shall affect all of these lots as hereinabove set forth and are made for the direct and reciprocal benefit thereof, and in furtherance of a general plan for the improvement of said tract, and the covenants shall attach to and run with the land. Said restrictions, conditions and covenants shall be binding on all parties and all persons claiming under them for a period of ten (10) years from the date hereof, after which time they shall be automatically extended for successive periods of ten (10) years unless an instrument by a majority of the then record owners of lots has been recorded, agreeing to change said covenants in whole or in part. Such change may occur during the first ten (10) year period.

10. Enforcement. If any lot owner or their successors shall violate or attempt to violate any of the covenants herein during the period for which they are enforced, it shall be lawful for any person owning any real property subject thereto to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, and prevent him or them from so doing or to recover damages and attorney's fees for such violation.

11. Subordination. It is further provided that any breach of these conditions or any action or proceeding undertaken by reason thereof shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to the said premises or any part thereof; provided, however, that these covenants and conditions shall be binding upon and effective against any owner of the said premises whose title thereto is acquired by foreclosure, trustee sale or otherwise.

12. Severability. Invalidation of any one or more of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF Declarants have placed her hand and seal the day and year first above written.

PARKINSON SUBDIVISION, DEL MAR ADDITION

BY Archie Masten, Owner

STATE OF ALASKA )  
THIRD JUDICIAL DISTRICT ) ss.

08-0048

14-2

RECORDED-~~FILED~~  
ROMER RECORDING  
DISTRICT

OCT 21 10 34 AM '85

REQUESTED BY Archie Masten  
ADDRESS Box 44  
Dome, AK 99623

406 298

THIS IS TO CERTIFY that on the 30 day of April 1985 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned as such, personally appeared Archie Masten authorized to execute said instrument.

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



William O. Kusick  
NOTARY PUBLIC IN AND FOR ALASKA  
My Commission Expires  
6-17-1988

BOOK 256 PAGE 153

AMENDMENT OF DECLARATION  
OF COVENANTS AND RESTRICTIONS OF  
PARKINSON SUBDIVISION DEL MAR ADDITION  
PLAT # 85-102

WHEREAS the Declaration of Covenants and Restrictions of the above subdivision was recorded October 10, 1985, in Book 162, Pages 468-470, Homer Recording District, Third Judicial District, State of Alaska, and now comes the Declarant and one subsequent purchaser, who between them own the entirety of the lots in the above subdivision, and who hereby amend said Covenants and Restrictions as follows:

1. LAND USE AND BUILDING TYPE:

- A. All exterior construction of buildings, whether residential or commercial in nature, shall be completed within one year of start of project.
- B. Mobile homes shall not be permitted unless they are factory direct new purchase and affixed to a permanent foundation.
- C. No commercial use of the property shall be allowed except for those uses associated with the tourism or visitor industry including but not limited to lodging facilities, restaurant, or charter fishing headquarters.


6. SIGNS:

- A. No sign shall be erected that is more than 10 feet high from ground level or that obstructs the view of the Inlet from any adjoining lot in the subdivision.

ALL OTHER PROVISIONS of the Declaration of Covenants and Restrictions shall remain in full force and effect if not specifically amended herein or in the future.

DATED this 3rd day of August, 1996.

  
ARLI E. MASTEN

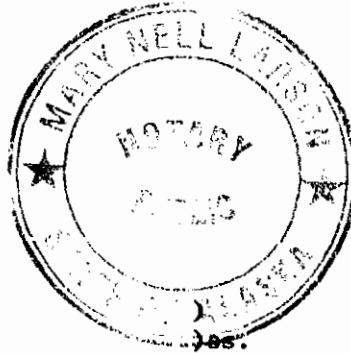
  
EMJ ENTERPRISES, INC.  
EDNA M. JONES, PRESIDENT

BOOK 256 PAGE 154

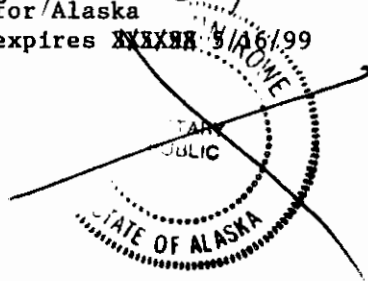
STATE OF ALASKA )  
 )ss.  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 2nd day of August 1996, before me the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared ARLIE E. MASTEN, known to me and to me known to be the individual described in and who executed the foregoing instrument, and she acknowledged to me that she 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.



*Mary Nell Larson*  
Notary Public for Alaska  
My Commission expires ~~XXXXX~~ 5/16/99



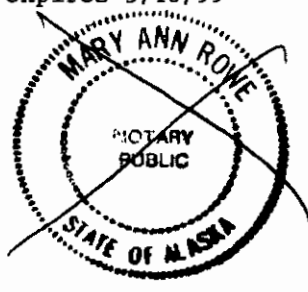
STATE OF ALASKA )  
 )ss.  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 2nd day of August 1996, before me the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared EDNA M. JONES, President of EMJ ENTERPRISES, INC., known to me and to me known to be the officer of the herein described corporation and who executed the foregoing instrument, and she acknowledged to me that she 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.

Return To:  
Archie Masten  
2221 Muldom Rd #68  
Anchorage AK 99504  
96-2789

*Mary Nell Larson*  
Notary Public for Alaska  
My commission expires 5/16/99



RECORDED - FILE 18-CC  
Homer REC. DIST.  
DATE 8/6 1996  
TIME 8:16 A M  
REQUESTED BY KBT  
ADDRESS