



**First American
Title Insurance Company**

LISTING PACKAGE

5/26/2026

natasha@rmgrealestate.com

Attn: Natasha Jacobson

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: Building Certification & Building Inspection

Owner Name(s): DOERKSEN MATTHEW

Physical Address: 15220 E LAZY LADY LN, PALMER AK 99645

Legal Description: LOT 2 DOERKSEN, PALMER RECORDING DISTRICT

Please do not hesitate to contact me at 907-561-1844 or 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.

3035 C Street, Anchorage, AK 99503
TEL 907-561-1844 | FAX 907-561-1948
ak.firstam.com



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 57678000L002

Site Information

Account Number	57678000L002	Subdivision	DOERKSEN
Parcel ID	529675	City	None
TRS	S18N02E15	Map PA03	Tax Map
Abbreviated Description (Not for Conveyance)	DOERKSEN LOT 2		

Site Address 15220 E Lazy Lady Ln

Ownership

Owners	DOERKSEN MATTHEW	Buyers	
Primary Owner's Address	15220 E LAZY LADY LN PALMER AK 99645-8741	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2026	\$57,300.00	\$372,600.00	\$429,900.00	2026	\$57,300.00	\$372,600.00	\$429,900.00
2025	\$49,800.00	\$350,600.00	\$400,400.00	2025	\$49,800.00	\$350,600.00	\$400,400.00
2024	\$49,800.00	\$331,400.00	\$381,200.00	2024	\$49,800.00	\$331,400.00	\$381,200.00

Building Information

Structure 0 of 2

Residential Units	1	Use	Residential Building
Condition	Standard	Design	Two Story
Basement	Full	Construction Type	Frame
Year Built		Grade	04.5
Foundation	Concrete Block	Well	Well 1 - Drilled Well
Septic	Septic - 1 - Septic Tank		

Structure 1 of 2

Residential Units	1	Use	Residential Building
Condition	Standard	Design	Cabin
Basement	Full	Construction Type	Frame
Year Built		Grade	1215 - Cabin
Foundation	Sonotubes	Well	
Septic			

Building Item Details

Building Number	Description	Area	Percent Complete
0	Deep Basement -2A	864 Sq. Ft.	38 %
0	Oil Heat	1 Sq. Ft.	100%
0	First Story	934 Sq. Ft.	90 %
0	Second Story	864 Sq. Ft.	90 %
1	First Story	480 Sq. Ft.	100%
1	Oil Heat	1 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents	Recording Info (offsite link to DNR)
2026	Yes	0026	::	::	Date Type	
2025	Yes	0026	12.022	\$4813.61		
2024	Yes	0026	12.359	\$4711.26		

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
4.43	4.43	Assembly District 001	25-315	132 Greater Palmer Consol	019 Lazy Mountain RSA

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Last Updated: 5/26/2026 3:00:01 PM

2016-012641-0

Recording District 311 Palmer

06/23/2016 10:18 AM

Page 1 of 2



QUITCLAIM DEED

A.S. 34.15.040

The Grantor(s), Matthew Speckels
whose mailing address is: 15220 E. Lazy Lady Ln. Palmer Alaska 99645

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 quitclaims to Grantee(s),

Matthew Doerksen
whose mailing address is:
15220 E. Lazy Lady Ln. Palmer Alaska 99645

all of Grantor(s) interest, if any, in the following described real property:

Lot _____, Block See Exhibit A, according to
Plat No. _____, located in the _____ Recording District, Third
Judicial District, State of Alaska.

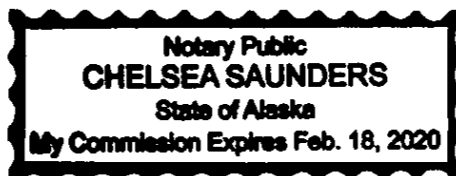
Date: 06-23-2016

Mark Spink
(Grantor)

(Grantor)

STATE OF ALASKA
3RD JUDICIAL DISTRICT

The foregoing instrument was acknowledged before me on the 23RD day of JUNE ^{CS}
2016 by MARTIN PAUL DIERKSEN



Notary Public for Alaska
My Commission Expires: 02/18/20

Return to: Grantee

Exhibit A

A portion lying within the North one-half of the North one-half of the Southeast one-quarter (N1/2 N1/2 SE1/4), Section 15, Township 18 North, Range 2 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska and more particularly described to wit:

Beginning for reference at the 1/4 corner common with Sections 15 and 14, monumented by an encased 5/8 inch rebar lying within Wolverine Road, from which point the center one-quarter (C1/4) corner of Section 15 bears S89°58'15"W for 2,638.42 ft. and is monumented by a magnetic aluminum cap marked as "DOWL 613-S C1/4" and dated 1983; thence

S89°58'15"W for 1529.94 ft. to the Northwest corner of Parcel No. 3 of Matanuska-Susitna Borough Waiver Resolution Serial No. 97-53-PWm and the TRUE POINT OF BEGINNING of this parcel; thence

S11°15'42"E for 674.05 ft. to the North boundary of Hamack Subdivision, the plat of same being filed as Plat No. 75-20 within the Palmer Recording District; thence

S89°58'36"W on the North boundary of Hamack Subdivision for 458.13 ft.; thence

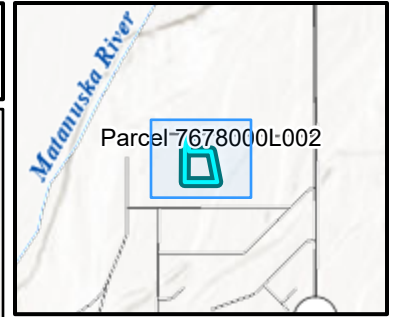
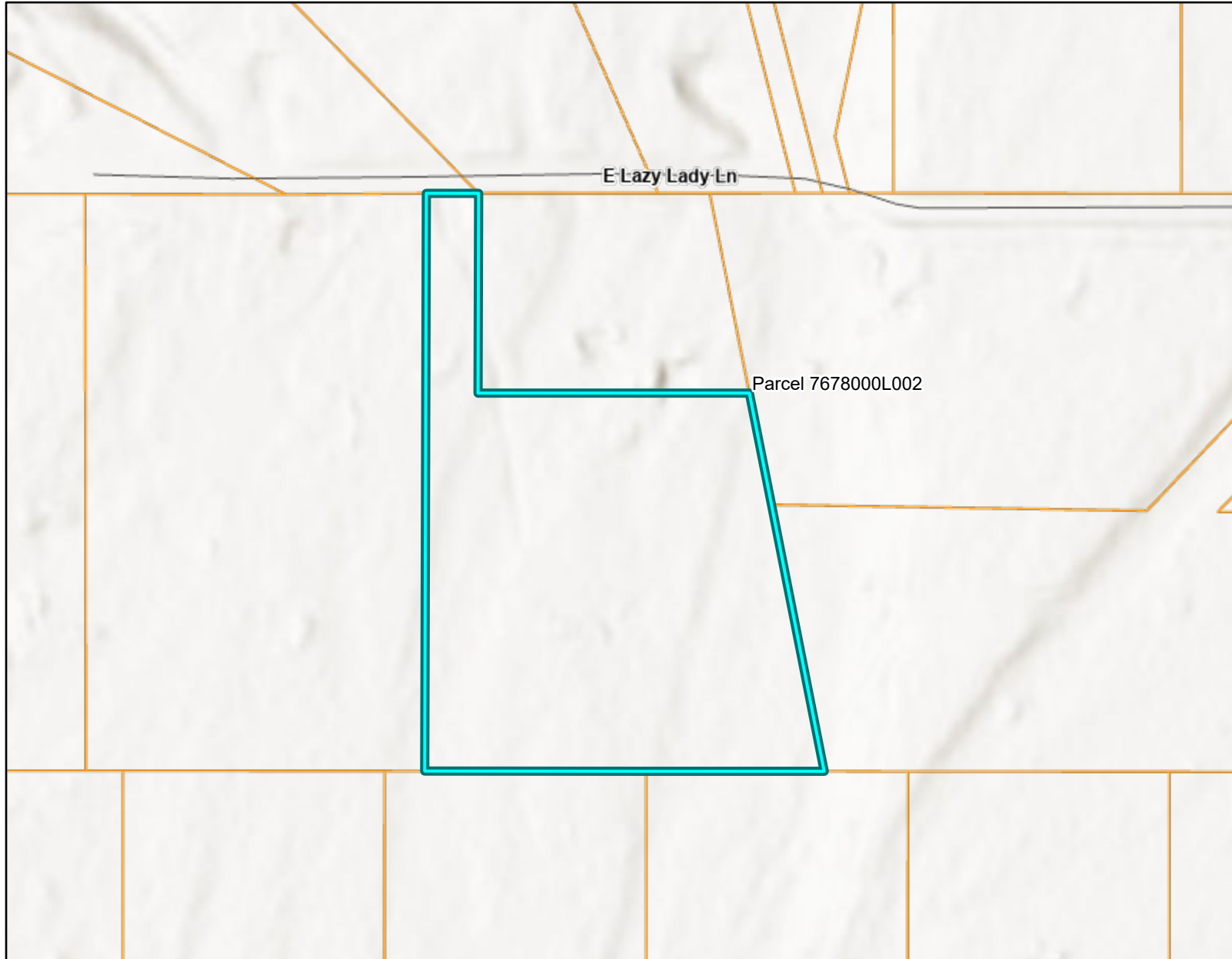
N00°07'51"E for 661.10 ft. to the center section line; thence

N89°58'15"E for 324.98 ft. to the TRUE POINT OF BEGINNING.





Parcel Map



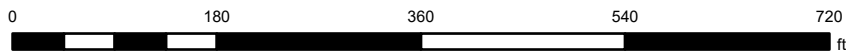
Legend

- Minor Road
- Mat-Su Borough Boundary
- Parcels
- Section Lines
- World Hillshade
- World_Hillshade
- Focused Polygons
- Focused Polygons

Notes

Generated on 26.05.2026 (dd/mm/yyyy)

THIS MAP IS NOT TO BE USED FOR NAVIGATION



NAD 1983 State Plane Alaska 4 FIPS 5004 Feet



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