

# *Kachemak Bay Title Agency, Inc.*

3733 Ben Walters Lane, #1, Homer, Alaska 99603

Phone (907) 235-8196 • Fax (907) 235-2420

info@kbaytitle.com

## **Property Profile**

PREPARED FOR: Deb Hunt

DATE PREPARED: July 2, 2026

In response to your request for a listing package on the following described parcel:

**Property Address here: NHN NSN, Anchor Point AK, 99556**

**LEGAL DESCRIPTION HERE, The North one-half of the Southeast one-quarter (N1/2SE1/4) of Section 26, Township 4 South, Range 15 West, Seward Meridian, in the Homer Recording District, Third Judicial District, State of Alaska.**

We have included copies of the following documents:

- ( ☒ ) Last Deed of Record
- ( ☐ ) Deed of Trust's, Modifications, and Default Documents of Record
- ( ☐ ) Covenants, Conditions and Restrictions
- ( ☒ ) Map & Taxes

Vested Owner(s): Darcy McBride

Parcel No: 16574116

This listing package is restricted to the use of the addressee without charge in conformance with the guidelines approved by the State of Alaska Insurance Commissioner. A transaction or financial decision should not be made based on these materials. A title examination has not been accomplished to provide these materials. **Kachemak Bay Title Agency, Inc.** does not assume any liability as to the completeness or accuracy of the documents included.

When you need a complete report of the title, please contact our office to place an order for a Preliminary Commitment for Title Insurance and obtain a fee quote.

Sincerely,

**Kachemak Bay Title Agency, Inc.**  
**TITLE DEPARTMENT**

✉ Update Mailing Address

Account Information

|                                                                                 |                         |                                           |
|---------------------------------------------------------------------------------|-------------------------|-------------------------------------------|
| Owner of Record:<br><b>MCBRIDE DARCY</b>                                        | PIN:<br><b>16574116</b> | Tax Roll:<br><b>Real Property</b>         |
| Mailing Address:<br><b>107 W AVENIDA GAVIOTA SAN CLEMENTE<br/>CA 92672-4215</b> | Property Address:       | TAG:<br><b>68 - WESTERN EMERGENCY SVS</b> |

Last updated: 7/02/2026 02:47:30 PM

|                       |
|-----------------------|
| Owners                |
| <b>MCBRIDE DARCY.</b> |

|                                                                                                        |
|--------------------------------------------------------------------------------------------------------|
| Legal Description                                                                                      |
| <b>T 4S R 15W SEC 26 Seward Meridian HM N1/2 SE1/4 EXCEPTION THEREFROM ANCHOR POINT EST (HM860056)</b> |

Tax Bills Due

Total Payable: 

\$514.90

ADD ALL TO CART

Min. Due: 

\$257.45

ADD TO CART

Pay Partial: 

ADD TO CART

-

Bills Due

ℹ

 Payments will be applied to the oldest balance first.

2026 | BILL: 2026045320 | REAL PROPERTY

DUE \$514.90

ADD TO CART

| <div><div>+</div> All past due items must be paid together.</div> |             |          |                                  |        | <div><div>📊</div> Funds Breakdown</div> |
|-------------------------------------------------------------------|-------------|----------|----------------------------------|--------|-----------------------------------------|
| Status                                                            | Installment | Due Date | Taxes And Charges                | Paid   | Owed                                    |
| <div><div>●</div> Due</div>                                       | 1           | 9/15/26  | <div><div>+</div> \$257.45</div> | \$0.00 | \$257.45                                |
| <div><div>●</div> Due</div>                                       | 2           | 11/16/26 | <div><div>+</div> \$257.45</div> | \$0.00 | \$257.45                                |

+

 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 |
|----------|-------------|-----------|----------------|-------------|
| 2025     | 2025045439  | 10/20/25  | B26.34447      | \$255.23    |

| Tax Year | Bill Number | Date Paid | Receipt Number | Amount Paid |
|----------|-------------|-----------|----------------|-------------|
| 2025     | 2025045439  | 9/11/25   | B26.19252      | \$255.23    |
| 2024     | 2024045664  | 9/29/24   | B25.28328      | \$249.51    |
| 2024     | 2024045664  | 9/29/24   | B25.28329      | \$249.51    |
| 2023     | 2023046351  | 9/14/23   | B24.20129      | \$442.66    |
| 2022     | 2022046672  | 9/21/22   | B23.24065      | \$449.16    |
| 2021     | 2021046870  | 11/18/21  | B22.39009      | \$491.80    |
| 2020     | 2020046554  | 11/18/21  | B22.39009      | \$5.37      |
| 2020     | 2020046554  | 2/17/21   | B21.45037      | \$523.42    |
| 2019     | 2019046895  | 8/20/19   | B20.12187      | \$592.08    |
| 2018     | 2018047073  | 1/8/19    | B19.42100      | \$661.14    |
| 2017     | 2017042483  | 10/22/17  | B18.35158      | \$610.54    |
| 2016     | 2016042464  | 9/15/16   | B17.21947      | \$581.46    |
| 2015     | 2015046982  | 2/12/16   | B16.41815      | \$654.14    |
| 2014     | 2014055773  | 2/12/16   | B16.41815      | \$713.76    |



File for Record at Request of:  
**First American Title Insurance Company**

AFTER RECORDING MAIL TO:

Name: Darcy McBride

Address: HC 30 Box 12723

Wasilla, AK 99654-9711

File No.: **0222-957805 (CAP)**

*OC 37*

### STATUTORY WARRANTY DEED

THE GRANTOR, **Ruth P. Mizelle, a married woman and Ivan W. Felton, an unmarried man and Paul S. Seibel, a single man and Trust Agreement Peggy Ann DeWees Kreuzenstein, dated the 20th day of November, 1998 and Williams Revocable Trust, dated September 5, 1984,** whose mailing address is **1343 G Street, Anchorage, AK 99501,** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as a part of a IRC 1031 tax deferred exchange,** in hand paid, conveys and warrants to **Darcy McBride, a single person,** residing at **HC 30 Box 12723, Wasilla, AK 99654-9711,** the following described real estate, situated in the **Homer Recording District, Third Judicial District, State of Alaska:**

**The South one-half of the Northeast one-quarter (S 1/2 NE 1/4) and the North one-half of the Southeast one-quarter (N 1/2 SE 1/4), in Section 26, Township 4 South, Range 15 West, Seward Meridian, Homer Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM, Anchor Point Estates, Plat No. 86-56.**

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

Dated: January 5, 2007.

Ruth P. Mizelle  
Ruth P. Mizelle

Paul S. Seibel  
Paul S. Seibel

Williams Revocable Trust, dated September 5, 1984

Marilyn B. Williams, Trustee  
Marilyn B. Williams, Trustee

Ivan W. Felton  
Ivan W. Felton

Trust Agreement Peggy Ann DeWees Kreuzenstein, dated the 20th day of November, 1998

Peggy Ann DeWees Kreuzenstein  
Peggy Ann DeWees Kreuzenstein, Trustee

STATE OF Alaska )  
 ) SS.  
 Third Judicial District )

THIS IS TO CERTIFY that on this 8 day of January, 2007, before me the undersigned Notary Public, personally appeared **Ruth P. Mizelle**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal



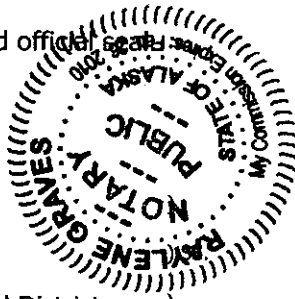
*Raylene Graves*  
 Notary Public in and for Alaska

My commission expires 2/28/2010

STATE OF Alaska )  
 Third Judicial District )

THIS IS TO CERTIFY that on this 8 day of January, 2007, before me the undersigned Notary Public, personally appeared **Ivan W. Felton**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal



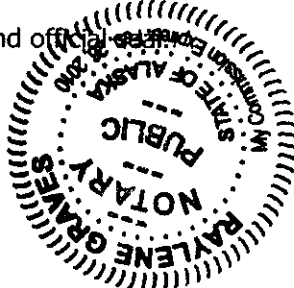
*Raylene Graves*  
 Notary Public in and for Alaska

My commission expires 2/28/2010

STATE OF Alaska )  
 Third Judicial District )

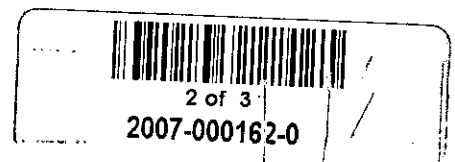
THIS IS TO CERTIFY that on this 8 day of January, 2007, before me the undersigned Notary Public, personally appeared **Paul S. Seibel**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal



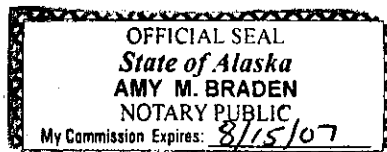
*Raylene Graves*  
 Notary Public in and for Alaska

My commission expires 2/28/2010



January 02, 2007

STATE OF Alaska )  
 ) SS.  
 Third Judicial District )



THIS IS TO CERTIFY that on this 5 day of January, 2007, before me the undersigned Notary Public, personally appeared **Peggy Ann DeWees Kreuzenstein, Trustee**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument as personal representative for the estate of **The Trust Agreement of Peggy Ann DeWees Kreuzenstein**, and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

*Amy M Braden*  
 Notary Public in and for Alaska  
 My commission expires 8/15/07

STATE OF Alaska )  
 ) SS.  
 Third Judicial District )

THIS IS TO CERTIFY that on this 8 day of January, 2007, before me the undersigned Notary Public, personally appeared **Marilyn B. Williams, Trustee**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument as personal representative for the estate of **Williams Revocable Trust**, and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.



*Raylene Graves*  
 Notary Public in and for Alaska  
 My commission expires 2/28/2010



☆ 16574116

|                                  |                                                                                                                   |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------|
| PHYSICAL ADDRESSES               | NONE                                                                                                              |
| OWNER                            | MCBRIDE DARCY                                                                                                     |
| MAILING ADDRESS                  | 107 W AVENIDA GAVIOTA                                                                                             |
| MAILING CITY                     | SAN CLEMENTE                                                                                                      |
| MAILING STATE                    | CA                                                                                                                |
| MAILING ZIP                      | 92672                                                                                                             |
| OWN TYPE                         | Private                                                                                                           |
| USE TYPE                         | Vacant                                                                                                            |
| 2026 CERTIFIED LAND VALUE        | 53,300                                                                                                            |
| 2026 CERTIFIED IMPROVEMENT VALUE | 0                                                                                                                 |
| 2026 CERTIFIED ASSESSED VALUE    | 53,300                                                                                                            |
| 2026 APPLIED EXEMPTION           | 0                                                                                                                 |
| 2026 CERTIFIED TAXABLE VALUE     | 53,300                                                                                                            |
| TAX PARCEL DESCRIPTION           | T 4S R 15W SEC 26<br>SEWARD MERIDIAN<br>HM N1/2 SE1/4<br>EXCEPTION<br>THEREFROM<br>ANCHOR POINT EST<br>(HM860056) |
| ACREAGE                          | 47.8000                                                                                                           |

