

stewart title[®]

Property Profile Report

5/19/2026

Tract I, Plat 85-303, Anchorage

Purported owner of Record: Kanae Mase

Prepared by:

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Fairbanks, AK 99701
(907) 456-3474
listingpackages@stewart.com

Prepared for:

TAG Real Estate

Report Provided by:

Stewart Title of Fairbanks
714 Gaffney Rd
Fairbanks, AK 99701
(907) 456-3474
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- | | |
|--|--|
| <input checked="" type="checkbox"/> Tax Report | <input checked="" type="checkbox"/> Plat Map |
| <input type="checkbox"/> BEES Certificate | <input checked="" type="checkbox"/> No As-Built |
| <input type="checkbox"/> Summary of Bldg Insp | <input type="checkbox"/> As-Built Attached |
| <input checked="" type="checkbox"/> Vesting Deed | <input type="checkbox"/> As-Built Requested/Will forward if rcvd |
| <input type="checkbox"/> Deed of Trust | <input type="checkbox"/> Other |
| <input type="checkbox"/> CC&R's | <input type="checkbox"/> Notice of Default |

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MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 53168000T001

Site Information

Account Number	53168000T001	Subdivision	ASLS 85-015
Parcel ID	36628	City	None
TRS	S20N12W15	Map TL00	Tax Map
Abbreviated Description (Not for Conveyance)	ASLS 85-015 TRACT I	This is a remote parcel. The section map is linked.	

Ownership

Owners	MASE KANAE	Buyers	
Primary Owner's Address	MILL PARK VIC 3082 AUSTRALIA 99999	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2026	\$11,600.00	\$0.00	\$11,600.00	2026	\$11,600.00	\$0.00	\$11,600.00
2025	\$10,100.00	\$0.00	\$10,100.00	2025	\$10,100.00	\$0.00	\$10,100.00
2024	\$10,100.00	\$0.00	\$10,100.00	2024	\$10,100.00	\$0.00	\$10,100.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
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Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2026	No	0021	::	::
2025	Yes	0021	8.856	\$89.45
2024	Yes	0021	9.128	\$92.19

Recorded Documents

Date	Type
3/21/2019	WARRANTY DEED (ALL TYPES)
12/7/2016	WARRANTY DEED (ALL TYPES)
8/24/1989	Patent

Recording Info (offsite link to DNR)

[Anchorage 2019-008300-0](#)
[Anchorage 2016-051740-0](#)
[Anchorage Bk: 1939 Pg: 414](#)

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
PLEASE CALL		\$2.24	\$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
31.09	31.09	Assembly District 007	<u>30-590</u>		

¹ Total Assessed is net of exemptions and deferrals, 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: 5/19/2026 4:00:01 PM

**FTAA****WARRANTY DEED**F-68656 **MW**

The Grantor, DUSTIN T. RICHARDS and CHERYL ALMOND, husband and wife, whose address is 6067 Magnolia Drive, Mederland, CO 80466, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does hereby convey and warrant unto the Grantee, KANAË MASE, a married person, whose address is DR HOMES Unoki 302, 3-8-14 Unoki, Ota-ku Tokyo-to, 146-0091, Japan, and to the heirs and assigns of the Grantee, the following described real property:

Tract 1 of ALASKA STATE LAND SURVEY NO. 85-15, according to the Survey Plat December 10, 1985 as Plat No. 85-303, in the Anchorage Recording District, Third Judicial District, State of Alaska.

SUBJECT TO ALL reservations, easements, exceptions, restrictions, covenants, conditions, plat notes, by-laws and rights-of-way of record, if any.

SUBJECT TO taxes and/or assessments due the Matanuska-Susitna Borough for the year 2019, a lien but levy therefore has not been made.

SUBJECT TO rights of the public and/or governmental agencies in and to any portion of said land lying below the ordinary high water line of Top Lake and Unnamed Lake; and any prohibition or limitation on the use, occupancy or improvements of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

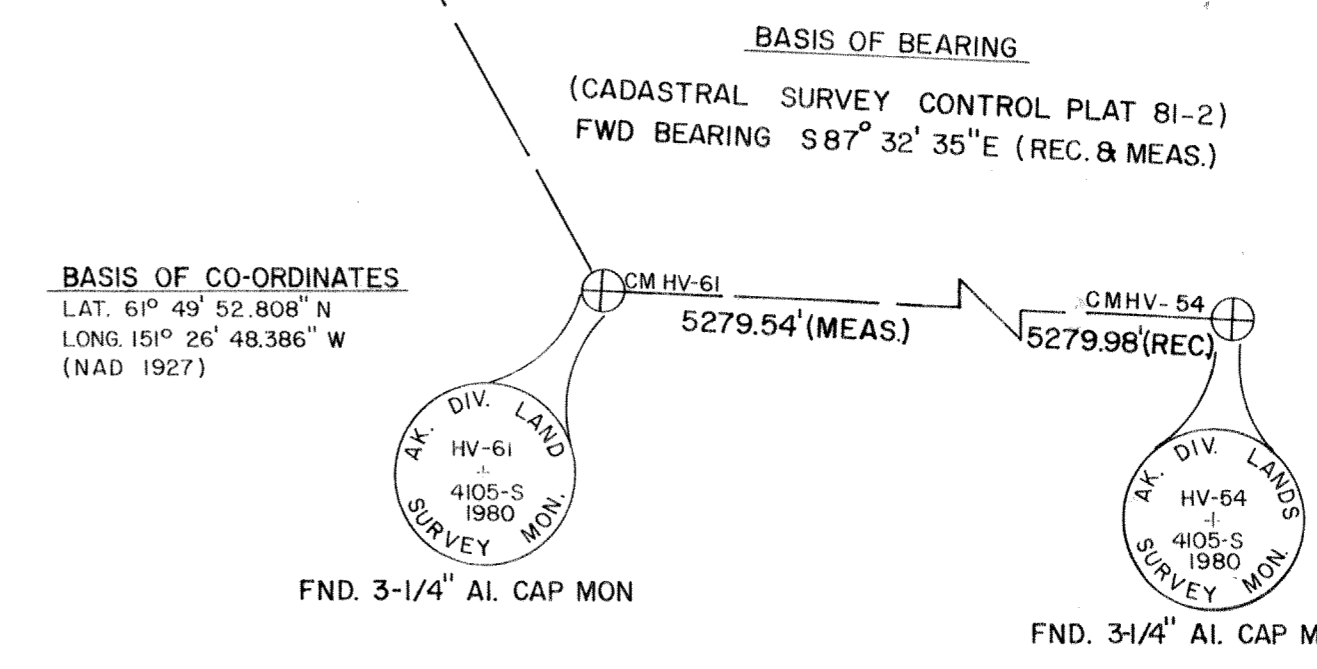
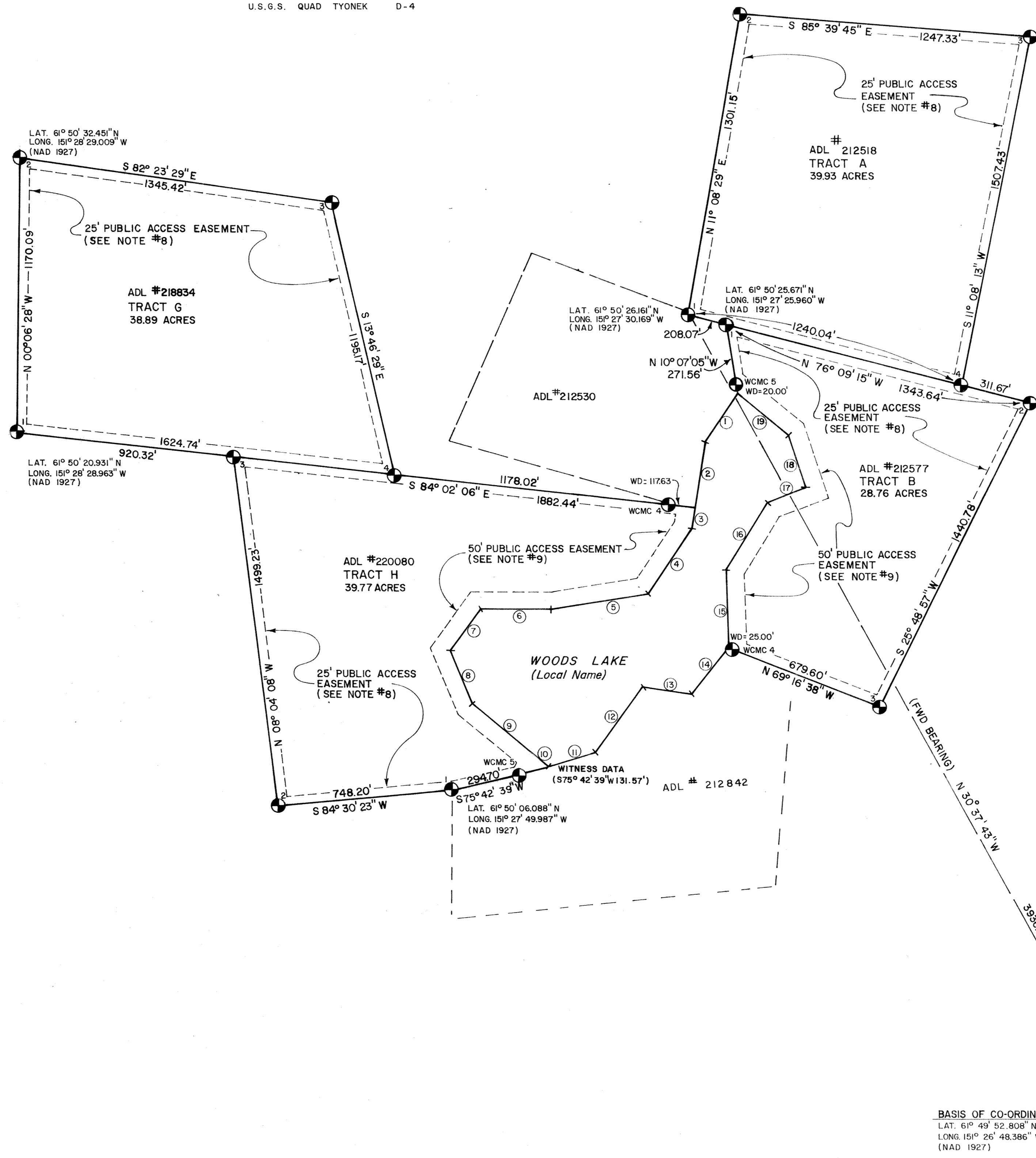
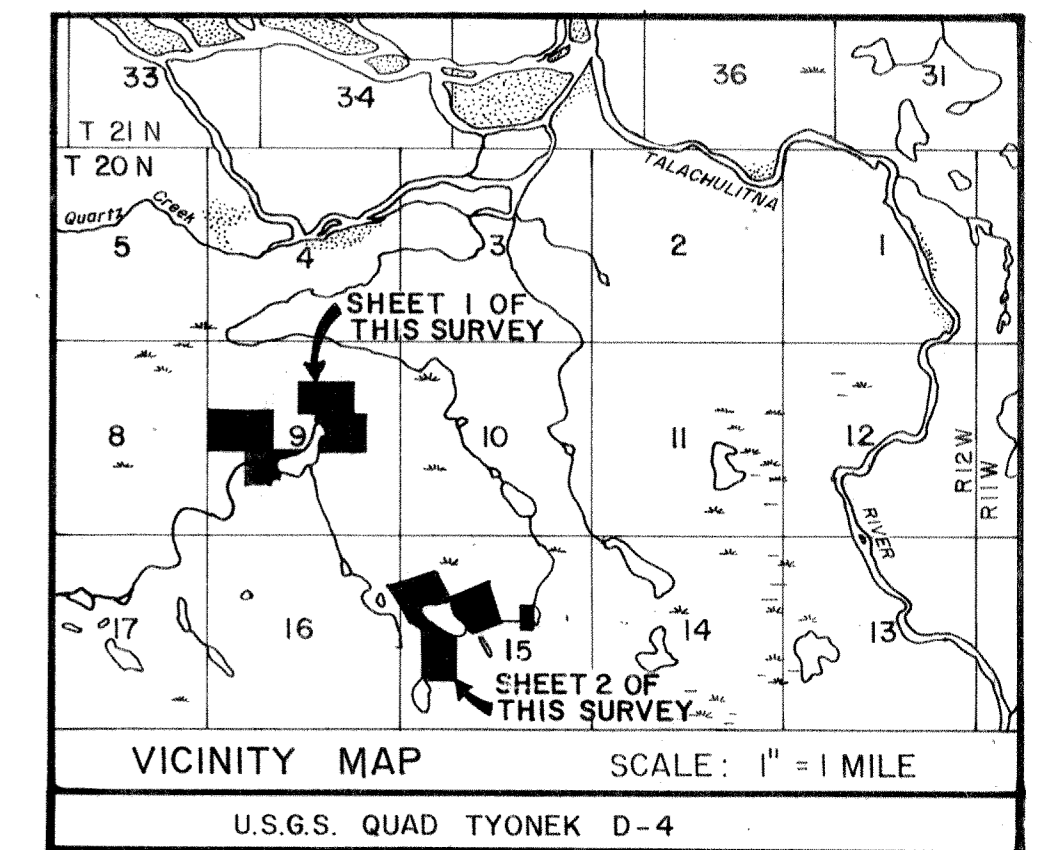
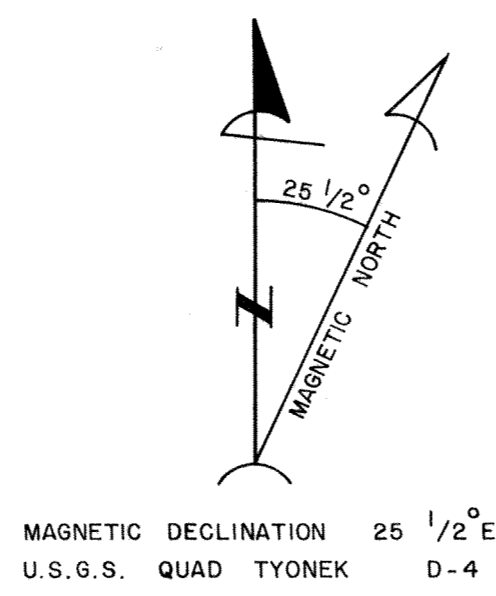
SUBJECT TO right of access to said premises; no notice is found in the public records of any dedicated or improved roadways abutting subject property.

TOGETHER WITH, ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the premises, all and singular, together with the appurtenances and privileges thereto incident unto said Grantee, and to the heirs, executors, administrators and assigns of the Grantee, FOREVER.

LEGEND

- ⊕ RECOVERED D.N.R. APPROVED MONUMENT
 - ⊙ SET BERNTSEN TYPE A-1 FLANGED, MAGNETISED ALUMINUM MONUMENT WITH 3 1/4" DIAMETER CAP x 30" LONG AND SET TO A DEPTH OF ABOUT 26". ALL MONUMENTS SET BY THIS SURVEYOR ARE WITNESSED BY A 2" x 4" x 6" WOODEN POST DRIVEN 2' INTO THE GROUND WITHIN 1' OF THE MONUMENT.
 - BOUNDARY LINE OF THIS SURVEY
 - OTHER SURVEYED LINE, INCLUDING TIE LINE
 - - - EASEMENT LINE
 - - - APPROXIMATE BOUNDARY LINE OF OTHER LEASE
 - ROUGH APPROXIMATION OF LAKE SHORE
- TR = TRACT COR. = CORNER (R) = RECORD (M) = MEASURED
 C-2 = COR. 2 MC 4 = MEANDER COR. 4 WCMC 1 = WITNESS COR. MC 1
 WD = WITNESS DISTANCE BT = BEARING TREE DIA. = DIAMETER
 ASLS = ALASKA STATE LAND SURVEY



SELECTION INFORMATION
 General Selection 322
 Tentative Approval dated 9-22-65
 Patent No. 50-66-0139 dated 9-28-65

MEANDERS WOODS LAKE

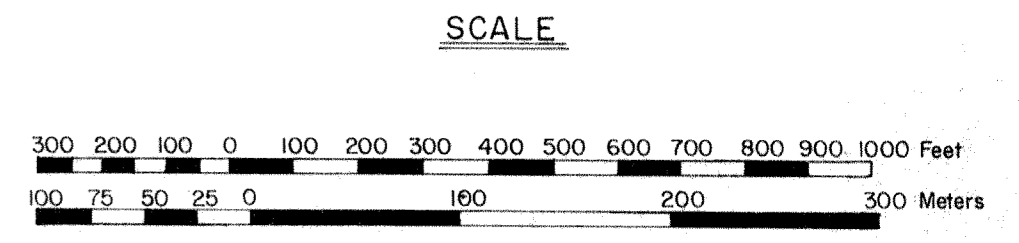
1	S 32° 15' 33" W	250.35
2	S 07° 29' 49" W	287.46
3	S 07° 29' 49" W	81.24
4	S 34° 47' 22" W	343.13
5	S 79° 58' 51" W	418.81
6	N 89° 32' 57" W	304.88
7	S 34° 33' 54" W	227.66
8	S 23° 49' 46" E	237.89
9	S 52° 03' 16" E	342.70
10	S 52° 03' 16" E	83.08
11	N 71° 22' 30" E	198.23
12	N 37° 02' 03" E	349.90
13	S 72° 35' 37" E	229.17
14	N 30° 33' 03" E	278.86
15	N 01° 13' 26" W	327.81
16	N 30° 35' 21" E	332.27
17	N 68° 50' 12" E	181.59
18	N 18° 34' 19" W	232.47
19	N 50° 52' 03" W	289.19

BEARING TREE DATA

CORNER	BRNG. TO TREE	DIST.	NO.	TREE
TR. A, C-1	N 62° 45' E	3.78'	1	20" B
	S 19° 00' W	35.00'	2	24" S
	N 50° 30' W	24.74'	3	17" B
TR. A, C-2	N 77° 30' E	70.32'	1	16" S
	S 37° 00' W	13.87'	2	16" B
	N 27° 15' W	49.91'	3	16" B
TR. A, C-3	N 88° 00' E	23.82'	1	10" S
	S 42° 45' W	55.21'	2	12" S
	N 32° 30' W	25.77'	3	18" B
TR. A, C-4	S 76° 30' E	54.96'	1	26" B
	S 11° 15' W	86.68'	2	12" B
	N 65° 45' W	94.14'	3	20" B
TR. B, C-1	N 19° 15' E	46.94'	1	14" B
	S 7° 00' E	26.55'	2	12" B
	S 30° 00' W	86.17'	3	10" S
TR. B, C-2	N 56° 15' E	17.62'	1	8" S
	S 09° 00' E	44.63'	2	10" B
	S 80° 15' W	19.62'	3	12" S
TR. B, C-3	N 39° 45' E	73.24'	1	16" S
	S 59° 45' W	26.64'	2	14" B
	N 72° 00' W	51.49'	3	10" S
TR. B, C-4	N 32° 30' E	25.74'	1	6" S
	N 69° 30' E	6.62'	2	9" S
	S 22° 15' W	12.99'	3	17" S
TR. B, C-5	S 63° 15' W	116.86'	1	16" S
	N 55° 30' W	73.55'	2	16" B
	N 04° 30' W	46.77'	3	8" S

S = SPRUCE B = BIRCH

CORNER	BRNG. TO TREE	DIST.	NO.	TREE
TR. G, C-1	N 64° 45' E	78.09'	1	11" B
	S 02° 15' W	69.52'	2	11" B
	N 40° 45' W	50.22'	3	11" S
TR. G, C-2	N 84° 45' E	59.72'	1	14" B
	S 5° 45' E	25.59'	2	5" S
	N 79° 30' W	29.92'	3	16" S
TR. G, C-3	N 51° 15' E	24.22'	1	12" S
	S 25° 30' W	77.28'	2	8" S
	N 31° 00' W	46.51'	3	12" S
TR. G, C-4	S 88° 45' E	91.89'	1	16" S
	S 05° 45' W	50.02'	2	12" S
	N 18° 15' W	69.56'	3	14" S
TR. H, C-1	N 71° 00' E	35.61'	1	14" B
	S 02° 30' E	17.20'	2	10" B
	N 89° 45' W	12.88'	3	12" B
TR. H, C-2	N 16° 00' W	15.45'	1	12" B
	S 30° 30' E	51.93'	2	8" B
	S 81° 15' W	54.43'	3	16" B
TR. H, C-3	S 72° 30' E	90.19'	1	14" B
	S 03° 45' W	30.79'	2	10" S
	N 75° 45' W	34.67'	3	24" B
TR. H, C-4	N 15° 00' W	53.65'	1	18" S
	S 18° 45' W	33.31'	2	10" B
	N 56° 45' W	8.62'	3	16" B
TR. H, C-5	N 05° 50' E	25.15'	1	4" B
	S 12° 47' E	45.27'	2	16" B
	N 71° 44' W	45.92'	3	10" S



85-303
 RECORDED - FILED JC
 DATE 12-10-1985
 TIME 4:00 P.M.
 Assisted by Div. 5100 of Tech Service
 3601 CST
 SITE # 900-984
 And AK 99503

DATE OF SURVEY: Beginning: April 1, 1965 Ending: April 20, 1965	SURVEYED BY: HORNE LAND SURVEYING BOX 1036, WASILLA, AK 99687
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF TECHNICAL SERVICES ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 85-15	
LOCATED IN UNSURVEYED SECTIONS 9, 15, 16, T20N, R12W, SEWARD MERIDIAN, AK	
Drawn by: J.M.H.	APPROVAL RECOMMENDED 12/4/85 Chief Cadastral Surveyor
Checked by: M.J.H.	Scale: 1" = 300' FILE NO. 85-15 SH. 1 of 2

