

Stewart Title of the Kenai Peninsula, Inc.

35681 Kenai Spur Hwy., Suite B, Soldotna AK 99669

Phone (907) 260-8031 • Fax (907) 260-8036

info@stewartkenai.com

Property Profile

PREPARED FOR: Sabina N. Clark – AK Dream Home, LLC

DATE PREPARED: July 7, 2026

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

49475 Sterling Highway, Soldotna AK 99669

A parcel of land located in the Southwest quarter (SW1/4) of Section 23, Township 4 North, Range 11 West, Seward Meridian, Kenai Recording District, Third Judicial District, State of Alaska, more particularly described in the attached Statutory Warranty Deed.

We have included copies of the following documents:

- (X) Last Deed of Record
- (X) Last recorded Deed of Trust of Record
- (N/A) Covenants, Conditions and Restrictions
- (X) Plat Map & Taxes

Vested Owner(s): Barry Luecker, a single man

Parcel No: **131-092-02**

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. **Stewart Title of the Kenai Peninsula, 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,



Mary Frengle, Title Officer

Stewart Title of the Kenai Peninsula, Inc.



AFTER RECORDING RETURN TO:
Barry Luecker
PO Box 112129
Anchorage, AK 99511

STATUTORY WARRANTY DEED

The Grantor(s): Charles Volkheimer and Elizabeth Kleweno, husband and wife, whose address is: PO Box 1426, Soldotna, AK 99669

for and in consideration of the sum of ten dollars (\$10.00), lawful money of the United States, and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, do hereby GRANT, CONVEY and WARRANT to:

The Grantee(s): Barry Luecker, a single man, whose address is: PO Box 112129, Anchorage, AK 99511

the following described real property, together with all tenements, hereditaments, and appurtenances located in the Kenai Recording District, Third Judicial District, State of Alaska:

A parcel of land located in the Southwest quarter (SW1/4) of Section 23, Township 4 North, Range 11 West, Seward Meridian, Kenai Recording District, Third Judicial District, State of Alaska, more particularly described as follows:

As a point of orientation, begin at the monument corner at the extreme Southwest corner of Section Twenty-three (23), T4N, R11W, Seward Meridian, State of Alaska; thence traverse along the westerly boundary line of said Section 23, for a distance of 241.7 feet; thence at right angles, East to the Easterly **side** of the Sterling highway right-of-way to Corner No. 1 of this description; thence continue East and parallel to the South boundary line of said Section 23, a distance of 1043.60 feet to Corner No. 2; thence traverse North 29° 12' East, 250 feet to Corner No. 3; thence traverse West and parallel to the South boundary for a distance of 1043.6 feet to the Easterly edge of the Sterling highway right-of-way to Corner No. 4; thence proceed in a Southwesterly direction and along the Easterly boundary line of the Sterling highway right-of-way for 250 feet and to Corner No. 1 of this direction.

FURTHER SUBJECT to reservation and exceptions in U.S. Patent and otherwise of record, real property taxes, if any due, notes on plat, and covenants and restrictions of records.

DATED: October 16, 2025

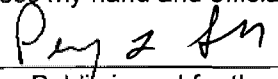
Grantor:

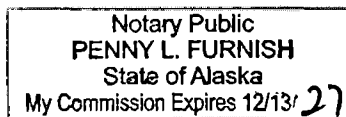

Charles Volkheimer

State of Alaska)
Third Judicial District) ss.

On this 16 day of October, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles Volkheimer, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.


Notary Public in and for the State of Alaska
My Commission Expires: 12-13-27

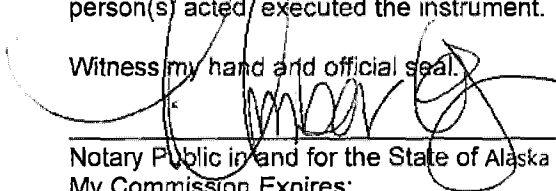


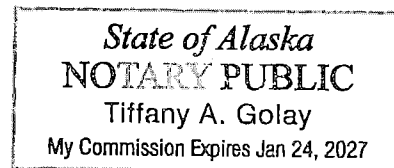

Elizabeth Kleweno

State of AK)
Third Judicial District) ss.

On this 16 day of October, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Elizabeth Kleweno, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.


Notary Public in and for the State of Alaska
My Commission Expires: 124.2027



 Update Mailing Address

Account Information

Owner of Record: LUECKER BARRY	PIN: 13109202	Tax Roll: Real Property
Mailing Address: PO BOX 112129 ANCHORAGE AK 99511-2129	Property Address: 49475 STERLING HWY	TAG: 58 - CENTRAL EMERGENCY SERVICES

Last updated: 7/07/2026 09:15:32 AM

Owners
LUECKER BARRY.

Legal Description
T 4N R 11W SEC 23 Seward Meridian KN BEGINNING AT THE SOUTHWEST CORNER OF SEC 23 PROCEED NORTH 241.7 FT TH EAST TO THE EAST SIDE OF THE STERLING HWY ROW TO THE POB TH CONTINUE EAST 1043.60 FT TH N 29 DEG 12 MIN E 250 FT TH WEST 1043.6 FT TO THE EAST SIDE OF THE STERLING HWY ROW TH SOUTHWEST A LONG SAID TOW 250 FT TO THE POB

Tax Bills Due

Total Payable:

\$553.50

ADD ALL TO CART

Min. Due:

\$276.75

ADD TO CART

Pay Partial:

ADD TO CART

+

Bills Due

 All past due items must be paid together.					
Status	Installment	Due Date	Taxes And Charges	Paid	Owed
 Due	1	9/15/26	 \$276.75	\$0.00	\$276.75
 Due	2	11/16/26	 \$276.75	\$0.00	\$276.75

+

Settled Charges

Payment History

 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	2025032570	10/6/25	U26.6094	\$549.86
2024	2024032430	10/29/24	U25.8099	\$546.04
2023	2023032694	7/10/23	U24.436	\$472.76
2022	2022033254	8/8/22	U23.2242	\$435.38

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2021	2021033912	10/15/21	B22.32949	\$445.32
2020	2020033833	10/23/20	U21.6996	\$315.18
2019	2019033984	10/15/19	U20.7551	\$300.18
2018	2018033679	8/8/18	B19.10058	\$300.18
2017	2017028885	4/18/18	U18.13472	\$332.88
2016	2016028775	4/18/18	U18.13472	\$633.40
2015	2015033900	8/14/15	B16.10175	\$286.78
2014	2014036551	7/8/14	B14.43732	\$286.78

 [Update Mailing Address](#)

General Information

Property Owner: LUECKER BARRY	Property ID: 13109202	Acreage: 5.0000
Mailing Address: PO BOX 112129 ANCHORAGE AK 99511-2129	Property Address: 49475 STERLING HWY	Tax Authority Group: 58 - Central Emergency Services

Legal Description

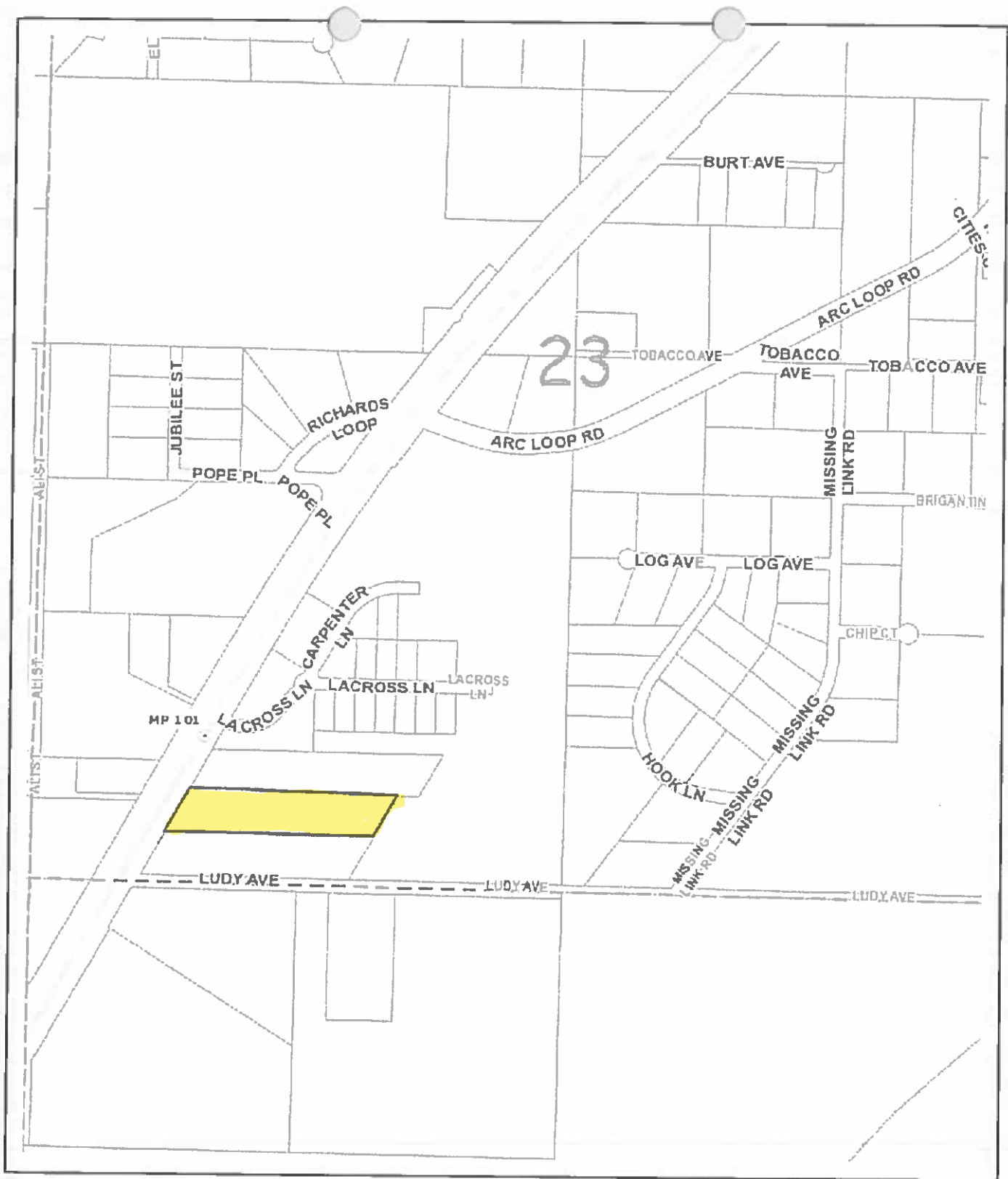
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Ownership History

Document No.	Date	Grantor	Grantee	Type
20250091580	10/20/25	Volkheimer Charles	Luecker Barry	Single
20200102710	10/20/20	Volkheimer Charles	Volkheimer Charles	Multiple
20200084020	8/28/20	Bnk Properties Llc	Volkheimer Charles	Multiple
20190030030	4/17/19	Kalush Matthew	Bnk Properties Llc	Single
20180067970	8/3/18	Merriouns Robert E	Kalush Matthew	Single

Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2026	Main Roll Certification	69,100	0	69,100
2025	Main Roll Certification	67,800	0	67,800
2024	Main Roll Certification	58,300	0	58,300
2023	Main Roll Certification	53,000	0	53,000
2022	Main Roll Certification	49,700	0	49,700



KPB Parcel Viewer



Printed: Jun 22, 2018