



stewart title®

Property Profile Report

6/29/2026

14940 E Kellard Cir

Prepared by:

Christi Erwin
Stewart Title of Alaska
2002 E Bogard Road, Ste A
Wasilla AK 99654
Mobile (907) 354-5186
christi.erwin@stewart.com

Prepared for:

Hannah Rosamond
McKinley View Real Estate,
LLC.
Mile 11.5 Talkeetna Spur
Talkeetna, Alaska 99676

Report Provided by:

Stewart Title
2002 E Bogard Road, Ste A
Wasilla AK 99654
(907)376-2220 Main
www.stewart.com/wasilla

☒	Tax Report	☐	CCR
☐	BEES Certificate	☒	No As-Built
☐	Summary of Bldg Insp	☐	As-Built Attached
☒	Vesting Deed	☐	As-Built Requested/Will forward if rcvd
☐	Deed of Trust	☐	Other - Party Wall Agreement
☒	Plat Map	☐	Notice of Default

Disclaimer

This property report is provided "as is" without warranty of any kind, either express or implied, including without limitations any warranties of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this property report without a title insurance policy.

The information contained in this property report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 58577B01L001

Site Information

Account Number	58577B01L001	Subdivision	KELLARD FAMILY
Parcel ID	546372	City	None
TRS	S25N04W06	Map TA10	Tax Map
Abbreviated Description (Not for Conveyance)	KELLARD FAMILY BLOCK 1 LOT 1		

Site Address 14940 E Kellard Cir

Ownership

Owners	KELLARD REVOCABLE TRUST	Buyers	
Primary Owner's Address	PO BOX 101 TALKEETNA AK 99676	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2026	\$28,800.00	\$58,400.00	\$87,200.00	2026	\$28,800.00	\$58,400.00	\$87,200.00
2025	\$25,000.00	\$53,400.00	\$78,400.00	2025	\$25,000.00	\$53,400.00	\$78,400.00

Building Information

Structure 3 of 1

Residential Units	1	Use	Residential Building
Condition	Standard	Design	Cabin
Basement	None	Construction Type	Frame
Year Built		2008 Grade	1225 - Cabin
Foundation	Concrete Block	Well	Well 1 - Drilled Well
Septic			

Building Item Details

Building Number	Description	Area	Percent Complete
3	Oil Heat		1 Sq. Ft. 100%
3	First Story		576 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2026	Yes	0050	::	::
2025	Yes	0050	14.741	\$1155.70

Recorded Documents

Date	Type
5/12/2025	QUITCLAIM DEED (ALL TYPE)

Recording Info (offsite link to DNR)

[Talkeetna 2025-000463-0](#)

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
	\$1,202.49		\$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
1.91	1.91	Assembly District 007	30-600	024 Talkeetna FSA	029 Greater Talkeetna 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: 6/29/2026 6:00:00 PM



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 58577B01L002

Site Information

Account Number	58577B01L002	Subdivision	KELLARD FAMILY
Parcel ID	546373	City	None
TRS	S25N04W06	Map TA10	Tax Map
Abbreviated Description (Not for Conveyance)	KELLARD FAMILY BLOCK 1 LOT 2		

Site Address 14900 E Kellard Cir
 Site Address 14926 E Kellard Cir

Ownership

Owners	KELLARD REVOCABLE TRUST	Buyers	
Primary Owner's Address	PO BOX 101 TALKEETNA AK 99676	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2026	\$29,900.00	\$330,200.00	\$360,100.00	2026	\$29,900.00	\$330,200.00	\$360,100.00
2025	\$26,000.00	\$315,300.00	\$341,300.00	2025	\$26,000.00	\$315,300.00	\$341,300.00

Building Information

Structure 1 of 2

Residential Units	1	Use	Residential Building
Condition	Standard	Design	One Story
Basement	None	Construction Type	Log
Year Built	1983	Grade	04.6
Foundation	Poured Concrete	Well	Well 1 - Drilled Well
Septic			

Structure 2 of 2

Residential Units	1	Use	Residential Building
Condition	Standard	Design	Cabin
Basement	None	Construction Type	Log
Year Built	1989	Grade	1220 - Cabin
Foundation	Unknown	Well	Well 1 - Drilled Well
Septic	Septic - 1 - Septic Tank		

Building Item Details

Building Number	Description	Area	Percent Complete
1	Oil Heat	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	676 Sq. Ft.	100%
1	First Story	1859 Sq. Ft.	100%
2	First Story	324 Sq. Ft.	100%
2	Second Story	198 Sq. Ft.	100%
2	Oil Heat	1 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents
2026	Yes	0050	::	::	5/12/2025 QUITCLAIM DEED (ALL TYPE)
2025	Yes	0050	14.741	\$5031.10	

Recording Info (offsite link to DNR)

[Talkeetna 2025-000462-0](#)

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
	\$4,965.78		\$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
2.35	2.35	Assembly District 007	30-600	024 Talkeetna FSA	029 Greater Talkeetna RSA

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

Last Updated: 6/29/2026 6:00:00 PM

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.

QUITCLAIM DEED

AS 34.15.040

The Grantors, James Kellard and Susan P. Kellard, husband and wife, of P.O. Box 101, Talkeetna, Alaska 99676, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, hereby CONVEYS and QUITCLAIMS to Grantee, the Kellard Revocable Trust, of P.O. Box 101, Talkeetna, Alaska 99676 all of the Grantor's right, title, interest, estate and claim in and to that certain real property more particularly described as follows:

Lot one (1) Block one (1) Kellard Family Subdivision,
according to Plat 2024-12 filed in the Talkeetna Recording
District, Third Judicial District, State of Alaska, containing 1.91
acres more or less.

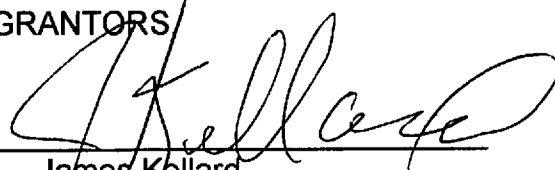
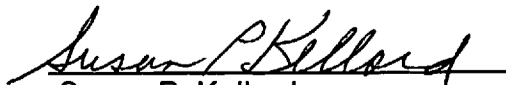
SUBJECT to all reservations, easements, and restrictions of record.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise appertaining, and all the right, title, interest, estate, and claim whatsoever of the said Grantor to the use and benefit of the Grantee, its successors and assigns forever.

The Grantor's conveyance to the Grantee as referenced above is made pursuant to AS 34.25.055. The Trustees of the Trust named as the Grantee are James Joseph Kellard, Susan Pauline Kellard, Elizabeth Anne Miller, and Jennifer June-Marie Krepel, and any successor(s) in trust. The date of the Trust named as Grantee is March 1, 2025, and any amendment(s) thereto.

Dated at Talkeetna, Alaska, on 05/03, 2025.

GRANTORS


James Kellard
Susan P. Kellard

Quitclaim Deed

Page 1

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on
05/03, 2025, by James Kellard and Susan P. Kellard.

Mary E. Fischer
Notary Public in and for Alaska
My Commission Expires: 04/25/2029

PLACE NOTARY SEAL HERE



OFFICIAL SEAL
Mary E. Fischer
NOTARY PUBLIC - STATE OF ALASKA
My Commission Expires April 25, 2028

TO BE RECORDED IN THE
TALKEETNA RECORDING DISTRICT

AFTER RECORDING RETURN TO:
KELLARD REVOCABLE TRUST
P.O. Box 101
TALKEETNA, ALASKA 99676

Quitclaim Deed

Page 2



QUITCLAIM DEED

AS 34.15.040

The Grantors, James Kellard and Susan P. Kellard, husband and wife, of P.O. Box 101, Talkeetna, Alaska 99676, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, hereby CONVEYS and QUITCLAIMS to Grantee, the Kellard Revocable Trust, of P.O. Box 101, Talkeetna, Alaska 99676 all of the Grantor's right, title, interest, estate and claim in and to that certain real property more particularly described as follows:

Lot two (2) Block one (1) Kellard Family Subdivision,
according to Plat 2024-12 filed in the Talkeetna Recording
District, Third Judicial District, State of Alaska, containing 2.35
acres more or less.

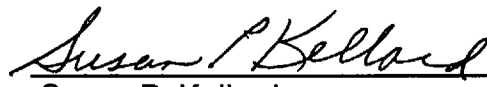
SUBJECT to all reservations, easements, and restrictions of record.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise appertaining, and all the right, title, interest, estate, and claim whatsoever of the said Grantor to the use and benefit of the Grantee, its successors and assigns forever.

The Grantor's conveyance to the Grantee as referenced above is made pursuant to AS 34.25.055. The Trustees of the Trust named as the Grantee are James Joseph Kellard, Susan Pauline Kellard, Elizabeth Anne Miller, and Jennifer June-Marie Krepel, and any successor(s) in trust. The date of the Trust named as Grantee is March 1, 2025, and any amendment(s) thereto.

Dated at Talkeetna, Alaska, on 05/03, 2025.

GRANTORS,


James Kellard
Susan P. Kellard

Quitclaim Deed

Page 1

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on
05/03, 2025, by James Kellard and Susan P. Kellard.

Mary E. Fischer
Notary Public in and for Alaska
My Commission Expires: 04/25/2028

PLACE NOTARY SEAL HERE



OFFICIAL SEAL
Mary E. Fischer
NOTARY PUBLIC - STATE OF ALASKA
My Commission Expires April 25, 2028

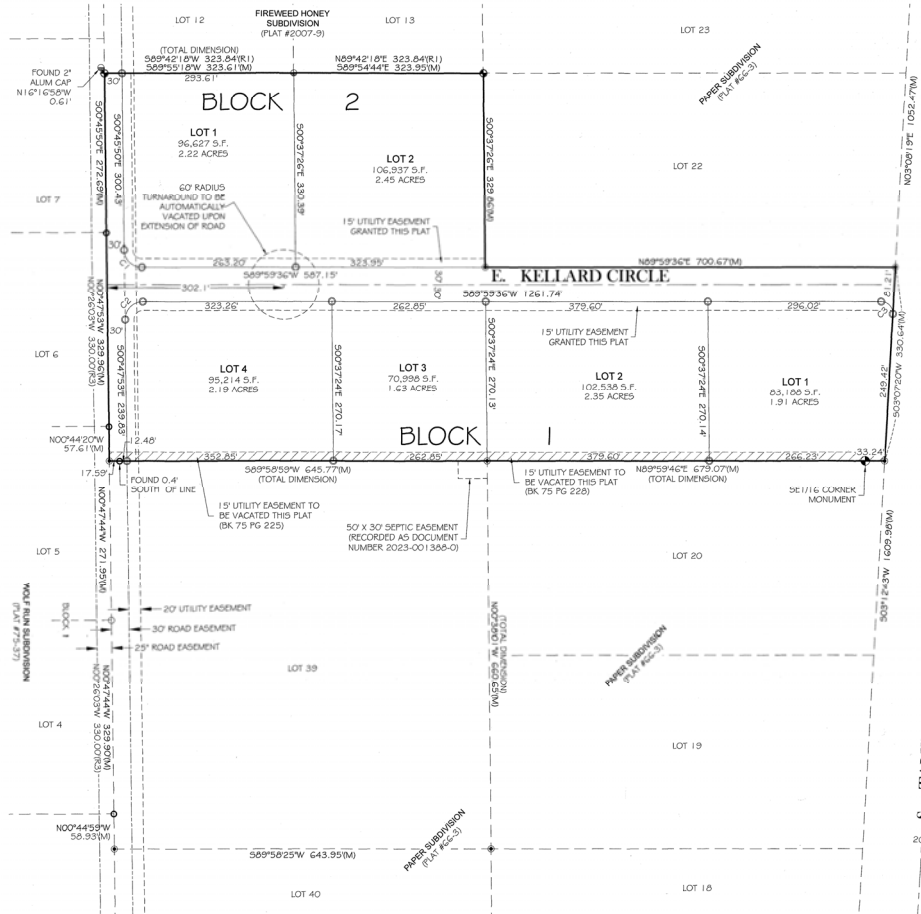
TO BE RECORDED IN THE
TALKEETNA RECORDING DISTRICT

AFTER RECORDING RETURN TO:
KELLARD REVOCABLE TRUST
P.O. Box 101
TALKEETNA, ALASKA 99676

Quitclaim Deed

Page 2





CERTIFICATE OF OWNERSHIP

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THE PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SEE AFFIDAVIT
JAMES J. KELLARD
PO BOX 101
TALKEETNA, ALASKA 99676

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THE PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SEE AFFIDAVIT
SUSAN P. KELLARD
PO BOX 101
TALKEETNA, ALASKA 99676

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER 1024-119, DATED 11/31, 2024, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAN IS LOCATED.

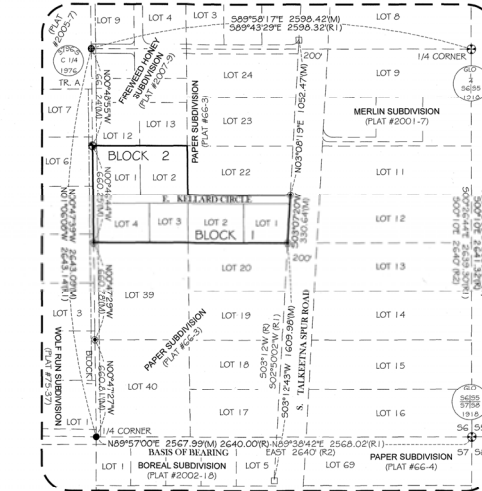
December 27, 2024
PLANNING AND LAND USE DIRECTOR

ATTEST: CPD
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH December 31, 2024, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

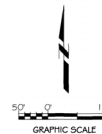
Michelle Carey 12/16/2024
BOROUGH TAX COLLECTION OFFICIAL



CONTROL DIAGRAM
GRAPHIC SCALE
1"=400'

NOTES:

1. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. ADL 3299 I - ELECTRICAL LINE 20 FEET IN WIDTH IS RESERVED BY THE MATANUSKA-SUSTINA BOROUGH FOR ROAD RIGHT-OF-WAY AND PUBLIC UTILITIES, RECORDED IN THE TALKEETNA RECORDING DISTRICT ON JUNE 4, 1973 IN BOOK 51 ON PAGE 425.
4. MATANUSKA ELECTRIC ASSOCIATION, INC. BLANKET EASEMENT AFFECTING LOT 21 OF PAPER SUBDIVISION PLAT #66-3, RECORDED IN THE TALKEETNA RECORDING DISTRICT ON SEPTEMBER 26, 1995 IN BOOK 106 ON PAGE 823.
5. MATANUSKA ELECTRIC ASSOCIATION, INC. BLANKET EASEMENT AFFECTING LOT 21 OF PAPER SUBDIVISION PLAT #66-3, RECORDED IN THE TALKEETNA RECORDING DISTRICT ON OCTOBER 15, 1995 IN BOOK 109 ON PAGE 147.
6. MATANUSKA ELECTRIC ASSOCIATION, INC. BLANKET EASEMENT AFFECTING LOT 21 AND 38 OF PAPER SUBDIVISION PLAT #66-3, RECORDED IN THE TALKEETNA RECORDING DISTRICT ON AUGUST 16, 1995 IN BOOK 154 ON PAGE 217.
7. NO DIRECT ACCESS TO THE TALKEETNA SPUR ROAD WITHOUT PRIOR APPROVAL FROM THE MANAGING AUTHORITY. ALL LOTS WILL TAKE ACCESS FROM THE INTERVAL ROADS.
8. THE WEST 30 FEET OF LOT 30 PAPER SUBDIVISION, ACCORDING TO PLAT #66-3, FOR ROAD RIGHT-OF-WAY WAS RESERVED BY THE MATANUSKA-SUSTINA BOROUGH AND RECORDED ON JULY 1, 1980 IN BOOK 75 ON PAGE 225 IN THE TALKEETNA RECORDING DISTRICT OFFICE.
9. MATANUSKA ELECTRIC ASSOCIATION, INC. BLANKET EASEMENTS AFFECTING LOT 21 OF PAPER SUBDIVISION PLAT #66-3, RECORDED IN THE TALKEETNA RECORDING DISTRICT ON DECEMBER 12, 2020 AS PUBLIC RECORD DOCUMENT NUMBERS 2020-01914-A, 2020-01915-A, 2020-01916-A.



TYPICAL RED PLASTIC CAP SET



Plat #
Talkeetna
Rec Dist
12/30, 2024
Date
Time: 10:25 A.M.

SURVEYOR'S CERTIFICATE

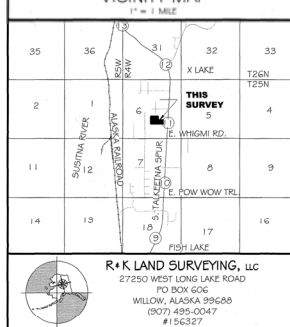
I, RICHARD L. WENTWORTH, PLSM 11004, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAN ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



LEGEND

- FOUND 2" BRASS CAP ON 2" IRON PIPE (3796-5)
- ✱ FOUND 2-1/2" BRASS CAP ON 1" IRON PIPE (GLO 1918)
- ✱ FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- FOUND 6" X 6" YELLOW ADOT CONCRETE POST MONUMENT
- ✱ FOUND 1-1/4" YELLOW PLASTIC CAP ON 5/8" REBAR (6925-5)
- ✱ FOUND 2-1/2" ALUMINUM CAP ON 5/8" REBAR (6925-5)
- ✱ FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR (3796-5)
- ✱ FOUND 2" ALUMINUM CAP ON 5/8" REBAR (5132)
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR (NO MARKS)
- SET 5/8" X 30" REBAR WITH 1-1/4" RED PLASTIC CAP (LS 11004)
- (R) RECORD PLAT #66-3
- (R1) RECORD PLAT #2007-9
- (R2) RECORD GLO PLAT DATED JANUARY 15, 1919 AND ACCEPTED FEBRUARY 26, 1919
- (R3) RECORD PLAT #75-37
- (M) MEASURED

VICINITY MAP



R & K LAND SURVEYING, LLC
27250 WEST LONG LAKE ROAD
PO BOX 606
WILLOW, ALASKA 99686
(907) 495-0247
#156327

PLAT OF

KELLARD FAMILY SUBDIVISION

A RESUBDIVISION OF LOTS 21 AND 38, WITHIN PAPER SUBDIVISION, ACCORDING TO PLAT #66-3 CONTAINING APPROXIMATELY 13.03 ACRES LOCATED WITHIN SECTION 6, T25N, R45W, S.4M., ALASKA

TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

JOB NUMBER:	CASE NUMBER:	MSB TAX MAP:
30196-108		TA 10
FILED BY:	DATE:	REVISION:
RLS 2023-07	11-06-2024	XXXX
RLS 2023-08		
DRAWN BY:	SCALE:	SHEET:
RLW	1" = 100'	1 OF 1

R & K LAND SURVEYING, LLC

No Marks/Seals Outside of Border

AFFIDAVIT

(DELETE INAPPLICABLE PHRASES)

(I)(~~We~~) hereby certify that (I)(~~We~~) hold the herein specified property interest in the property shown and described hereon and that (I)(~~We~~) hereby adopt this plan of subdivision by (my)(~~our~~) free consent(~~,~~)(~~+~~) (~~dedicate~~) (all rights-of-way) (~~and public areas~~) (to the Matanuska-Susitna Borough) (and grant all easements to the use shown.)

Reception/Serial No. _____

Paper Subdivision Lot 21 and Lot 38

Kellard Family Subdivision

Current Legal Description or Book & Page of Document

Proposed Subdivision Name or Public Use Easement

Susan P. Kellard
Signature

Owner
Interest in Property

Susan P. Kellard

Company Name

Printed Name

PO Box 101 Talkeetna, Alaska 99676

Representative's Title

Address

NOTARY CERTIFICATION

State of Alaska)
) ss
Third Judicial District)

SUBSCRIBED and SWORN to (or affirmed) before me this 11th day of December 2024, by Susan Kellard
(name of signers(s))



OFFICIAL SEAL
Natasja Williams
NOTARY PUBLIC - STATE OF ALASKA
My Commission Expires March 16, 2026

[Signature]
(signature and seal of notary)
My commission expires: 3/16/26

No Marks/Seals Outside of Border

AFFIDAVIT

(DELETE INAPPLICABLE PHRASES)

(I)(~~We~~) hereby certify that (I)(~~We~~) hold the herein specified property interest in the property shown and described hereon and that (I)(~~We~~) hereby adopt this plan of subdivision by (my)(~~our~~) free consent(~~,~~)(~~+~~) (dedicate) (all rights-of-way) (~~and public areas~~) (to the Matanuska-Susitna Borough) (and grant all easements to the use shown.)

Reception/Serial No. _____

Paper Subdivision Lot 21 and Lot 38

Kellard Family Subdivision

Current Legal Description or Book & Page of Document

Proposed Subdivision Name or Public Use Easement

Signature _____

Owner

James J. Kellard

Interest in Property

Printed Name

Company Name

PO Box 101 Talkeetna, Alaska 99676

Representative's Title

Address

NOTARY CERTIFICATION

State of Alaska)
)ss
Third Judicial District)

SUBSCRIBED and SWORN to (or affirmed) before me this 11th day of December

2024, by James Kellard
(name of signers(s))



OFFICIAL SEAL
Natasja Williams
NOTARY PUBLIC - STATE OF ALASKA
My Commission Expires March 16, 2026

(signature and seal of notary)

My commission expires: 3/16/26