



# stewart title<sup>®</sup>

## Property Profile Report

06/03/2026

1228 Cartleb Road, Fairbanks, AK 99701

Purported owner of Record: Joshua Phillip  
McCandless and Leah Kathleen McCandless

### Prepared by:

Erin Hodgson  
Stewart Title of Fairbanks  
714 Gaffney Rd  
Fairbanks, AK 99701  
(907) 456-3474  
alaskacs@stewart.com

### Prepared for:

***Majors Realty Group, LLC***

### Report Provided by:

Stewart Title of Fairbanks  
714 Gaffney Rd  
Fairbanks, AK 99701  
(907) 456-3474  
www.stewart.com/fairbanks

- |  |  |
|--|--|
| <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                       |

## 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.

**SUMMARY**

<b>PAN</b> 454168	<b>Physical Description</b> LOT 11 CARTER 2ND ADDN OUT OF TR C CARTER 1ST ADDN	<b>Neighborhood</b> 0601 - Chena Hot Springs Hills	<b>Fire Service Area</b> STEESE VOL FIRE S A
<b>Property Class</b> Other (Misc.)	<b>Tax Status</b> TAXABLE		<b>Business</b>
<b>Land Area</b> 1 - 80,099 Square Feet	<b>Millage Group</b> 0937 - Steese Volunteer Fire Service Area	<b>Millage Rate (2025)</b> 14.861	
<b>Street Address</b> 1228 CARTLEB RD	<b>Billing Address</b> 2720 PERIMETER DR NORTH POLE AK 99705-6033	<b>Child Properties</b> <i>none</i>	<b>Parent Properties</b> <i>none</i>

**ZONING**

**COMMUNITY PLANNING ZONES**

Zone	Description	Acres	Overlap %
RE-2/MHS	Rural Estate-2 / Mobile Home Subdivision	1.83	100.00

**FLOOD ZONES**

Zone	Acres	Overlap %
X	1.84	100.18

**STRUCTURES**

No structures to display.

**DOCUMENTS**

Description	Record Date	Book	Page	Instrument
Warranty Deed	2021-11-24			2021-022401-0
Warranty Deed	2007-09-21			2007-022328-0
Warranty Deed	2005-08-10			2005-016728-0
Plat	1986-11-24			1986-026756-0

**ASSESSMENT HISTORY**

Year	Land	Improvement Value	Full Value Total
2026	\$20,437.00	\$5,400.00	\$25,837.00
2025	\$20,437.00	\$5,700.00	\$26,137.00
2024	\$20,437.00	\$0.00	\$20,437.00
2023	\$20,437.00	\$0.00	\$20,437.00
2022	\$20,437.00	\$0.00	\$20,437.00

**EXEMPTIONS**

No exemptions to display.

**TAX HISTORY**

Year	Tax Levied	State Exemptions	Interest	Penalty	Fees	Total Due	Total Paid	Net Due
2025	\$388.40	\$0.00	\$6.29	\$19.42	\$0.00	\$414.11	\$414.11	\$0.00
2024	\$302.66	\$0.00	\$0.00	\$0.00	\$0.00	\$302.66	\$302.66	\$0.00
2023	\$298.60	\$0.00	\$4.18	\$14.84	\$0.00	\$317.62	\$317.62	\$0.00

<b>Year</b>	<b>Tax Levied</b>	<b>State Exemptions</b>	<b>Interest</b>	<b>Penalty</b>	<b>Fees</b>	<b>Total Due</b>	<b>Total Paid</b>	<b>Net Due</b>
2022	\$335.52	\$0.00	\$5.33	\$16.78	\$0.00	\$357.63	\$357.63	\$0.00
2021	\$370.44	\$0.00	\$0.00	\$0.00	\$0.00	\$370.44	\$370.44	\$0.00



AFTER RECORDING RETURN TO:  
Grantee

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S):** Richard Baker and Robin Baker , husband and wife  
whose mailing address is: 12600 Lorraine Street, Anchorage, AK 99516

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to

**THE GRANTEE(S):** Joshua Phillip McCandless and Leah Kathleen McCandless, husband and wife  
whose mailing address is: 2720 Perimeter Drive, North Pole, AK 99705

the following described real estate:

Lot 11 of the SECOND ADDITION, CARTER SUBDIVISION, according to the plat filed November 24, 1986 as Plat Number 86-169; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

SUBJECT TO property taxes; reservations and exceptions as contained in the U.S. Patent; easements of record; and covenants, conditions and restrictions of record, if any.

Dated this 23rd day of November, 2021.

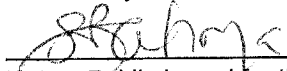
  
Richard Baker

  
Robin Baker

State of Alaska  
Third Judicial District

On this 23rd day of November, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared **Richard Baker and Robin Baker**, 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: \_\_\_\_\_

STATE OF ALASKA  
NOTARY PUBLIC  
S. Bahina  
My Commission Expires November 2, 2024



CARTER SUB. 2nd ADD.  
 Comply out of Tract C Pl. #85-268  
 11-24-86

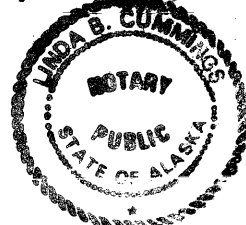
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (We) hereby certify that I am (we are) owner(s) of the herein specified property shown and described hereon and that I (We) hereby adopt this plan of subdivision with my (our) free consent and dedicate all streets, alleys, walks, parks, and other designated public spaces to public use.

*Mina C. Lebert*  
 The Notary's Acknowledgement: *David M. Menary*  
 United States of America  
 State of Alaska

This is to certify that on this 22 day of September, 1986, before me a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared Mina C. Lebert, Gregory L. & Elsie D. Woodhouse to me known to be the identical individual mentioned and who executed the within plat, and he acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein specified.

Witness my hand and notarial seal the day and year in this certificate first herein written.



*David M. Menary*  
 Notary Public in and for the State of Alaska  
 My commission expires 12-11-88

**CERTIFICATE OF REGISTERED LAND SURVEYOR**

I, David M. Menary, a professional land surveyor registered in the State of Alaska, do hereby certify this plat to be a true and correct representation of lands actually surveyed by me or under my direct supervision, according to the standards of Title 17, Subdivisions, Fairbanks North Star Borough Code, and that the distances and bearings are shown correctly and that all monuments required have been set.

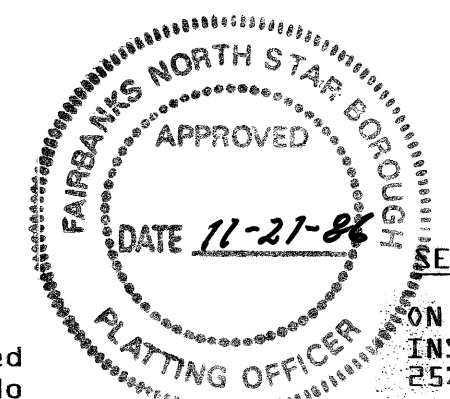
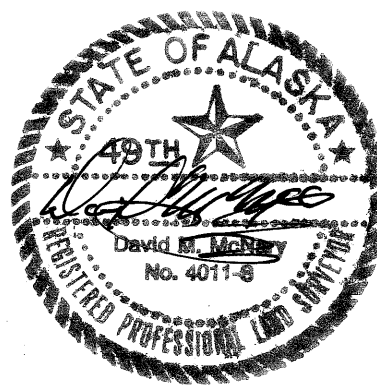
Registration No. 4011-S

**CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY**

I hereby certify that this subdivision plat has been found to comply with the regulations of Title 17, Subdivisions, of the Fairbanks North Star Borough Code of Ordinances, and that said plat has been approved on 11-21-86.

Dated this 21 day of NOV, 1986, at Fairbanks, Alaska.

*David M. Menary*  
 Platting Officer  
 Fairbanks North Star Borough

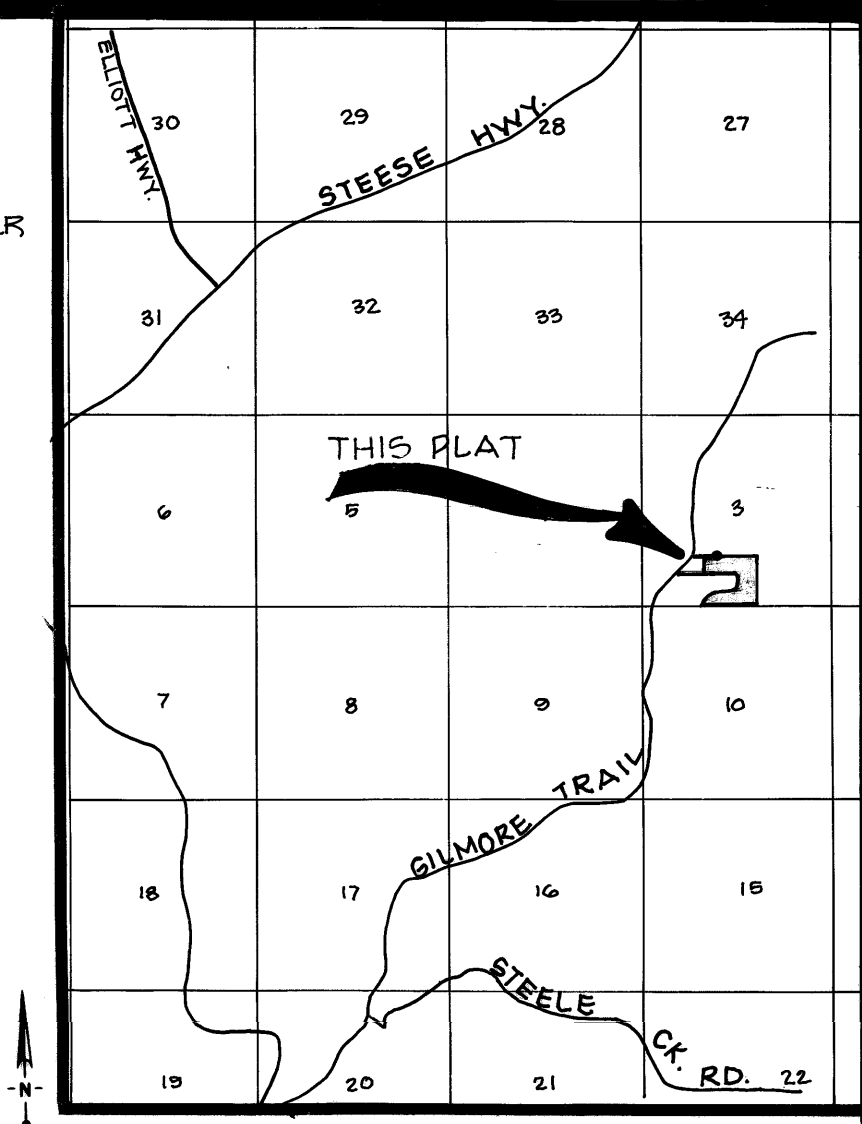
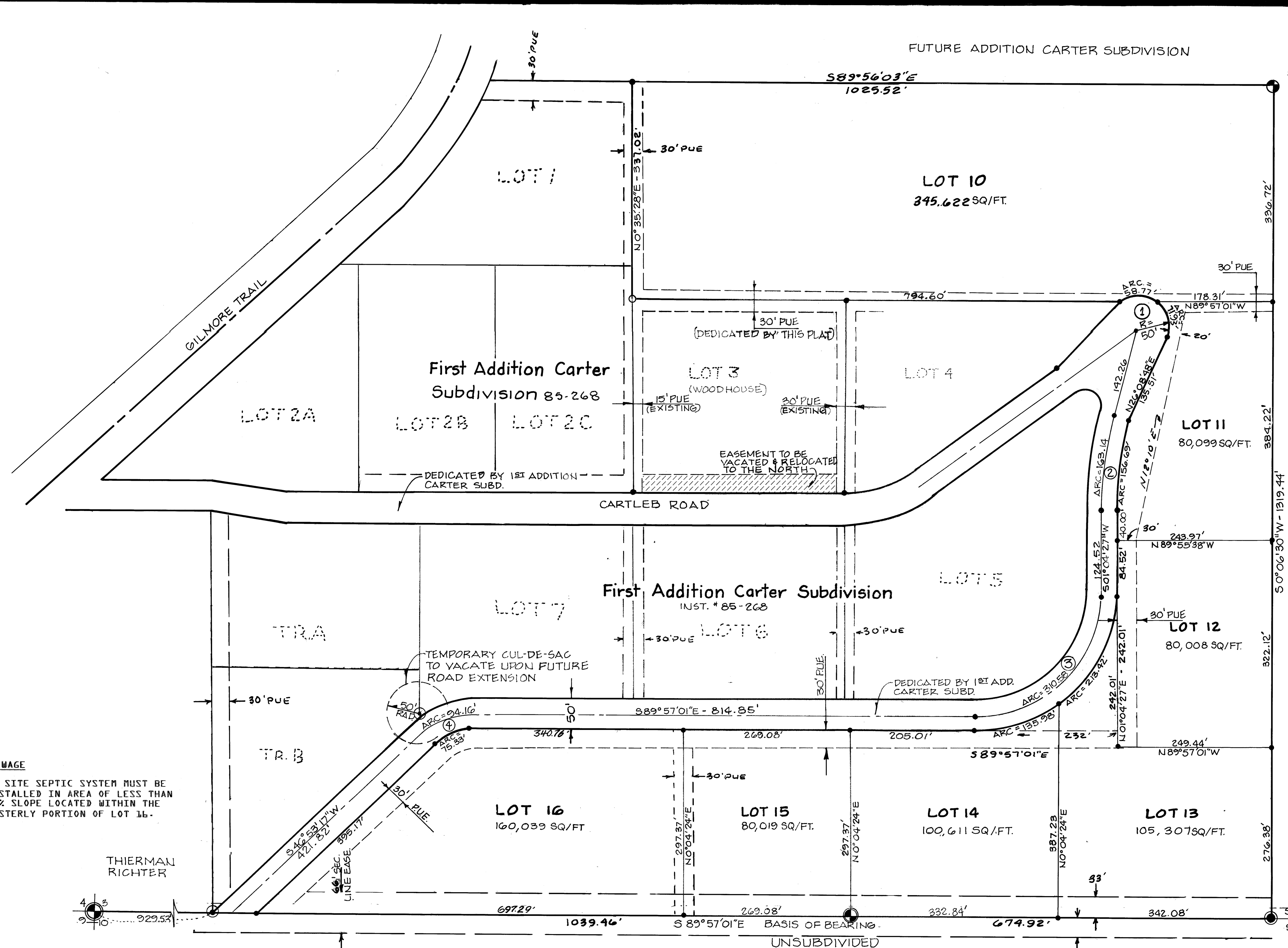


**CERTIFICATE OF PAYMENT OF TAXES**

I, the undersigned, being duly appointed and qualified Tax Collector for the Fairbanks North Star Borough, do hereby certify that, according to the records of the Fairbanks North Star Borough the following described property is carried on the tax records in the name of: MINA C. & MICHAEL LEBERT  
 Description: TR. C, CARTER SUBD 1ST ADD.

and that, according to the records in my possession, all taxes assessed and due against said land and in favor of the Fairbanks North Star Borough, are paid in full.

Dated at Fairbanks, Alaska, this 21st day of November, 1986.  
*Carol Helton*  
 Tax Collector  
 Fairbanks North Star Borough



**VICINITY MAP**  
 1" = 1 MILE

CURVE DATA				
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH
①	114° 55' 30"	50.00'	185.12'	150.70'
②	14° 42' 16"	632.11	82.03'	363.14
③	88° 58' 32"	200.00	176.46'	310.58
④	43° 09' 42"	125.00'	49.44'	94.16

- EASEMENTS**
- A 15' WIDE STRIP OF LAND AS DETERMINED BY THE UTILITY COMPANY FOR INSTALLATION, MAINTENANCE, REPAIR OR REMOVAL OF YARD POLE.
  - A 30' KEY RADIUS AT EACH POLE LOCATION NECESSARY FOR SUPPORTIVE DEVICES.
  - UTILITY COMPANIES SHALL HAVE THE RIGHT TO REMOVE DEAD, WEAK, OVERHANGING OR OTHERWISE DANGEROUS TREES ADJACENT OR IN THE VICINITY OF THE EASEMENT SUCH TREES SHALL BE IDENTIFIED BY THE UTILITY COMPANIES.

THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH 18ACC 72-065 AND IS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.  
*David M. Menary*  
 SIGNATURE/DATE



FAIRBANKS RECORDING DISTRICT  
 1" = 100'

86-169  
 RECORDED - FILED  
 FAIRBANKS REC. DIST.  
 DATE 11-24-86  
 TIME 10:43 AM  
 Represented by FNSB

**SECOND ADDITION CARTER SUBDIVISION**  
 VACATION & DEDICATION OF P.U.E. LOT 3 1ST ADDITION CARTER SUBD.

SURVEYOR: **DAVID M. MENARY**

SECOND ADDITION CARTER SUBDIVISION - THE REPLAT OF TRACT "C" 1ST ADDITION OF CARTER SUBDIVISION; RECORDED AS INST. # 85-268. FAIRBANKS RECORDING DIST. SEC. 3, TIN, RIE, FM.

LEGAL DESCRIPTION  
 MINA C. LEBERT GREGORY & ELSIE WOODHOUSE  
 OWNERS (LOT 3, 1ST ADDITION)

DATE: AUG. 1, 1986 SCALE: 1" = 100'  
 DRAWN BY: A. STATION CHECKED BY: D.M.M.

RECORDERS COPY