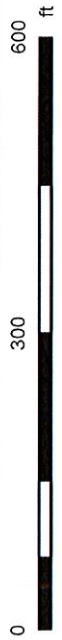
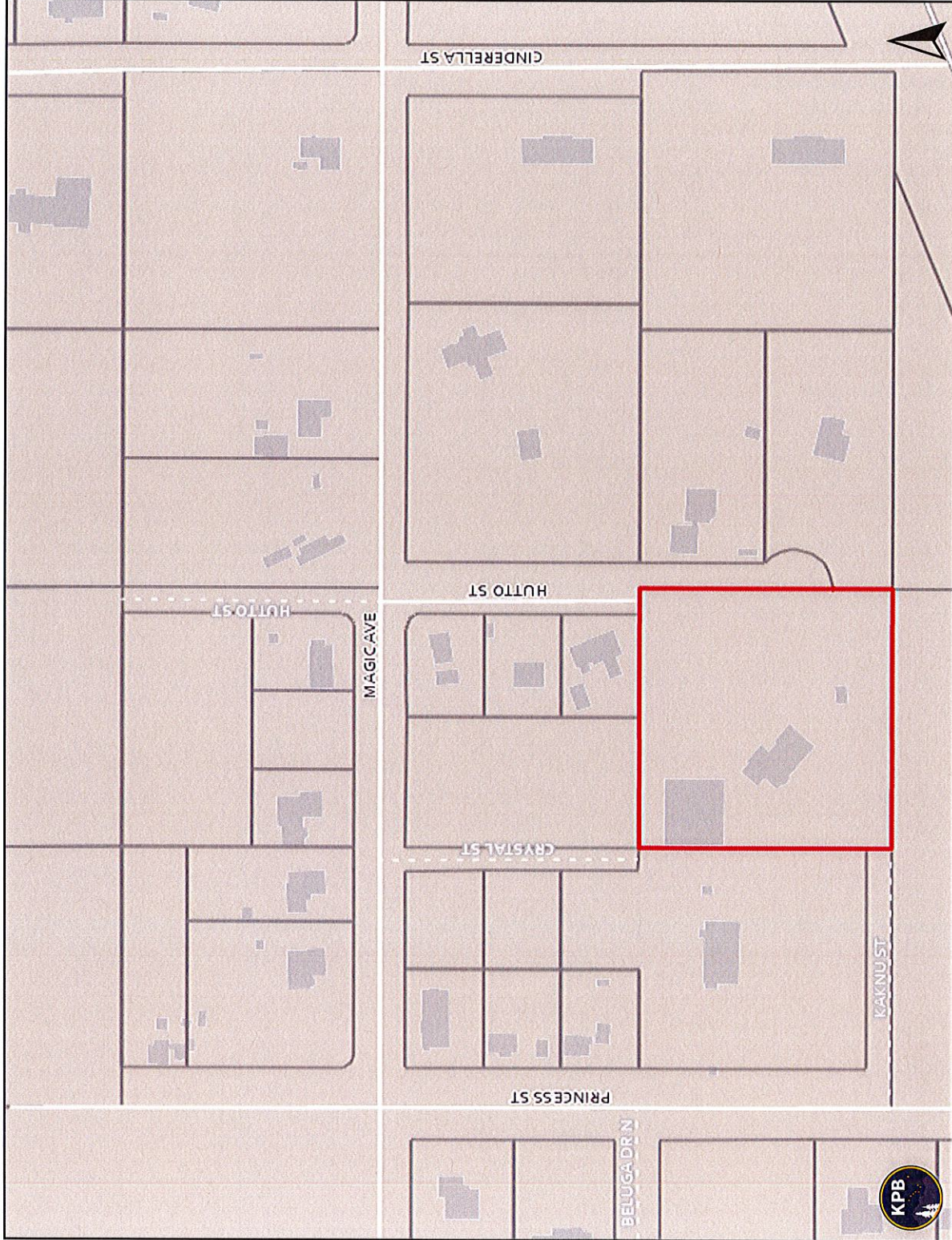




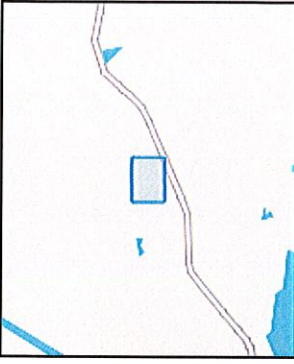
NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use, operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.



- Legend
- Transportation
 - Mileposts
 - Parcels and PLSS
 - Tax Parcels



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- Legend**
- Transportation
 - Mileposts
 - Parcels and PLSS
 - Tax Parcels

POR. SEC. 33, T06N, R11W, S.M.

045-050

MAGIC AVE.

030 (33 FT PATENT RESERVE FOR ROW)

230

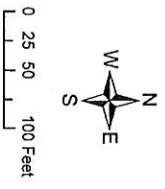
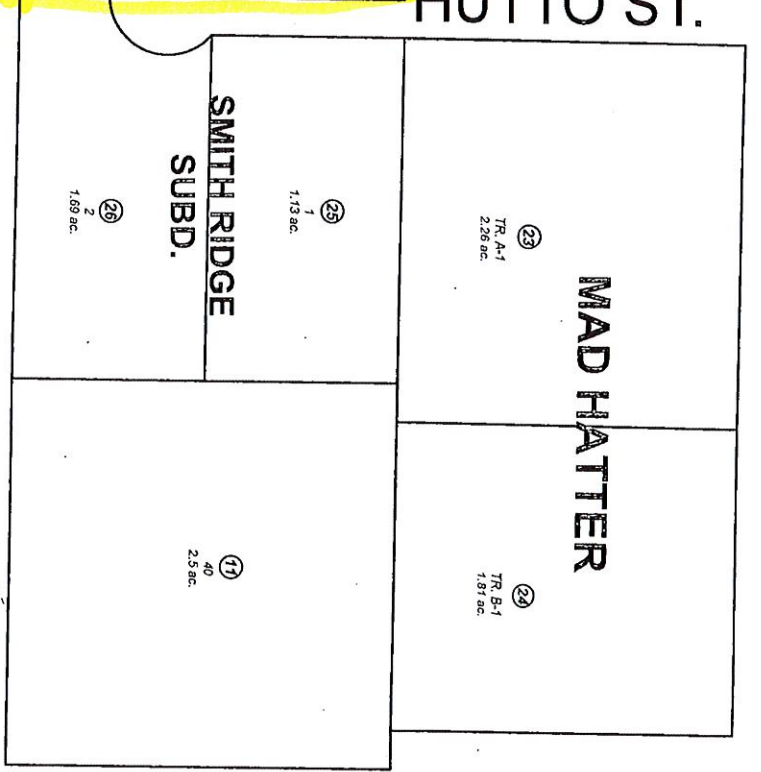
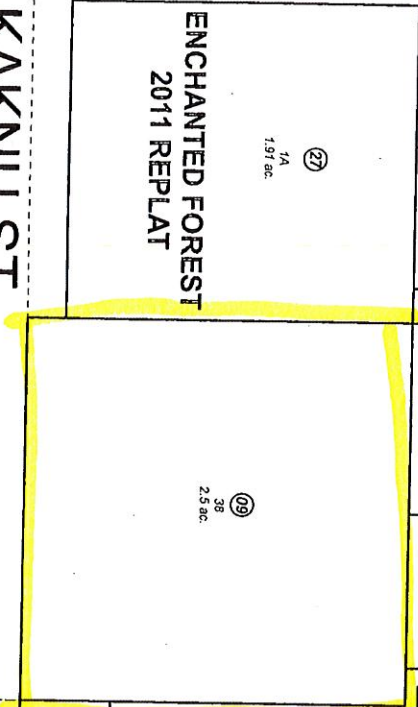
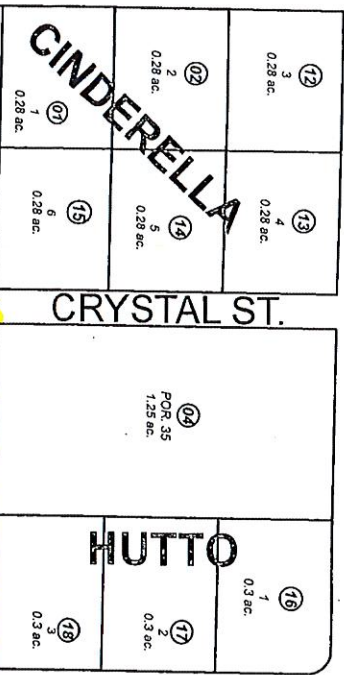
PRINCESS ST.

KAKNU ST.

CRYSTAL ST.

HUTTO ST.

060



DECEMBER 29, 2011

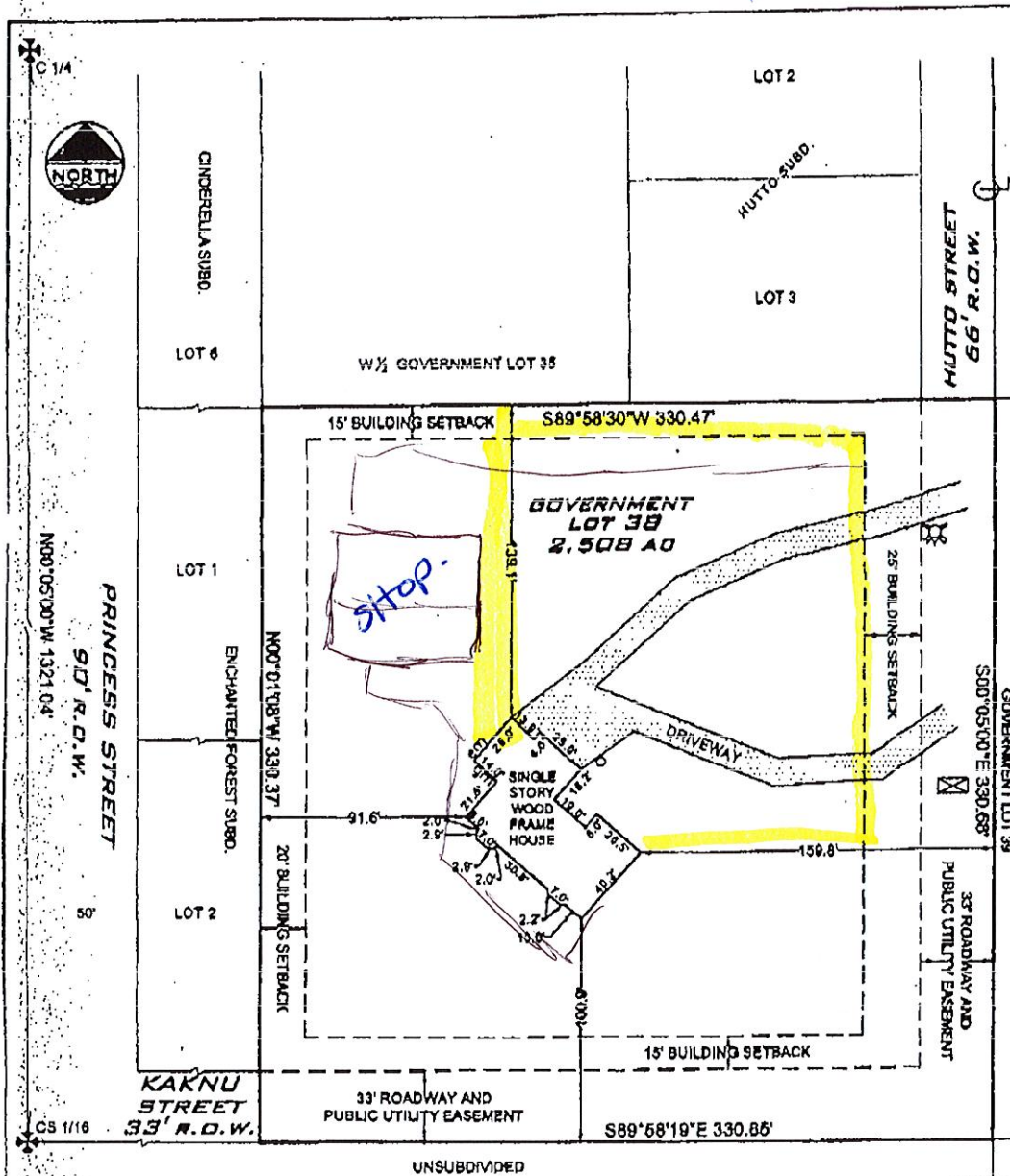
For 2012 assessment roll			
Delete	Add	Revise	
To			
19,20	27		

Assessor's Map
Kenai Peninsula Borough

CINDERELLA SUB KN0001347
HUTTO SUB KN0001665
ENCHANTED FOREST SUB KN0840116
MAD HATTER REPLAT KN2001072
SMITH RIDGE SUB KN2006121
ENCHANTED FOREST 2011 REPLAT KN2011081

This map is prepared
by the Assessor's
Borough Assessing Dept.
use only and is not
intended for conveyance
nor is it a survey.
Note- Assessor's block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

★ will be updated

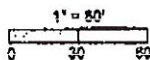


LEGEND AND NOTES

- ✱ FOUND BLM BRASS CAP
- ✱ FIRE HYDRANT
- ✱ ELECTRIC BOX
- CLEANOUT
- em ELECTRIC METER
- gm GAS METER



SCALE



- 1) THE BEARINGS AND DISTANCES SHOWN HEREON RELATIVE TO THE PROPERTY BOUNDARIES WERE DERIVED FROM DATA OF RECORD.
- 2) THIS LOT IS SERVED BY CITY WATER AND SEWER.
- 3) BUILDING SETBACKS WERE DERIVED FROM THE CITY OF KENAI TITLE 14 ZONING RR-1.

PREPARED FOR: JERROD DANIELS
P.O. BOX 1082
KENAI, AK 99811

AS-BUILT SURVEY

I hereby certify that I have surveyed the following described property:

GOVERNMENT LOT 38, SEC. 33, T6N, R11W, SM, AK

located in the **KENAI** Recording District, Alaska, and that the improvements situated thereon are within the property lines and do not overlap or encroach on the property lying adjacent thereto, that no improvements on the property lying adjacent thereto encroach on the premises in question and that there are no roadways, transmission lines or other visible easements on said property except as indicated hereon.

EXCLUSION NOTE: It is the responsibility of the owner to determine the existence of any easements, covenants or restrictions which do not appear on the recorder subdivision plat. Under no circumstances should any data hereon be used for construction or for establishing boundary or fence lines.

Certification Date: **APRIL 6, 2007**

Job No. **07-1009** Field Book No. **07-09**



Consulting Inc

ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 466
SOLDOTNA, AK 99669
VOICE: (907) 283-4218
FAX: (907) 283-3266
WWW.MCLANECG.COM



**First American
Title Insurance Company**

LISTING PACKAGE

3/17/2025

teamlegacy.c21@gmail.com

Attn: Legacy Real Estate

We appreciate the opportunity to serve you and thank you for choosing First American Title. Attached please find the following:

- ☒ Tax Information
- ☒ Vesting Deed
- ☒ Deed of Trust
- ☒ As Built
- ☐ As Built Not Found
- ☒ Plat Map
- ☐ Tax Map
- ☐ CCR's
- ☒ CCR's Not Found
- ☒ Other: Building Certificate

Owner Name(s): BROWN MICHAEL S & BROWN LEAHA

Physical Address: 305 HUTTO ST

Legal Description: T 6N R 11W SEC 33 Seward Meridian KN GOVT LOT 38

Please do not hesitate to contact me at 907-561-1844 or cs.alaska@firstam.com if I may be of further assistance. I understand you have a choice and hope you will choose First American Title for your next transaction. Have a wonderful day!

Sincerely,

Kellie Trolz or Lalena Welsh

Kellie Trolz or Lalena Welsh, Title Customer Service

Enclosures

NOTICE OF DISCLAIMER OF LIABILITY

This letter and the accompanying materials do not constitute a policy of Title Insurance or a Commitment for Title Insurance. Further, they are not an abstract of title. These materials are furnished as a courtesy by First American Title Insurance Co., and the Company does not take responsibility for the completeness or accuracy of the materials. If you desire a complete report on the status of title, please contact the above named person to arrange for a Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has the opportunity to perform a complete search and is prepared to issue a Policy.

1400 W Benson Blvd, Suite 250, Anchorage, AK 99503

TEL 907-561-1844 | FAX 907-561-1948

ak.firstam.com

A
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K
A

2007-007329-0

Recording Dist: 302 - Kenai
7/10/2007 9:39 AM Pages: 1 of 1

1073125

Building Energy Efficiency Standard (BEES)
Certification

Owner of Record: Jarrod & Leann Daniels

Building is located at: 305 Hutto Street Kenai
(Street) (City)Legal Description is: Government Lot 38 T6N 11W Sec33 Seward Meridian KN
Kenai Recording District
(Including recording district)Property is Located in Region: ☐ 1 ☒ 2G ☐ 2A ☐ 3 ☐ 4 ☐ 5

Above Property is:

☒ New Construction ☐ Existing Construction: Date Construction Began: _____
(Defined as installation of the foundation)

BEES Thermal Compliance Statement:

☐ Prescriptive Method ☐ Performance Method ☐ Budget Method☒ Energy Rating Method: Rating: 92.0 Rating software & version: 1.03d

Rater's Name: Robert C. Springer

I hereby certify that using the method indicated above I have determined that the structure located on the above described property complies with the thermal requirements of the Building Energy Efficiency Standard (BEES) as adopted by 15 AAC 155.010. I am approved to certify, having met all current BEES training & testing requirements, as a:

☒ Energy Rater ☐ ICC Inspector ☐ Builder ☐ Architect ☐ Engineer ☐ OwnerMy BEES Compliance Certification # 77 Expiration Date: Feb. 1, 2008
Name: Robert C. Springer Signature: *Robert C. Springer* Date: 5/31/07BEES Ventilation Compliance Statement: ☐ Option I ☒ Option II

I hereby certify that using the method indicated above I have determined that the structure located on the above described property complies with the ventilation requirements of the Building Energy Efficiency Standard (BEES) as adopted by 15 AAC 155.010. I am approved to certify, having met all current BEES training & testing requirements, as a:

☒ Energy Rater ☐ ICC Inspector ☐ Mechanical Contractor ☐ Builder ☐ Architect ☐ Engineer ☐ OwnerMy BEES Compliance Certification # 77 Expiration Date: Feb. 1, 2008
Name: Robert C. Springer Signature: *Robert C. Springer* Date: 5/31/07Return to: Jarrod Daniels
305 Hutto Street, Kenai, AK 99611Form PUR-101
07/04



Cell: 907 398-7293

Please complete the information below

Bill of Sale¹

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



Michael Brown Leaha Brown, for and in consideration of: ☐ the sum of \$ 0.00

Dollars or ☒ No Value, shall convey to _____,

the following personal property currently located at: 305 Hutto Street Kenai 99611,

State of Alaska.

☒ Refrigerator 2	☒ Wall/Ceiling Speakers	☒ Workbench/Shelving attached wood shelves.
☐ Freezer	☐ Satellite Dish	☐ Corral
☒ Oven/Range/Cooktop 2	☐ Satellite Dish Comp.	☒ Playground Equipment
☒ Dishwasher	☐ Home Theater	☒ Greenhouse
☒ Microwave 2	☐ Projector	☒ Dog Kennel/Run partial
☐ Trash Compactor	☐ Screen	☒ Storage Shed
☐ Beverage/Wine Cooler	☐ Flat Screen	☐ Hot Tub, Equip & Cover
☐ Water Softener	☐ All Speakers	☒ Garage Door Opener
☐ Central Vac Attachments	☐ AV Components	Remotes: 1 house 1 shop
☒ Chandelier/Hanging Lts		
☒ Window Coverings Except for: _____	☒ Flat Screen TV(s) - Location:	☐ Generator
	☒ Living Room	☐ Wood Stove
☒ Window Screens	☒ Family Room	☐ Propane Tank(s)
☐ Pool Table	☒ Primary Bedroom	☐ Propane in Tank
☒ Washer 2	☒ Other Shop - 1	☐ Oil Tank
☒ Dryer 2	☐ Security System/Components	☐ Oil in Tank
	☐ leased or ☐ owned	

Fire pit, Front door camera - not attached, most patio furniture, most furniture in home & apt - Shop

All fixtures attached to the Property, including, but not limited to: plumbing, heating, and electrical systems shall remain with the subject property. drive way gate panels negotiable

Unless agreed otherwise in writing, the Seller will retain responsibility for any service agreements, including, but not limited to, security and monitoring systems that are not assumed or prorated upon recording.

The Seller herein warrants that said property is free from all liens and encumbrances. If the Purchase and Sale Agreement dated _____ does not record; this Bill of Sale shall become null and void.

THE ABOVE-DESCRIBED ITEM(S) SHALL BE CONVEYED IN "AS-IS" CONDITION AND NO WARRANTIES ARE MADE AS TO THE CONDITION OF PERSONAL PROPERTY. THE ITEMS ABOVE HAVE NO EFFECT ON THE SALES PRICE.

SELLER TO LIST THE ITEMS, APPEARING TO BE AFFIXED TO THE PROPERTY, THAT ARE NOT INCLUDED WITH THE SALE:

2 beds in kids' room, white night stand, oak night stand in apt.

Dated: _____

Dated: 7-22-2026

Buyer 1: _____

Seller 1: Michael Brown

Buyer 2: _____

Seller 2: Leaha Brown

Buyer 3: _____

Seller 3: _____