



**First American
Title Insurance Company**

LISTING PACKAGE

5/20/2026

kristen.mery@kw.com

Attn: Kristen Mery

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:

Owner Name(s): BARBER MATTHEW & BARBER MICHELLE

Physical Address: TAX ID 639362

Legal Description: T 4N R 7W SEC 23 SEWARD MERIDIAN SW 0000037 CARIBOU ISLAND SUB AMENDED LOT 10 BLK 6

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

Kellie Trolz, 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



Tax Account | Public Access

PROPERTY TAX ▶ TAX SEARCH ▶ ACCOUNT

\$0.00
CHECK OUT

- [← Return](#)
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- [📄 Assessment](#)
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- [🗺️ Map it!](#)

[✉ Update Mailing Address](#)

Account Information

| | | |
|--|--------------------------|---|
| Owner of Record: BARBER MATTHEW | PIN: 13504223 | Tax Roll: Real Property |
| Mailing Address: 20777 S 64TH CT HICKMAN NE 68372-1454 | Property Address: | TAG: 63 - CENTRAL HOSPITAL EAST |

Last updated: 5/20/2026 11:58:52 AM

Owners

BARBER MATTHEW. BARBER MICHELLE.

Legal Description

T 4N R 7W SEC 23 Seward Meridian SW 000037 CARIBOU ISLAND SUB AMENDED LOT 10 BLK 6

Tax Bills Due

Total Payable: **\$0.00**

Pay Partial: [ADD TO CART](#)

[+](#) Settled Charges

Payment History

[i](#) 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 | 2025036288 | 10/29/25 | B26.35591 | \$159.76 |
| 2024 | 2024035999 | 8/19/24 | B25.13360 | \$66.10 |
| 2024 | 2024035999 | 8/19/24 | B25.13361 | \$66.10 |
| 2023 | 2023036327 | 8/21/23 | B24.12727 | \$120.12 |
| 2022 | 2022037507 | 8/24/22 | B23.14386 | \$91.90 |
| 2021 | 2021037250 | 7/28/21 | B22.8936 | \$94.56 |
| 2020 | 2020037487 | 9/11/20 | B21.20252 | \$94.56 |
| 2019 | 2019037445 | 10/6/19 | B20.25259 | \$94.56 |
| 2018 | 2018037447 | 9/23/18 | B19.22627 | \$91.72 |
| 2017 | 2017033043 | 10/8/17 | B18.27577 | \$53.22 |

| Tax Year | Bill Number | Date Paid | Receipt Number | Amount Paid |
|-----------------|--------------------|------------------|-----------------------|--------------------|
| 2016 | 2016032832 | 8/15/16 | B17.11113 | \$53.22 |
| 2015 | 2015037913 | 8/5/15 | B16.8548 | \$53.22 |
| 2014 | 2014044695 | 8/21/14 | B15.9384 | \$53.22 |



Property Detail | Public Access

ASSESSING ► PROPERTY SEARCH ► DETAIL



i 2026 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL.
 CERTIFIED VALUE FOR 2026 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2026.

- [← Return](#)
- [🔍 New Search](#)
- [📄 Tax Info](#)
- [🖨️ Print](#)
- [📍 Map It!](#)

[✉ Update Mailing Address](#)

General Information

| | | |
|---|---|---|
| Property Owner: BARBER MATTHEW, BARBER MICHELLE | Property ID: 13504223 | Acreage: 0.6000 |
| Mailing Address: 20777 S 64TH CT | Property Address: NOT AVAILABLE | Tax Authority Group: 63 - Central Hospital East |
| Mailing city state zip: HICKMAN NE 68372-1454 | | |

Legal Description

T 4N R 7W SEC 23 Seward Meridian SW 0000037 CARIBOU ISLAND SUB AMENDED LOT 10 BLK 6

Ownership History

| Document No. | Date | Grantor | Grantee | Type |
|--------------|----------|--|--------------------------------|--------|
| 20250009310 | 10/23/25 | Pippin Steve E & Travis | Barber Matthew | Single |
| 2005001835 | 11/30/05 | Willard-Jones Donna C | Pippin Steve E & Pippin Travis | |
| 20050018350 | 11/30/05 | Willard-Jones Donna C | Pippin Steve E & Travis | |
| 2004001200 | 7/12/04 | Jones Douglas E & Jean A | Willard-Jones Donna C | |
| 20040012000 | 7/12/04 | Jones Douglas E & Jean A Cashes Out | Willard-Jones Donna C | |

◀ ◁ 1 2 3 ▶ ▷ 5 ▼ items per page

1 - 5 of 13 items

Value History

| Year | Reason | Land Assessment | Impr. Assessment | Total Assessment |
|-------------|-------------------------|-----------------|------------------|------------------|
| 2026 | Main Roll Certification | 20,300 | 0 | 20,300 |
| 2025 | Main Roll Certification | 24,700 | 0 | 24,700 |
| 2024 | Main Roll Certification | 19,700 | 0 | 19,700 |
| 2023 | Main Roll Certification | 17,900 | 0 | 17,900 |
| 2022 | Main Roll Certification | 13,300 | 0 | 13,300 |

◀ ◁ 1 2 3 4 5 6 ▶ ▷ 5 ▼ items per page

1 - 5 of 26 items

Improvements

| Building | Code | Description | Grade | Year | Length | Width | Units | Type | Value |
|-------------------------------|------|-------------|-------|------|--------|-------|-------|------|-------|
| No improvements data present. | | | | | | | | | |



File for Record at Request of:

First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: Matthew Barber and Michelle Barber

Address: 20777 S 64th Ct.

Hickman, NE 68372

File No.: **0223-4306221 (DC)**

STATUTORY WARRANTY DEED

THE GRANTOR, **Steve E. Pippin, a married person and Travis Pippin, a married person**, whose mailing address is **758 South Sand Dune SW, Ocean Shores, WA 98569**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Matthew Barber and Michelle Barber, husband and wife**, residing at **20777 S 64th Ct., Hickman, NE 68372**, the following described real estate, situated in the **Seward** Recording District, **Third** Judicial District, State of **Alaska**:

Lot 10, Block 6, CARIBOU ISLAND SUBDIVISION, according to the official plat thereof, filed under Plat Number SW-37, Records of the Seward Recording District, Third Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: 10/22, 2025.

SL Pippin
Steven Pippin

STATE OF Washington)
) SS.
Pierce County)

THIS IS TO CERTIFY that on this 22nd day of October, 2025, before me the undersigned Notary Public, personally appeared Steven Pippin, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Susan Hughes
Notary Public in and for Washington
My commission expires 08/12/2028

SUSAN HUGHES
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 183915
COMMISSION EXPIRES 08/12/2028

Notarized remotely online using communication technology via Proof.



Travis Pippin
Travis Pippin

STATE OF Washington)
) SS.
Pierce County)

THIS IS TO CERTIFY that on this 22nd day of October, 2025, before me the undersigned Notary Public, personally appeared Travis Pippin, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

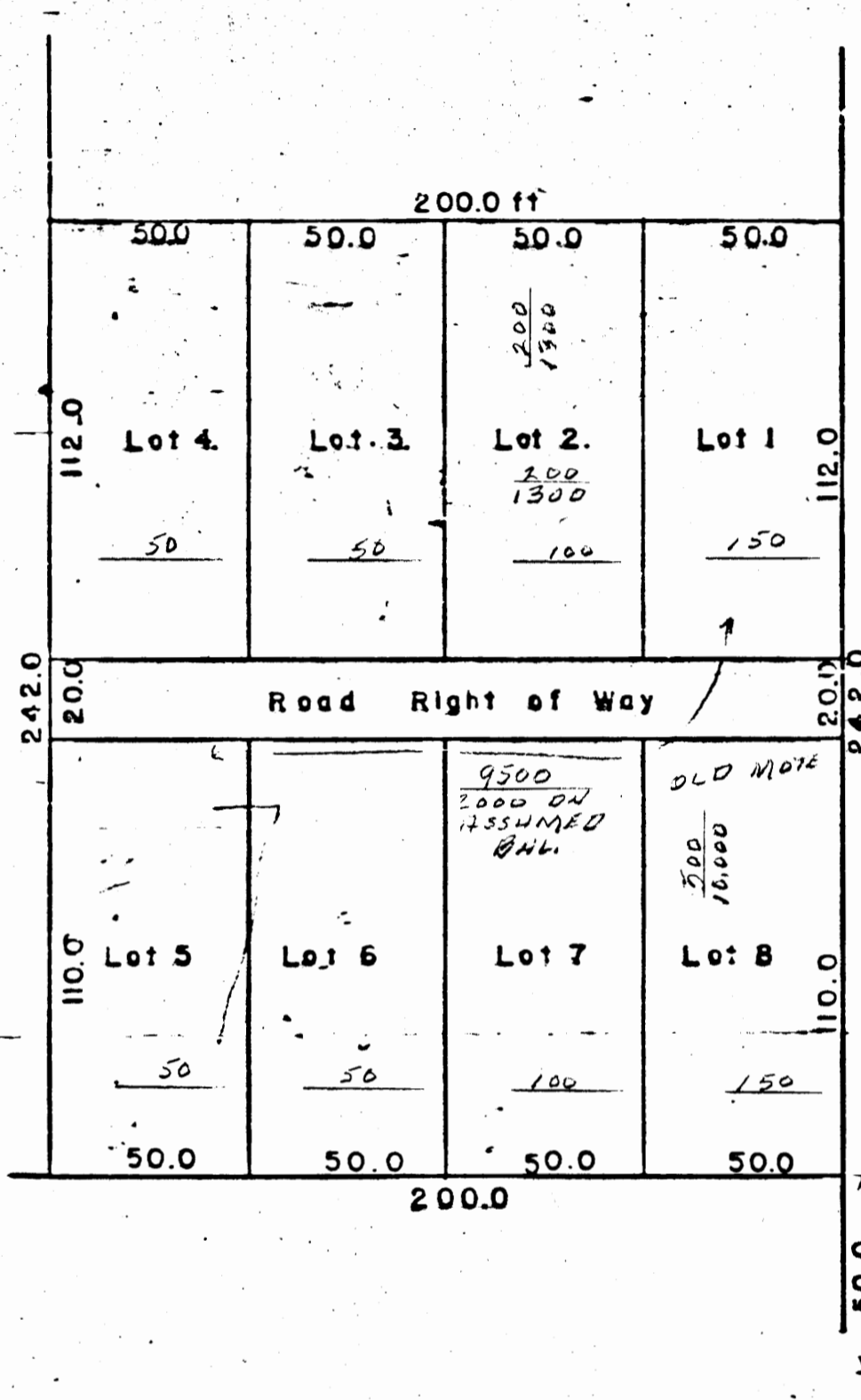
WITNESS my hand and official seal.

Susan Hughes
Notary Public in and for Washington
My commission expires 08/12/2028

SUSAN HUGHES
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 183915
COMMISSION EXPIRES 08/12/2028

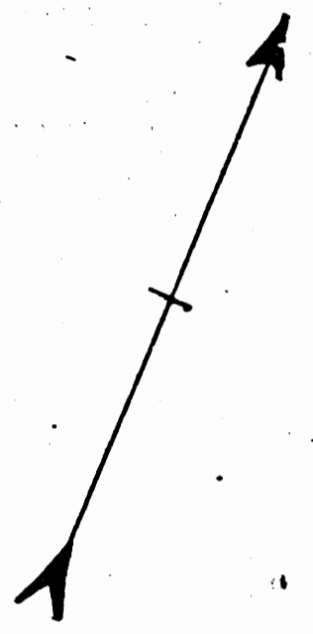
Notarized remotely online using communication technology via Proof.





SEWARD-ANCHORAGE HIGHWAY

Sta 109+00



KELLY SUBDIVISION
 OF TRACT A FOLTZ SUBD.
 E1/2 E1/2 SECTION 27 #28
 TOWNSHIP 1 NORTH
 RANGE 1 WEST PLAT NO. 37

KELLY SUBDIVISION

OF
 TRACT "A" FOLTZ SUBDIVISION

of
 E 1/2, E 1/2, SEC. 27, T. 1 N., R. 1 W. SEWARD MERIDIAN

SURVEY AND PLAT BY ROBERT BENERT REGISTERED CIVIL ENGINEER

AUGUST 1952



Plot # 37

SKILAK LAKE

RESTRICTIONS & COVENANTS

1. Lots will be restricted to residential use.
2. No further subdivision of lots without the majority agreement of the property owners.
3. All garbage will be disposed of by burial.
4. Buildings will be of a permanent nature and of rustic appearance to blend with the surroundings.
5. Buildings will be maintained in a good state of repair and appearance.
6. Outhouses will be so located as to prevent them from becoming a public nuisance.
7. The installation and maintenance of the air strip and other facilities shall be the obligation of the property owners.

SURVEY NOTES

1. The broken line shown around the subdivision is a meander line only. The true property line is the lake shore or high water mark as conveyed in the original patent.
2. Point "A" X in rock (G.L.O. Survey)
3. Point "B" X in rock (G.L.O. Survey)
4. "A" to "B" N5°30'E G.L.O. Survey
5. "A" to "B" N5°30'W This Survey



CERTIFICATE OF SURVEY

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT A SURVEY HAS BEEN COMPLETED AND THAT MARKERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT THE DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

14 Nov 1960
DATE

F. M. Lindsey
SURVEYOR



CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE AUTHORIZED TO SIGN THIS PLAT AS OFFICERS OF THE CARIBOU ISLAND, INC., AND THAT UNDER THIS AUTHORITY, WE ACCEPT AND APPROVE THIS AMENDED PLAT.

DATE

Earl Meyer
Ernest A. Strand

SEWARD
Serial No. 65-86

RECORDED - FILED
REC. DIST.
DATE 2-3 1965
TIME 9:00 P.M.
Requested by Caribou Island Corp.
Address 2056 E. 7th St. Anchorage

| | |
|-------------------------------------|--------------------|
| AMENDED PLAT OF | |
| CARIBOU | ISLAND |
| SUBDIVISION | |
| LOCATED IN SKILAK LAKE, ALASKA | |
| U.S. G.L.O. SURVEY NUMBER 2093 | |
| SURVEYED FOR | |
| CARIBOU | ISLAND CORPORATION |
| 129 E. 5TH AVENUE ANCHORAGE, ALASKA | |
| ACRES | 159.24 |
| DATE | AUG. 1960 |
| SCALE | 1" = 100' |
| SHEET | 1 OF 1 |
| SURVEYED BY | |
| F. M. LINDSEY | |
| REGISTERED SURVEYOR | |
| NO. 650-S | |
| BOX 4-081 | |
| SPENARD, ALASKA | |
| PH. FA 21544 | |

Plot # 2093

2093

THIS INDENTURE, Made and entered into this 31
day of March, 1959, by and between VALDEMAR C.
ANDERSON and VESTA JEAN ANDERSON, husband and wife, of Seward,
Alaska, and HJALMAR A. ANDERSON and CAROL M. ANDERSON, husband
and wife, of Coopers Landing, Alaska, parties of the first part,
and CARIBOU ISLAND CORPORATION, an Alaska Corporation, of Anchorage,
Alaska, party of the second part, WITNESSETH:

That the parties of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, and other good and valuable considerations to them in hand paid by the party of the second part, receipt of which is hereby acknowledged, have granted, bargained, sold, conveyed and confirmed, and by these presents do GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the party of the second part, all the following real property located in the Seward Recording Precinct, Third Division, Alaska, and more particularly described as follows, to-wit:

All lands located within U. S. Survey No. 2093, being the H. A. Anderson Homestead, U. S. Patent No. 1083877, being Caribou Island, located in Skilak Lake, Alaska. (Anchorage Land Office No. 07739); reserving, however, that certain plot located on said Island consisting of one-quarter acre used heretofore as a burial ground, to the grantors;

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same and every part thereof unto the said party of the second part, and to its successors and assigns, FOREVER. And the said parties of the first part do hereby covenant to and with the said party of the second part that they are the legal owners of the said property, that they have the legal right to convey the same, and that they will WARRANT AND DEFEND the title thereto against all claims of legal nature whatsoever.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year hereinabove first written.

Hjalmar A. Anderson
Carol M. Anderson
Valdemar C. Anderson
Vesta Jean Anderson

UNITED STATES OF AMERICA)
) ss.
STATE OF ALASKA)

Book 912 D 1011 2 11-1

THIS IS TO CERTIFY, That on this 1st day of March, 1959, before me the undersigned a Notary Public in and for Alaska, duly commissioned and sworn, personally appeared VALDEMAR C. ANDERSON, VESTA JEAN ANDERSON, NIALMAR A. ANDERSON and CAROL E. ANDERSON, known to me and to me known to be the individuals named in and who executed the foregoing instrument and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year hereinabove first written.

W. J. Butcher
NOTARY PUBLIC in and for Alaska.

My com. expires April 24, 1961

The within instrument was filed for record at 1:26
P.M. on April 21, 1959 at Sitka, Alaska
at the office of the Notary Public in and for Alaska
at Sitka, Alaska
W. J. Butcher
Notary Public in and for Alaska

3400

5/4