



**First American
Title Insurance Company**

LISTING PACKAGE

6/23/2025

cindyhaakenson@hotmail.com

Attn: Cindy Haakenson

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): SADLER FAMILY TRUST

Physical Address: 5744 KENAI SPUR HWY

Legal Description: T 5N R 10W SEC 6 Seward Meridian KN PORTION OF GOVT LOT 4

Please do not hesitate to contact me at 907-786-9519 or lwelsh@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,

Lalena Welsh

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.

3035 C Street, Anchorage, AK 99503
TEL 907-561-1844 | FAX 907-561-1948
ak.firstam.com

- [Return](#)
- [New Search](#)
- [Assessment](#)
- [Print](#)
- [Map it!](#)

Update Mailing Address

Account Information

Owner of Record:

SADLER FAMILY TRUST

Mailing Address:

301 MARINER DR ANCHORAGE AK 99515-3610

PIN:

04909304

Property Address:

5744 KENAI SPUR HWY KENAI AK

Tax Roll:

Real Property

TAG:

30 - KENAI CITY

Last updated: 6/24/2025 03:47:24 AM

Owners
SADLER FAMILY TRUST.

Legal Description
T 5N R 10W SEC 6 Seward Meridian KN PORTION OF GOVT LOT 4

Tax Bills Due

Total Payable: **\$517.24** [ADD ALL TO CART](#) Min. Due: **\$258.62** [ADD TO CART](#)

Pay Partial: [ADD TO CART](#)

Bills Due

i Payments will be applied to the oldest balance first.

2025 | BILL: 2025015160 | REAL PROPERTY
DUE \$517.24

[ADD TO CART](#)

Status	Installment	Due Date	Taxes And Charges	Paid	Owed
● Due	1	9/15/25	+ \$258.62	\$0.00	\$258.62
● Due	2	11/17/25	+ \$258.62	\$0.00	\$258.62

[Funds Breakdown](#)

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
2024	2024015105	8/29/24	U25.3303	\$513.54
2023	2023015908	10/11/23	B24.30080	\$466.78
2022	2022016040	10/14/22	U23.6985	\$381.88
2021	2021016049	10/14/21	U22.7041	\$390.50
2020	2020016261	10/15/20	B21.33275	\$546.32
2019	2019015910	9/4/19	B20.14313	\$546.32
2018	2018015950	8/8/18	B19.10008	\$546.32
2017	2017011009	9/12/17	U18.3978	\$534.26

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2016	2016011465	8/25/16	U17.2941	\$534.26
2015	2015016146	9/2/15	U16.3912	\$534.26
2014	2014009431	8/19/14	U15.2208	\$534.26

2025 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL.
CERTIFIED VALUES FOR 2025 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2025

- Return
- New Search
- Tax Info
- Print
- Map It!

Update Mailing Address

General Information

Property Owner: SADLER FAMILY TRUST	Property ID: 04909304	Acreage: 4.1200
Mailing Address: 301 MARINER DR ANCHORAGE AK 99515-3610	Property Address: 5744 KENAI SPUR HWY	Tax Authority Group: 30 - Kenai City

Legal Description
T 5N R 10W SEC 6 Seward Meridian KN PORTION OF GOVT LOT 4

Ownership History

Document No.	Date	Grantor	Grantee	Type
0	5/30/94	Sadler Theodore K & Donna J	Sadler Family Trust	
0	5/30/94	Sadler Theodore K & Donna J	Sadler Family Trust Sadler The	
	10/30/90		Thompson J W	
0	10/30/90	Thompson J W	Sadler Theodore K & Donna J	
0	10/30/90	Thompson J W	Sadler Theodore K & Donna J	

Navigation: 1 2 5 items per page

Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2025	Main Roll Certification	63,000	0	63,000
2024	Main Roll Certification	59,300	0	59,300
2023	Main Roll Certification	53,900	0	53,900
2022	Main Roll Certification	43,100	0	43,100
2021	Main Roll Certification	43,100	0	43,100

Navigation: 1 2 3 4 5 items per page

Improvements

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

This instrument was recorded at request of:
RETURN TO
 THEODORE K. & JEANIE SADLER
 P.O. BOX 2555
 SOLDOTNA, ALASKA 99669

MAIL TAX STATEMENT TO ABOVE ADDRESS

The recording official is directed to return
 this instrument or copy to the above person

Space Reserved For Recording Information

QUIT CLAIM DEED

Effective Date: <i>3-10-94</i>	County and State where Real Property is located <i>KENAI RECORDING DISTRICT</i>		
GRANTOR (Name, Address, Zip Code) THEODORE K. SADLER & JEANIE SADLER, Husband & Wife P.O. BOX 2555 SOLDOTNA, ALASKA 99669	KENAI PENINSULA BOROUGH, ALASKA		
	GRANTEE (Name, Address, Zip Code) SADLER FAMILY TRUST; THEODORE K. SADLER & JEANIE SADLER, (CO-TRUSTEES) P.O. BOX 2555 SOLDOTNA, ALASKA 99669		
	(BENEFICIARY) THEODORE K. SADLER & JEANIE SADLER		
Subject Real Property (Address)	Legal Description Proofed by Persons Whose Initials Are Below		
	1.	2.	3.

Subject Real Property (Legal Description)

GOVERNMENT LOT 4, SECTION 6, TOWNSHIP 5 NORTH, RANGE 10 WEST,
 CONTAINING 4.12 ACRES MORE OR LESS.

**** EXEMPT TRANSACTION ****

"This conveyance transfers the grantor's interest into his or her
 revocable living trust."

For valuable consideration, Grantor quit claims to Grantee all right,
 title and interest of Grantor in Subject Real Property together with all
 rights privileges appurtenant or to become appurtenant to Subject Real
 Property on effective date.

Theodore K. Sadler
 THEODORE K. SADLER (Grantor)

Jeanie Sadler
 JEANIE SADLER (Grantor)

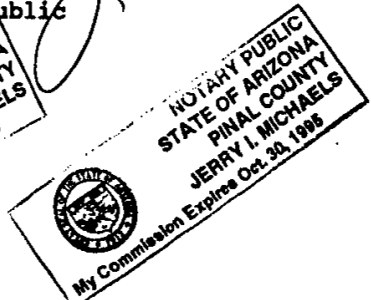
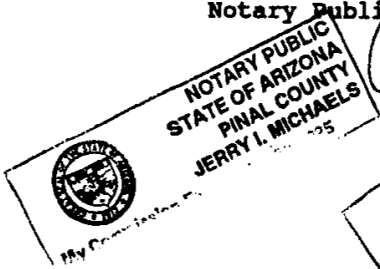
STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

Acknowledgement. On this date, before me, a Notary Public, personally appeared: THEODORE K. SADLER, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument and acknowledged that he executed the same. If this person's name is subscribed in a representative capacity, is for the principal named and in the capacity indicated.

3-10-94
Date of Acknowledgement

Notary Expiration Date:
Oct 30 1995

Notary Public



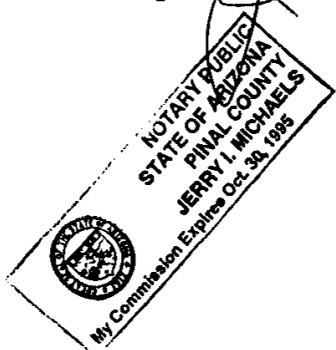
STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

Acknowledgement. On this date, before me, a Notary Public, personally appeared: JEANIE SADLER, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument and acknowledged that he executed the same. If this person's name is subscribed in a representative capacity, is for the principal named and in the capacity indicated.

3-10-94
Date of Acknowledgement

Notary Expiration Date:
Oct 30 1995

Notary Public



94-3910
KENAI REC 18
DISTRICT
REGISTERED BY SADLER

'94 MAY 3 PM 2 53



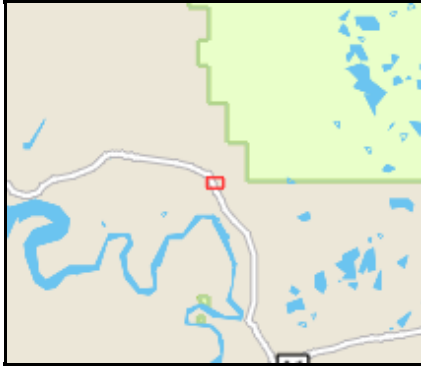
TOTAL ACREAGE: 4.12

LEGAL DESCRIPTION:

T 5N R 10W SEC 6 SEWARD MERIDIAN KN PORTION OF GOVT LOT 4

PHYSICAL ADDRESS(ES):

5744 KENAI SPUR HWY



VALUE INFORMATION:

Land:	\$63,000
Improvement:	\$
Total Assessed:	\$63,000
Exemption:	\$
Taxable Value:	\$63,000

OWNERSHIP INFORMATION:

SADLER FAMILY TRUST
301 MARINER DR
ANCHORAGE, AK
99515

BUILDINGS:

Improvement Type:
Building Type:
Year Built:
Total Sq Ft:

ZONING

Zoning information presented here is derived from an automated overlay of the parcel indicated and zoning-related spatial information. It is presented for informational purposes only. No reliance should be placed upon the zoning information presented here and KPB assumes no liability whatsoever for the correctness thereof. Always confirm this information with KPB staff.



LOCAL OPTION ZONING DISTRICTS

KPB 21.44

Local Option Zoning Districts will appear on the map if they are nearby or on the selected parcel. If the selected parcel is within an LOZD, the property is considered zoned under KPB 21.44, and building permits may be required.



MATERIALS SITES ZONING

KPB 21.19

Registered Material Sites (gravel pits) will appear on the map if they are nearby or on the selected parcel. Material Sites are regulated by KPB 21.29, and are differentiated by type: PEU (Prior Existing Use), CLUP (Conditional Land Use Permit), and CP (Counter Permits). Any permits that have expired will be depicted on the map.



FLOODPLAIN ZONING

KPB 21.06

FEMA-mapped floodplain zones will appear on the map if they are nearby or on the selected parcel. If the selected parcel is within a regulatory floodplain, the property is considered zoned under KPB 21.06 and building permits may be required. This map is presented for informational purposes only and should not be used to determine a property's flood risk. Please request a Floodplain Determination from KPB staff for additional floodplain information.



Managed Rivers, Streams and Lakes

ANADROMOUS WATERS ZONING

KPB 21.18

Anadromous rivers, streams, and lakes will appear on the map if they are nearby or on the selected parcel. If the selected parcel intersects an anadromous waterbody, its lands within 50 feet of Ordinary High Water are considered zoned under KPB 21.18, and building permits may be required. Note that waterbodies can move over time and the lines (as drawn here) may not depict the true location of the waterbody. Please contact KPB staff to confirm the waterbody's true location.