



**First American
Title Insurance Company**

LISTING PACKAGE

6/24/2025

wackler@kw.com

Attn: Lyndy Wackler

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): ANDERSON DAWNA D & ANDERSON MARTIN T

Physical Address: TAX ID 06346033

Legal Description: T 05N R 09W SEC 30 SEWARD MERIDIAN KN 2017059 MURRAY SUB BUCK ADDN LOT B4

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

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

Update Mailing Address

Account Information

Owner of Record:

ANDERSON MARTIN T

Mailing Address:

PO BOX 1388 STERLING AK 99672-1388

PIN:

06346033

Property Address:

Tax Roll:

Real Property

TAG:

58 - CENTRAL EMERGENCY SERVICES

Last updated: 6/24/2025 02:19:38 PM

Owners

ANDERSON DAWNA D. ANDERSON MARTIN T.

Legal Description

T 05N R 09W SEC 30 Seward Meridian KN 2017059 MURRAY SUB BUCK ADDN LOT B4

Tax Bills Due

Total Payable: **\$1,684.46** [ADD ALL TO CART](#) Min. Due: **\$842.23** [ADD TO CART](#)

Pay Partial: [ADD TO CART](#)

Bills Due

i Payments will be applied to the oldest balance first.

2025 | BILL: 2025067657 | REAL PROPERTY
DUE \$1,684.46

[ADD TO CART](#)

+ All past due items must be paid together.

[Funds Breakdown](#)

Status	Installment	Due Date	Taxes And Charges	Paid	Owed
● Due	1	9/15/25	+ \$842.23	\$0.00	\$842.23
● Due	2	11/17/25	+ \$842.23	\$0.00	\$842.23

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	2024068518	10/14/24	U25.7126	\$2,598.40
2023	2023068450	10/15/23	U24.7103	\$2,167.56
2022	2022069947	12/27/22	U23.9952	\$2,163.80
2021	2021069592	2/23/22	U22.12092	\$2,014.62
2020	2020070236	9/30/20	U21.4862	\$1,773.20
2019	2019070271	2/14/20	U20.13258	\$2,492.80
2018	2018070502	12/12/18	U19.9558	\$608.34
2018	2018070502	11/1/18	B19.36128	\$1,107.91

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2018	2018070502	8/13/18	U19.2423	\$613.23

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: ANDERSON MARTIN T, ANDERSON DAWNA D	Property ID: 06346033	Acreage: 5.5200
Mailing Address: PO BOX 1388 STERLING AK 99672-1388	Property Address: NOT AVAILABLE	Tax Authority Group: 58 - Central Emergency Services

Legal Description

T 05N R 09W SEC 30 Seward Meridian KN 2017059 MURRAY SUB BUCK ADDN LOT B4

Ownership History

Document No.	Date	Grantor	Grantee	Type
20240063500	8/29/24	Anderson Martin T	Anderson Martin T	Single
20220034520	4/26/22	Martin Marshall W	Anderson Martin T	Single

Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2025	Main Roll Certification	207,700	0	207,700
2024	Main Roll Certification	291,300	0	291,300
2023	Main Roll Certification	243,000	0	243,000
2022	Main Roll Certification	221,200	0	221,200
2021	Main Roll Certification	197,900	0	197,900

Navigation: 1 2 5 items per page

1 - 5 of 8 items

Improvements

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



WHEN RECORDED RETURN TO:
MARTIN T. ANDERSON and DAWNA D. ANDERSON
PO Box 1388
Sterling, AK 99672

QUIT CLAIM DEED

THE GRANTOR(S), MARTIN T. ANDERSON, a married man whose address is: PO Box 1388, Sterling, AK 99672, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, conveys and quit claims all interest, if any, to:

THE GRANTEE(S), MARTIN T. ANDERSON and DAWNA D. ANDERSON, husband and wife, whose address is: PO Box 1388, Sterling, AK 99672 the following described real property situated in the State of Alaska:

Lot "B" Four (B4), MURRAY SUBDIVISION, BUCK ADDITION, according to Plat No. 2017-59, Kenai Recording District, Third Judicial District, State of Alaska.

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

Dated: 8/28, 2024

MARTIN T. ANDERSON

THIS INSTRUMENT IS BEING RECORDED BY STEWART TITLE OF THE KENAI PENINSULA AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EFFECT, IF ANY, ON THE TITLE OF THE ESTATE HEREIN.

State of Alaska)
Third Judicial District) ss.
)

I certify that I know or have satisfactory evidence that, MARTIN T. ANDERSON are the persons who appeared before me, and said persons acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

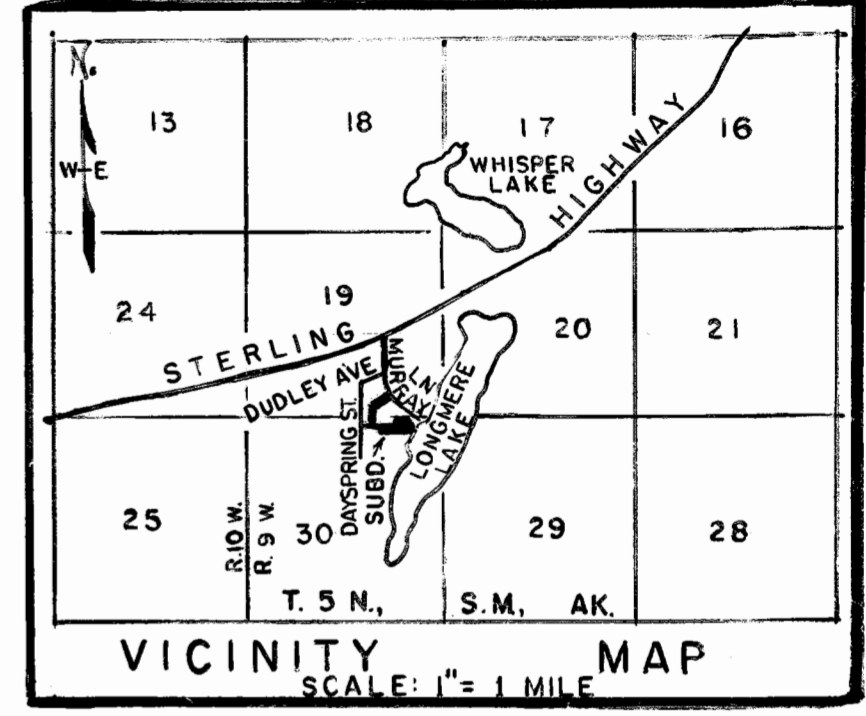
Dated: 8/28, 2024

Notary Public in and for the State of Alaska
My appointment expires: 2/14/25

SARAH HOUGH
Notary Public
State of Alaska
My Commission Expires
2/14/25

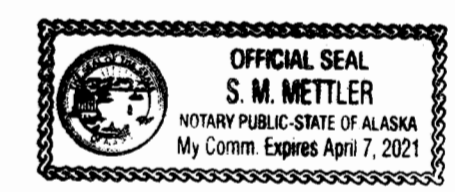
CURVE DATA							
Δ	R	T	ARC	BEARING	CORD		
1. 17°13'02"	417.56'	63.21'	125.47'	S 25°01'29"E	125.0'		
2. 8°15'02"	417.56'	30.12'	60.13'	S 20°32'30"E	60.08'		
3. 8°58'00"	417.56'	32.74'	65.34'	S 29°09'00"E	65.28'		
4. 101°32'20"	50.0'	61.24'	88.61'	S 15°47'00"W	77.46'		
5. 156°55'10"	50.0'	244.88'	136.94'	N 66°33'12"E	97.98'		
6. 110°59'00"	50.0'	72.73'	96.85'	N 67°01'43"E	82.4'		
7. 73°44'23"	50.0'	37.5'	64.35'	S 20°36'35"E	60.0'		
8. 73°44'23"	50.0'	37.5'	64.35'	S 53°07'48"W	60.0'		

- LEGEND**
- 2 1/2" BRASS CAP MONUMENT FOUND 1920 G.L.O.
 - 1/2" REBAR ROD FOUND
 - 1/2" x 24" REBAR ROD SET
 - UTILITY EASEMENT
 - BUILDING SETBACK LINE
 - () = RECORD DATA



CERTIFICATION OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHT OF WAYS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.
Marshall W. Martin
 Marshall W. Martin (36075 MURRAY LANE, SOLDOTNA, AK 99669)

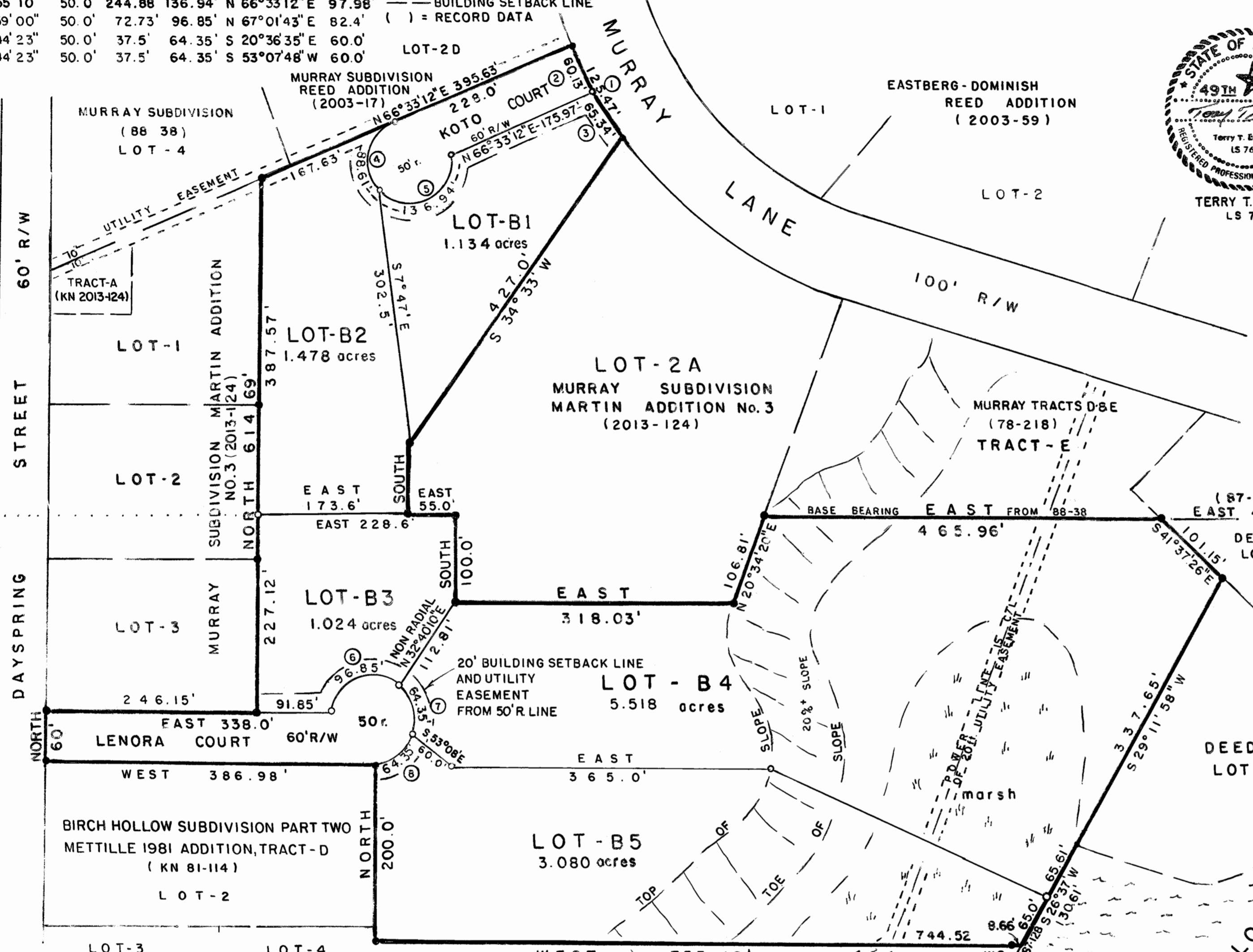
NOTARY'S JURAT
 SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF Nov 2017
 FOR: Marshall W. Martin
 NOTARY PUBLIC FOR ALASKA
 My Commission Expires 4/7/2021



PLAT APPROVAL:
 This subdivision plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of MAY 8, 2017
 Kenai Peninsula Borough by *Max Best*
 Authorized Official 11-20-17

SCALE: 1"=100'
 LOT-6 (76-101)
 JONES
 LOT-8 LOT-9

LOT-1 BIRCH HOLLOW SUBD. PART-TWO JEAN DITTRICK 1983 SUBDIVISION TRACT-C (KN 83-249)
 LOT-2



- NOTES:**
- SUBDIVISION TIES TO MONUMENTS ARE MEASURED AND OF RECORD IN COMPLIANCE WITH K.P.B. 20.60.120.
 - FOR AREAS SUBJECT TO INUNDATION ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENG WETLANDS DETERMINATION IF APPLICABLE. (1996-79)
 - AN EXCEPTION TO KPB 20.30.190. 3:1 DEPTH TO WIDTH RATIO FOR LOT-B5, AND A EXCEPTION TO KPB 20.30.170. BLOCK LENGTH REQUIREMENTS WERE GRANTED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JULY 13, 2015.
 - ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM (KPB 14.06).
 - A BUILDING SETBACK OF 20FT. IS REQUIRED FROM ALL STREET RIGHT OF WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - NO DIRECT ACCESS TO STATE MAINTAINED RIGHT-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
 - EXISTING OVERHEAD POWER LINES ARE CENTERLINE OF A 20FT. WIDE ELECTRICAL DISTRIBUTION LINE EASEMENT INCLUDING GUYS AND ANCHORS.
 - THE FRONT 15' FT. OF THE 20FT. BUILDING SETBACK IS A UTILITY EASEMENT, AND THE ENTIRE SETBACK WITHIN 5 FT. OF SIDE LOT LINES IS A UTILITY EASEMENT.
 - NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 - THE NATURAL MEANDERS OF ORDINARY HIGH WATER FORMS THE TRUE LIMITS OF LOT LINES.
 - THIS SUBDIVISION IS SUBJECT TO CONDITIONS AND EASEMENT FROM PARENT PLATS KN 2013-124 KN 86-246, AND KN 2007-85.
 - THE UTILITY EASEMENT FOR LOTS B3, B4, AND B5, FRONTING LENORA COURT IS LIMIT OF 20FT. BUILDING SETBACK LINE PER BIRCH HOLLOW SUBDIVISION NO. 3, KN 83-245.

WASTEWATER DISPOSAL

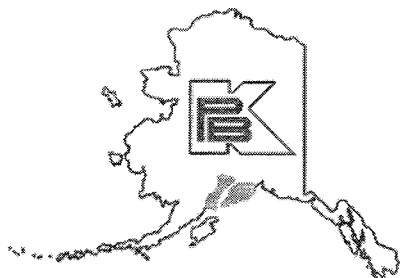
SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

Deceased on 11/03/17
 (SIGNATURE OF ENGINEER) LICENSE NO. DATE
 ORIGINAL SIGNED SOIL REPORT IS ON FILE WITH K.P.B.
Paul B. Jellison 11/20/17
 PLATTING OFFICER

2017-59
 Head
 DIST 11/20/2017
 DATE 10:45AM
 TIME

MURRAY SUBDIVISION BUCK ADDITION
 COMPRISED OF 13.324 acres TRACT-B OF MURRAY SUBDIVISION MARTIN ADDITION NO.3 (2013-124) IN THE S 1/2 SE 1/4 SECTION 19, AND IN THE N 1/2 NE 1/4 SECTION 30, T.5 N., R.9 W., S.M. KENAI RECORDING DISTRICT
 KENAI PENINSULA BOROUGH, ALASKA
 OWNER: MARSHALL W. MARTIN, 36075 MURRAY LANE, SOLDOTNA, AK 99669
 SURVEYOR: TERRY T. EASTHAM No. 7629-S 33986 COMMUNITY COLLEGE DR. SOLDOTNA, AK 99669
 K. P. B. File No. 2015-066RI Scale: 1"= 100' March 15, 2017

Kenai 2017-59



KENAI PENINSULA BOROUGH

Finance Department

144 North Binkley Street • Soldotna, Alaska 99669-7520

Toll-free within the Borough: 1-800-478-4441, Ext. 2304

PHONE: (907) 714-2304 • **FAX:** (907) 714-2376

www.kpb.us

**CHARLIE PIERCE
BOROUGH MAYOR**

CERTIFICATE OF TAX DEPARTMENT

I, Rhonda Krohn, Property Tax and Collections Manager for the Kenai Peninsula Borough, do hereby certify that, as of the date of this certificate, all real property taxes levied by the Kenai Peninsula Borough have been paid for the area(s) described as:

Subdivision: MURRAY SUBDIVISION MARTIN ADDITION NO. 4

Parcel # 06346028

T 5N R 9W SEC 19 & 20 Seward Meridian KN 2013124 MURRAY SUB MARTIN ADDN NO
3 TRACT B

The following assessments (except assessments for the cities of Homer, Kenai, Seward, Seldovia, and Soldotna) levied against this property are outstanding: \$.00.

Witness my hand and seal this 15th day of November, 2017.

Rhonda Krohn
Property Tax and Collections Manager