



**First American
Title Insurance Company**

LISTING PACKAGE

8/12/2025

justin@svrealtyak.com

Attn: Justin Howington

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): LDB DECLARATION OF TRUST DATED THE 5TH DAY OF NOVEMBER 1992

Physical Address: ASLS 74-155 TRACT A

Legal Description: ASLS 74-155 TRACT A, PLAT NUMBER 74-64, PALMER RECORDING DISTRICT

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



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 56561000T00A

Site Information

Account Number	56561000T00A	Subdivision	ASLS 74-155
Parcel ID	65736	City	None
TRS	S18N05W32	Map LS05	Tax Map
Abbreviated Description (Not for Conveyance)	ASLS 74-155 TRACT A		

Ownership

Owners	LDB DEC TR	Buyers	
Primary Owner's Address	PO BOX 1419 PUUNENE HI 96784	Primary Buyer's Address	

Appraisal Information

				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$5,000.00	\$0.00	\$5,000.00	2025	\$5,000.00	\$0.00	\$5,000.00
2024	\$5,000.00	\$0.00	\$5,000.00	2024	\$5,000.00	\$0.00	\$5,000.00
2023	\$5,000.00	\$0.00	\$5,000.00	2023	\$5,000.00	\$0.00	\$5,000.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
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Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents	Recording Info (offsite link to DNR)
2025	Yes	0021	8.856	\$44.29	6/20/1995 QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 808 Pg: 743
2024	Yes	0021	9.128	\$45.64		
2023	Yes	0021	8.783	\$43.92		

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
5.00	5.00	Assembly District 007	30-605		

¹ Total Assessed is net of exemptions and deferments.rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 8/12/2025 8:00:00 PM

² If account is in foreclosure, payment must be in certified funds.

³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

QUIT CLAIM DEED

BOOK 0808 PAGE 743

LARRY D. BEATHE, single, who has his address at P.O. Box 211222, Anchorage, AK 99521 ("grantors") in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to them in hand paid by the LDB DECLARATION OF TRUST, which has its address at P.O. Box 211222, Anchorage, AK 99521 hereby Remises, Releases and Forever Quit Claims to the LDB DECLARATION OF TRUST DATED THE 5TH DAY OF NOVEMBER, 1992 ("grantee"), its respective successors and assigns forever, all the Estate, Right, Title and Interest of the said grantor in and to the following described Real Estate:

Parcel One:

Tract A of Alaska State Land Survey No. 74-155, within protracted Section 32, Township 18 North, Range 5 West, Seward Meridian, containing 5.00 acres, more or less, according to the survey plat filed in the Palmer Recording District on December 16, 1974 as Plat No. 74-64, within the Borough of Matanuska-Susitna, Palmer Recording District, Third Judicial District, State of Alaska.

Parcel Two:

Unit No. fifteen (15), of BIG LAKE CONDOMINIUMS, as identified and described in the certain Declaration submitting Real Property to the Horizontal Property Regimes Act of the State of Alaska, recorded April 19, 1984, in Book 353 at Page 971, and amendment thereto recorded June 6, 1984, in Book 362 at Page 170, records of the Palmer Recording District, Third Judicial District, State of Alaska, and as shown and described on those certain Survey Map(s) and Floor Plan(s), filed June 6, 1984 under Plat No. 84-106, in the records of said Palmer Recording District, Third Judicial District, State of Alaska.

TOGETHER WITH an undivided 6.60 percent interest in the Common Areas and Facilities for BIG LAKE CONDOMINIUMS, being Lot Fifteen "A" (15-A), of the ROBERT PAYTON SUBDIVISION, according to the official plat thereof filed under Plat No. 73-51, in the Palmer Recording District, Third Judicial District, State of Alaska; and together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including the Limited Common Areas and Facilities appurtenant to and reserved for the use of such Unit to the exclusion of the other Units of BIG LAKE CONDOMINIUMS, as described on said Survey Map(s) and in said Declaration.

Note: GRANTOR AND GRANTEE HAVE THE SAME ADDRESS

Dated this 15th of June, 1995.


LARRY D. BEATHE

State of Alaska)
)ss
Third Judicial District)

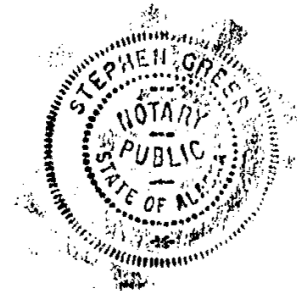
BOOK 0808 PAGE 744

THIS IS TO CERTIFY that on this 15th day of June, 1995, before me, a notary public in and for the State of Alaska, personally appeared LARRY D. BEATHE, known to me and to me known to be the individual named in and who executed the foregoing document and she acknowledged to me that he executed the foregoing document as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my official signature and seal on the day last above mentioned.

Stephen Greer
Notary Public
My commission expires: 4/30/99

Return to: *
Stephen E. Greer
4041 B Street, Suite 205
Anchorage, AK 99503
(907) 561-5520



95- 007466
18-

PALMER REG. DISTRICT
REQUESTED BY Stephen Greer

'95 JUN 20 AM 11 53

PROTRACTED SECTION 32, TOWNSHIP 18 NORTH, RANGE 5 WEST, SEWARD MERIDIAN, ALASKA

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LEGAL DESCRIPTION

Commencing at the E 1/4 Corner, Section 32, T18N, R5W, S.M., Lot 61° 30' 56.332" N, Long 150° 16' 46.64" W, State Plane Coordinates Zone 4, Y = 2,776,516.79, X = 464,472.61, and running thence S 89° 50' 57" W, 181.76 feet to Corner 1, Tract A, common with Corner 2, Tract B;
Thence S 89° 50' 57" W, 200.83 feet;
Thence S 89° 37' 42" W, 154.88 feet;
Thence S 89° 54' 40" W, 44.27 feet to Corner 1, Tract B;
Thence N 31° 05' 15" W, 430.03 feet to Corner 4, Tract B;
Thence N 72° 34' 25" E, 612.44 feet to Corner 3, Tract B, common with Corner 4, Tract A;
Thence S 61° 36' 04" E, 640.54 feet to Corner 3, Tract A, which is the point of beginning,
Containing of 9.98 Acres, more or less.

NOTES

- This survey was accomplished in accordance with OTE 81 74-128, and AS 38.05.077.
- Beas of bearing is line 1-6 of ADL 53423 (Tract A), ASLS 71-44, Palmer Survey, Office File No. 79-6, as allowed by Survey Instructions for ASLS.
- Tracts A and B by Alaska Division of Lands, as shown herein.
- All tracks are subject to 10' Padeline for transfer along lake meanders.
- The meanders shown herein are for crop computation only and the true of the line of ordinary high water from the tract boundaries.
- All section lines bounded by State land are subject to a 50 foot section line easement along each side, reserved to the State of Alaska for public highways under AS 19.10.00.
- Basis of Coordinates is data supplied in Survey Instructions for ASLS 74-155 by Alaska Division of Lands for the 1/4 corner common to Sections 32 and 33, T18N, R5W, S.M., Alaska, as shown herein.
- Boundaries are True Mean.
- Claimants Monuments Recovered:
a. Cor. No. 1 of ADL 53423 Recovered Stakes nailed to 4"x4" Post
b. Cor. No. 2 of ADL 53423 Recovered 12"x12" Flag tied to 4" dead Spruce
c. Cor. No. 3 of ADL 53423 Recovered 12"x12" Flag tied to 4" dead Spruce
d. 20' NW of Cor. No. 2, Tr. A, 12"x12" Flag tied to 4" dead Spruce
e. Blazed Spruce same as BT 3 of Tr. A, Cor. No. 1,
f. BT 3 of Tr. B, Cor. No. 4 found with red paint, and
g. BT 1 of Tr. B, Cor. No. 3 found with red paint.

LEGEND

- Alum. Mon. Set this Survey
- ADL Brass Cap Mon., Exist.
- Brass Cap Mon., Exist., ASLS 71-44

BEARING TREE DATA

MON. COR. NO.	TREE	BEARS	DIST.
1	8" Spruce	N 69° 52' W	13.6'
2	6" Spruce	N 15° 09' E	16.7'
3	6" Spruce	S 89° 35' E	26.1'
4	8" Spruce	N 69° 12' E	23.0'
5	8" Spruce	N 41° 47' E	23.6'
6	8" Spruce	S 54° 25' W	18.0'
7	8" Birch	N 47° 53' E	29.9'
8	10" Spruce	S 49° 29' E	23.6'
9	14" Birch	S 32° 29' W	16.7'
10	12" Birch	N 09° 02' E	3.2'
11	8" Birch	S 00° 12' W	25.6'
12	10" Birch	S 30° 42' W	15.0'

PLAT FILE NO. 74-64

COPY
RECORDED
PALMER REC. DIST.
DATE: December 16, 1974
Recorded in District of Alaska
Anchorage, Alaska
BOOK # 627229

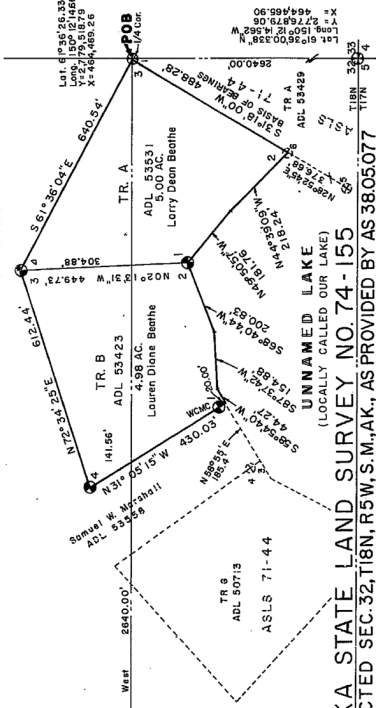
TYPICAL MONUMENT

BEARING TREE TAG
3"x5" Aluminum Tag
5"x5" Aluminum Tag
nailed to tree



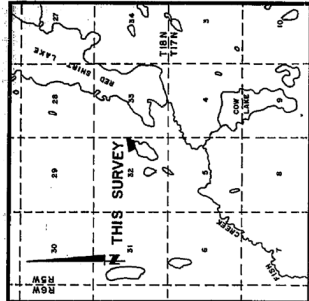
SELECTION INFORMATION

General Selection No. 105
Tentative Selection No. 317/66
Patent No. 50-68-040 dated 12/16/67



UNNAMED LAKE
(LOCALLY CALLED OUR LAKE)

ALASKA STATE LAND SURVEY NO. 74-155
WITHIN PROTRACTED SEC. 32, T18N, R5W, S.M., AK., AS PROVIDED BY AS 38.05.077



VICINITY MAP

FROM USGS QUAD "TONEK (C-1) ALASKA", SCALE: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, hereby certify that I am the Director, Alaska Division of Lands, and that the State of Alaska is the owner of ASLS, 74-155, as shown herein. I hereby approve this survey and plat for the State of Alaska.

Date: 12/10/74

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn to before me this 12th day of Dec., 1974

My Commission Expires 3/22/75

Notary Public for Alaska

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn to before me this 22nd day of Oct., 1974

My Commission Expires 4-13-76

Notary for Alaska

CERTIFICATE OF LESSEES

We hereby certify that we are the lessees of the property shown herein and that we hereby approve this plat of survey.

Notary Public for Alaska

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn to before me this 22nd day of Oct., 1974

My Commission Expires 4-13-76

Notary for Alaska

SURVEYOR'S CERTIFICATE

I hereby certify that I am registered to practice land surveying in Alaska and that this plat represents a survey made by me or under my direct supervision, and that the monuments shown herein actually exist as located, and that all dimensions and other details are correct.

Notary Public for Alaska

DATE OF SURVEY: 10/23/74

NAME OF SURVEYOR: J. J. Palmer

ADDRESS OF SURVEYOR: 145 S. Street, Anchorage, Alaska

STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES

DIVISION OF LANDS

ALASKA STATE LAND SURVEY NO. 74-155

WITHIN PROTRACTED SEC. 32, T18N, R5W, S.M., AK.

APPROVAL RECOMMENDED: [Signature]

APPROVED: [Signature]

DATE APPROVED: 12/10/74

CHECKED: [Signature]

SCALE: 1" = 200'

FILE NO. 74-155

DATE OF SURVEY: 10/23/74

NAME OF SURVEYOR: J. J. Palmer

ADDRESS OF SURVEYOR: 145 S. Street, Anchorage, Alaska

STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES

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