



**First American
Title Insurance Company**

LISTING PACKAGE

6/8/2026

april@aplus-tm.com

Attn: April Shane

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): BEACH LARRY A

Physical Address: 5513 W SUNRISE PL

Legal Description: TOWNSHIP 18N RANGE 2W SECTION 14 LOT C8, 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: 218N02W14C008

Site Information

Account Number	218N02W14C008	Subdivision	
Parcel ID	27344	City	None
TRS	S18N02W14	Map HO01	Tax Map
Abbreviated Description (Not for Conveyance)	TOWNSHIP 18N RANGE 2W SECTION 14 LOT C8		

Site Address 5513 W Sunrise Pl

Ownership

Owners	BEACH LARRY A	Buyers	
Primary Owner's Address	APT 112 807 S WESTERLY RD PAYSON AZ 85541-5430	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2026	\$50,700.00	\$54,800.00	\$105,500.00	2026	\$50,700.00	\$54,800.00	\$105,500.00
2025	\$44,100.00	\$50,800.00	\$94,900.00	2025	\$0.00	\$0.00	\$0.00
2024	\$44,100.00	\$47,000.00	\$91,100.00	2024	\$0.00	\$0.00	\$0.00

Building Information

Structure 0 of 2

Residential Units	1	Use	Mobile Home
Condition	Standard	Design	Trailer
Basement	None	Construction Type	Miscellaneous
Year Built	1975	Grade	19.2
Foundation	Other	Well	Well 1 - Drilled Well
Septic			

Structure 0 of 2

Residential Units	1	Use	Mobile Home
Condition	Standard	Design	Trailer
Basement	None	Construction Type	Miscellaneous
Year Built	1975	Grade	19.2
Foundation	Unknown	Well	
Septic			

Building Item Details

Building Number	Description	Area	Percent Complete
-----------------	-------------	------	------------------

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2026	Yes	0041	::	::	4/26/2023	REPURCHASE QUITCLAIM DEED	Palmer 2023-006882-0
2025	Yes	0041	12.505	\$0.00	2/4/2021	CLERKS DEED	Palmer 2021-002868-0
2024	Yes	0041	12.778	\$0.00	12/6/2011	QUITCLAIM DEED (ALL TYPE)	Palmer 2011-024050-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current	(\$23.30)		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
7.10	7.10	Assembly District 007	27-410	136 WEST LAKES FSA	028 Gold Trail RSA

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

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.

Last Updated: 6/8/2026 3:00:01 PM

**REPURCHASE QUITCLAIM DEED**

(AS 29.45.470)

The Grantor, **MATANUSKA-SUSITNA BOROUGH**, a municipal corporation existing under the laws of the state of Alaska, whose address is 350 East Dahlia Avenue, Palmer, Alaska 99645, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and quitclaims to **LARRY A. BEACH**, a single man, being the owner of record as of the date of the Clerk's Deed set forth below, and including successors and assigns since said date, whose address of record is **5513 W SUNRISE PL, WASILLA AK 99623-1932**, all right, title and interest the grantor may have acquired, if any, by virtue of Clerk's Deed dated February 2, 2021, recorded February 4, 2021, at Serial No. 2021-002868-0, Records of the Palmer Superior Court, Third Judicial District, State of Alaska, identified as Case No. 3PA-18-01585 CI said real property being located in the **Palmer Recording District**, Third Judicial District, State of Alaska, more fully described as:

THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4), OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, LYING SOUTH OF THE LITTLE SUSITNA RIVER EXCEPTING THEREFROM, THE WEST ONE-EIGHTH (W 1/8) OF THE WEST ONE-HALF (W 1/2) OF THE EAST ONE HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, ALASKA, LYING SOUTH OF THE LITTLE SUSITNA RIVER, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Matanuska-Susitna Borough Tax Account **218N02W14C008**; 2016 & prior real property tax foreclosure.

Dated this 26 day of April, 2023

MATANUSKA-SUSITNA BOROUGH

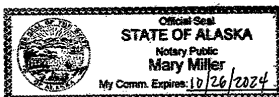
BY: 
Michael Brown
BOROUGH MANAGER

ACKNOWLEDGMENT)

STATE OF ALASKA) ss.

THIRD JUDICIAL DISTRICT)

On this 26th day of April, 2023, Michael Brown, BOROUGH MANAGER of the MATANUSKA-SUSITNA BOROUGH, who is personally known to me, acknowledged before me that he signed the Repurchase Quitclaim Deed on behalf of the municipal corporation.




Notary Public in and for the State of Alaska
My commission expires: 10/26/2024

RETURN TO:

BEACH LARRY A
%PATRICIA MILLER
619 E CAMPO BELLO DR
PHOENIX, AZ 85022



Matanuska - Susitna
Borough

Section Grid

City Boundary

Subdivision Boundary

ParcelType

Subdivision Lot

Tax Parcel

Mineral Survey

Multi Unit

Surveyed

Utility

Agency

Building Only

Other

US Survey

Government Lot Line

MP

7

(1

SUBD

(####

A15

7

N/C

Easements

Easement

MSB Right-of-Way

MSB Travelled Way

Railroad

Right-of-Way ESMT

Section Line ESMT

Waterbody

Stream

Subdivision or Government Lot Number

Subdivision Block Number

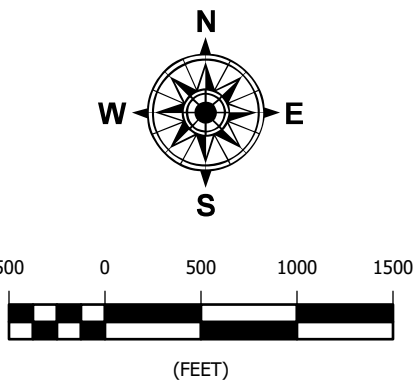
Subdivision Name

Subdivision Number

Tax Parcel Number

Section Number

Non-Conforming Parcel



Source: This map was compiled using a variety of sources including, but not limited to, Recorded Subdivision Plats, U.S. Surveys, Alaska State Land Surveys, Bureau of Land Management Survey Plats, Alaska DOT Right of Way Plats, Public Use Easements, Deeds, and other recorded documents. This map is solely an index of property records and is not intended to be used in lieu of the recorded documents or a survey prepared by a Registered Land Surveyor. All information on this map is subject to field verification.

Projection: Data is modeled in State Plane Coordinate Feet, Alaska Zone 4, using North American Datum of 1983.

Matanuska-Susitna Borough
Information Technology Dept.
Geographic Information System
350 E. Dahlia Avenue
Palmer, Alaska 99645
Phone: (907) 861-7858
E-Mail: Service.Desk@matsugov.us

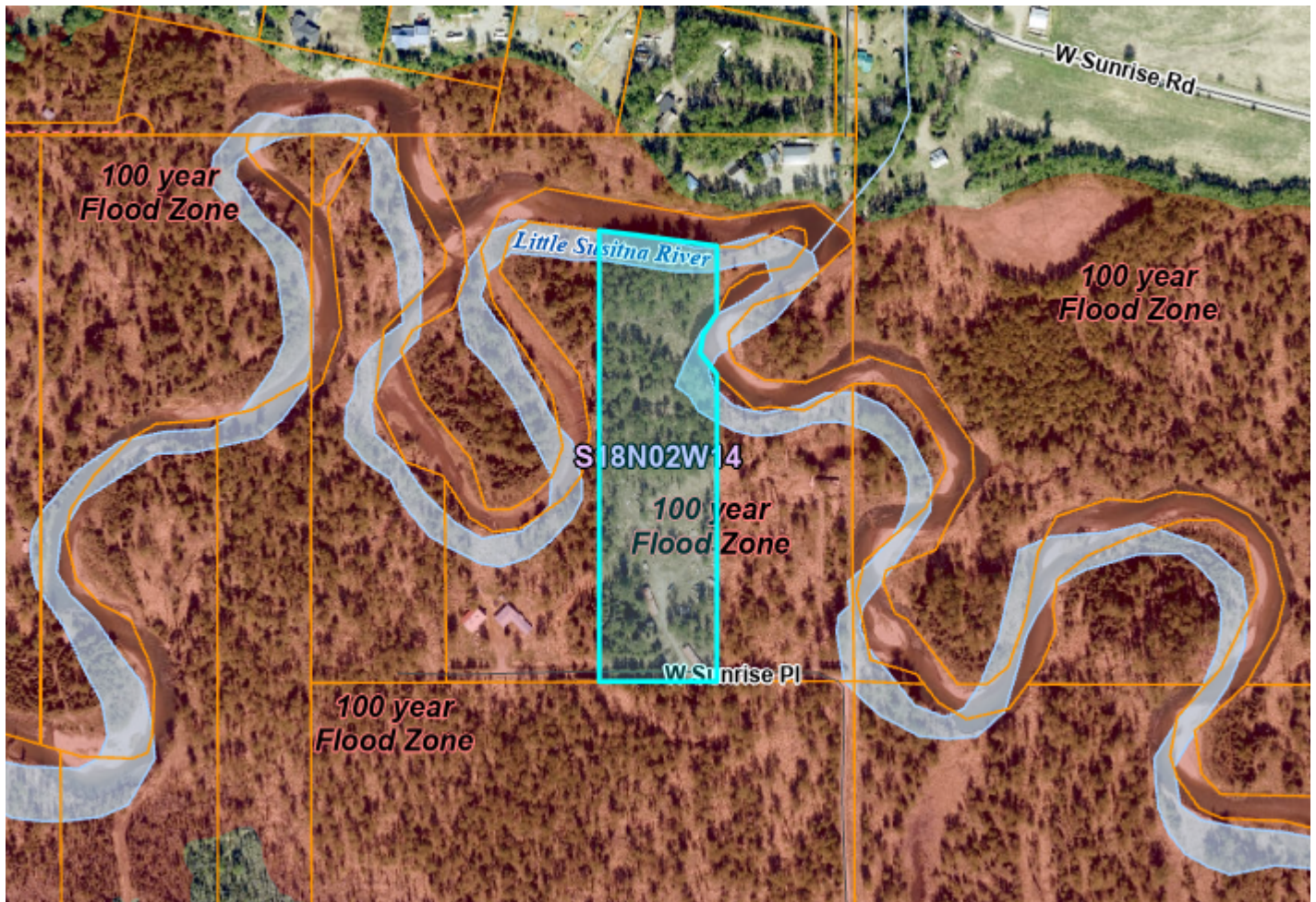
This map was created by the Matanuska-Susitna Borough ("Borough") with the intent of using the map for local government related activities, and not necessarily with the intent of the use of the map recipient ("Recipient") in mind. By nature, maps are a graphical representation of the real-world conditions, with issues of accuracy, resolution, and thematic display determined with the anticipated use of the map in mind. Although the Borough strives to maintain an accurate and precise inventory of maps in order to perform government-related tasks, this map may contain errors, may not be current, and may omit important information. This map is solely a representation of real-world conditions and is made available to the Recipient for informational purposes only. THE BOROUGH MAKES NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE CHARACTER, FUNCTION OR CAPABILITIES OF THE MAP OR THE SUITABILITY OF THE MAP FOR ANY PARTICULAR PURPOSE BEYOND THOSE ORIGINALLY INTENDED BY THE BOROUGH. The Borough is not liable for any direct or indirect damages suffered related to the use of the map including, but not limited to, physical injury, death, property damage, economic loss, or other consequential damages suffered by the Recipient, or other, arising from any inadequacies of the map or the Recipient's use of the map. In no event will the Borough's liability to the recipient or anyone else exceed the fee paid for the map product.

© Matanuska-Susitna Borough 2019

PORTION OF
HOUSTON
T. 18 N., R. 02 W., .M.
SEC. 1,2,3,10,11,12,13,14,15

Date : August 23, 2024

HO01

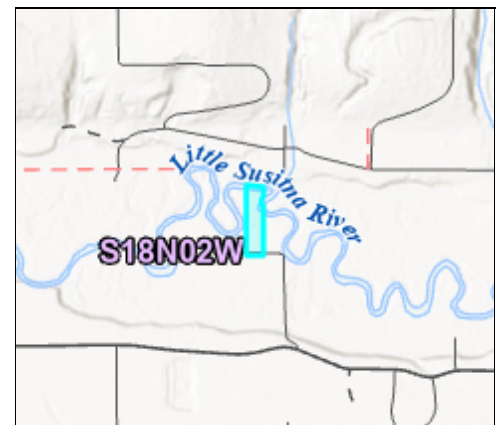


Account: 18N02W14C008

General Ownership: PRIVATE

Owner: BEACH LARRY A

Legal Description: TOWNSHIP 18N
RANGE 2W
SECTION 14 LOT C8



This map is solely for informational purposes. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.