



*First American
Title Insurance Company*

LISTING PACKAGE

5/5/2026

kamalei@lesbaileyandassociates.com

Attn: Kamaleilani Palmer

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: Building Certification & Building Inspection

Owner Name(s): WARREN MARK J & BETTY

Physical Address: 20228 LAUGHLIN ST, CHUGIAK, AK 99567

Legal Description: LOT 15 BLOCK 1 COTTONWOOD HEIGHTS, PLAT NUMBER 71-291, ANCHORAGE 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.

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

Make a Payment

Assessed Value

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2026	RP	100	R	83,600	0	83,600

Taxable Value

Net Taxable Value	83,600
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WARRANTY DEED (ALASKA)

304374 SA

The Grantor S. ROBERT E. FLEMING and KATHERINE G. FLEMING, husband and wife (Place of residence) Chugiak, Alaska

for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to

MARK J. WARREN and BETTY A. WARREN, husband and wife, as Tenants by the Entirety

Star Route Box 467 Eagle River, AK. 99577 (grantee(s))

the following described real estate:

Lot 15, Block 1 COTTONWOOD HEIGHTS SUBDIVISION according to the Plat 71-291, being within the Anchorage Recording District, Third Judicial District, State of Alaska.

Subject to restrictions and covenants of record.

Return to: Mark J. Warren & Betty A. Warren Star Route Box 467 Eagle River, AK. 99577

19010645

RECORDED FILED ANCHORAGE REC. DISTRICT

MAR 6 8 58 AM '79

REQUESTED BY ADDRESS Transamerica Title Insurance Company

situated in the State of Alaska.

DATED this 1st day of March, 1979

Signed, Sealed and Delivered in the Presence of

Robert E. Fleming (SEAL) Katherine G. Fleming (SEAL)

UNITED STATES OF AMERICA, STATE OF ALASKA, SS.

Individual Acknowledgment (Alaska)

THIS IS TO CERTIFY that on this 1st day of March, 1979, before

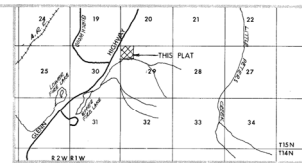
the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Robert E. Fleming and Katherine G. Fleming, husband and wife

to me known to be the person(s) described in and who executed the above and foregoing instrument, and acknowledged to me that the y signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

Notary Public for Alaska. My commission expires

[Signature of Notary Public]



VICINITY MAP
1" = 1 mile

CERTIFICATE of OWNERSHIP and DEDICATION

I hereby certify that I am the owner of the property shown and described herein. I hereby request approval of this plat, showing such easements for public utility, roadways and alleys dedicated by me for public use.

Robert G. Fleming
ROBERT FLEMING
BOX 453, CHUGIAK, ALASKA
Katherine G. Fleming
KATHERINE G. FLEMING

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this 10th
day of November, 1971

Marianne Heath July 29, 1975
Notary for Alaska My Commission Expires

ENGINEER'S CERTIFICATE

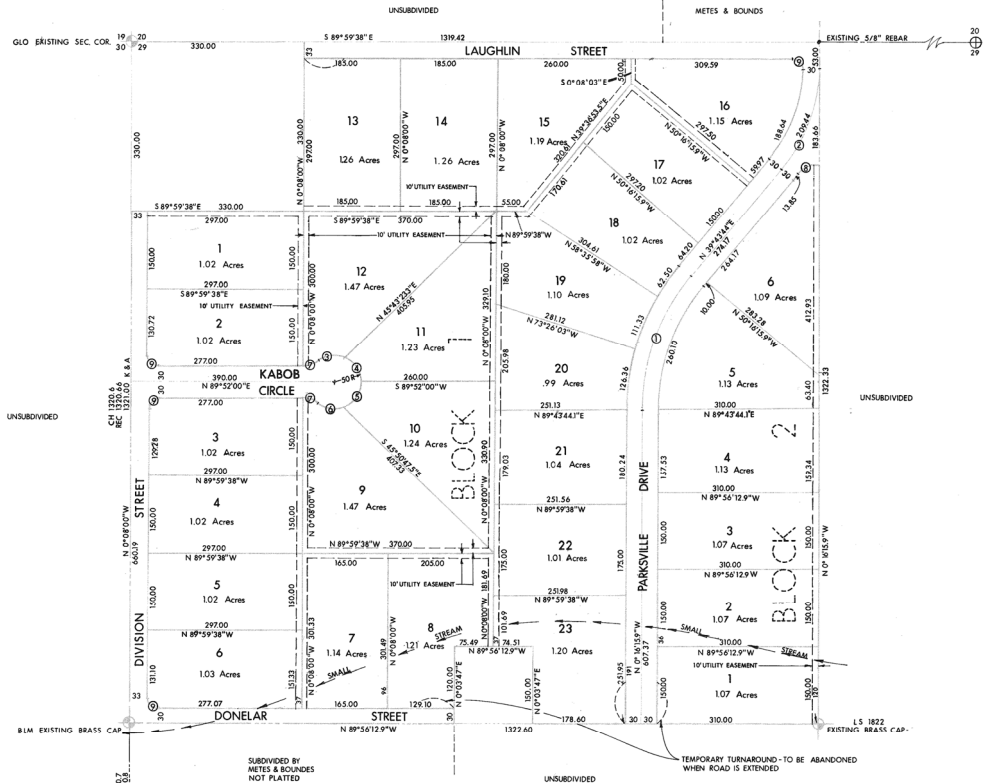
I, the undersigned registered land surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been established and that the dimensions shown hereon are true and correct.

7th, 1971.
Miles W. Kullberg
Miles W. Kullberg R.L.S.
4376 Jensen Drive
Anchorage, AK 99504

PLAT APPROVAL

Plat approved by the Borough Planning Commission this 2nd
day of November, 1971.

John L. Doherty
Authorized Official



CURVE DATA:

CURVE NO.	R	Ch	L	Δ
1	400.00	273.62	279.25	40°00'00"
2	300.00	205.21	209.44	40°00'00"
3	500.00	491.1	513.3	58°49'24.4"
4	50.00	55.9	59.38	48°02'47.8"
5	50.00	54.50	59.68	48°27'25.9"
6	50.00	48.85	51.03	58°28'45.4"
7	50.00	31.62	32.18	30°52'11.6"
8	50.00	42.04	43.39	49°43'22"
9	20.00	28.28	31.42	90°00'00"

NOTE:
THERE IS A 20' STREAM MAINTENANCE EASEMENT CENTERED ON THE THREAD OF THE STREAM.

NOTE

This subdivision at the time of filing is not served by public water and sewer facilities. No on-site water and/or sewage disposal facility may be constructed without prior approval of the Department of Environmental Quality.

71-291
RECORDED - FILED 3.
Anchorage
NOV 23 1971
1114 P.
G.A.A.B.

37.06 ACRES MORE OR LESS

COTTONWOOD HEIGHTS
A SUBDIVISION OF
NW 1/4, NW 1/4, SEC. 29, T15N, R1W, S.M.
KULLBERG & ASSOC. ANCH.

DESIGNED L.S. APPROVED GRID NO. 151.75C
DRAWN R.L.C. SCALE 1"=100' JOB NO.
CHECKED M.K. DATE OCT 12, 1971 SHEET 1 of 1

PROTECTIVE COVENANTS
FOR
COTTONWOOD HEIGHTS SUBDIVISION

Misc. Book _____ Page _____
Anchorage Recording District

AREA OF APPLICATION

The residential area covenants hereinafter contained shall apply in their entirety to the COTTONWOOD HEIGHTS SUBDIVISION as shown on Plat 71-291 recorded on the 23rd day of November, 1971, in the office of the Anchorage District Recorder, Third Judicial District, State of Alaska.

EFFECTIVE DATE

All covenants and conditions herein contained shall be effective immediately and concurrently with the filing and the recording thereof.

LAND USE AND BUILDING TYPE

No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling. The exterior of the dwelling must be completed as soon as the house is erected, and basements will not be used for living quarters until the exterior of the upper portion is completed. No lot shall be further subdivided.

DWELLING COSTS, QUALITY AND SIZE

No dwelling shall be permitted on any lot at a cost of less than twenty five dollars (\$25.00) per square foot of floor space used for living purposes, based upon cost levels prevailing at the date these covenants are recorded, it being the intention and purpose of these covenants to assure that all dwellings shall be of a quality of workmanship substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein. The ground floor of the main structure exclusive of one-story open porches, carports, and garages, shall be not less than eight hundred (800) square feet.

CONSTRUCTION

No structure of a temporary character, trailer, tent, shack or other outbuildings shall be used on any lot at any time as a residence, either temporarily or permanently. Residential buildings shall be so constructed as to meet minimum FHA requirements as of date of construction.

FACTORY BUILT MODULAR HOMES

The subdivision developer reserves the right of approval for erection or installation of such structures. Prior to erection or installation of such structures, written approval must be obtained from the subdivision developer. The lot owner, if approval is given, will be required to sign a notarized documents attesting that he will adhere to and conform to such requirements as may be placed in such document by the subdivision developer in addition to the other restriction and covenants contained in these covenants. Such requirements are to insure that the installation will be of a permanent nature and of a character and appearance normally ascribed to a conventionally built residential structure.

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers kept for such purposes. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Berm piles containing stumps and debris shall be disposed of.

TREES

No owner shall be permitted to completely clear a lot on which standing trees of size and beauty exist. Space may be cleared to provide for construction, and trees may be thinned so long as maximum beauty and esthetic value of trees are retained.

TERMS

These covenants are to run with the land and shall be binding on all persons and all parties claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for periods of ten

(10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change the covenants in whole or in part.

ENFORCEMENT

Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damage, and such actions may be brought by any lot holder or other holder of a real interest.

SEVERABILITY

Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

LIVESTOCK AND POULTRY

No livestock, animals, or poultry of any kind shall be raised, bred, or kept on any lot for any commercial purposes, nor allowed to run loose, except on owner's lot. No dog teams will be allowed.

NUISANCES

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

EASEMENTS

Easements for installations and maintenance of utilities and drainage facilities are reserved as shown on the record plat.

SEWAGE DISPOSAL SYSTEMS AND WATER SYSTEMS

Sewage disposal systems in the nature of individual installations may be installed on a lot only if installed and constructed in accordance with the requirements of the Greater Anchorage Area Borough. Individual well or water systems may be installed on any lot provided, however that any such water system so installed shall be in conformity with regulations of the Greater Anchorage Area Borough, or any lot may be served by any public or privately owned system which may serve an area wider than

