



stewart title[®]

Property Profile Report

06/05/2025

3540 S Anderson Street, Big Lake, AK 99623

Purported owner of Record: Jacob Lythgoe and
Veranna Lythgoe

Prepared by:

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Stewart Title of Fairbanks
714 Gaffney Rd
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listingpackages@stewart.com

Prepared for:

Rise Realty Group

Report Provided by:

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(907) 456-3474
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- | | | | |
|-------------------------------------|-----------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Tax Report | <input checked="" type="checkbox"/> | Plat Map |
| <input type="checkbox"/> | BEES Certificate | <input checked="" type="checkbox"/> | No As-Built |
| <input type="checkbox"/> | Summary of Bldg Insp | <input type="checkbox"/> | As-Built Attached |
| <input checked="" type="checkbox"/> | Vesting Deed | <input type="checkbox"/> | As-Built Requested/Will forward if rcvd |
| <input type="checkbox"/> | Deed of Trust | <input type="checkbox"/> | Other - |
| <input type="checkbox"/> | CC&R's | <input type="checkbox"/> | Notice of Default |

Disclaimer

This property report is provided "as is" without warranty of any kind, either express or implied, including without limitations any warranties of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this property report without a title insurance policy.

The information contained in this property report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 56139B01L008

Site Information

| | | | |
|---|----------------------|-------------|---------|
| Account Number | 56139B01L008 | Subdivision | HERMAN |
| Parcel ID | 22226 | City | None |
| TRS | S17N03W21 | Map HO13 | Tax Map |
| Abbreviated Description (Not for Conveyance) | HERMAN BLOCK 1 LOT 8 | | |

Site Address 3540 S Anderson St

Ownership

| | | | |
|-------------------------|--|-------------------------|--|
| Owners | LYTHGOE JACOB & VERANNA | Buyers | |
| Primary Owner's Address | 12830 STEPHENSON ST ANCHORAGE AK 99515 | Primary Buyer's Address | |

Appraisal Information

| Appraisal | | | | Assessment | | | |
|-----------|----------------|-----------------|-----------------|------------|---------------|----------------|-----------------------------|
| Year | Land Appraised | Bldg. Appraised | Total Appraised | Year | Land Assessed | Bldg. Assessed | Total Assessed ¹ |
| 2025 | \$8,000.00 | \$0.00 | \$8,000.00 | 2025 | \$8,000.00 | \$0.00 | \$8,000.00 |
| 2024 | \$8,000.00 | \$0.00 | \$8,000.00 | 2024 | \$8,000.00 | \$0.00 | \$8,000.00 |
| 2023 | \$8,000.00 | \$0.00 | \$8,000.00 | 2023 | \$8,000.00 | \$0.00 | \$8,000.00 |

Building Information

Building Item Details

| Building Number | Description | Area | Percent Complete | | | |
|--------------------------------|-------------|------|------------------|------------|-------------------------------------|--------------------------------------|
| Tax/Billing Information | | | | | | |
| Year | Certified | Zone | Mill | Tax Billed | Recorded Documents | Recording Info (offsite link to DNR) |
| 2025 | Yes | 0032 | :: | :: | 8/5/2022 WARRANTY DEED (ALL TYPES) | Palmer 2022-018162-0 |
| 2024 | Yes | 0032 | 13.878 | \$111.02 | 6/24/2019 WARRANTY DEED (ALL TYPES) | Palmer 2019-012844-0 |
| 2023 | Yes | 0032 | 13.249 | \$106.00 | 7/11/2017 QUITCLAIM DEED (ALL TYPE) | Palmer 2017-013386-0 |

Tax Account Status ²

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

Land and Miscellaneous

| Gross Acreage | Taxable Acreage | Assembly District | Precinct | Fire Service Area | Road Service Area |
|---------------|-----------------|-----------------------|---------------|--------------------|-------------------|
| 0.14 | 0.14 | Assembly District 005 | <u>30-555</u> | 136 WEST LAKES FSA | 021 Big Lake RSA |

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

Last Updated: 6/4/2025 12:00:00 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.



AFTER RECORDING, RETURN TO:

Jacob Lythgoe
Veranna Lythgoe
12830 Stephenson St.
Anchorage, AK 99515

TAA 850-200177

WARRANTY DEED

A.S. 34.15.030

The Grantor, **MICHAEL LaFRAMBOISE, a unmarried person**, whose address is 5201 Huffman Road, Anchorage, AK 99516, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to **JACOB LYTHGOE and VERANNA LYTHGOE, husband and wife, as tenants by the entirety with full right of survivorship**, Grantees, whose mailing address is 12830 Stephenson St., Anchorage, AK 99515, the following-described real estate:

Lot 8, Block 1, THE HERMAN SUBDIVISION, according to the official plat thereof, filed under Plat Number W-38, Records of the Palmer Recording District, Third Judicial District, State of Alaska.

SUBJECT TO the reservations or exceptions in patents or in acts authorizing the issuance thereof recorded June 23, 1954 in Book 11 at Page 8.

FURTHER SUBJECT TO the effect of the notes which appear on the plat of said subdivision.

FURTHER SUBJECT TO the easements as dedicated and shown on the plat of said subdivision.

FURTHER SUBJECT TO the reservation of all oil, gas and mineral rights as reserved in an instrument recorded June 17, 1963 in Book 46 at Page 186.

FURTHER SUBJECT TO the covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes recorded April 19, 1976 in Book 114 at Page 732.

FURTHER SUBJECT TO the Right of Way Easement, including the terms and provisions thereof, granted to Matanuska Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded December 15, 1976 in Book 129 at Page 552. Affects Blanket Easement.

FURTHER SUBJECT TO an easement reserved in a deed, including the terms and provisions thereof recorded July 30, 1981 in Book 239 at Page 955 from C.A. Sandvik and Lula A. Sandvik to Richard A. Faust and Sara A. Faust for Boat Reserve. Affects Lots 7 and 8.

GRANTOR warrants that the above-described real estate has never been used as a family home or homestead nor is same subject to any spousal claim as defined in A.S. 34.15.010.

DATED this 4 day of August, 2022.

GRANTOR:

Michael LaFramboise
MICHAEL LaFRAMBOISE

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

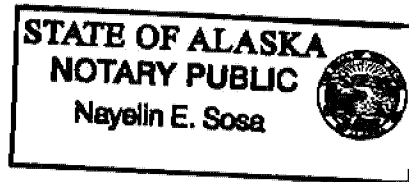
The foregoing instrument was acknowledged before me this August 4, 2022, by **MICHAEL LaFRAMBOISE**.

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

[Signature]
Notary Public in and for Alaska
My Commission Expires: 2/22/26

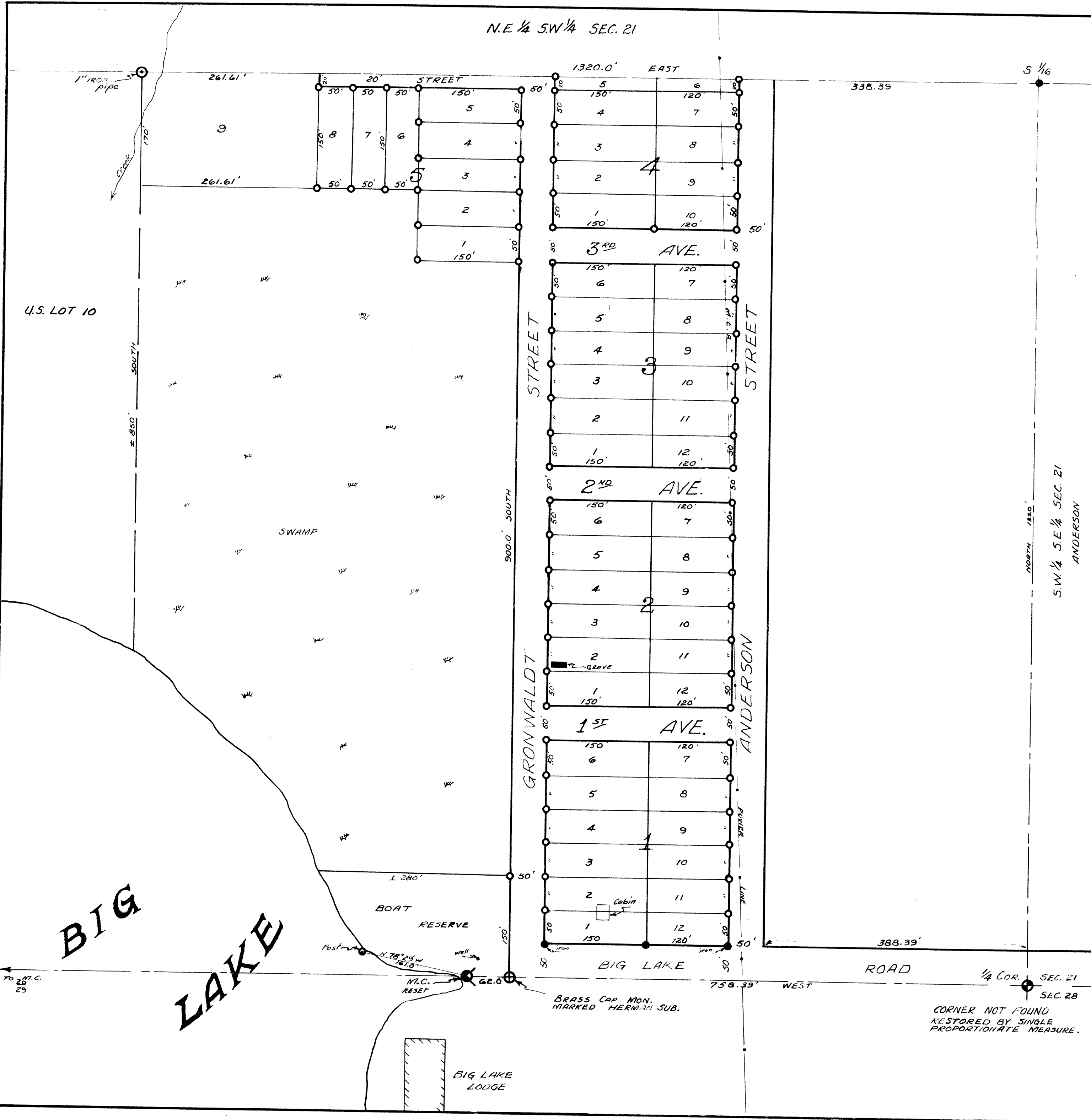
WARRANTY DEED
T-4645\0045\Warranty Deed

Page 2

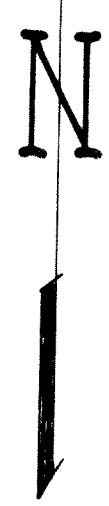


N.E. 1/4 S.W. 1/4 SEC. 21

File 38
Plats



Wasilla Precinct - Wasilla, Alaska
 Filed for Record 1 PM 8/28/56
 By Oscar W. Anderson
 May C. Carter, Dis. Rec. M.C.C.
 Made to: *[Signature]*



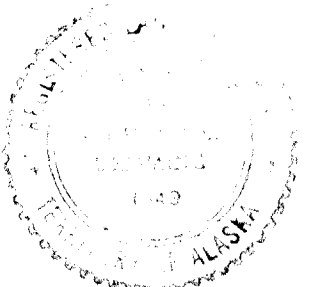
SCALE 1" = 100'

**THE
HERMAN
SUBDIVISION**

**PART OF
LOT 6 - SECTION 21 - T17N-R3W
S.M. ALASKA**

SURVEYED JULY & AUGUST - 1956
BY R.E. DENNING

APPROVED BY - *Oscar W. Anderson*
SUBDIVIDER
DATE - *8/28/56*



NOTE:
HERMAN GRONWALDT'S GRAVE IS LOCATED ON
LOT 2 - BLOCK 2 IN THE S.W. CORNER.

CORNER NOT FOUND
RESTORED BY SINGLE
PROPORTIONATE MEASURE.

**BIG
LAKE**