



3801 Centerpoint Drive, Suite 102  
Anchorage, AK 99503  
Phone (907) 569-2842 Fax (907) 929-8029

## **PROPERTY PROFILE**

Dated: July 22, 2025

Re: 26258 S. Gadol Drive

Parcel No.: 9245000U117

Jack White Real Estate

Tyler Shear

**Owners: Craig Bennett**

**Legal: Unit 117 of Baldy Lake Airpark**

**Plat: 2024-4**

**Attachments: Matanuska-Susitna Borough Tax Sheet**

**Vesting Deed, Plat Map**

**CC&Rs: Please re-request if needed due to quantity**

**As-Built: None Found**

**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 of Alyeska Title Guaranty Agency, 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 can perform a complete search and is prepared to issue a Policy.

Customer Service Representative: Caleb Roller



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 59245000U117

### Site Information

Account Number	59245000U117	Subdivision	BALDY LK AIRPARK CONDO
Parcel ID	544935	City	None
TRS	S25N04W24	Map TA16	<a href="#">Tour Map</a>
Abbreviated Description (Not for Conveyance)	BALDY LK AIRPARK CONDO UNIT 117		

Site Address 26258 S Gadol Dr

### Ownership

Owners		Buyers	
Primary Owner's Address		Primary Buyer's Address	

### Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2025	\$32,800.00	\$0.00	\$32,800.00	2025	\$32,800.00	\$0.00	\$32,800.00
2024	\$32,800.00	\$0.00	\$32,800.00	2024	\$32,800.00	\$0.00	\$32,800.00

### Building Information

#### Building Item Details

Building Number	Description	Area	Percent Complete
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#### Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2025	Yes	0049	11.895	\$390.16
2024	Yes	0049	12.169	\$399.13

#### Recorded Documents

Date	Type	Recording Info (click link to DNR)
2/27/2025	QUITCLAIM DEED (ALL TYPE)	<a href="#">Talkeetna 2025-000172-0</a>
1/2/2025	QUITCLAIM DEED (ALL TYPE)	<a href="#">Talkeetna 2025-000002-0</a>

#### Tax Account Status <sup>2</sup>

Status	Tax Balance	Farm	Disabled Veteran	Senior	Homestead	LD Exempts
			\$0.00	\$0.00	\$0.00	\$0.00 No

### Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Practinct	Fire Service Area	Road Service Area
4.68	4.68	Assembly District 007	<a href="#">30-595</a>	900 No Fire Service	029 Greater Talkeetna RSA

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

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.

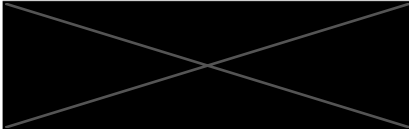
<sup>3</sup> If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Last Updated: 7/22/2025 12:00:01 PM



Space Above This Line For Recorder's Use Only



After Recording Mail To:



Quitclaim Deed

The Grantor: S4 Group LLC  
Whose Address is: 124 E 7th Ave, Anchorage, Alaska 99501

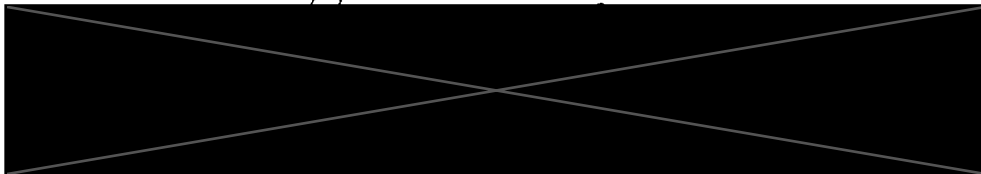
For and In Consideration of: Ten Dollars and Other Good and Valuable Consideration

Hereby Convey(s) to:   
Whose Address is: 2  677


The following real property in the State of Alaska:

Unit 117 of BALDY LAKE AIRPARK, as identified in the Declaration, recorded August 17, 2023, as Instrument No. 2023-000998-0 and any amendments thereto and as shown on the floor plans filed under Plat No. 2024-4, in the records of the Talkeetna Recording District, Third Judicial District, State of Alaska.

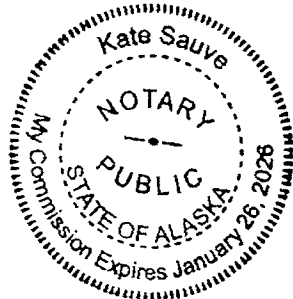
Dated: 2-20-2025



State of Alaska } ss.  
Third County or Judicial District

This is to certify that on 20 day of February, 2025, before me the undersigned notary public, personally appeared  known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein set forth.

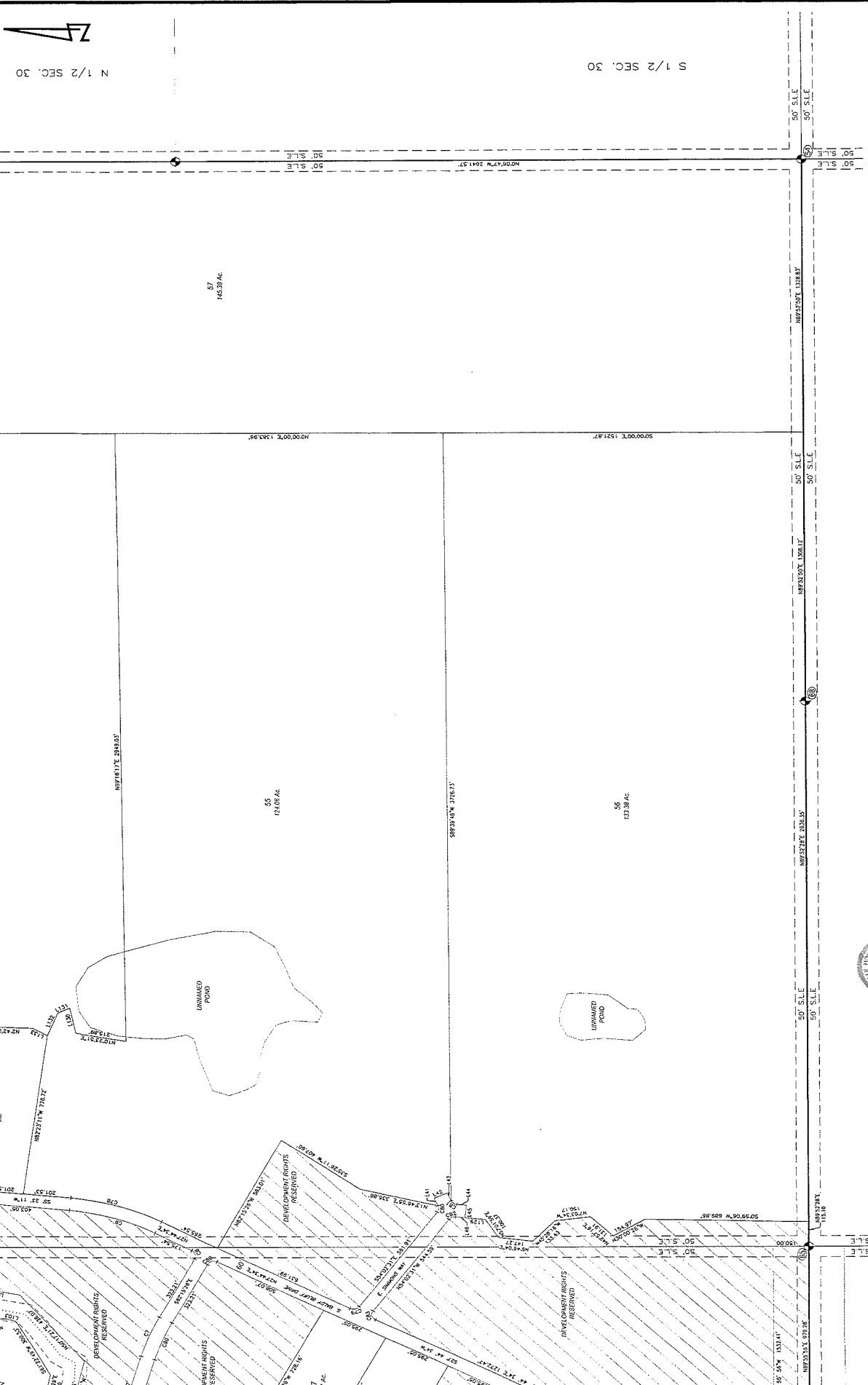
Witness my hand and official seal.



Kate Sauve  
Notary public in and for Alaska  
My commission expires: 01/26/26







N 1/2 SEC. 30

S 1/2 SEC. 30

**CONDOMINIUM PLAT OF:  
Baldy Lake Airpark**

Revising the boundaries of Baldy Lake Airpark, Common Elements and  
of units 55, 69, 70 and 71, and converting portions of  
these Common Elements and Units to property subject to  
Development Rights.

Section 23, 24, 25, 26 T24N R4W S14E, Alaska  
Third Judicial District, State of Alaska  
Containing 1,137.27 Acres More or Less

Lead Surveyor  
Subdivision Specialist  
Construction Surveying

**S4 Group**

124 E 7th Avenue  
Juneau, Alaska 99801  
907.586.0404  
info@s4group.com

Drawn By / Checked By: [Name]  
Date: 4/2/2024  
Scale: 1" = 200'  
Tax Map: 1408

REVISIONS: [Table with 2 columns: No., Description]

SHEET: 3 of 7

- LEGEND**
- ◆ RECOVERED 3 1/4" OLD BRASS CAP MEASUREMENT (SEE DETAILS)
  - ◆ RECOVERED 3 1/4" ALUMINUM CAP ON ALUMINUM MONUMENT (SEE DETAILS)
  - (R) RECORD DATA PER ALASKA DIVISION OF LANDS SUPPLEMENTAL CADASTRAL SURVEY MARCH PROJECT "A" T25N, R4W S14E, TALKEENA
  - (R2) RECORD DATA PER PLAT #2023-11 TALKEENA RECORDING DISTRICT
  - (M) MEASURED DATA FROM FIELD SURVEY PERFORMED MARCH 2024
  - S.L.L. SECTION LINE EASEMENT — — — — — ARBITRARY CONDOMINIUM BOUNDARY
  - ▨ DEVELOPMENT RIGHTS RESERVED ▨ ARBITRARY PROPERTY DEVELOPMENT RIGHTS RESERVED

**NOTES (CONTINUED)**

11. AREAS OUTSIDE OF THE UNIT BOUNDARIES, AS SPECIFIED IN THE DECLARATION.
12. OPEN SPACES AND PLOTS ARE NOT PROTECTED TO DRINK USE.
13. DEVELOPMENT RIGHTS ARE RESERVED IN THE AREAS SHOWN AS DEVELOPMENT RIGHTS RESERVED. THE DEVELOPMENT RIGHTS RESERVED INCLUDE THE RIGHT TO CONVEY, LEASE, MORTGAGE, ENDEAVOR, ASSIGN, SURRENDER, TRANSFER, OR OTHERWISE dispose of the same, BUT NOT TO CONVEY, LEASE, MORTGAGE, ENDEAVOR, ASSIGN, SURRENDER, TRANSFER, OR OTHERWISE dispose of the same, TO ANY OTHER PARTY, WITHOUT THE WRITTEN CONSENT OF THE DEVELOPER. THE DEVELOPER'S WRITTEN CONSENT SHALL BE GIVEN IN WRITING AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION AND THE SUPPLEMENTAL CADASTRAL SURVEY MARCH PROJECT "A" T25N, R4W S14E, TALKEENA RECORDING DISTRICT.
14. MEASUREMENTS AND CALCULATIONS OF AREA AND PERCENTAGE OF AREA ARE BASED ON THE DATA FROM THE FIELD SURVEY PERFORMED MARCH 2024. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE MEASURED DATA AND THE DATA FROM THE FIELD SURVEY PERFORMED MARCH 2024.
15. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF ALASKA FOR THE DEVELOPMENT OF THE AIRPARK. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF ALASKA FOR THE DEVELOPMENT OF THE AIRPARK.



MEMORIAL OF UNDERSTANDING - NOTARIAL OFFICE, JUDICIAL ASSOCIATION, INC.

STATE OF ALASKA

NOTARY PUBLIC

NOTARY PUBLIC # [Number] AND FOR ALASKA BY COMMISSION EXPIRES: 8-18-27

THIS IS TO CERTIFY THAT I, [Name], Notary Public for the State of Alaska, have personally known [Name] and [Name] for the past five (5) years and that they are both of legal age and sound mind and that they have signed the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed. My commission expires on [Date].

WITNESSES MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Sec. 36

Talkeena, Recording District T-2024-4



N 1/2 SEC. 30

Sec. 30

**CONDOMINIUM PLAT OF:  
Baldy Lake Airpark**

Revising the boundaries of section Common Elements and of units 53, 68, 70 and 71, and covering portions of these Common Elements and Units, to property subject to Development Rights.

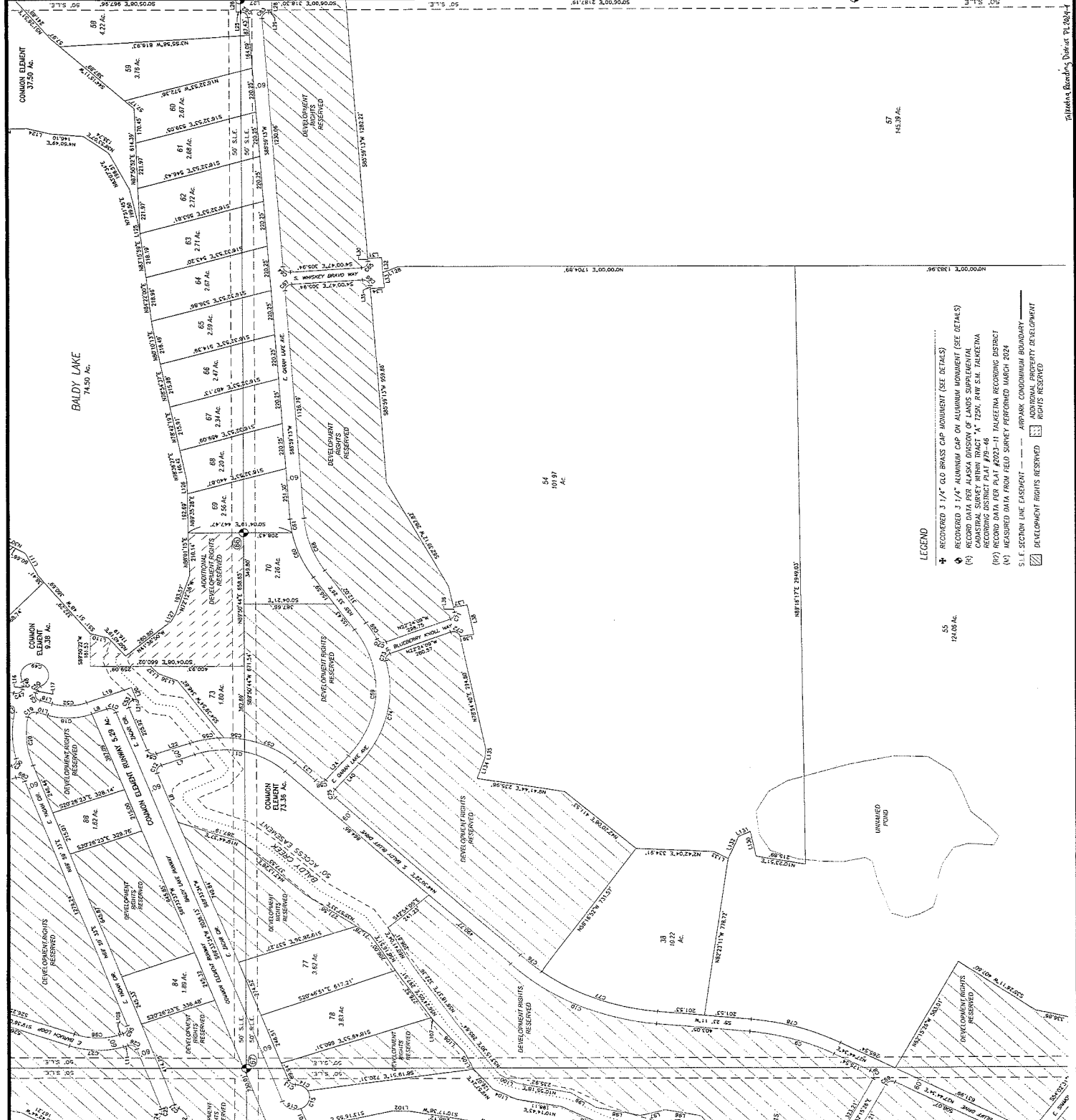
Section 23, 24, 25, 26 125th Ave S.W. Alaska  
Third Judicial District State of Alaska  
Containing 1,137.00 Acres More or Less

Tr. Map: 1400  
Scale: 1" = 200'  
Drawn/By/Checked: SC  
AC2/J 12/2024  
Date: 4/12/2024  
Revision:

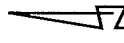
**S4 Group**  
144 E 7th Avenue  
PO Box 9301  
Anchorage, Alaska 99512  
mail@s4group.com  
407.543.2222

Land Surveying  
Subdivision Specialist  
Construction Surveying

SHEET: 4 of 7



- LEGEND**
- ✦ RECOVERED 3 1/4" GLO BRASS CAP MONUMENT (SEE DETAILS)
  - ◆ RECOVERED 3 1/4" ALUMINUM CAP OR ALUMINUM MONUMENT (SEE DETAILS)
  - (\*) RECOVERED 1/4" BRASS ALASKA DEPT. OF LANDS SURVEYING CADASTRAL SURVEY MARK TRACT "A", 125th, 145th, 165th, 185th, 205th, 225th, 245th, 265th, 285th, 305th, 325th, 345th, 365th, 385th, 405th, 425th, 445th, 465th, 485th, 505th, 525th, 545th, 565th, 585th, 605th, 625th, 645th, 665th, 685th, 705th, 725th, 745th, 765th, 785th, 805th, 825th, 845th, 865th, 885th, 905th, 925th, 945th, 965th, 985th, 1005th, 1025th, 1045th, 1065th, 1085th, 1105th, 1125th, 1145th, 1165th, 1185th, 1205th, 1225th, 1245th, 1265th, 1285th, 1305th, 1325th, 1345th, 1365th, 1385th, 1405th, 1425th, 1445th, 1465th, 1485th, 1505th, 1525th, 1545th, 1565th, 1585th, 1605th, 1625th, 1645th, 1665th, 1685th, 1705th, 1725th, 1745th, 1765th, 1785th, 1805th, 1825th, 1845th, 1865th, 1885th, 1905th, 1925th, 1945th, 1965th, 1985th, 2005th, 2025th, 2045th, 2065th, 2085th, 2105th, 2125th, 2145th, 2165th, 2185th, 2205th, 2225th, 2245th, 2265th, 2285th, 2305th, 2325th, 2345th, 2365th, 2385th, 2405th, 2425th, 2445th, 2465th, 2485th, 2505th, 2525th, 2545th, 2565th, 2585th, 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SEC. 19

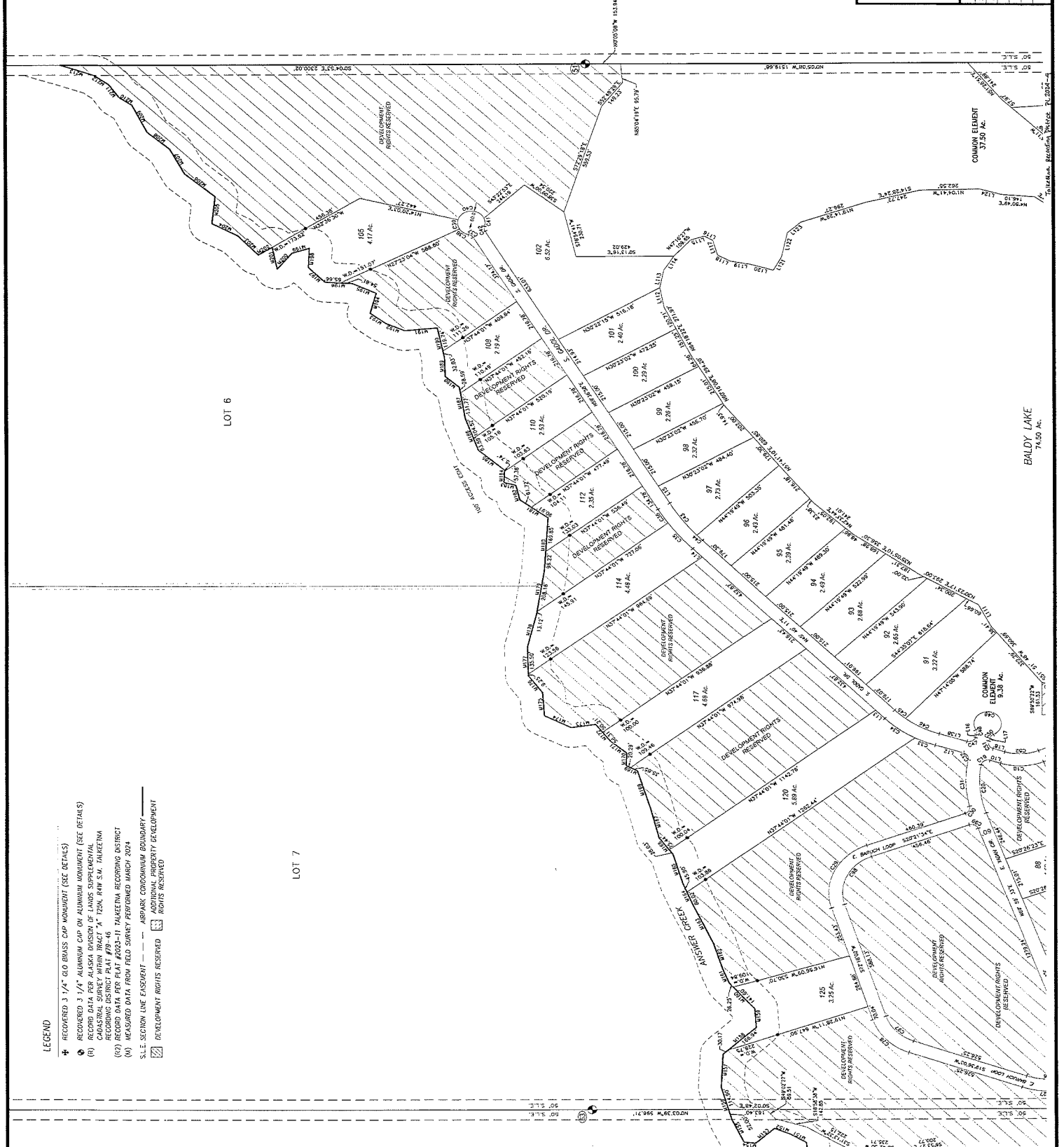
**CONDOMINIUM FLAT OF:**  
**Baldy Lake Airpark**  
 Being the subdivision of the Baldy Lake Airpark, as shown on the plat of Baldy Lake Airpark, Section 23, 24, 25, 26 T25N R4W S14E, Alaska, containing 1,337.20 Acres, More or Less.

Section 23, 24, 25, 26 T25N R4W S14E, Alaska  
 Planning Record No. 2021-0001  
 Containing 1,337.20 Acres, More or Less

**S4 Group**  
 11527th Avenue  
 Anchorage, Alaska 99515  
 (907) 305-8104  
 info@s4group.com

File Map: 1900  
 Scale: 1" = 200'  
 Drawn BY / Checked BY: JSC  
 ZELP / JSC  
 Date: 4/27/2024  
 Revision:  
 Land Surveying  
 Land Development Consultants  
 Construction Surveying

**SHEET: 5 of 7**



- LEGEND**
- + RECOVERED 3/4" G.O BRASS CAP MONUMENT (SEE DETAILS)
  - ⊙ RECOVERED 3/4" ALUMINUM CAP ON ALUMINUM MONUMENT (SEE DETAILS)
  - (R) RECORD DATA FOR ALASKA DIVISION OF LANDS SUPPLEMENTAL CADASTRAL SURVEY WITHIN TRACT "A", T25N, R4W S14E, TANKEETNA RECORDING DISTRICT PLAT 249-46
  - (C) RECORD DATA FROM FIELD SURVEY PERFORMED MARCH 2024
  - (M) MEASURED DATA FROM FIELD SURVEY PERFORMED MARCH 2024
  - AIRPARK CONDOMINIUM BOUNDARY
  - ADDITIONAL PROPERTY DEVELOPMENT RIGHTS RESERVED
  - DEVELOPMENT RIGHTS RESERVED

- LEGEND**
- + RECORDED 3 1/4" GLO BRASS CAP MONUMENT (SEE DETAILS)
  - ⊕ RECORDED 3 1/4" ALUMINUM CAP OR ALUMINUM MONUMENT (SEE DETAILS)
  - (\*) CORNER DATA FOR ALASKA CHAIN OF LANDS SURVEYING AND CADASTRAL SURVEY WITHIN TRACT "A", T25N, R45W, S14N, FAKEENNA RECORDING DISTRICT PLAT #79-46
  - (\*) CORNER DATA FROM FIELD SURVEY PERFORMED MARCH 2024
  - (N) MEASURED DATA FROM FIELD SURVEY PERFORMED MARCH 2024
  - S.L.E. SECTION LINE EASEMENT
  - AIRPARK CONDOMINIUM BOUNDARY
  - ▨ DEVELOPMENT RIGHTS RESERVED
  - ▩ RIGHTS RESERVED

Sec. 23

BARTLETT HILLS ALASKA

ASLS 79-109

Sec. 26

BARTLETT HILLS ALASKA  
ASLS 79-109

TRACT 23

**CONDOMINIUM PLAT OF  
Baldy Lake Airpark**

Revising the boundaries of certain Common Elements and Units to properly subject to those Common Elements and Units to property subject to Development Rights

Section 23, 24, 25, 26 T25N R45W S14N Alaska Recording District FAKEENNA  
Containing 1,332.20 Acres More or Less

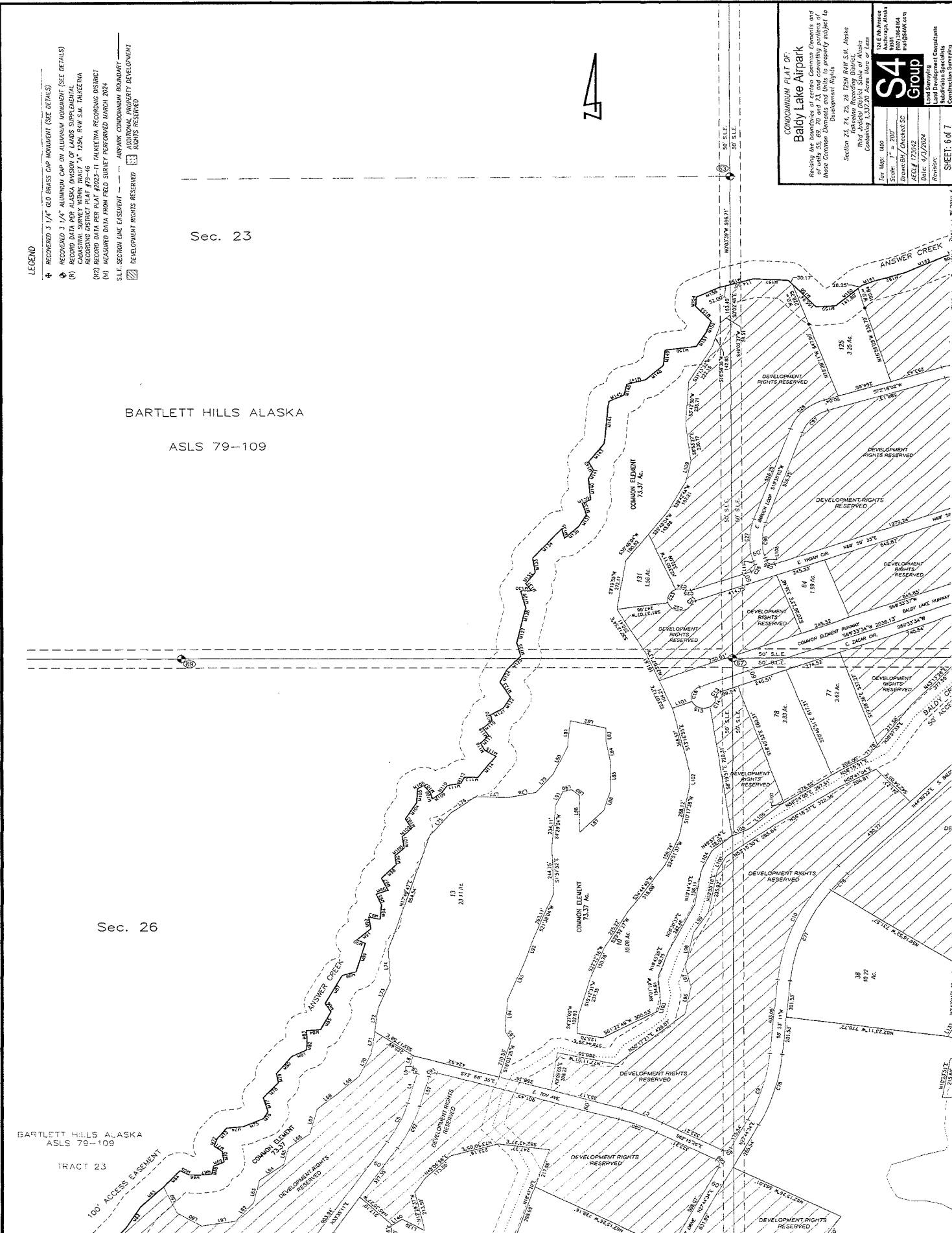
314 E 3rd Avenue  
Anchorage, Alaska  
99501  
(907) 564-8104  
mail@S4Group.com

**S4 Group**

For Map: 605  
Scale: 1" = 200'  
Drawn By: Checked: SC  
JCLY 7/2/2024  
Date: 7/2/2024  
Revision:

Lead Surveying  
Lead Development Consultant  
Construction Surveying

**SHEET 6 of 7**





NOTES:

1. AN ACCESS EASEMENT 100 FEET IN WIDTH MEASURED UPLAND FROM THE THREAD OF THE STREAM EXISTS ALONG THOSE NAVIGABLE AND PUBLIC WATER BODIES AS SPECIFICALLY IDENTIFIED HEREIN (PLAT #87-29 TALLEETNA RECORDING DISTRICT). EASEMENTS ALONG SUCH BODIES OF WATER SHALL FOLLOW THE THREAD OF THE STREAM AND APPLY ONLY TO THE FOLLOWING NAMED, IDENTIFIED, OR DESCRIBED WATER BODIES; ANSWER CREEK, BIRCH CREEK, AND MONTANA CREEK.
2. ALONG ALL OTHER NAVIGABLE AND PUBLIC WATER BODIES OTHER THAN THOSE IDENTIFIED IN NOTE 1 ABOVE, AN ACCESS EASEMENT OF 50' IN WIDTH, MEASURED UPLAND FROM THE LINE OF MEAN OR ORDINARY HIGH WATER EXISTS (PURSUANT TO AS 38.04.055). EASEMENTS ALONG BODIES OF WATER SHALL FOLLOW THE LINE OF MEAN OR ORDINARY HIGH WATER MARK.
3. THE DEDICATED PEDESTRIAN EASEMENTS TO BODIES OF WATER, SHOWN ON THIS PLAT, SHALL ALWAYS REMAIN A MINIMUM OF 50 FEET IN WIDTH AND PROVIDE AT LEAST PEDESTRIAN ACCESS TO THE SAME WATER BODIES; HOWEVER, THEY MAY BE ALTERED IN LOCATION TO MATCH PROPERTY OF FUTURE SUBDIVISION, CONDUCTED UNDER THE TERMS OF A MUNICIPAL SUBDIVISION ORDINANCE, AUTHORIZED BY AS 29.33.
4. ALL SECTION LINES ARE SUBJECT TO A 50 FOOT WIDE EASEMENT ON EACH SIDE OF SAID LINE WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER AS 19.10.010.
5. ALL LANDS ENCOMPASSED BY THIS SURVEY ARE SUBJECT TO NOTE 2 ON PLAT #79-46 TALLEETNA RECORDING DISTRICT STATING A 50 FOOT WIDE PEDESTRIAN EASEMENT ALONG THE ORDINARY HIGH WATER LINE OF ALL LAKES, PONDS, STREAMS, SPRINGS AND OTHER WATER FRONTAGE OF ANY SORT.
6. ALL COORDINATES ARE NAD83(2011) ALASKA STATE PLANE ZONE 4 U.S. SURVEY FEET, BEARINGS AND DISTANCES SHOWN ARE ALASKA STATE PLANE ZONE 4 GRID BEARINGS AND GRID DISTANCES IN U.S. SURVEY FEET.

NOTES (CONTINUED):

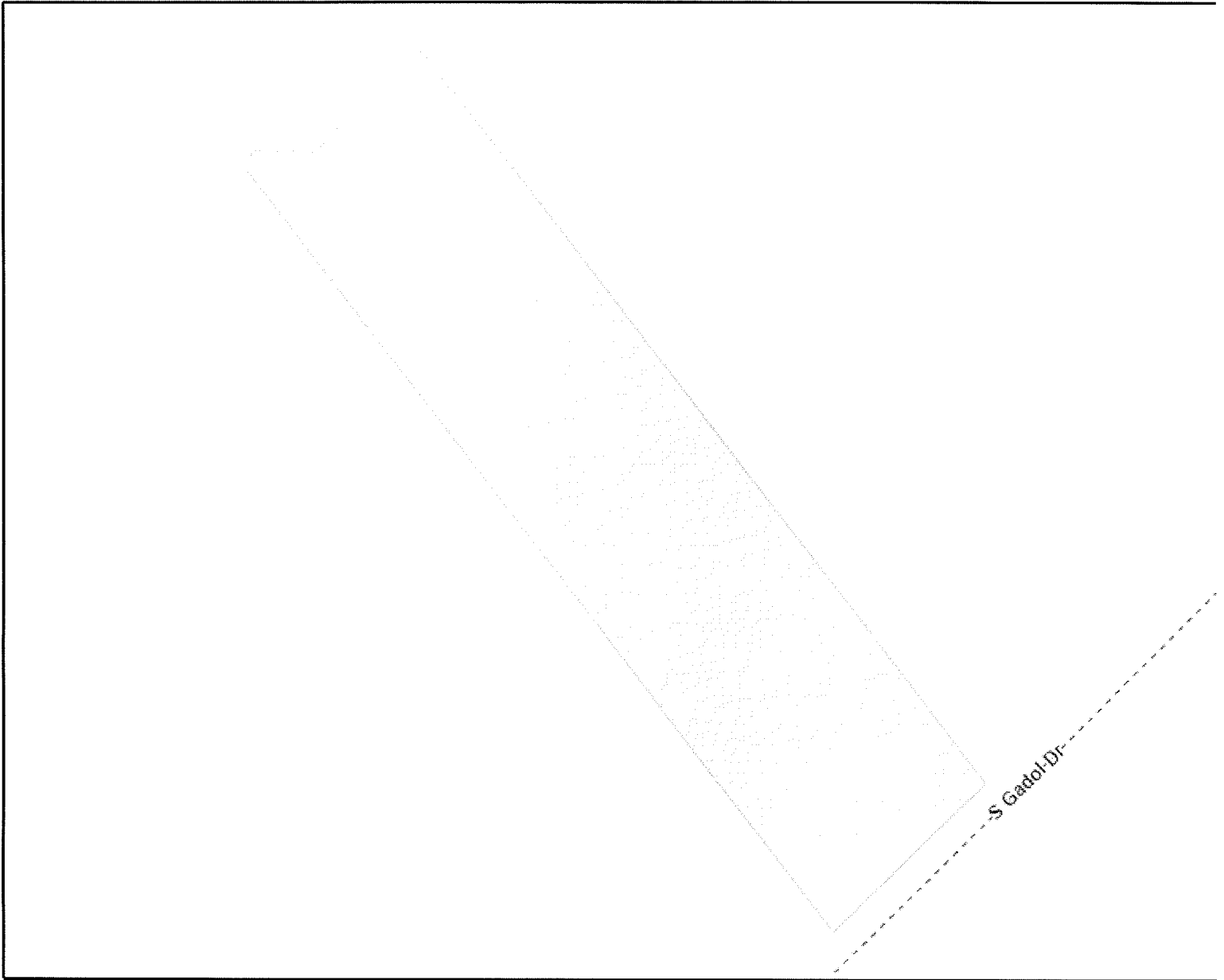
7. ALL DISTANCES, DIMENSIONS, AND ELEVATIONS ARE GIVEN IN U.S. SURVEY FEET AND DECIMAL PORTIONS OF U.S. SURVEY FEET.
  8. THE CONDOMINIUM DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE "UNIFORM COMMON INTEREST OWNERSHIP ACT", ALASKA STATUTE 34.08, ET. SEQ., AND THE DECLARATION OF BALDY LAKE AIRPARK ("DECLARATION"), RECORDED OF EVEN DATE HERewith IN THE RECORDS OF THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
  9. EACH UNIT IS DESIGNATED BY A NUMBER INDICATING THE DESIGNATION OF THE UNIT WITHIN THE PROJECT (i.e., 1, 2).
  10. FOR THE DEFINITION OF UNIT, SEE ARTICLE IV OF THE DECLARATION.
-

NOTES (CONTINUED):

11. AREAS OUTSIDE OF THE UNIT BOUNDARIES, AS SPECIFIED IN THE DECLARATION, ARE COMMON ELEMENTS.
12. OPEN SPACES AND ROADS ARE NOT DEDICATED TO PUBLIC USE.
13. DEVELOPMENT RIGHTS ARE RESERVED IN THE AREAS SHOWN AS "DEVELOPMENT RIGHTS RESERVED". THE DEVELOPMENT RIGHTS RESERVED INCLUDE THE RIGHT TO CREATE UNITS, COMMON ELEMENTS OR LIMITED COMMON ELEMENTS IN THESE AREAS, THE RIGHT TO SUBDIVIDE UNITS OR CONVERT UNITS INTO COMMON ELEMENTS, AND THE RIGHT TO WITHDRAW THESE AREAS FROM THE CONDOMINIUM PROJECT. PLEASE REFER TO ARTICLE VII OF THE DECLARATION FOR THE RESERVATION AND LIMITATIONS ON THESE AND OTHER RESERVED RIGHTS.
14. IMPROVEMENTS SHOWN WITHIN AREAS NOT SUBJECT TO DEVELOPMENT RIGHTS MUST BE BUILT. SUCH IMPROVEMENTS NEED NOT BE BUILT IN ANY PARTICULAR ORDER, AND WILL HAVE DIMENSIONS CONSISTENT WITH THEIR PURPOSES.
15. THERE IS A BODY OF WATER LOCATED WITHIN UNITS 54 & 55. THERE IS ALSO A BODY OF WATER LOCATED WITHIN UNIT 56. THE UNIT OWNERS OF UNITS 54 & 55 SHALL EACH OWN THE PORTION OF THE BODY OF WATER THAT IS LOCATED WITHIN THE BOUNDARIES OF THEIR UNIT, AND THE UNIT OWNER OF UNIT 56 SHALL OWN THE BODY OF WATER THAT IS LOCATED WITHIN UNIT 56, SUBJECT TO THE EFFECT, IF ANY, OF NOTE 2 ON PLAT NO. 79-46, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.



# Matanuska-Susitna Borough Land Information Parcel Report



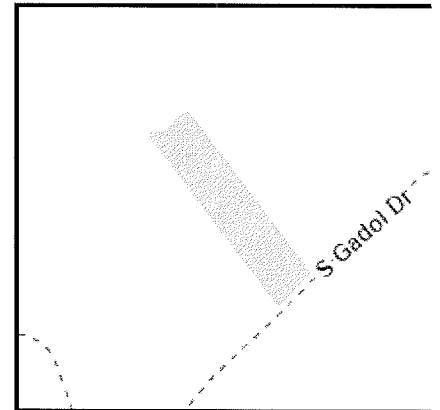
Selected parcel highlighted

**Account ID:** 9245000U117

**Owner(s):** 

**General Owner:** PRIVATE

**Legal Description:** BALDY LK ARPK 2023-11      UNIT 117



Parcel location within Matanuska-Susitna Borough