



**First American  
Title Insurance Company**

## LISTING PACKAGE

7/13/2026

[Teresa@movetotheKenai.com](mailto:Teresa@movetotheKenai.com)

**Attn:** Teresa Winter

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): RODRIGUEZ RODRIGO J

Physical Address: 53491 ALEXANDRIA AVE

Legal Description: T 2S R 12W SEC 11 SEWARD MERIDIAN HM 2002049 TILLOTSON SUB #2 LOT A2

Please do not hesitate to contact me at 907-561-1844 or [cs.alaska@firstam.com](mailto: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](http://ak.firstam.com)

## Account Information

|                                                             |                                                  |                                           |
|-------------------------------------------------------------|--------------------------------------------------|-------------------------------------------|
| Owner of Record:<br><b>RODRIGUEZ RODRIGO J</b>              | PIN:<br><b>18551443</b>                          | Tax Roll:<br><b>Real Property</b>         |
| Mailing Address:<br><b>PO BOX 653 KASILOF AK 99610-0653</b> | Property Address:<br><b>53491 ALEXANDRIA AVE</b> | TAG:<br><b>68 - WESTERN EMERGENCY SVS</b> |

Last updated: 7/13/2026 02:54:37 PM

|                             |
|-----------------------------|
| Owners                      |
| <b>RODRIGUEZ RODRIGO J.</b> |

|                                                                             |
|-----------------------------------------------------------------------------|
| Legal Description                                                           |
| <b>T 2S R 12W SEC 11 Seward Meridian HM 2002049 TILLOTSON SUB #2 LOT A2</b> |

## Tax Bills Due

Total Payable: **\$785.38** [ADD ALL TO CART](#) Min. Due: **\$392.69** [ADD TO CART](#)

Pay Partial:  [ADD TO CART](#)

## ☐ Bills Due

**i** Payments will be applied to the oldest balance first.

|                                                |
|------------------------------------------------|
| <b>2026   BILL: 2026055241   REAL PROPERTY</b> |
| <b>DUE \$785.38</b>                            |

[ADD TO CART](#)

| <b>+</b> All past due items must be paid together. <a href="#">Funds Breakdown</a> |             |          |                   |        |          |
|------------------------------------------------------------------------------------|-------------|----------|-------------------|--------|----------|
| Status                                                                             | Installment | Due Date | Taxes And Charges | Paid   | Owed     |
| <b>Due</b>                                                                         | 1           | 9/15/26  | <b>+\$392.69</b>  | \$0.00 | \$392.69 |
| <b>Due</b>                                                                         | 2           | 11/16/26 | <b>+\$392.69</b>  | \$0.00 | \$392.69 |

## ☐ Settled Charges

## Payment History

**i** Select the "Tax Year" link to view the **Funds Breakdown** for the entire tax year.

| Tax Year             | Bill Number | Date Paid | Receipt Number | Amount Paid |
|----------------------|-------------|-----------|----------------|-------------|
| <a href="#">2025</a> | 2025055741  | 11/10/25  | U26.8748       | \$392.36    |
| <a href="#">2025</a> | 2025055741  | 8/29/25   | U26.3336       | \$392.36    |
| <a href="#">2024</a> | 2024055967  | 11/13/24  | U25.8839       | \$443.85    |
| <a href="#">2024</a> | 2024055967  | 9/11/24   | U25.4071       | \$443.85    |
| <a href="#">2023</a> | 2023055980  | 10/12/23  | U24.6502       | \$918.70    |
| <a href="#">2022</a> | 2022056707  | 9/27/22   | U23.5187       | \$890.54    |
| <a href="#">2021</a> | 2021056520  | 10/20/21  | U22.7613       | \$391.21    |

| Tax Year | Bill Number | Date Paid | Receipt Number | Amount Paid |
|----------|-------------|-----------|----------------|-------------|
| 2021     | 2021056520  | 9/15/21   | U22.4763       | \$391.21    |
| 2020     | 2020057573  | 10/9/20   | U21.5641       | \$556.28    |
| 2019     | 2019057226  | 10/7/19   | U20.6236       | \$586.32    |
| 2018     | 2018057477  | 10/9/18   | U19.6042       | \$684.60    |
| 2017     | 2017052849  | 10/13/17  | U18.6710       | \$542.84    |
| 2016     | 2016053128  | 11/16/16  | B17.38834      | \$266.50    |
| 2016     | 2016053128  | 9/6/16    | B17.15516      | \$266.50    |
| 2015     | 2015057745  | 12/2/15   | B16.38739      | \$12.59     |
| 2015     | 2015057745  | 12/1/15   | B16.38621      | \$251.74    |
| 2015     | 2015057745  | 9/15/15   | B16.19459      | \$251.74    |
| 2014     | 2014052754  | 10/15/14  | B15.31045      | \$421.48    |

[← Return](#)

[🔍 New Search](#)

[📄 Tax Info](#)

[🖨️ Print](#)

[🗺️ Map It!](#)

[✉️ Update Mailing Address](#)

General Information

|                                               |                                                  |                                                           |
|-----------------------------------------------|--------------------------------------------------|-----------------------------------------------------------|
| Property Owner:<br><b>RODRIGUEZ RODRIGO J</b> | Property ID:<br><b>18551443</b>                  | Acreage:<br><b>2.5500</b>                                 |
| Mailing Address:<br><b>PO BOX 653</b>         | Property Address:<br><b>53491 ALEXANDRIA AVE</b> | Tax Authority Group:<br><b>68 - Western Emergency Svs</b> |
| <b>KASILOF AK 99610-0653</b>                  |                                                  |                                                           |

|                                                                             |
|-----------------------------------------------------------------------------|
| Legal Description                                                           |
| <b>T 2S R 12W SEC 11 Seward Meridian HM 2002049 TILLOTSON SUB #2 LOT A2</b> |

Ownership History

| Document No. | Date     | Grantor                 | Grantee                 | Type   |
|--------------|----------|-------------------------|-------------------------|--------|
| 20160036120  | 11/28/16 | Redmond William & Kelly | Rodriguez Rodrigo J     | Single |
| 20020044820  | 9/27/02  | Fischer Mary            | Redmond William & Kelly |        |
| 2002004482   | 9/27/02  | Fischer Mary            | Redmond William & Kelly |        |
| 0            | 2/13/02  | Fischer Mary            | Fischer Mary            |        |

Value History

| Year        | Reason                  | Land Assessment | Impr. Assessment | Total Assessment |
|-------------|-------------------------|-----------------|------------------|------------------|
| <b>2026</b> | Main Roll Certification | 17,600          | 63,700           | <b>81,300</b>    |
| <b>2025</b> | Main Roll Certification | 17,500          | 62,900           | <b>80,400</b>    |
| <b>2024</b> | Main Roll Certification | 15,800          | 70,300           | <b>86,100</b>    |
| <b>2023</b> | Main Roll Certification | 14,200          | 71,100           | <b>85,300</b>    |
| <b>2022</b> | Main Roll Certification | 13,000          | 67,300           | <b>80,300</b>    |

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5 ▼

items per page

1 - 5 of 24 items

Improvements

| Building   | Code  | Description | Grade | Year | Length | Width | Units | Type        | Value  |
|------------|-------|-------------|-------|------|--------|-------|-------|-------------|--------|
| <b>R01</b> | DWELL | Dwelling    | A     | 2002 | 0      | 0     | 744   | Fin. sq.ft. | 63,700 |



AFTER RECORDING RETURN TO:  
Rodrigo J. Rodriguez  
47947 Evelyn Ln.  
Soldotna, AK 99669

## STATUTORY WARRANTY DEED

The Grantor(s): William Redmond and Kelly Redmond, husband and wife, whose address is: 2290 Innes Cir., Anchorage, AK 99515

for and in consideration of the sum of ten dollars (\$10.00), lawful money of the United States, and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, do hereby GRANT, CONVEY and WARRANT to:

The Grantee(s): Rodrigo J. Rodriguez, an unmarried man, whose address is: 47947 Evelyn Ln., Soldotna, AK 99669

the following described real property, together with all tenements, hereditaments, and appurtenances located in the Homer Recording District, Third Judicial District, State of Alaska:

Lot A-Two (A2), TILLOTSON S/D #2, according to Plat No. 2002-49, in the Homer Recording District, Third Judicial District, State of Alaska.

**EXCEPTING THEREFROM** the subsurface estate and all rights, privileges, immunities and appurtenances of whatsoever nature, accruing unto said estate pursuant to the Alaska Native Claims Settlement Act of December 18, 1971 [85 Stat. 688, 704; 43 U.S.C. 1601, 1613 (f) (1976)], as reserved by the United States of America in the Patent of record to said land.

FURTHER SUBJECT to reservation and exceptions in U.S. Patent and otherwise of record, real property taxes, if any due, notes on plat, and covenants and restrictions of records.

DATED: November 4, 2016

Grantor:

William Redmond  
William Redmond

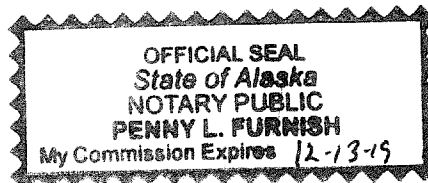
Kelly Redmond by William Redmond her Attorney-in-Fact  
AIF

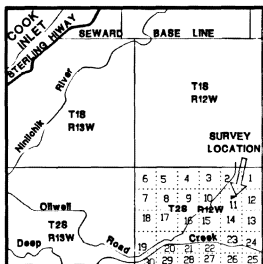
State of Alaska )  
Third Judicial District ) ss.

On this 4 day of November, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared William Redmond individually and as Attorney-in-Fact for Kelly Redmond personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Penny L. Furnish  
Notary Public in and for the State of Alaska  
My Commission Expires: 12-13-19





VICINITY 1" = 4 miles MAP

## TILLOTSON S/D #2

A subdivision of Tract A Tillotson S/D (HRD 95-23).  
Located in the SW1/4 NE1/4 Section 11, T2S R12W, SM, Alaska.  
Homer Recording District KPB File 2002-175

### Prepared for

Mary Fischer  
1609 Tanaga Cir.  
Kenai, AK 99611

### Prepared by

Johnson Surveying  
Box 27  
Clam Gulch, AK 99568



SCALE 1" = 100' AREA = 7.338 acres 18 July, 2002

### LEGEND

- ⊕ - 3 1/2" alcap monument, 4928-S, 1992. Found
- ⊙ - 3 1/2" alcap monument, 4928-S, 2002. Found
- ⊗ - 2 1/2" alcap monument, 7328-S, 1998. Found
- ⊗ - 2 1/2" alcap on 5/8"x 6" rebar, set.
- ⊥ - set 1/2"x 4" rebar with 1" plastic cap.
- <> - Record information, plat HRD 94-29
- ( ) - Record information, plat HRD 95-23

### PLAT APPROVAL

This plat was approved at the Kenai Peninsula Borough Planning Commission meeting of 12 August, 2002.

KENAI PENINSULA BOROUGH

By: Mary Fall  
Authorized Official

9/23/02  
Date

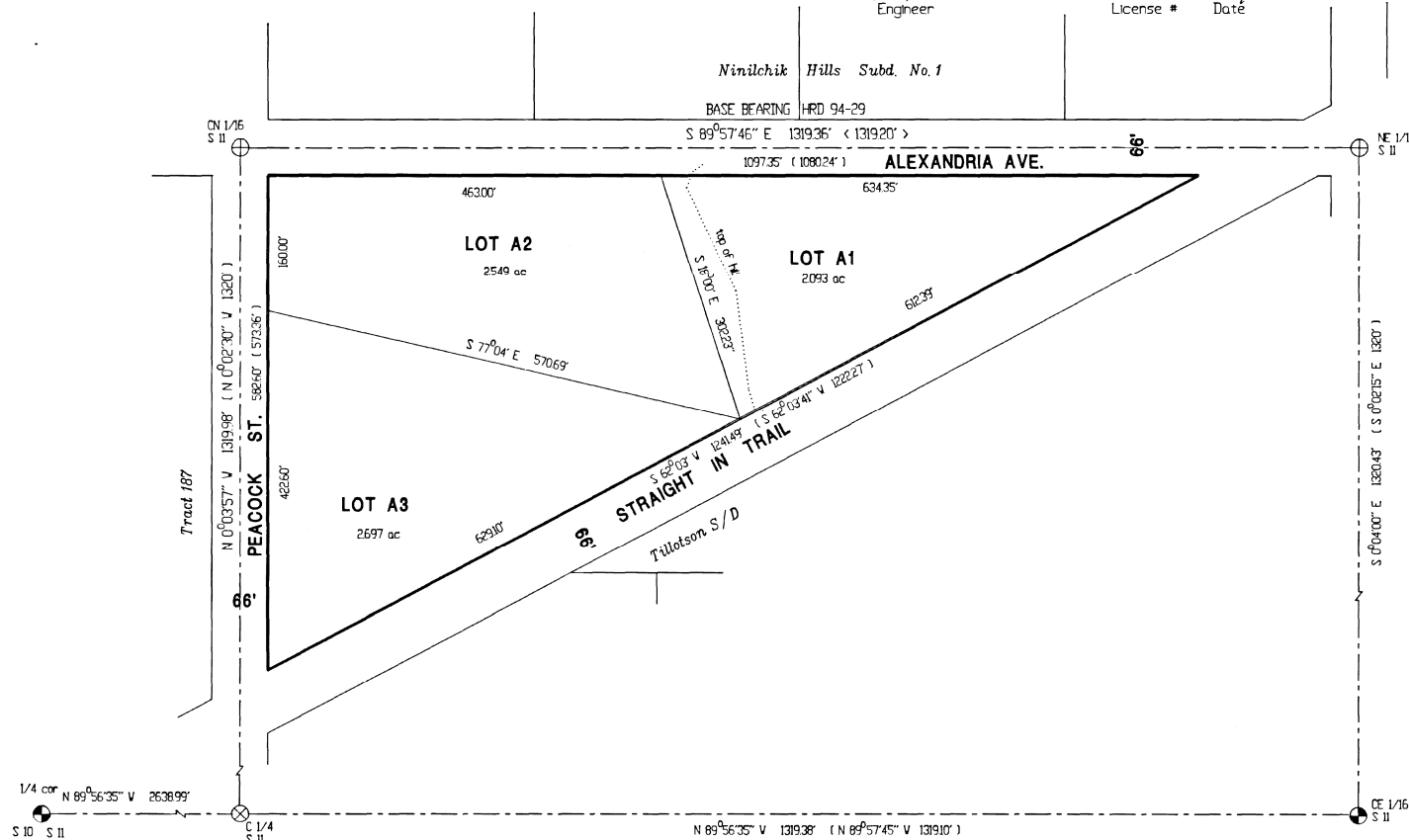
### NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.

### WASTEWATER DISPOSAL

Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater or disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Dept. of Environmental Conservation.

MTaurianum 3380-E 20 Sep 02  
Engineer License # Date



### OWNERSHIP CERTIFICATE

I hereby certify that I am the owner of the real property shown and described hereon; and that I hereby adopt this plan of subdivision and by my free consent grant all easements to the use shown.  
I further certify that Deeds of Trust affecting this property do not contain restrictions which would prohibit this subdivision; or require signature and approval of beneficiaries.

Mary Fischer  
Mary Fischer 1609 Tanaga Circle Kenai, AK 99611-7910

### NOTARY'S ACKNOWLEDGEMENT

For: Mary Fischer  
Subscribed and sworn to before me this 20

day of September, 2002.

Jim Niziolka  
Notary Public for Alaska

My commission expires 9/20/04



## QUITCLAIM DEED

BOOK 0179 PAGE 650

The Grantor, NINILCHIK NATIVES ASSOCIATION, INC., an Alaska corporation, whose address is 2407 C Street, Anchorage, Alaska, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration, in hand paid, hereby does grant, demise, convey, release and quitclaim unto each of the persons listed below, Grantees, in the undivided percentage interests listed beside each respective Grantee's name, as tenants in common, and to each Grantee's heirs and assigns forever, the surface estate of the following described real property located in the State of Alaska, and more particularly described below, immediately following the list of Grantees and their respective percentage interests:

| <u>Grantee</u>      | <u>Marital Status</u> | <u>Address</u>                                     | <u>Undivided Percentage Interest</u> |
|---------------------|-----------------------|----------------------------------------------------|--------------------------------------|
| Martha Mills        | Single                | Box 39070<br>Ninilchik, Ak. 99639                  | 20                                   |
| Nick Kelly          | Single                | 6559 35th N.E. #226<br>Seattle, WA 98115-7331      | 20                                   |
| Phina I. Bowers     | Single                | 900 W. 5th Ave., Suite 525<br>Anchorage, Ak. 99501 | 20                                   |
| Victor J. Kelly     | Single                | Box #2<br>Ninilchik, Ak. 99639                     | 20                                   |
| Alexandria S. Wells | Married               | 6016 6th N.W.<br>Seattle, WA 98107                 | 20                                   |

Real property description:

The Southwest One-quarter (SW-1/4) of the Northeast One-quarter (NE-1/4) of Section 11, Township 2 South, Range 12 West, Seward Meridian, Homer Recording District, Third Judicial District, State of Alaska.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, SUBJECT TO reservations, restrictions, covenants and easements of records, and

FURTHER SUBJECT TO:

- a. The provisions of and all valid claims arising out of 43 U.S.C. section 1601, et. seq., as amended.
- b. All rights and claims arising out of any other Public Land Laws.
- c. A 100 foot easement of public access for the construction or development of Oil Well Road (where applicable).
- d. A 33 foot right-of-way for public access bordering on all sides of the parcel, as set forth and dedicated on the Plat recorded on December 7, 1984 as Plat No. 84-115, records of the Homer Recording District, Third Judicial District, State of Alaska.
- e. A 66 foot easement for public access (33 feet each side of the center), which is the area designated as the set-back lines on the Plat for the above described parcel and other property, recorded on December 7, 1984 as Plat No. 84-115, records of the Homer Recording District, Third Judicial District, State of Alaska.

f. All other reservations, restrictions, covenants, easements, and dedications set forth on the Plat recorded on December 7, 1984 as Plat No. 84-115, records of the Homer Recording District, Third Judicial District, State of Alaska.

EXCEPTING AND RESERVING to COOK INLET REGION, INC., the subsurface estate in the above described property as defined by the Alaska Native Claims Settlement Act, 43 U.S.C. section 1601, et. seq., as amended, and all rights appurtenant thereto:

AS FURTHER DEFINED AND MADE SUBJECT to certain exceptions and reservations by virtue of Interim Conveyance Number 095, dated May 26, 1978 from the United States to NINILCHIK NATIVES ASSOCIATION, INC.

DATED this 16<sup>th</sup> day of OCTOBER, 1987.

NINILCHIK NATIVES ASSOCIATION,  
INC.

By: Carol Gore  
CAROL GORE  
Its President

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

) ss.

THIS IS TO CERTIFY that on this 16<sup>th</sup> day of October, 1987, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Carol Gore, known to me and to me known to be the President of NINILCHIK NATIVES ASSOCIATION, INC., and she acknowledged to me that she had, in her official capacity aforesaid, executed the foregoing document on behalf of said corporation for the intents and purposes therein contained, pursuant to the authority vested in her by said corporation.

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

87-3848

13-

RECORDED - FILED  
HOMER RECORDING  
DISTRICT

OCT 23 10 35 AM '87

Return to:

REQUESTED BY NNA

ADDRESS Anchorage

Mac Martin  
Notary Public in and for Alaska  
My commission expires: 3-29-88

