



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

PROPERTY PROFILE

Dated: July 27, 2026

Re: 45461 S Denaina Drive

Parcel No: 59231000U073

Jack White Real Estate

Yulia Sejdi

Owners: Robert L. Gilman, an unmarried person

Legal: Unit 73, Sky Land Airpark

Plat No. 2022-62

**Attachments: Matanuska-Susitna Borough Tax Sheet,
Vesting Deed and Plat Map**

CC&Rs: Attached.

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: Trenton Sherrill



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 59231000U073

Last Updated: 7/27/2026 2:00 PM

Site Information

Account Number	59231000U073	Subdivision	SKY LAND AIRPARK 2022-62
Parcel ID	542786	City	None
TRS	S22N04W11	Tax Map	CA01
Abbreviated Description (Not for Convenience)	SKY LAND AIRPARK CONDO 2022-62 UNIT 73		
Site Address 1	45461 S Denaina Dr		

Ownership

Owners	GILMAN ROBERT L	Buyers	
Owner's Primary Address	PO BOX 870229 WASILLA AK 99687	Buyer's Primary Address	

Appraisal Information

Year	Land Value	Building Value	Total Appraisal
2026	\$35,300	\$0	\$35,300
2025	\$30,700	\$0	\$30,700
2024	\$30,700	\$0	\$30,700

Assessments

Year	Land Assessed	Building Assessed	Total Assessed ¹
2026	\$35,300	\$0	\$35,300
2025	\$30,700	\$0	\$30,700
2024	\$30,700	\$0	\$30,700

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2026	Yes	0066	14.33	\$505.85
2025	Yes	0066	15.493	\$475.64
2024	Yes	0110	16.401	\$503.51

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
02/10/2023	WARRANTY DEED (ALL TYPES)	Palmer 2023-002436-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current	\$505.85	\$0	\$0	\$0	\$0	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.88	0.88	Assembly District 007	30-595	140 Willow-Caswell FSA	015 Caswell Lakes 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.

**WARRANTY DEED**MS218598
F-89145

The Grantor, MASS, LLC, an Alaska limited liability company, whose address is 5100 Cordova Street, Suite 207, Anchorage, AK 99503, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does hereby convey and warrant unto the Grantee, ROBERT L. GILMAN, an unmarried person, whose address is P.O. Box 870229, Wasilla, AK 99687, and to the heirs and assigns of the Grantee, the following described real property:

Units 73,74 And 76, SKY LAND AIRPARK, as identified in the condominium declaration recorded June 10, 2022 as Reception No. 2022-013543-0, and amendments thereto and as shown on the floor plans and as-built survey filed under Plat Number 2022-62, in the office of the Recorder for the Palmer Recording District, Third Judicial District, State of Alaska.

SUBJECT TO the reservations, restrictions on use and all covenants and obligations set forth in the above referenced Declaration and survey map(s) and floor plan(s) and any amendments thereto, and as set forth in the Bylaws of the Association of Owners, and as it may be amended from time to time, all of which restrictions, payments of charges, and all other covenants, agreements, obligations, conditions and provisions contained in any of the foregoing are incorporated in this deed by reference, and shall constitute covenants running with the land, equitable servitude, and liens to the extent set forth in said documents, and as provided by law, and all of which are accepted by the Grantee(s) as binding, and shall be binding on the Grantee(s) and his, her, their or its successors, heirs, administrators, executors and assigns, or the heirs and assigns of the survivor of them, as the case may be. And the Grantee(s), in consideration of the foregoing conveyance, hereby assumes and agrees to pay the pro rata share of all charges, assessments and other payments as in such instruments are provided for and as may be amended from time to time, in the same proportion as the undivided interest in the Common Areas and Facilities conveyed herein, as and when due, and will save Grantor(s), the successors and assigns thereof, harmless, and will indemnify same against all claims and demands whatsoever which shall hereafter arise from or in connection therewith.

SUBJECT TO ALL reservations, easements, exceptions, restrictions, covenants, by-laws, conditions, plat notes and rights-of-way of record, if any, and as set forth below.

SUBJECT TO taxes and/or assessments due the Matanuska-Susitna Borough for the year 2022, a lien but levy therefore has not been made.

SUBJECT TO rights of the public and/or government entities in and to Bureau of Land Management and/or State of Alaska Section Line Easement pursuant to 43 U.S.C. 932 as ratified by Alaska Statute 19.10.010; affects 50 feet on either side of section lines.

SUBJECT TO any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water; and the right of use, control, or regulation by the State of Alaska in exercise of power over commerce, navigation and fisheries (affects Caswell Creek, Caswell Lake, Marshy Lake, Upper Caswell Lake and Sky Land Lake); and any questions which may arise due to shifting or change in the course of Caswell Creek.

SUBJECT TO rights of the public and/or governmental agencies, in and to any portion of said land lying within the boundaries of E. Caswell Lakes Road and Fisherman's Hop Road.

SUBJECT TO covenants, conditions, restrictions, and/or easements, including the terms and provisions thereof, as contained in instrument recorded May 5, 1986 in Book 465 at Page 593.

SUBJECT TO Matters as disclosed on Perimeter Survey & Caswell Lake Meanders, Plat No. 65-1, recorded January 15, 1965.

SUBJECT TO notes and easements as shown or delineated on the plat of Bear Ridge Subdivision, Phase 1, Plat No. 2005-83; Alaska State Supplemental Cadastral Survey, Plat No. 85-39; and Caswell Lakes Subdivision, Plat No. 68-10.

SUBJECT TO reservation of "...all oil, gases, coal, ores, minerals, etc..." reserved by the Board of Regents of the University of Alaska, as set out in instrument recorded October 6, 2021, as Reception No. 2021-029761-0.

SUBJECT TO Notes and/or Easements as shown or delineated on the plat of Sky Land Airpark, Plat No. 2022-46 and Plat No. 2022-46, to the record of which reference is hereby made.

SUBJECT TO limitations, conditions, restrictions, terms and effects of the Uniform Common Interest Ownership Act, A.S. 34.08 *et seq.*, including any lien for future common assessments created pursuant to A.S. 34.08.470; and future dues and/or assessments to the Sky Land Airpark Owners Association, Inc.

TOGETHER WITH, ALL AND SINGULAR, the tenements hereditaments and appurtenances thereunto belonging or in anywise appertaining.



TO HAVE AND TO HOLD the premises, all and singular, together with the appurtenances and privileges thereto incident unto said Grantee, and to the heirs, executors, administrators and assigns of the Grantee, FOREVER.

DATED Feb 4, 2023.

GRANTOR:

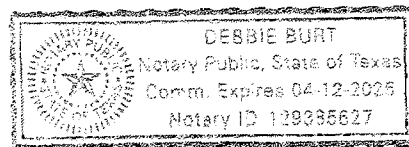
MASS, LLC

STEWART S. SMITH, Member

STATE OF TEXAS)
COUNTY OF Guadalupe) SS:

The foregoing instrument was acknowledged before me on Feb. 4, 2023
by STEWART S. SMITH, Member of Mass, LLC.

Notary Public in and for Texas
My Commission expires: April 12, 2025



DATED 2/7/23

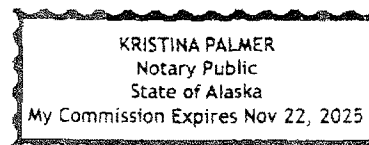
GRANTEE:


ROBERT L. GILMAN

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

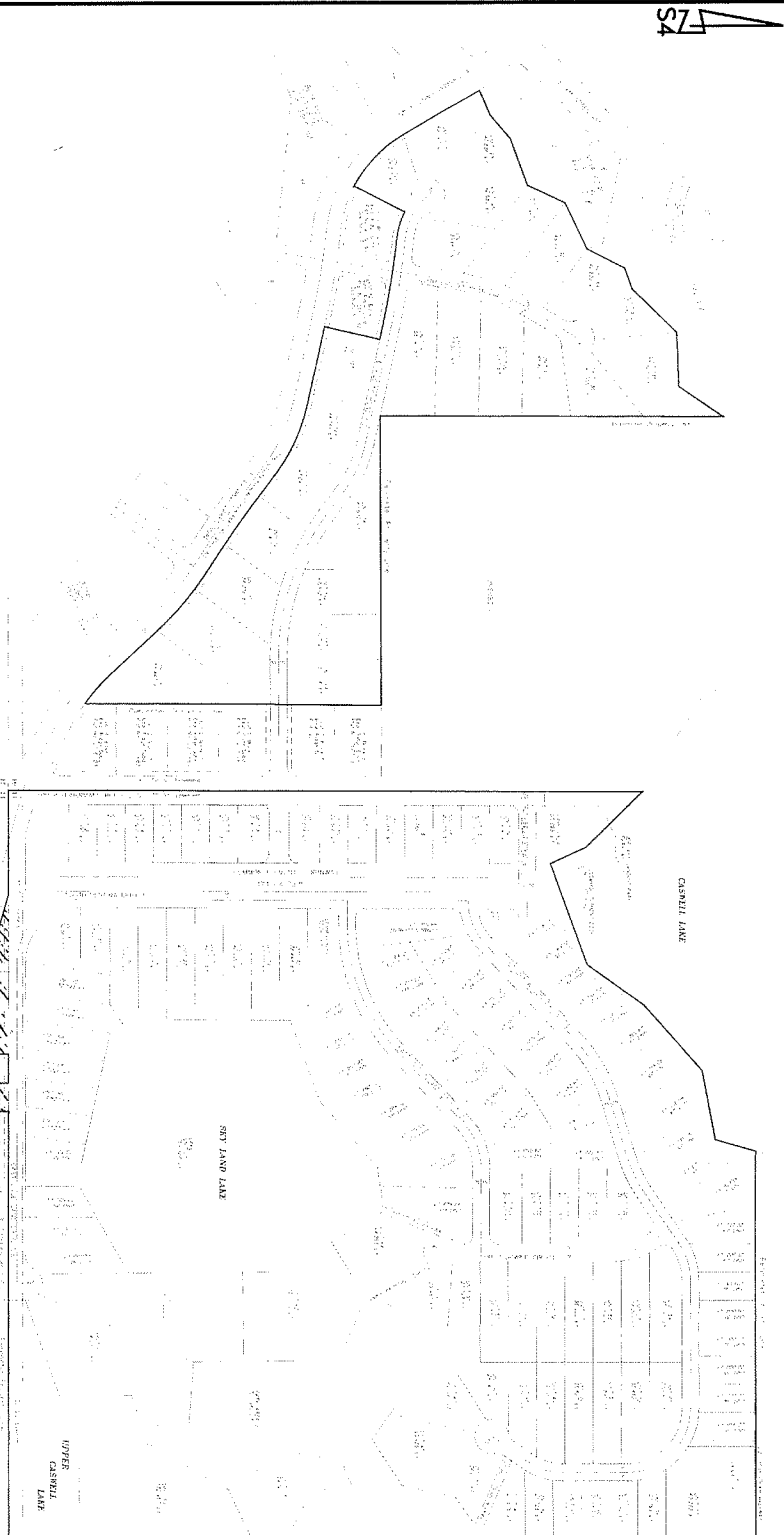
The foregoing instrument was acknowledged before me on 2/7/2023
by ROBERT L. GILMAN.

Karen Palmer
Notary Public in and for Alaska
My Commission expires: 11-22-25



Record in the Palmer Recording District
Return to Robert L. Gilman
P.O. Box 870229
Wasilla, AK 99687





It is also possible that the use of a "strong" or "medium" strength of evidence may be more appropriate for different types of evidence. For example, the use of a "strong" strength of evidence may be more appropriate for evidence that is more likely to be biased or less reliable, such as evidence from a single study or a study with a high risk of bias. The use of a "medium" strength of evidence may be more appropriate for evidence that is more likely to be reliable, such as evidence from multiple studies or a study with a low risk of bias. The use of a "weak" strength of evidence may be more appropriate for evidence that is less likely to be reliable, such as evidence from a single study or a study with a high risk of bias.

THESE

TABLE 10. Critical values of $T = \frac{\sum_{i=1}^n \text{dev. of } \hat{\mu}_i}{\sqrt{\frac{1}{n} \sum_{i=1}^n \text{dev. of } \hat{\mu}_i^2}}$ for $\alpha = 0.05$ and $\alpha = 0.01$ for various sample sizes n and various numbers of groups k . The critical values for $\alpha = 0.05$ are taken from Table 9 of Nienhuis *et al.* (1992) and the critical values for $\alpha = 0.01$ are taken from Table 9 of Nienhuis *et al.* (1992).

NOTARY PUBLIC
Dana Everett
STATE OF ALASKA
My Commission Expires February 14, 2008

7/7/2022

[illegible]

STATE OF ALASKA
IN SENATE
February 14, 2021
C. H. R. 11

[illegible]

UPPER
CASELL
LAKE

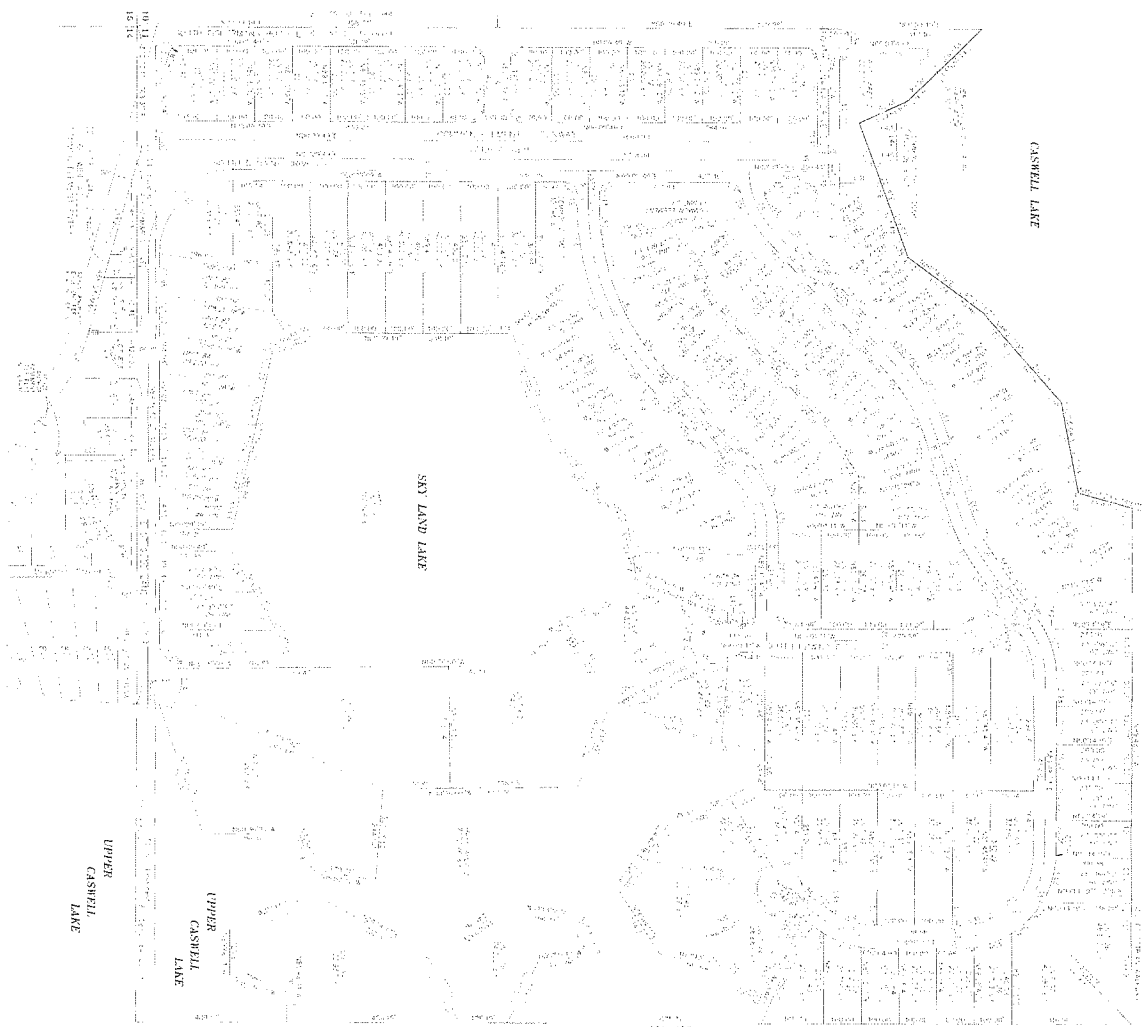
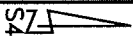


A CONDOMINIUM PLATOFF:
Sky Land Airpark
Creating Units 1-16, 28-62, 73-91,
96-122, 136-144, & adding Lot 811
LOCATED ON:

S4
Group

Land Surveying
Land Development Consultants
Subdivision Services
Construction Surveying
MECA 17342

121 E 7th Avenue
Anchorage, Alaska 99501
(907) 561-6114
mail@s4vac.com



Palmer Reading District, PL 2022-62



\$4
Group

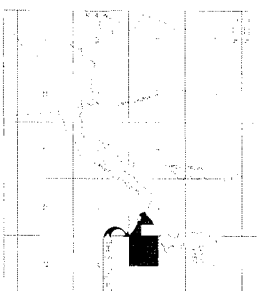
Land Surveying
Land Development Consultants
Sustainable Specialists
Construction Surveying
ALCA 173042

124 E. 7th Avenue
Anchorage, Alaska 99502
(907) 506-0701
info@\$4K.com

\$4
Group

Land Surveying
Land Development Consultants
Sustainable Specialists
Construction Surveying
ALCA 173042

124 E. 7th Avenue
Anchorage, Alaska 99502
(907) 506-0701
info@\$4K.com



Sky Land Airpark

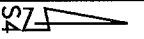
LOCATED ON:

[illegible]

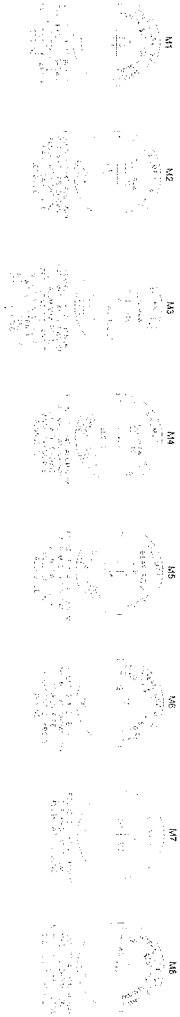
Land Surveying
Land Development Consultants
Sustainable Specialists
Construction Surveying
AEC# 172042

124 E 7th Avenue
Anchorage, Alaska 99501
(907) 306-8104
mail@54AX.com

Palmer Recording District PL 2022-62

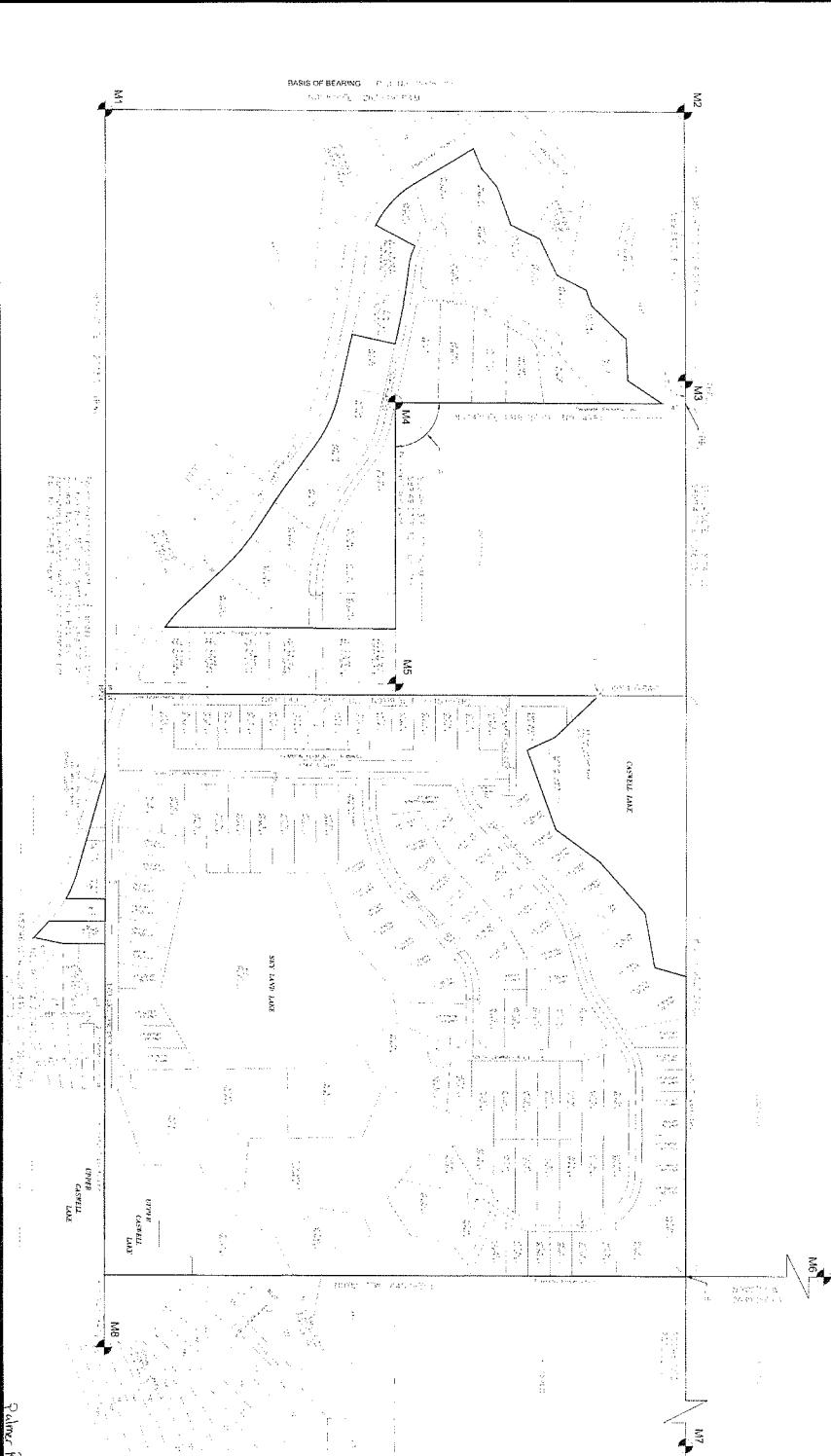


MONUMENT DETAILS



LEGEND

1. All measurements are in feet and inches.
2. All bearings are given in degrees, minutes and seconds.
3. All distances are given in feet and inches.
4. All angles are given in degrees, minutes and seconds.
5. All monuments are shown as they appear in the field.
6. All monuments are shown as they appear in the field.
7. All monuments are shown as they appear in the field.
8. All monuments are shown as they appear in the field.
9. All monuments are shown as they appear in the field.
10. All monuments are shown as they appear in the field.
11. All monuments are shown as they appear in the field.
12. All monuments are shown as they appear in the field.



A CONDOMINIUM PLAT

Sky Land Airport
Creating Units 1-16, 28-62, 73-91,
96-122, 136-144, & adding Lot 811

LOCATION

1. The Sky Land Airport is located in the Municipality of Anchorage, Alaska, and is bounded by the following:

2. The Sky Land Airport is located in the Municipality of Anchorage, Alaska, and is bounded by the following:

3. The Sky Land Airport is located in the Municipality of Anchorage, Alaska, and is bounded by the following:

4. The Sky Land Airport is located in the Municipality of Anchorage, Alaska, and is bounded by the following:

5. The Sky Land Airport is located in the Municipality of Anchorage, Alaska, and is bounded by the following:

6. The Sky Land Airport is located in the Municipality of Anchorage, Alaska, and is bounded by the following:

7. The Sky Land Airport is located in the Municipality of Anchorage, Alaska, and is bounded by the following:

8. The Sky Land Airport is located in the Municipality of Anchorage, Alaska, and is bounded by the following:

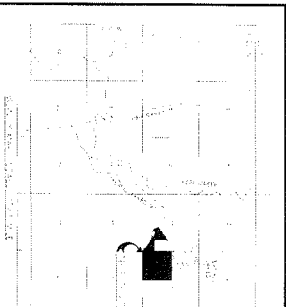
9. The Sky Land Airport is located in the Municipality of Anchorage, Alaska, and is bounded by the following:

10. The Sky Land Airport is located in the Municipality of Anchorage, Alaska, and is bounded by the following:

11. The Sky Land Airport is located in the Municipality of Anchorage, Alaska, and is bounded by the following:

12. The Sky Land Airport is located in the Municipality of Anchorage, Alaska, and is bounded by the following:





A CONDOMINIUM PLAT OF:
Sky Land Airpark
 Creating Units 1-16, 28-62, 73-91,
 96-122, 136-144, & adding Lot 811
 LOCATED ON:

2022-6-2
 Plat #
 2022-6-2
 7-7-22
 Page 10-38 of 41

S4 Land Group
 Land Development Consultants
 Anchorage, Alaska 99503
 907.561.1100
 info@landgroup.com

Curve Table				
Curve	Length	Radius	Delta	Chord
1	1.00	100.00	1.00	1.00
2	1.00	100.00	1.00	1.00
3	1.00	100.00	1.00	1.00
4	1.00	100.00	1.00	1.00
5	1.00	100.00	1.00	1.00
6	1.00	100.00	1.00	1.00
7	1.00	100.00	1.00	1.00
8	1.00	100.00	1.00	1.00
9	1.00	100.00	1.00	1.00
10	1.00	100.00	1.00	1.00
11	1.00	100.00	1.00	1.00
12	1.00	100.00	1.00	1.00
13	1.00	100.00	1.00	1.00
14	1.00	100.00	1.00	1.00
15	1.00	100.00	1.00	1.00
16	1.00	100.00	1.00	1.00
17	1.00	100.00	1.00	1.00
18	1.00	100.00	1.00	1.00
19	1.00	100.00	1.00	1.00
20	1.00	100.00	1.00	1.00
21	1.00	100.00	1.00	1.00
22	1.00	100.00	1.00	1.00
23	1.00	100.00	1.00	1.00
24	1.00	100.00	1.00	1.00
25	1.00	100.00	1.00	1.00
26	1.00	100.00	1.00	1.00
27	1.00	100.00	1.00	1.00
28	1.00	100.00	1.00	1.00
29	1.00	100.00	1.00	1.00
30	1.00	100.00	1.00	1.00
31	1.00	100.00	1.00	1.00
32	1.00	100.00	1.00	1.00
33	1.00	100.00	1.00	1.00
34	1.00	100.00	1.00	1.00
35	1.00	100.00	1.00	1.00
36	1.00	100.00	1.00	1.00
37	1.00	100.00	1.00	1.00
38	1.00	100.00	1.00	1.00
39	1.00	100.00	1.00	1.00
40	1.00	100.00	1.00	1.00
41	1.00	100.00	1.00	1.00
42	1.00	100.00	1.00	1.00
43	1.00	100.00	1.00	1.00
44	1.00	100.00	1.00	1.00
45	1.00	100.00	1.00	1.00
46	1.00	100.00	1.00	1.00
47	1.00	100.00	1.00	1.00
48	1.00	100.00	1.00	1.00
49	1.00	100.00	1.00	1.00
50	1.00	100.00	1.00	1.00
51	1.00	100.00	1.00	1.00
52	1.00	100.00	1.00	1.00
53	1.00	100.00	1.00	1.00
54	1.00	100.00	1.00	1.00
55	1.00	100.00	1.00	1.00
56	1.00	100.00	1.00	1.00
57	1.00	100.00	1.00	1.00
58	1.00	100.00	1.00	1.00
59	1.00	100.00	1.00	1.00
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61	1.00	100.00	1.00	1.00
62	1.00	100.00	1.00	1.00
63	1.00	100.00	1.00	1.00
64	1.00	100.00	1.00	1.00
65	1.00	100.00	1.00	1.00
66	1.00	100.00	1.00	1.00
67	1.00	100.00	1.00	1.00
68	1.00	100.00	1.00	1.00
69	1.00	100.00	1.00	1.00
70	1.00	100.00	1.00	1.00
71	1.00	100.00	1.00	1.00
72	1.00	100.00	1.00	1.00
73	1.00	100.00	1.00	1.00
74	1.00	100.00	1.00	1.00
75	1.00	100.00	1.00	1.00
76	1.00	100.00	1.00	1.00
77	1.00	100.00	1.00	1.00
78	1.00	100.00	1.00	1.00
79	1.00	100.00	1.00	1.00
80	1.00	100.00	1.00	1.00
81	1.00	100.00	1.00	1.00
82	1.00	100.00	1.00	1.00
83	1.00	100.00	1.00	1.00
84	1.00	100.00	1.00	1.00
85	1.00	100.00	1.00	1.00
86	1.00	100.00	1.00	1.00
87	1.00	100.00	1.00	1.00
88	1.00	100.00	1.00	1.00
89	1.00	100.00	1.00	1.00
90	1.00	100.00	1.00	1.00
91	1.00	100.00	1.00	1.00
92	1.00	100.00	1.00	1.00
93	1.00	100.00	1.00	1.00
94	1.00	100.00	1.00	1.00
95	1.00	100.00	1.00	1.00
96	1.00	100.00	1.00	1.00
97	1.00	100.00	1.00	1.00
98	1.00	100.00	1.00	1.00
99	1.00	100.00	1.00	1.00
100	1.00	100.00	1.00	1.00