



*First American  
Title Insurance Company*

## LISTING PACKAGE

5/8/2026

april@aplus-tm.com

**Attn:** April Shane

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): GRIFFIN CHAD ANTHONY

Physical Address: 23740 W Willow 1St Ave

Legal Description: LOT 6 BLOCK 1 WILLOW LAKE, PLAT NUMBER 62-21, PALMER RECORDING DISTRICT

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.*

3035 C Street, Anchorage, AK 99503  
TEL 907-561-1844 | FAX 907-561-1948  
[ak.firstam.com](http://ak.firstam.com)



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 56337B01L006

### Site Information

Account Number	56337B01L006	Subdivision	WILLOW LK
Parcel ID	28069	City	None
TRS	S19N04W17	Map WI10	
Abbreviated Description (Not for Conveyance)	WILLOW LK BLOCK 1 LOT 6		Tax Map

Site Address 23740 W Willow 1St Ave

### Ownership

Owners	GRIFFIN CHAD ANTHONY	Buyers	
Primary Owner's Address	HC 89 BOX 81 WILLOW AK 99688-9702	Primary Buyer's Address	

### Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2026	\$9,400.00	\$191,600.00	\$201,000.00	2026	\$9,400.00	\$191,600.00	\$201,000.00
2025	\$8,200.00	\$185,100.00	\$193,300.00	2025	\$8,200.00	\$185,100.00	\$193,300.00
2024	\$8,200.00	\$175,100.00	\$183,300.00	2024	\$8,200.00	\$175,100.00	\$183,300.00

### Building Information

#### Structure 0 of 2

Residential Units	0	Use	Residential Garage
Condition	Standard	Design	Garage
Basement	None	Construction Type	Metal
Year Built		Grade	None
Foundation	Slab on Grade	Well	
Septic			

#### Structure 1 of 2

Residential Units	1	Use	Residential Building
Condition	Standard	Design	Daylight Basement
Basement	Full	Construction Type	Frame
Year Built		Grade	04.4
Foundation	Concrete Block	Well	Well 1 - Drilled Well
Septic	Septic - 1 - Septic Tank		

### Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.2) - 11G		720 Sq. Ft. 74 %
1	Garage (10.3) Area - 11M		420 Sq. Ft. 100%
1	First Story		840 Sq. Ft. 100%
1	DLB		420 Sq. Ft. 100%
1	Propane Heat		1 Sq. Ft. 100%
1	Fireplace Heatilator - 8N		1 Sq. Ft. 100%

### Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2026	No	0065	::	::
2025	Yes	0065	14.855	\$2871.46
2024	Yes	0043	15.135	\$2774.24

### Recorded Documents

Date	Type
8/3/2009	QUITCLAIM DEED (ALL TYPE)
7/9/2009	WARRANTY DEED (ALL TYPES)
1/23/2008	TRUSTEES DEED

### Recording Info (offsite link to DNR)

[Palmer 2009-017304-0](#)  
[Palmer 2009-015226-0](#)  
[Palmer 2008-001625-0](#)

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

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total <sup>3</sup>	LID Exists
Current		\$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
0.24	0.24	Assembly District 007	<a href="#">30-605</a>	140 Willow-Caswell FSA	020 Greater Willow 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.

Last Updated: 5/7/2026 11:00:00 AM

<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.



QUITCLAIM DEED

The Grantor: Roger Nordlum & Alma J. Ysen  
205 E DIMOND #477  
ANCHORAGE AK 99515

whether one or more, in consideration of ten dollars dollars  
(\$ 10.00), and other good and valuable consideration, in hand paid, conveys and quitclaims

to: RETURN TO  
Chad Anthony Griffin  
2104 McKinley Ave. Unit B  
Anchorage, AK. 99517

Grantee, whether one or more, all interest which the Grantor has, if any, in the following real property:

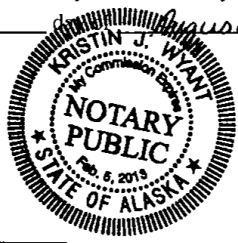
23740 W. Willow 1st Ave.  
Willow AK. 99688  
Legal: Lot 6 Blk 1 Willow Lake Subdivision  
Plat # 62-21

Situate in the Palmer Recording District of the 3rd Judicial District of the State of Alaska.

Roger Nordlum GRANTOR  
Alma J. Ysen GRANTOR (If Applicable)

STATE OF ALASKA )  
 )ss.  
3rd JUDICIAL DISTRICT )

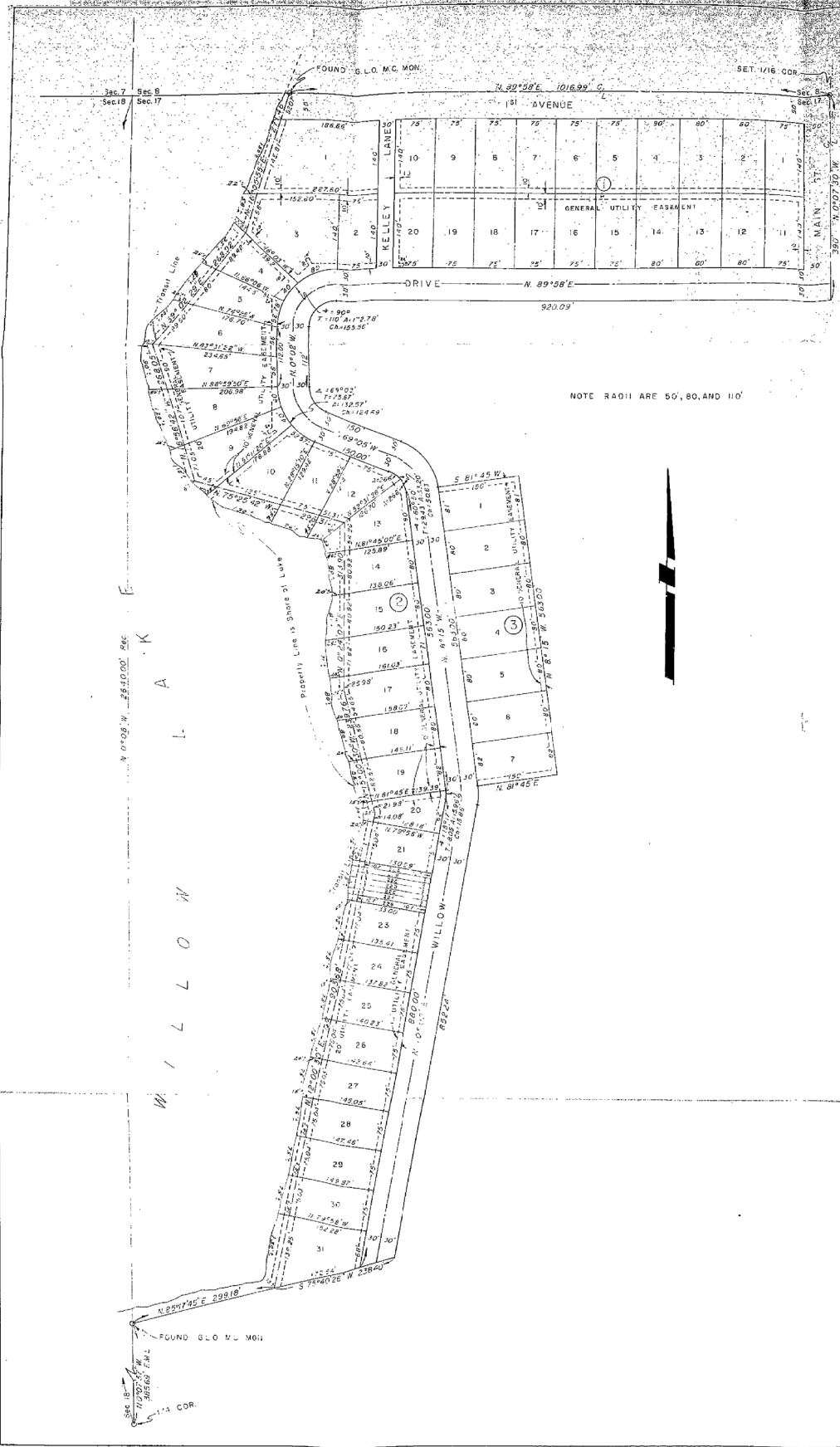
I CERTIFY that Roger Nordlum and (if Applicable),  
Alma J. Ysen did appear before me and sign the above  
Quitclaim Deed freely and voluntarily for the state purposes and reasons set forth therein on this  
3rd day of August, 2009.



Kristin J. Wyatt  
Notary Public in the State of Alaska  
My Commission Expires 2-5-2013



PALMER  
Serial No. 62-19-49



NOTE RADII ARE 50', 80', AND 110'

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS HAVE BEEN LOCATED, ALL HLBS WERE ESTABLISHED AS SHOWN HEREON, AND ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT.



*F.M. Lindsey*  
F.M. LINDSEY

9 DAY OF July, 1962

PLAT RESTRICTIONS

1. LOTS IN THIS SUBDIVISION ARE HEREBY RESTRICTED TO RESTRICTED TO RESIDENTIAL USE ONLY CABINS OR BUILDINGS ERECTED FOR WEEKEND OR SUMMER VACATIONAL PURPOSE WILL BE PERMITTED.
2. BUSINESS ERECTIONS MUST BE APPROVED BY DEVELOPERS OF THIS SUBDIVISION PRIOR TO THE SALE OF THE LOT OR LOTS.
3. THESE RESTRICTIONS SHALL BE IN EFFECT FOR A PERIOD OF FIFTEEN (15) YEARS FROM THE DATE OF THIS PLAT.

*Robert C. Douglas*

RECORDED - FILED  
DATE 8-22-62  
TIME 2:34 P.M.  
BY Robert C. Douglas  
WILLIAM

Plat file # 62-21

PLAT OF WILLOW LAKE SUBDIVISION LOCATED IN THE WEST 1/2 OF THE N.W. 1/4 OF SEC. 17, T.19 N., R.4 W., S.M. ALASKA	
FOR ROBERT & BETTY DOUGLAS WILLOW TRADING POST - WILLOW, ALASKA	
SURVEYED BY F. M. LINDSEY REGISTERED SURVEYOR NO. 650-S	
DATE 9 JULY, 1962	SCALE 1" = 100'
1405 NORTHERN LIGHTS ANCHORAGE, ALASKA	