



stewart title®

Property Profile Report

06/16/2025

10474 E Chief Nicolai Lane,
Talkeetna

Prepared by:

Christi Erwin

Stewart Title of Alaska

2002 E Bogard Road, Ste A

Wasilla AK 99654

Mobile (907) 354-5186

christi.erwin@stewart.com

Prepared for:

Greta Froelich
McKinley View Real Estate,
LLC.
Mile 11.5 Talkeetna Spur
Talkeetna, Alaska 99676

Report Provided by:

Stewart Title

2002 E Bogard Road, Ste A

Wasilla AK 99654

(907)376-2220 Main

www.stewart.com/wasilla

- | | | | |
|-------------------------------------|-----------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Tax Report | <input type="checkbox"/> | CCR |
| <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 - Party Wall Agreement |
| <input checked="" type="checkbox"/> | Tax Map | <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: 229N05W33D025

Site Information

Account Number	229N05W33D025	Subdivision	
Parcel ID	73625	City	None
TRS	S29N05W33	Map CY00	
Abbreviated Description (Not for Conveyance)	TOWNSHIP 29N RANGE 5W SECTION 33 LOT D25	This is a remote parcel. The section map is linked.	Tax Map

Site Address 10474 E Chief Nicolai Ln

Ownership

Owners	SUAREZ-CABAL LIVING TRUST	Buyers	
Primary Owner's Address	6425 CHAPMAN FIELD DR MIAMI FL 33156	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2026	\$51,800.00	\$331,600.00	\$383,400.00	2026	\$51,800.00	\$331,600.00	\$383,400.00
2025	\$45,000.00	\$315,400.00	\$360,400.00	2025	\$45,000.00	\$315,400.00	\$360,400.00
2024	\$45,000.00	\$301,000.00	\$346,000.00	2024	\$45,000.00	\$301,000.00	\$346,000.00

Building Information

Structure 1 of 1					
Residential Units	1	Use	Residential Building		
Condition	Standard	Design	1.5 Story		
Basement	None	Construction Type	Log		
Year Built		1997 Grade	04.8		
Foundation	All Weather Wood	Well	Well 1 - Drilled Well		
Septic	Septic - 1 - Septic Tank				

Building Item Details

Building Number	Description	Area	Percent Complete
1	Second Story	456 Sq. Ft.	100%
1	Wood Stove - 8Y	1 Sq. Ft.	100%
1	First Story	1116 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents Date	Type	Recording Info (offsite link to DNR)
2026	Yes	0021	::	::	7/28/2020	WARRANTY DEED (ALL TYPES)	Talkeetna 2020-000672-0
2025	Yes	0021	8.856	\$3191.70	12/14/2012	QUITCLAIM DEED (ALL TYPE)	Talkeetna 2012-002237-0
2024	Yes	0021	9.128	\$3158.29	12/14/2012	WARRANTY DEED (ALL TYPES)	Talkeetna 2012-002238-0

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
5.00	5.00	Assembly District 007	30-600	Not in a Fire Service Area	Not in a Road Service Area

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.

Last Updated: 6/16/2026 11:00:00 AM

STATE OF ALASKA
TALKEETNA RECORDING DISTRICT**WARRANTY DEED**

The Grantors, Jose Carlos Suarez and Clara Maria Cabal, husband and wife, as tenants by the entirety, with rights of survivorship, whose mailing address is 2521 E Mountain Village Drive, Suite B, PMB 709, Wasilla, Alaska 99654, for and in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States of America, and other good and valuable consideration, convey and warrant to Grantee, the Suarez-Cabal Living Trust, dated May 21, 2020, whose mailing address is 2521 E Mountain Village Drive, Suite B, PMB 709, Wasilla, Alaska 99654, and to its heirs and assigns forever, all Grantors' right, title and interest in that certain real estate situated in the Talkeetna Recording District, Third Judicial District, State of Alaska, and more particularly described as follows:

The North one-half of the Northeast one-quarter of the Northwest one-quarter of the Southeast one-quarter (N1/2 NE1/4 NW1/4 SE1/4) and the West one-half of the Northwest one-quarter of the Northwest one-quarter of the Northwest one-quarter of the Northeast one-quarter of the Southeast one-quarter (W1/2 NW1/4 NW1/4 NW1/4 NE1/4 SE1/4), EXCEPTING THEREFROM the East one-half of the Southeast one-quarter of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of the Southeast one-quarter (E1/2 SE1/4 NE1/4 NE1/4 NW1/4 SE1/4), Section 33, Township 29 North, Range 5 West, Seward Meridian, located in the Talkeetna Recording District, Third Judicial District, State of Alaska.

Subject to:

Reservations and exceptions as contained in Native Allotment affecting subject real property: Recorded: April 1, 1991, Book/Page: 134/55, Certificate No.: 50-91-0186, Claimant: Emma A. Ronholdt, and

Private Use Easements, including the terms and provisions thereof: Granted to: Future Property Owners, Recorded: April 17, 1997, Book/Page: 161/519, and

Subject to reservations and exceptions in U.S. and/or State of Alaska Patents and in Acts authorizing the issuance thereof; easements, right-of-ways, covenants, conditions, reservations, notes on plat, and all other restrictions of record, if any.

Grantee(s) has inspected the real estate conveyed herein and all appurtenances thereunto appertaining and accepts same "as is" without any warranty from

Grantor(s), implied or expressed, of any type or nature whatsoever, other than as to the title which is expressly warranted by this deed.

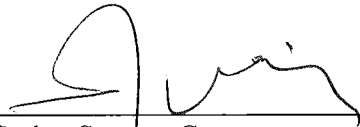
Grantor(s) does not warrant any right of access for ingress or egress to said property.

The Grantor(s) warrants to Grantee(s) 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.

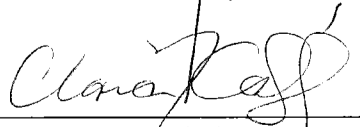
SUBJECT TO reservations, exceptions, easements, covenants, conditions, and restrictions of record, if any.

Grantor assumes all responsibility for the accurateness of the legal description and stated title owners contained herein.

DATED this 24th day of July, 2020.



Jose Carlos Suarez, Grantor



Clara Maria Cabal, Grantor

WARRANTY DEED

Page 2



2 of 3

2020-000672-0

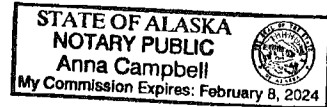
ACKNOWLEDGMENT

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 24th day of July, 2020, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Jose Carlos Suarez and Clara Maria Cabal, to me known and known to me to be the identical individuals described in and who executed the within and foregoing Warranty Deed and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND and official seal the day and year last above written.

Anna Campbell
Notary Public in and for Alaska
My Commission Expires: 2/8/2024



After Recording Please Return To:

Suarez-Cabal Living Trust
2521 E Mountain Village Drive
Suite B, PMB 709
Wasilla, AK 99654





Parcel Map



THIS MAP IS NOT TO BE USED FOR NAVIGATION

NAD 1983 State Plane Alaska 4 FIPS 5004 Feet



This map is solely for informational purposes. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.



Legend

- Private Road
- Mat-Su Borough Boundary
- Address Numbers
- Parcels
- Lot and Block Numbers
- Private Easement
- Section Lines
- RGB**
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Focused Polygons
- Focused Polygons
- Highlighted Polygons
- Highlighted Polygons

Notes

Generated on 16.06.2026 (dd/mm/yyyy)



Account: 29N05W33D025

General Ownership: PRIVATE

Owner: SUAREZ-CABAL LIVING TRUST

Legal Description: TOWNSHIP 29N
RANGE 5W
SECTION 33 LOT D25



This map is solely for informational purposes. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.