



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

PROPERTY PROFILE

Dated: May 8, 2026

Re: Mile 1318.5 Alaska Highway

Jack White Real Estate Mat-Su

Eileen Venne-Smith

Owners: Jessica D. Cox

Legal: Lot 5, Subdivision of Martiniuk

Plat No. 91-15

Attachments:

Vesting Deed and Plat Map

CC&Rs: None Found

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: Kylie Stanley



THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR THE RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

Prepared By

Name: Jessica Cox
Address: 3736 S. Dickerson St.
Wasilla
State: Alaska Zip Code: 99623

After Recording Return To

Name: Jessica Cox
Address: 3736 S. Dickerson St.
Wasilla
State: Alaska Zip Code: 99623

Space Above This Line for Recorder's Use

ALASKA QUIT CLAIM DEED

STATE OF ALASKA

SE Fairbanks BOROUGH

KNOW ALL PEOPLE BY THESE PRESENTS, That for and in consideration of the sum of

Ten Dollars (\$10.00) in hand paid to

Raymond E. Venne, a Grantor, residing at _____,
County of Hawaii, City of Naalehu, State of Hawaii

(hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to

Jessica D Cox, a Grantee, residing at 3736 S. Dickerson St.
Borough of SE Fairbanks, City of Wasilla, State of Alaska

(hereinafter known as the "Grantee(s)") all interest which I (we) have, if any in the following described real estate, situated in SE Fairbanks Borough, Alaska to-wit:

Subdivision of Martiniuk Property within the E 1/2 of the NW 1/4, 8 N 1/2 of the SW 1/4 of the NW 1/4, of section 16, T18N., R12E. Copper River Meridian, Alaska (lot: 5 Plat: 91-15)

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.



Grantors Signature *Raymond E. Venne*
Grantors Name Raymond E Venne
Address P.O. Box 1018
City, State, & Zip HAWAII HI. 96772

STATE OF ALASKA

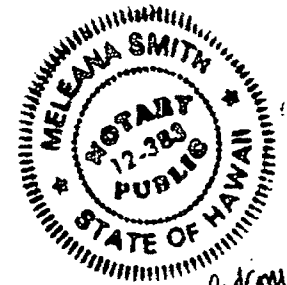
BOROUGH OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____ whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this ____ day of _____, 20__.

Notary Public

My Commission Expires: _____



*acknowledgment
attached
R.E.V.*

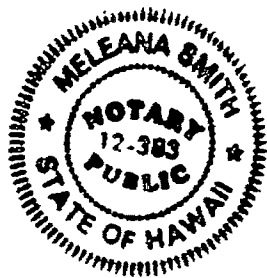
2019-003814-0
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Acknowledgment

STATE OF HAWAII }
 } SS
COUNTY OF HAWAII }

On this 26 day of February, 2019, before me personally appeared
Raymond E. Venne, to me personally known, who being by me duly
sworn or affirmed, did say that such person executed the foregoing instrument as a free act and
deed, and if applicable in the capacity shown, having been duly authorized to execute this
instrument in such capacity.



Meleana Smith

Notary Public for the State of Hawaii
County of Hawaii
Printed Name: Meleana Smith

My commission expires: 12-9-2020

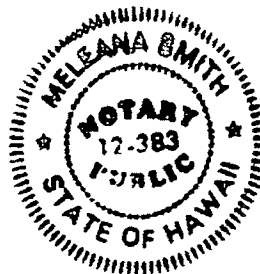
Notary Certification

Doc. Date: undated #Pages: 2

Notary Name: Meleana Smith Third Circuit

Doc. Description: Alaska Quit

Claim Deed
Meleana Smith 2/26/19
Notary Signature Date



5.0161

AC.

$89^{\circ}59'52''W$

661.74'

.48

215.00

178.26

$N00^{\circ}01'30''W$ 693.17'

LOT 5

5.2807 AC.

$S14^{\circ}57'17''E$

792.18'

LOT

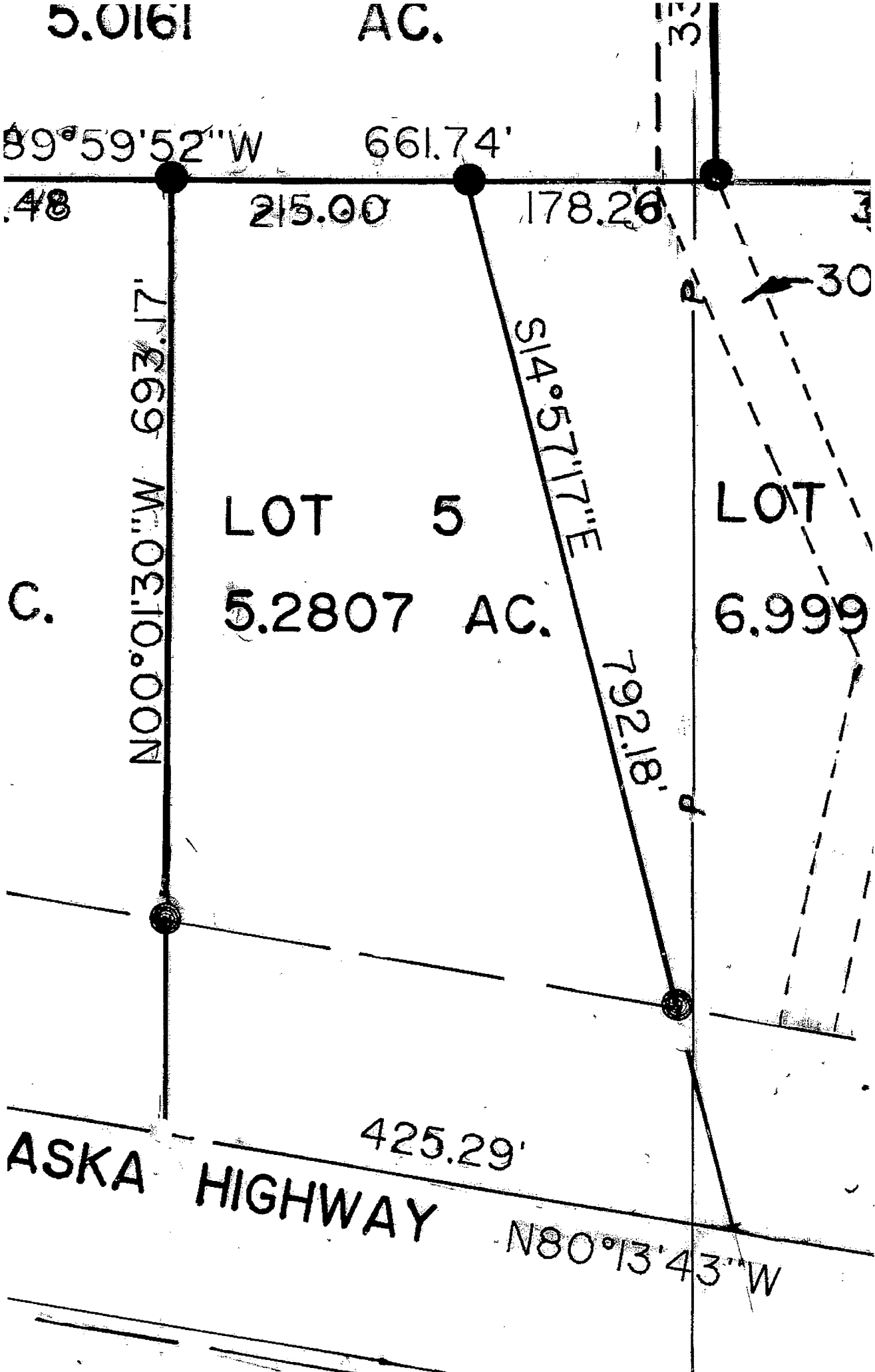
6.999

30

ASKA HIGHWAY

425.29'

$N80^{\circ}13'43''W$



NOTES

1. The West boundary line of lot 4 was determined by Warranty Deed filed Oct. 14 at 1:15 PM, 1977 & recorded in book 088 page 0637 at the Fairbanks Recording Office.
2. This property is located outside a taxable borough.
3. There must be 100 feet separation between well & septic tank and leach field, per A.D.E.C. regulations.