



**First American
Title Insurance Company**

LISTING PACKAGE

9/12/2024

wackler@kw.com

Attn: Lyndy Wackler

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): H&H SISTER PROPERTIES LLC

Physical Address: PROPERTY ID 13312077

Legal Description: T 3N R 11W SEC 30 Seward Meridian KN - RS GOVT LOT 9

Please do not hesitate to contact me at 907-561-1844 or 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 or Lalena Welsh

Kellie Trolz or Lalena Welsh, 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

- [Return](#)
- [New Search](#)
- [Assessment](#)
- [Print](#)
- [Map it!](#)

Update Mailing Address

Account Information

Owner:
H&H SISTER PROPERTIES LLC

PIN:
13312077

Tax Roll:
Real Property

Mailing Address:
2896 CUPENO CT JAMUL CA 91935-4021

Property Address:
NOT AVAILABLE

TAG:
58 - CENTRAL EMERGENCY SERVICES

Last updated: 9/12/2024 12:30:54 PM

Legal Description

T 3N R 11W SEC 30 Seward Meridian KN - RS GOVT LOT 9

Tax Bills Due

Total Payable: **\$0.00**

Pay Partial:

+ 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
2024	2024034668	8/30/24	B25.16106	\$5,208.40
2023	2023035384	8/18/23	B24.12459	\$4,521.56
2022	2022035110	9/15/22	B23.21726	\$4,440.46
2021	2021035960	7/27/21	B22.8133	\$4,308.88
2020	2020036288	10/9/20	B21.30280	\$3,970.18
2019	2019035278	10/14/19	U20.7399	\$3,674.50
2018	2018035436	10/9/18	U19.6062	\$3,297.28
2017	2017031592	10/13/17	U18.6914	\$3,131.68
2016	2016031629	10/15/16	U17.6953	\$3,175.84
2015	2015036789	10/15/15	U16.7727	\$1,050.02
2015	2015036789	10/15/15	U16.7989	\$2,100.06
2014	2014039127	10/14/14	U15.6662	\$3,150.08

- [Return](#)
- [New Search](#)
- [Tax Info](#)
- [Print](#)
- [Map It!](#)

Update Mailing Address

General Information

Property Owner(s):
H&H SISTER PROPERTIES LLC,

Property ID:
13312077

Acreage:
26.4700

Mailing Address:
**2896 CUPENO CT
JAMUL CA 91935-4021**

Property Address:
NOT AVAILABLE

Tax Authority Group:
58 - Central Emergency Services

Legal Description

T 3N R 11W SEC 30 Seward Meridian KN - RS GOVT LOT 9

Ownership History

Document No.	Date	Owner	Grantee	Type
20230016480	3/17/23	Carroll Royce A	H&H Sister Properties Llc	Single
20210079990	7/23/21	Evenson Richard A Living Trust	Carroll Royce A	Single
20210080000	7/23/21	Carroll Royce A	Carroll Royce A	Single
20150068970	8/6/15	Evenson Richard A Living Trust	Evenson Richard A Living Trust	Single
2003012294	9/26/03	Evenson Richard A & Jean H Tru	Evenson Daniel E Et Al	

◀ ◁ 1 2 3 4 ▶ ▷ 5 ▼ items per page

Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2024	Main Roll Certification	583,900	0	583,900
2023	Main Roll Certification	506,900	0	506,900
2022	Main Roll Certification	506,900	0	506,900
2021	Main Roll Certification	480,900	0	480,900
2020	Main Roll Certification	443,100	0	443,100

◀ ◁ 1 2 3 4 5 ▶ ▷ 5 ▼ items per page

Improvements

Building	Code	Description	Quality	Year	Length	Width	Units	Type	Value
No improvements data present.									

**GIFTING QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS; That **ROYCE A. CARROLL**, a married man, of 950 Ladosa Ct, Chula Visa, California, 91910, as **GRANTOR**, party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, lawful money of the United States of America, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby gift, grant, devise, convey, release and quitclaim all interest which I have, if any, unto **H&H Sister Properties, LLC**, an Alaska Limited Liability Company, of 2896 CUPENO CT., JAMUL, CA 91935, as **GRANTEE**, the party of the second part, that certain real property situated in the Kenai Recording District, Third Judicial District, State of Alaska, and more particularly described as follows, to-wit:

Government Lot 9 in Section 30, Township 3 North, Range 11 West, Seward Meridian, Kenai Recording District, Third Judicial District, State of Alaska (KPB Parcel No:13312077).

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

9 IN WITNESS WHEREOF, I have hereunto set my hand this day of MARCH, 2023.

Royce A. Carroll
ROYCE A. CARROLL

Notary on Page 2

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

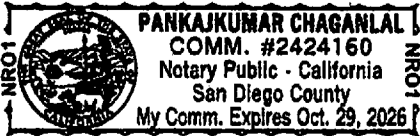
STATE OF CALIFORNIA)
)
) :SS
COUNTY OF SAN DIEGO)

THIS IS TO CERTIFY that on this 9 day of MARCH, 2023, before me the undersigned Notary Public in and for the State of California, personally appeared **ROYCE A. CARROLL** known to me to be the person named in the foregoing instrument, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein contained.

IN WITNESS HEREOF, I have hereunto set my hand and seal the day and year first hereinabove written.

P. M. Chaganlal
NOTARY PUBLIC, State of California
My Commission Expires: 10/29/2026

Return to:
DOLIFKA & ASSOCIATES, PC
Attorneys-at-Law
P.O. Box 498
Soldotna, Alaska, 99669.





TOTAL ACREAGE: 26.47

LEGAL DESCRIPTION:

T 3N R 11W SEC 30 SEWARD MERIDIAN KN - RS GOVT LOT 9

PHYSICAL ADDRESS(ES):

NONE



VALUE INFORMATION:

Land:	\$583,900
Improvement:	\$
Total Assessed:	\$583,900
Exemption:	\$
Taxable Value:	\$583,900

OWNERSHIP INFORMATION:

H&H SISTER PROPERTIES LLC
 2896 CUPENO CT
 JAMUL, CA
 91935

BUILDINGS:

Improvement Type:
 Building Type:
 Year Built:
 Total Sq Ft: