



*First American
Title Insurance Company*

LISTING PACKAGE

3/16/2026

northernrootsre@gmail.com

Attn: Emily Lane

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): SUNDAY GIRL LLC

Physical Address: 31570 STERLING HWY

Legal Description: T 4S R 15W SEC 22 SEWARD MERIDIAN HM 0830139 DENALI TIMBERS SUB LOT 2

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

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.

1400 W Benson Blvd, Suite 250, Anchorage, AK 99503
TEL 907-561-1844 | FAX 907-561-1948
ak.firstam.com

Update Mailing Address

Account Information

Owner of Record: SUNDAY GIRL LLC	PIN: 16509014	Tax Roll: Real Property
Mailing Address: PO BOX 771296 EAGLE RIVER AK 99577-1296	Property Address: 31570 STERLING HWY	TAG: 68 - WESTERN EMERGENCY SVS

Last updated: 3/16/2026 01:57:04 PM

Owners
SUNDAY GIRL LLC.

Legal Description
T 4S R 15W SEC 22 Seward Meridian HM 0830139 DENALI TIMBERS SUB LOT 2

Tax Bills Due

Total Payable: **\$0.00**

Pay Partial:

[ADD TO CART](#)

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
2025	2025043322	8/27/25	B26.14045	\$197.16
2024	2024044311	8/21/24	B25.13987	\$88.15
2024	2024044311	8/21/24	B25.13988	\$88.15
2023	2023044110	8/2/23	B24.9066	\$152.94
2022	2022045034	8/16/22	B23.12202	\$100.92
2021	2021044182	9/15/21	B22.23383	\$99.36
2020	2020045210	9/15/20	B21.22862	\$98.48
2019	2019044565	9/15/19	B20.20384	\$172.84
2018	2018044914	9/14/18	B19.19483	\$172.84
2017	2017041206	9/14/17	B18.19871	\$169.74
2016	2016040340	11/9/16	B17.37265	\$84.87
2016	2016040340	9/15/16	B17.20629	\$84.87
2015	2015045474	9/9/15	B16.15294	\$169.74
2014	2014053171	10/14/14	B15.27965	\$80.99
2014	2014053171	9/4/14	B15.11707	\$80.99

(i) 2026 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL.
 CERTIFIED VALUE FOR 2026 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2026.

- [← Return](#)
- [🔍 New Search](#)
- [📄 Tax Info](#)
- [🖨️ Print](#)
- [🗺️ Map It!](#)

✉ Update Mailing Address

General Information

Property Owner: SUNDAY GIRL LLC Mailing Address: PO BOX 771296 EAGLE RIVER AK 99577-1296	Property ID: 16509014 Property Address: 31570 STERLING HWY	Acreage: 1.0700 Tax Authority Group: 68 - Western Emergency Svs
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Legal Description
T 4S R 15W SEC 22 Seward Meridian HM 0830139 DENALI TIMBERS SUB LOT 2

Ownership History

Document No.	Date	Grantor	Grantee	Type
20220030810	9/15/22	Multiple Owners	Sunday Girl Llc	Multiple
2004004834	10/1/04	Liberty Shannon M & Kehoe Bren	Liberty Shannon M & Liberty Sh	
20040048340	10/1/04	Liberty Shannon M & Kehoe Brenton Ty	Liberty Shannon M & Liberty Shannon	
2004004835	10/1/04	Liberty Shannon M & Liberty Sh	Kehoe Nellie R	
20040048350	10/1/04	Liberty Shannon M & Liberty Shannon	Kehoe Nellie R	

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Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2026	Main Roll Certification	20,600	0	20,600
2025	Main Roll Certification	20,200	0	20,200
2024	Main Roll Certification	17,100	0	17,100
2023	Main Roll Certification	14,200	0	14,200
2022	Main Roll Certification	9,100	0	9,100

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Improvements

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

**WARRANTY DEED**

F-87966

The Grantor, NELLIE R. MORRIS, who acquired title as NELLIE R. KEHOE, a single woman, and GARY MORRIS, wife and husband, whose address is PO Box 556, Anchor Point, AK 99556, 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, SUNDAY GIRL, LLC, whose address is PO Box 771296, Eagle River, AK 99577, and to the successors and assigns of the Grantee, the following described real property:

Lots 1 and 2, DENALI TIMBERS, according to the plat No. 83-139, in the Homer Recording District, Third Judicial District, State of Alaska.

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 reservation of easement for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1949, and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 17, 1958; and Department of the Interior Order No. 2665, dated October 16, 1951, Amendment No. 1 thereto, dated July 17, 1952 and Amendment No. 2 thereto, dated September 15, 1956, filed in the Federal Register.

SUBJECT TO Covenants, conditions, restrictions and/or easements, including terms and provisions thereof, as contained in instrument set out below, recorded August 13, 1974, in Book: 78 Page: 869, as follows, no alcoholic beverage shall be sold on the property prior to the year 1982.

SUBJECT TO reservation of "...oil, gas and mineral rights constructive notice of which is given by recital in deed...", reserved by Dale D. Doner, recorded May 17, 1972, in Book 64, at Page 318.

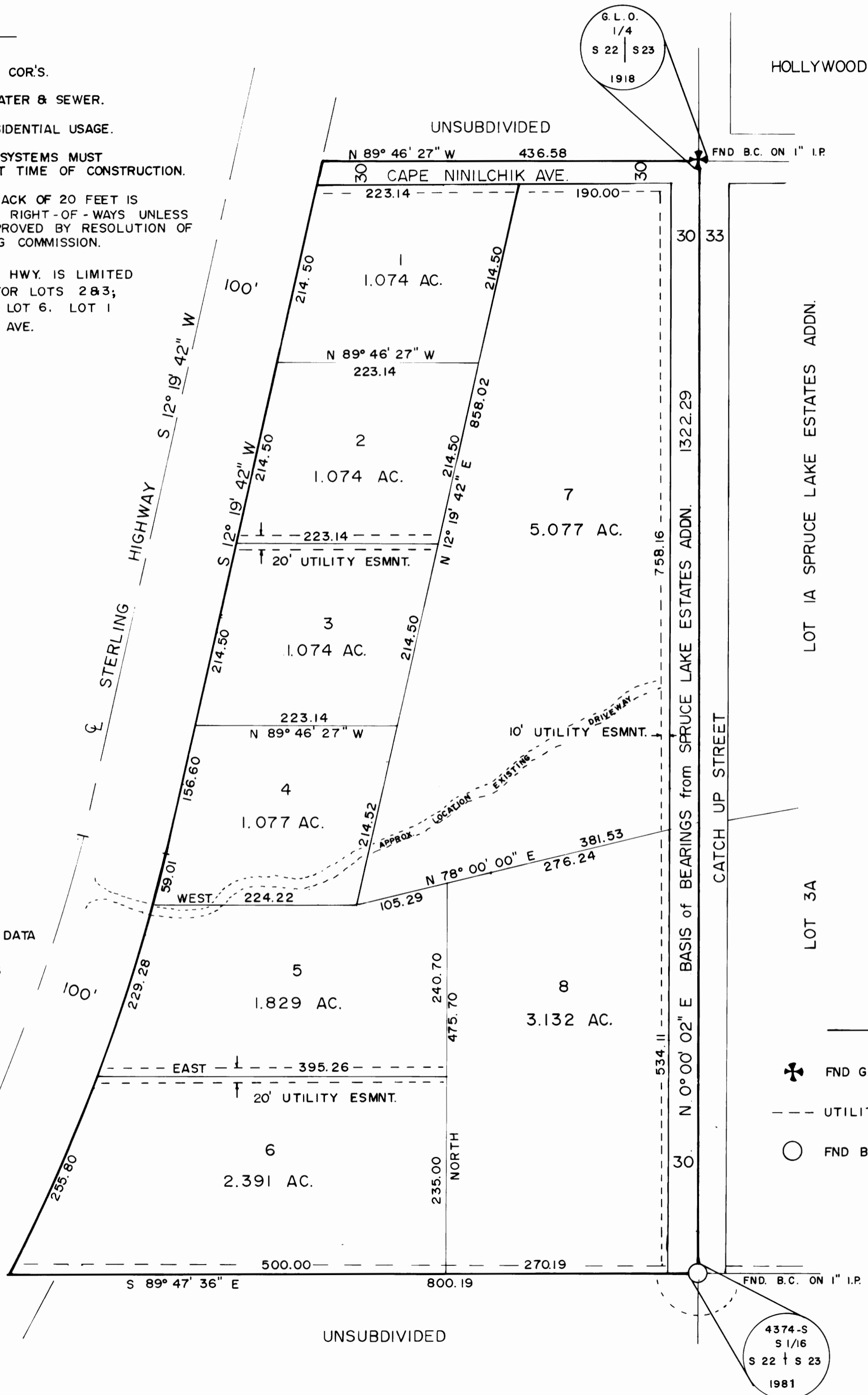
TOGETHER WITH, ALL AND SINGULAR, the tenements hereditaments and appurtenances thereunto belonging or in anywise appertaining.

NOTES

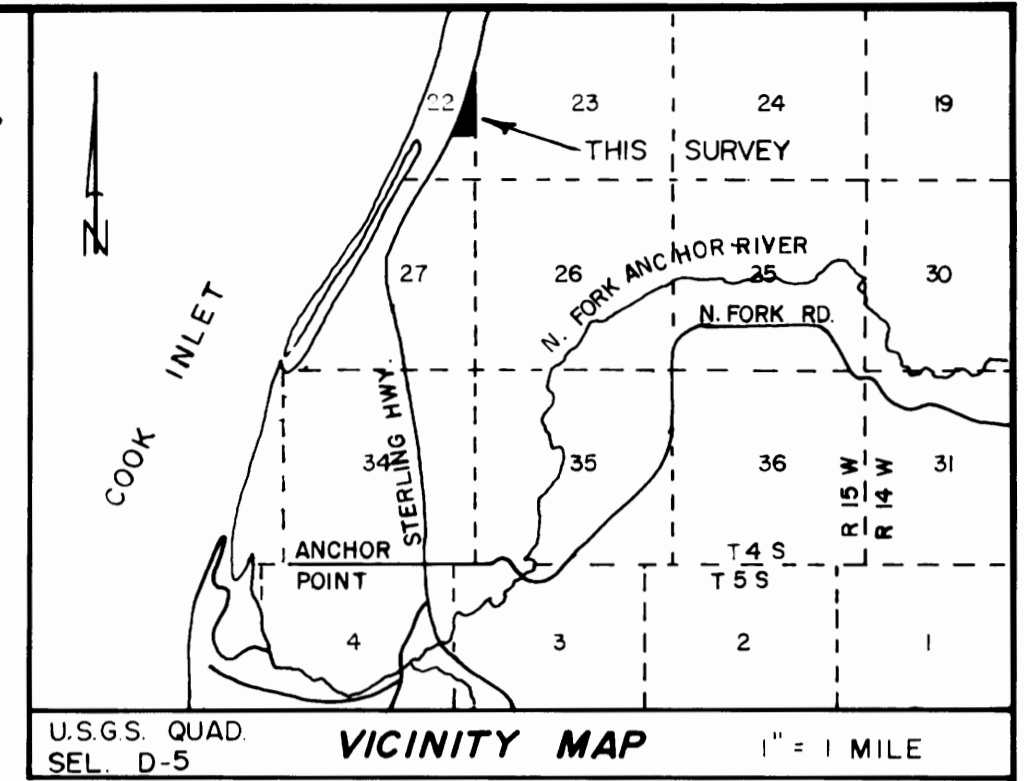
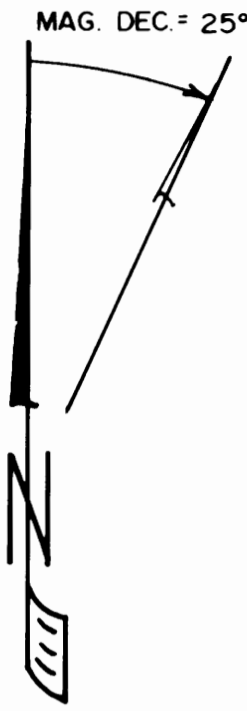
- # 5 REBAR SET AT ALL LOT COR'S.
- THERE SHALL BE ON-SITE WATER & SEWER.
- LOTS ARE INTENDED FOR RESIDENTIAL USAGE.
- ALL WASTEWATER DISPOSAL SYSTEMS MUST COMPLY WITH STATE LAW AT TIME OF CONSTRUCTION.
- BUILDING SETBACK-- A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- ACCESS FROM THE STERLING HWY. IS LIMITED TO A COMMON DRIVEWAY FOR LOTS 2&3; LOTS 4&5 (EXISTING); AND LOT 6. LOT 1 IS TO USE CAPE NINILCHIK AVE.

CURVE DATA

R = 1909.86
 Δ = 15° 07'
 L = 504.0
 T = 253.5



HOLLYWOOD SUB. ADDN.



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Al Barre
 AL BARRE
 BOX 648
 HOMER, ALASKA

NOTARY'S ACKNOWLEDGEMENT for Al Barre

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF November, 1983

Karen J. Nelson
 NOTARY FOR ALASKA



Karen J. Nelson
 MY COMMISSION EXPIRES

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF October 19, 1983 DATE

KENAI PENINSULA BOROUGH BY: *Al Barre*
 ADMINISTRATIVE OFFICER

SURVEYOR'S SIGNATURE AND SEAL



LEGEND

- ✦ FND G.L.O. BC. ON 1" I.P.
- UTILITY EASEMENT
- FND B.C. ON 1" I.P., 4374-S, 1981

83-139
 RECORDED FILED
 HOMER REC. DPT.
 12-29-83
 10:44 A.M.
 KPB
 Saldatna

P & R LAND SURVEYING
 STAR ROUTE, BOX 550
 ANCHOR POINT, ALASKA 99556
 (907) 235-7440

DENALI TIMBERS

A SUBDIVISION OF THAT PORTION OF G.L.O. LOT NO. 4, SECTION 22, T 4 S, R 15 W, S.M. LYING EAST OF THE NEW STERLING HIGHWAY, AK. CONTAINING 17.92 ACRES

SCALE: 1" = 100'
 DATE: 10 JUNE, 1983
 JOB# 83-19

PREPARED FOR:
 AL BARRE
 BOX 648
 HOMER, ALASKA