

Stewart Title of the Kenai Peninsula

35681 Kenai Spur Hwy., Suite 1, Soldotna, Alaska 99669

Phone (907) 260-8031 • Fax (907) 260-8036

info@stewartkenai.com

LISTING PACKAGE

PREPARED FOR: exp Realty // Katie Uei

DATE PREPARED: January 20, 2026

In response to your request for a listing package on the following described parcel:

Lot 10, STARISKI MEADOWS, according to Plat No. 97-62, in the Homer Recording District, Third Judicial District, State of Alaska.

We have included copies of the following documents:

- (X) Last Deed of Record
- () Last recorded Deed of Trust of Record
- (X) Covenants, Conditions, and Restrictions
- (X) Plat Map & Taxes

Vested Owner(s): SHANNON, TONI

Parcel ID: 15920084

This listing package is restricted to the use of the addressee without charge in conformance with the guidelines approved by the State of Alaska Insurance Commissioner. A transaction or financial decision should not be made based on these materials. A title examination has not been accomplished to provide these materials. **Stewart Title of the Kenai Peninsula, Inc.** does not assume any liability as to the completeness or accuracy of the documents included.

When you need a complete report of the title, please contact our office to place an order for a Preliminary Commitment for Title Insurance and obtain a fee quote.

Sincerely,

Stewart Title of the Kenai Peninsula
TITLE DEPARTMENT

cc

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WARRANTY DEED ATGA

26985 ms

The Grantor, JONATHAN L. WITHERELL, a married person, whose address is 0871 W. CAPTAIN HOOK DR, WASILLA AK 99654, 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, TONI SHANNON, an unmarried person, whose address is PO BOX 20091 Kotlik, Alaska 99620, and to the heirs and assigns of the Grantee, the following described real property:

Lot Ten (10), STARISKI MEADOWS, according to Plat No. 97-62, Homer Recording District, Third Judicial District, State of Alaska.

SUBJECT TO ALL reservations, easements, exceptions, restrictions, covenants, conditions and rights-of-way of record, if any.

SUBJECT TO road reservation of 50 feet along each side of the section line as created by AS 19.10.019.

SUBJECT TO reservation in State of Alaska Patent, among other things, reserves unto the State of Alaska all the oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and to it, or persons authorized by it, the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations thereto, recorded November 15, 1971, in Book 62, at Page 186.

SUBJECT TO Oil and Gas Lease, Amendments and Assignments thereto, including the terms and provisions thereof, be and between State of Alaska, Lessor, and Union Texas Petroleum Alaska Corporation, Lessee, recorded January 19, 1995, in Book 240, at Page 525.

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

TO HAVE AND TO HOLD the premises, all and singular, together with the appurtenances and privileges thereto incident unto said Grantee, and to the heirs, executors, administrators and assigns of the Grantee, FOREVER.

Grantor does hereby represent and warrant to Grantee(s) that the herein described real property is not claimed as the marital home or homestead of the Grantor's spouse or the dependents of the Grantor or the dependents of the Grantor's spouse.

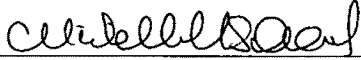
DATED this 4 day of JUNE, 2009.

GRANTOR:

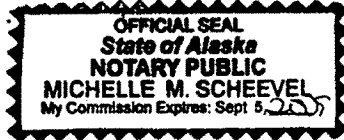
Jonathan Witherell
JONATHAN L. WITHERELL

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 4 day of JUNE, 2009, by JONATHAN L. WITHERELL.




Notary Public in and for Alaska
My Commission expires: 9/5/2009



DATED this 4 day of JUNE, 2009.

GRANTEE:

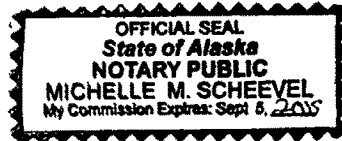

TONI SHANNON

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 4TH day of JUNE, 2009, by TONI SHANNON.



Notary Public in and for Alaska
My Commission expires: 9/5/2009



Please record in Homer
Recording District & return to
Toni Shannon
P.O. BOX 20091
KOTLIK, AK 99620



PROTECTIVE COVENANTS

STARISKI MEADOWS **PLAT #97-62**

A SUBDIVISION OF THE E 1/2 SE 1/4 SEC 19, NE 1/4 & S 1/2 SEC 20, N 1/2 & N 1/2 SW 1/4 & SW 1/4 SW 1/4 SEC 29, NW 1/4 NW 1/4 SEC 32, ALL WITHIN TOWNSHIP 3S, RANGE 14W SEWARD MERIDIAN, HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. CONTAINING 1039.720 ACRES

GENERAL PROVISIONS:

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 25 YEARS FROM THE DATE THESE COVENANTS ARE RECORDED. THESE COVENANTS SHALL BE RENEWED AUTOMATICALLY AFTER THE 25 YEARS UNLESS MORE THAN 50% OF THE THEN PARCEL OWNERS AGREES TO A CHANGE.

DWELLING QUALITY AND SIZE:

ALL LIVABLE DWELLINGS MUST CONSIST OF A MINIMUM OF 300 SQUARE FEET LIVABLE FLOOR SPACE, AND ALL SEPTIC SYSTEMS SHALL MEET THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS. THE EXTERIOR OF THE BUILDINGS MUST BE FULLY COMPLETED WITHIN (24) MONTHS AFTER THE START OF CONSTRUCTION. IT IS THE INTENT OF THIS COVENANT TO ASSURE THAT ALL DWELLINGS SHALL BE CONSTRUCTED OF HIGH QUALITY MATERIALS AND WORKMANSHIP, TO BE ATTRACTIVE AND PERMANENT.

MOBILE HOMES, TRAVEL TRAILERS AND CAMPERS:

IT IS THE INTENT OF AND PURPOSE OF THIS COVENANT TO ALLOW MOBILE HOMES OF ANY TYPE, BRAND OR SIZE, INCLUDING DOUBLE-WIDE; TRAVEL TRAILERS; CAMPERS; OR OTHER SUCH MOBILE UNITS TO BE CLASSIFIED AS TEMPORARY; WHICH MAY NOT EXCEED (24) MONTHS AS A PRIMARY DWELLING, OR APPROVAL OF 50% OF THE PARCEL OWNERS FOR A TIME EXTENSION.

NUISANCES:

NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY PARCEL, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE ADJOINING PARCELS. NO JUNK YARDS WILL BE ALLOWED.

PETS, LIVESTOCK AND POULTRY:

ANIMALS, LIVESTOCK OR POULTRY OF ANY FORM MAY BE KEPT, BRED, OR MAINTAINED FOR FAMILY USAGE OR SMALL COMMERCIAL PURPOSES. ALL ANIMALS / PETS ARE THE RESPONSIBILITY OF THERE OWNERS AND SAID OWNER ARE LIABLE FOR THE ACTION OF THEIR ANIMALS.

PARKING RESTRICTIONS:

NO MOVABLE OBJECTS SUCH AS BOATS, CAMPERS, TRUCKS, MOTORCYCLES, CARS, SHALL BE LEFT OR PARKED ON THE RIGHT-OF-WAY, BUT SHALL HAVE A MINIMUM SETBACK FROM SAID RIGHT-OF-WAY OF TWENTY-FIVE (25) FEET ONTO THEIR RESPECTIVE PARCELS. NO JUNK VEHICLES OR NON RUNNING VEHICLES WILL BE ALLOWED ON THE PROPERTY.

ENFORCEMENT:

ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION OR RECOVER DAMAGES.

SEVERABILITY:

INVALIDATION OF ANY OF THESE COVENANTS BY JUDGMENT OF COURT ORDER SHALL NO WAY EFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

MODEB INVESTMENTS


CLOYDE L. MOSER, General Partner


WYNN MOSER, General Partner

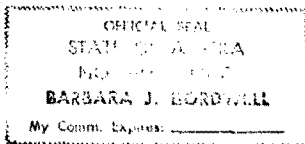

KIANA INVESTMENTS, INC., General Partner

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

On this 3rd day of December, 1997, before me, the undersigned, a Notary Public, personally appeared CLOYD T. MOSER, WYNN MOSER, and RAY G. DEBENHAM, President of KIANA INVESTMENTS, INC. as general partners of MODEB INVESTMENTS to me known and known to me to be the person(s) named in the foregoing instrument, acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

Barbara J. Bordwill
Notary Public in for the State of Alaska
My commission expires: 6-14-01



After recording return to:
Modeb Investments
725 Christensen Drive #6
Anchorage, AK 99501

**THIS INSTRUMENT IS BEING RECORDED BY
LAND TITLE COMPANY OF ALASKA, INC. AS
AN ACCOMODATION ONLY IT HAS NOT
BEEN EXAMINED AS TO ITS EFFECT IF ANY
ON THE TITLE OR THE ESTATE HEREIN.**

97-4509
RECORDED FILED 2/CC
Alameda REC DIST
Date 12/5 '97
Time 11:08 A.M.
Requested by _____
Address LAND TITLE Co

-

Update Mailing Address

General Information

Property Owner: SHANNON TONI	Property ID: 15920084	Acreage: 18.8900
Mailing Address: 3705 ARCTIC BLVD ANCHORAGE AK 99503-5774	Property Address: NOT AVAILABLE	Tax Authority Group: 68 - Western Emergency Svs

Legal Description
T 3S R 14W SEC 20 Seward Meridian HM 0970062 STARISKI MEADOWS LOT 10

Ownership History

Document No.	Date	Grantor	Grantee	Type
20090020340	6/9/09	Witherell Jonathan L	Shannon Toni	Single
2004004575	9/20/04	Modeb Investments	Witherell Jonathan L	
20040045750	9/20/04	Modeb Investments	Witherell Jonathan L	
	10/29/96		Modeb Investments	
0	10/29/96	Modeb Investments	Modeb Investments	

Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2025	Main Roll Certification	55,400	0	55,400
2024	Main Roll Certification	52,600	0	52,600
2023	Main Roll Certification	44,400	0	44,400
2022	Main Roll Certification	37,300	0	37,300
2021	Main Roll Certification	36,300	0	36,300

1 2 3 4 5	5 items per page	1 - 5 of 25 items
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Improvements

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

Update Mailing Address

Account Information

Owner of Record: SHANNON TONI Mailing Address: 3705 ARCTIC BLVD ANCHORAGE AK 99503-5774	PIN: 15920084 Property Address:	Tax Roll: Real Property TAG: 68 - WESTERN EMERGENCY SVS
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Last updated: 1/20/2026 11:42:16 AM

Owners

SHANNON TONI.

Legal Description

T 3S R 14W SEC 20 Seward Meridian HM 0970062 STARISKI MEADOWS LOT 10

Tax Bills Due

Total Payable: **\$608.32**

Pay Partial:

All Bills Due

Payments will be applied to the oldest balance first.

Important Notice for 2025 Installments:

If 1st installment was not paid by 9/16/2025, the installment will be added to the minimum due amount. 1st and 2nd installments are now due for Tax Year 2025.

2025 | 2025041696 | REAL PROPERTY

DUE

All past due items must be paid together.

Status	Installment	Due Date	Taxes And Charges	Paid	Owed
<input checked="" type="radio"/> Past Due	1	10/15/25	<input type="checkbox"/> \$304.16 Tax: \$270.36 Penalties: \$27.04 Fees: \$0.00 Interest: \$6.76	\$0.00	\$304.16
<input checked="" type="radio"/> Past Due	2	10/15/25	<input type="checkbox"/> \$304.16 Tax: \$270.36 Penalties: \$27.04 Fees: \$0.00 Interest: \$6.76	\$0.00	\$304.16

Settled Charges

Payment History

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	2024042162	10/7/24	B25.31260	\$542.30
2023	2023042694	12/29/23	B24.42816	\$533.98
2022	2022042504	9/28/22	B23.25937	\$413.68
2021	2021043288	9/10/21	B22.18897	\$409.84
2020	2020043423	7/22/20	B21.9314	\$406.22
2019	2019043237	9/29/19	B20.23601	\$202.94
2018	2018043583	9/4/18	B19.15062	\$202.94
2017	2017038844	9/4/18	B19.15062	\$268.84
2016	2016039180	10/16/16	B17.31777	\$199.30
2015	2015043790	10/1/15	B16.23890	\$199.30
2014	2014051644	12/31/14	B15.40402	\$212.40