



# stewart title®

Property Profile Report

4/10/2026

Shell Lake Alaska Lot 59D

Prepared by:

Christi Erwin

Stewart Title of Alaska  
2002 E Bogard Road, Ste A  
Wasilla AK 99654  
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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](http://www.stewart.com/wasilla)

- |                                     |                             |                                     |  |
|-------------------------------------|-----------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <b>Tax Report</b>           | <input checked="" type="checkbox"/> | <b>CCR</b>                                     |
| <input type="checkbox"/>            | <b>BEES Certificate</b>     | <input checked="" type="checkbox"/> | <b>No As-Built</b>                             |
| <input type="checkbox"/>            | <b>Summary of Bldg Insp</b> | <input type="checkbox"/>            | <b>As-Built Attached</b>                       |
| <input checked="" type="checkbox"/> | <b>Vesting Deed</b>         | <input type="checkbox"/>            | <b>As-Built Requested/Will forward if rcvd</b> |
| <input type="checkbox"/>            | <b>Deed of Trust</b>        | <input type="checkbox"/>            | <b>Other - Party Wall Agreement</b>            |
| <input checked="" type="checkbox"/> | <b>Plat Map</b>             | <input type="checkbox"/>            | <b>Notice of Default</b>                       |

## 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: 52409000L059D

**Site Information**

Account Number	52409000L059D	Subdivision	SHELL LK AK RSB L/59
Parcel ID	70048	City	None
TRS	S22N12W30	Map SL07	Tax Map
Abbreviated Description (Not for Conveyance)	SHELL LK AK RSB L/59 LOT 59D		

**Ownership**

Owners	WINN RICHARD & LISA	Buyers	
Primary Owner's Address	213 N OLIVEWOOD LN POST FALLS ID 83854	Primary Buyer's Address	

**Appraisal Information**

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2026	\$18,900.00	\$0.00	\$18,900.00	2026	\$18,900.00	\$0.00	\$18,900.00
2025	\$16,400.00	\$0.00	\$16,400.00	2025	\$16,400.00	\$0.00	\$16,400.00
2024	\$16,400.00	\$0.00	\$16,400.00	2024	\$16,400.00	\$0.00	\$16,400.00

**Building Information**

**Building Item Details**

Building Number	Description	Area	Percent Complete
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**Tax/Billing Information**

Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2026	No	0021	::	::	4/19/2019	WARRANTY DEED (ALL TYPES)	<a href="#">Anchorage 2019-012107-0</a>
2025	Yes	0021	8.856	\$145.23	5/21/1986	WARRANTY DEED (ALL TYPES)	<a href="#">Anchorage Bk: 1426 Pg: 294</a>
2024	Yes	0021	9.128	\$149.70			

**Tax Account Status <sup>2</sup>**

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total <sup>3</sup>	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
5.48	5.48	Assembly District 007	<a href="#">30-590</a>		

<sup>1</sup> Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 4/8/2026 5:00:00 PM

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.

<sup>3</sup> If you reside within the city limits of Palmer or Houston, your exemption amount may be different.



After recording return to the Grantee  
Escrow No.: Y19-02095

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S): Susan H. Buchanan, individually and as surviving spouse of Richard F. Buchanan \*Not a Marital Domicile\***  
whose mailing address is:3149 Princeton Way, Anchorage, AK 99508

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to

**THE GRANTEE(S): Richard Winn and Lisa Winn, husband and wife**  
whose mailing address is:PO Box 13285, Trapper Creek, AK 99683

the following described real estate:

**Lot 59D, SHELL LAKE ALASKA SUBDIVISION, according to the official plat thereof, filed under Plat No. 82-502, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.**

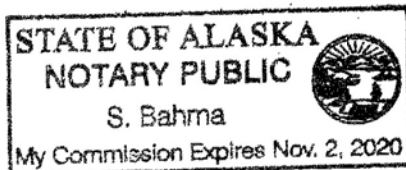
SUBJECT TO property taxes; reservations and exceptions as contained in the U.S. Patent; easements of record; and covenants, conditions and restrictions of record, if any.

Dated this 17th day of April, 2019.

Susan H. Buchanan

STATE OF ALASKA                    )  
THIRD JUDICIAL DISTRICT        )ss.

THIS IS TO CERTIFY that on this 17th day of April, 2019 before me the undersigned Notary Public, personally appeared Susan H. Buchanan known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and acknowledged to me that she signed the same freely and voluntarily for the uses and purposes therein set forth.



Notary Public in and for ALASKA  
My commission expires: 11/2/20

*Richard Gunlogson*  
 RICHARD GUNLOGSON  
 (BENEFICIARY)

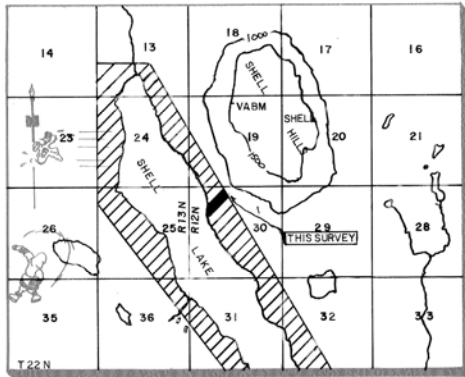
*Janice Gunlogson*  
 JANICE GUNLOGSON  
 (BENEFICIARY)

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME RICHARD & JANICE GUNLOGSON  
 THIS 11<sup>th</sup> DAY OF November 1982.

3-12-85  
 MY COMMISSION EXPIRES

*Dave M. Henry*  
 NOTARY FOR ALASKA



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I HEREBY CERTIFY THAT I HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. I HEREBY DEDICATE TO THE MATANUSKA-SUSITNA BOROUGH ALL AREAS DEPICTED FOR USE AS PUBLIC UTILITIES, STREETS, ALLEYS, THOROUGHFARES, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON.  
 I HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTIONS OR COVENANTS APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY.

*Robert Elstad*  
 ROBERT ELSTAD  
 6525 A'Gill  
 Anchorage AK  
 October 13, 1982

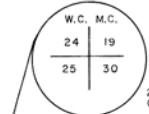
**NOTARY ACKNOWLEDGEMENT**  
 SUBSCRIBED AND SWORN TO BEFORE ME ROBERT ELSTAD THIS 13<sup>th</sup> DAY OF October 1982.  
5-22-83  
 MY COMMISSION EXPIRES  
*Jack E. Cole*  
 JACK E. COLE (BENEFICIARY)  
 NOTARY FOR ALASKA

**NOTARY ACKNOWLEDGEMENT**  
 SUBSCRIBED AND SWORN TO BEFORE ME JACK E. COLE THIS 13<sup>th</sup> DAY OF NOVEMBER 1982.  
5-22-83  
 MY COMMISSION EXPIRES  
*Ronald Smith*  
 NOTARY FOR ALASKA

**CERTIFICATE OF APPROVAL BY THE COMMISSION**  
 I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REQUIREMENTS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY PLATTING BOARD BY PLAT RESOLUTION NO. 22-82 DATED 1-6-82, 1982, AND THAT THE PLAT HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE RECORDING DISTRICT IN WHICH THE PLAT IS LOCATED.

*Robert W. Shulkin*  
 CHAIRMAN/PLANNING DIRECTOR  
 MATANUSKA-SUSITNA BOROUGH  
 ATTEST:  
*Orville Hart*  
 PLATTING CLERK

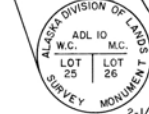
PLAT OF  
 LOTS 59A, 59B, 59C & 59D SHELL LAKE ALASKA  
 SUBDIVISION  
 A SUBDIVISION OF LOT 59 SHELL LAKE ALASKA  
 SUBDIVISION  
 LOCATED WITHIN SECTION 30, T22N, R12W, S.M.  
 CONTAINING 21.921 ACRES ±  
**DOWLING AND ASSOCIATES**  
 804 EAST 15TH AVENUE SUITE 2  
 ANCHORAGE ALASKA 99501  
 DATE: JULY 1982 SCALE: 1" = 100'  
 DRAFTED: M.R. SHEET: 1 of 1  
 CHECKED: J.K.D. W.O.82-820 AREA: SHELL LAKE



2-1/2" B.L.M. BRASS CAP  
 ON 2" G.I.P. 0.4' ABOVE GROUND



N 36° 02' 15" E - 30.05 38 (R)  
 N 36° 37' 31" E - 30.05 38 (M)  
 N 89° 27' 48" E - 37.45 64 (R)  
 N 89° 27' 48" E - 37.45 64 (M)  
 S 85° 02' 48" E - 17.45 41 (M)  
 S 85° 02' 48" E - 17.45 41 (R)



2-1/2" BRASS CAP ON 2" G.I.P. 0.4' ABOVE GROUND

**CONTROL DIAGRAM**  
 NOT TO SCALE

**NOTES**

- NO HABITABLE STRUCTURE MAY BE PLACED UPON ANY LOT WHICH SHALL HAVE AN ELEVATION OF THE LOWEST FLOOR, INCLUDING A BASEMENT OF LESS THAN TWO FEET ABOVE THE HIGHEST KNOWN WATER ELEVATION AT THE LOCATION OF THE STRUCTURE.
- NO STRUCTURE OR FOOTING SHALL BE LOCATED CLOSER THAN 75' FROM THE HIGH WATER MARK OF A WATERCOURSE OR BODY OF WATER.
- NO PART OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN 100' FROM ANY BODY OF WATER OR WATERCOURSE.
- NO STRUCTURE MAY BE PLACED UPON ANY LOT NEARER THAN 10' FROM ANY SIDE LOT LINE.
- EACH LOT SHOWN HAS AT LEAST 40,000 s.f. OF USABLE AREA.

**LEGEND**

- 5/8" x 30" REBAR SET THIS SURVEY
- 1/2" IRON PIPE FOUND THIS SURVEY
- ALASKA DIVISION OF LANDS, BRASS CAP MONUMENT FOUND THIS SURVEY
- (R) RECORD, MEASURED BEARINGS AND/OR DISTANCES
- (ALL (R) FROM PLAT 64-112)

**SHELL LAKE**  
 ELEVATION = 402'  
 (PER U.S.G.S.)

**CERTIFICATION OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES THROUGH December 31, 1982 AGAINST THE PROPERTY INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

December 22, 1982 *Mary Jo Lantz*  
 DATE TAX COLLECTION OFFICIAL

**CERTIFICATE OF REGISTERED LAND SURVEYOR**

I, JAMES K. DOWLING, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LAND SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THE ERROR OF CLOSURE FOR FIELD TRAVERSES DOES NOT EXCEED ONE PART IN 5000; AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED.

23 August, 1982  
*James K. Dowling*  
 REGISTERED LAND SURVEYOR



**WATER SUPPLY & SEWAGE DISPOSAL**

NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA WHICH GOVERN THOSE SYSTEMS.

**FLY-IN ACCESS ONLY**  
**AT TIME OF RECORDATION**

