



**First American
Title Insurance Company**

LISTING PACKAGE

3/31/2026

bagleykw@gmail.com

Attn: Abby Huffer

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: Building Certification & Building Inspection

Owner Name(s): RHOADS M A FAMILY TRUST

Physical Address: TAX ID 06632020

Legal Description: **T 5N R 8W SEC 29 Seward Meridian KN 0770071 BROWNS LAKEVIEW SUB LOT 20 BLK 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.

**3035 C Street, Anchorage, AK 99503
TEL 907-561-1844 | FAX 907-561-1948
ak.firstam.com**

BROWN'S LAKEVIEW SUBDIVISION
COVENANTS-RESTRICTIONS-USE OF LAND
BUILDING RESTRICTIONS

K-15696

THE PURPOSE of these restrictions is to insure the use of the property for attractive residential and recreational purposes, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the community development, and thereby to secure to each site owner the full benefit of his home with no greater restrictions upon the free and undisturbed usage of his site than is necessary to insure the same advantage to the other site owners. Anything tending to detract from the attractiveness and value of the property for residence purposes will not be permitted. These covenants and restrictions shall apply to the following described real property, to-wit:

Lots One (1) through Eight (8), inclusive, Block One (1), and Lots One (1), One A (1 A), and Lots Two (2) through Twenty (20), inclusive, Block Two (2), BROWN'S LAKEVIEW SUBDIVISION, according to the official map and plat thereof on file in the office of the Kenai Recording District, Third Judicial District, State of Alaska.

Atg-6th & E

1. LAND USE AND BUILDING TYPE: No lot shall be used except for residential purposes. Nor may any lot be resubdivided for a period of five years from the date of the recording of these covenants. No building shall be created, altered, placed or permitted to remain on any lot to be at least 400 square feet in size and with a minimum current market value of at least \$10,000.00; EXCEPTING for Lot 1, Block 1, and Lots 13, 19, and 20, Block 2, which are reserved and may be used for commercial use.
2. ELECTRICAL UTILITIES: All electrical utilities, transmission lines, distribution lines, etc., within the subdivision shall be buried, save as are necessary to run necessary services to individual lots.
3. NUISANCES: No noxious or offensive activity shall be carried upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
4. TEMPORARY STRUCTURES: No structure of a temporary character including, but not limited to, a tent, shack, garage, barn, or other building shall be used on any lot at any time as a residence either temporarily or permanently. Mobile homes may be permitted for a period not to exceed 24 months upon any lot while an individual lot owner is constructing a permanent residence.
5. LIVESTOCK AND POULTRY: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except for dogs, cats, or other animals considered to be pets provided that they are not kept for any commercial purpose. Pets shall include horses provided that there are no more than 2 horses and further provided that they are used solely by the individual lot owner, his guests and invitees, for pleasure and recreational purposes.
6. GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, junk automobiles, or other refuse of an unsightly manner. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

- 7. SEWAGE DISPOSAL: All private sewage disposal units, such as septic tanks and/or cesspools, shall be installed in compliance with such regulations as are in effect at the time of installation of such system.
- 8. WATER: Each lot owner may construct private wells or individual water systems and same shall be in compliance with all regulations in effect at the time of such installation.
- 9. SEVERABILITY: Invalidation of any one of these covenants by judgment of Court Order shall not affect any of the other provisions which shall remain in full force and effect.
- 10. 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 to recover damages.
- 11. TERM: These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

IN WITNESS WHEREOF, the undersigned property owner--
declarant, has hereunto set his hand and seal this 21 day
of September, 1977.

Marshall K. Coryell
MARSHALL K. CORYELL

STATE OF ALASKA)
) ss.
THIRD DISTRICT)

THIS IS TO CERTIFY that on this 21st day of September, 1977, before me, the undersigned Notary Public in and for Alaska, personally appeared MARSHALL K. CORYELL, 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 WHEREOF, I have hereunto set my hand and seal the day and year first hereinabove written.

Henry J. Applegate
Notary Public in and for Alaska
My commission expires: 8-5-80

77-007431

RECORDED-FILED
KENAI REC.
DISTRICT

Sep 26 1 23 PM '77
REQUESTED BY ACG
ADDRESS _____

Return To Alaska Title Guaranty Co.
500 South Avenue
Anchorage, Alaska 99501
Escrow No. _____ Attn: Lu