



**First American
Title Insurance Company**

LISTING PACKAGE

5/27/2026

april@aplus-tm.com

Attn: April Shane

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): BRUNGARDT JASON E

Physical Address: 4362 S Philie Dr

Legal Description: LOT 10 BLOCK 1A TIMBERLAND RSB B/1 L/4-7, PLAT NUMBER 79-648, PALMER RECORDING DISTRICT

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



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 51821B1AL010

Site Information

Account Number	51821B1AL010	Subdivision	TIMBERLAND RSB B/1 L/4-7
Parcel ID	9978	City	None
TRS	S17N02W28	Map HO15	Tax Map
Abbreviated Description (Not for Conveyance)	TIMBERLAND RSB B/1 L/4-7 BLOCK 1A LOT 10		

Site Address 4362 S Philie Dr

Ownership

Owners	BRUNGARDT JASON E	Buyers	
Primary Owner's Address	PO BOX 874370 WASILLA AK 99687-4370	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2026	\$36,800.00	\$225,800.00	\$262,600.00	2026	\$36,800.00	\$225,800.00	\$262,600.00
2025	\$32,000.00	\$215,400.00	\$247,400.00	2025	\$32,000.00	\$215,400.00	\$247,400.00
2024	\$32,000.00	\$197,500.00	\$229,500.00	2024	\$32,000.00	\$197,500.00	\$229,500.00

Building Information

Structure 0 of 2			
Residential Units	0	Use	Residential Garage
Condition	Standard	Design	Garage
Basement	None	Construction Type	Frame
Year Built		2013 Grade	None
Foundation	Slab on Grade	Well	
Septic			
Structure 1 of 2			
Residential Units	1	Use	Residential Building
Condition	Standard	Design	One Story
Basement	None	Construction Type	Frame
Year Built		2002 Grade	04.3
Foundation	All Weather Wood	Well	Well 1 - Drilled Well
Septic	Septic - 1 - Septic Tank		

Building Item Details

Building Number	Description	Area	Percent Complete
0	Garage (10.3) Area - 11M		576 Sq. Ft. 100%
1	First Story		928 Sq. Ft. 100%
1	Oil Heat		1 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2026	Yes	0030	::	::
2025	Yes	0030	12.797	\$3165.98
2024	Yes	0030	13.174	\$3023.44

Recorded Documents

Date	Type
6/21/2016	WARRANTY DEED (ALL TYPES)
1/18/2013	QUITCLAIM DEED (ALL TYPE)
12/13/2011	QUITCLAIM DEED (ALL TYPE)

Recording Info (offsite link to DNR)

[Palmer 2016-012494-0](#)
[Palmer 2013-001162-0](#)
[Palmer 2011-024692-0](#)

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	0.98	Taxable Acreage	0.98	Assembly District	005	Precinct	26-360	Fire Service Area	130 Central Mat-Su	Road Service Area	017 Knik RSA
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¹ Total Assessed is net of exemptions and deferrals, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

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

**WARRANTY DEED**

A.S. 34.15.030

MS 201133 (3)
The Grantor,

PHILLIP J. LILLAND and MACKENZIE R. LILLAND, husband and wife, whose address is
P.O. Box 871488, Wasilla, AK 99687,
for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand
paid, the receipt of which is hereby acknowledged, conveys and warrants to the Grantee,

JASON E. BRUNGARDT, an unmarried person, whose address is
P.O. Box 872563, Wasilla AK 99687,
the following described real property:

Lot 10, Block 1A, TIMBERLAND SUBDIVISION, according to the official plat
thereof, filed under Plat Number 79-468, in the records of the Palmer Recording
District, Third Judicial District, State of Alaska.

Subject to:

Reservations and exceptions as contained in U.S. Patent, including but not limited to
the reservations of all oil and gas rights, recorded December 12, 1963, Book 48 Page
392, and Selection by the State of Alaska of all mineral rights previously reserved as
disclosed by U.S. Patent, recorded December 8, 1966, in Book 64D at Page 30, and re-
recorded April 4, 2006, as Reception No. 2006-008584-0.

Blanket Easement for electrical transmission and/or telephone distribution and
incidental purposes, including terms and provisions thereof, granted to Matanuska
Electric Association, Inc., recorded June 8, 1960, Book 34 Page 432.

Notes as shown on the plat of Timberland Subdivision, Plat No. 79-468.

Easement(s) as delineated on the plat of Timberland Subdivision, Plat No. 79-468.

Covenants, conditions, restrictions and/or easements, including terms and provisions
thereof, as contained in instrument recorded May 12, 1978, Book 164 Page 442.

Liability for future assessments and/or charges as may be imposed by the Timberland
Subdivision Owners' Association.

Terms, conditions, provisions and future liens of the Uniform Common Interest Ownership Act of the State of Alaska (Chapter AS 34.08) and supplements and amendments thereto.

Further subject to reservations and exceptions in U.S. and/or State of Alaska Patents and in Acts authorizing the issuance thereof, easements, rights-of-way, covenants, conditions, reservations, notes on plat, by-laws, and all other restrictions of record, if any.

Grantee has inspected the real estate conveyed herein and all appurtenances thereunto appertaining and accepts same "as is" without any warranty from Grantor, implied or expressed, of any type or nature whatsoever other than as to the title which is expressly warranted by this deed.

Dated: 6/20/, 2016


GRANTOR:

Phillip Lillard
PHILLIP J. LILLAND

Mackenzie R. Lillard
MACKENZIE R. LILLAND

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on 6/20/16, 2016, by PHILLIP J. LILLAND and MACKENZIE R. LILLAND.

[Signature]
Notary Public in and for Alaska
My Commission Expires: 



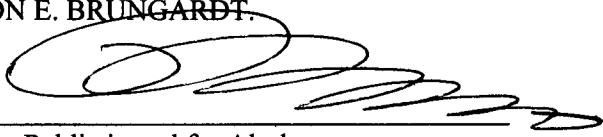
Dated: 6/20/16, 2016

GRANTEE:

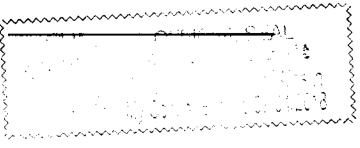

JASON E. BRUNGARDT

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on 6/20/, 2016, by
JASON E. BRUNGARDT.



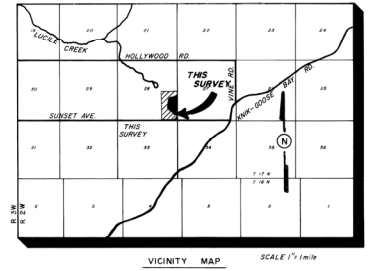
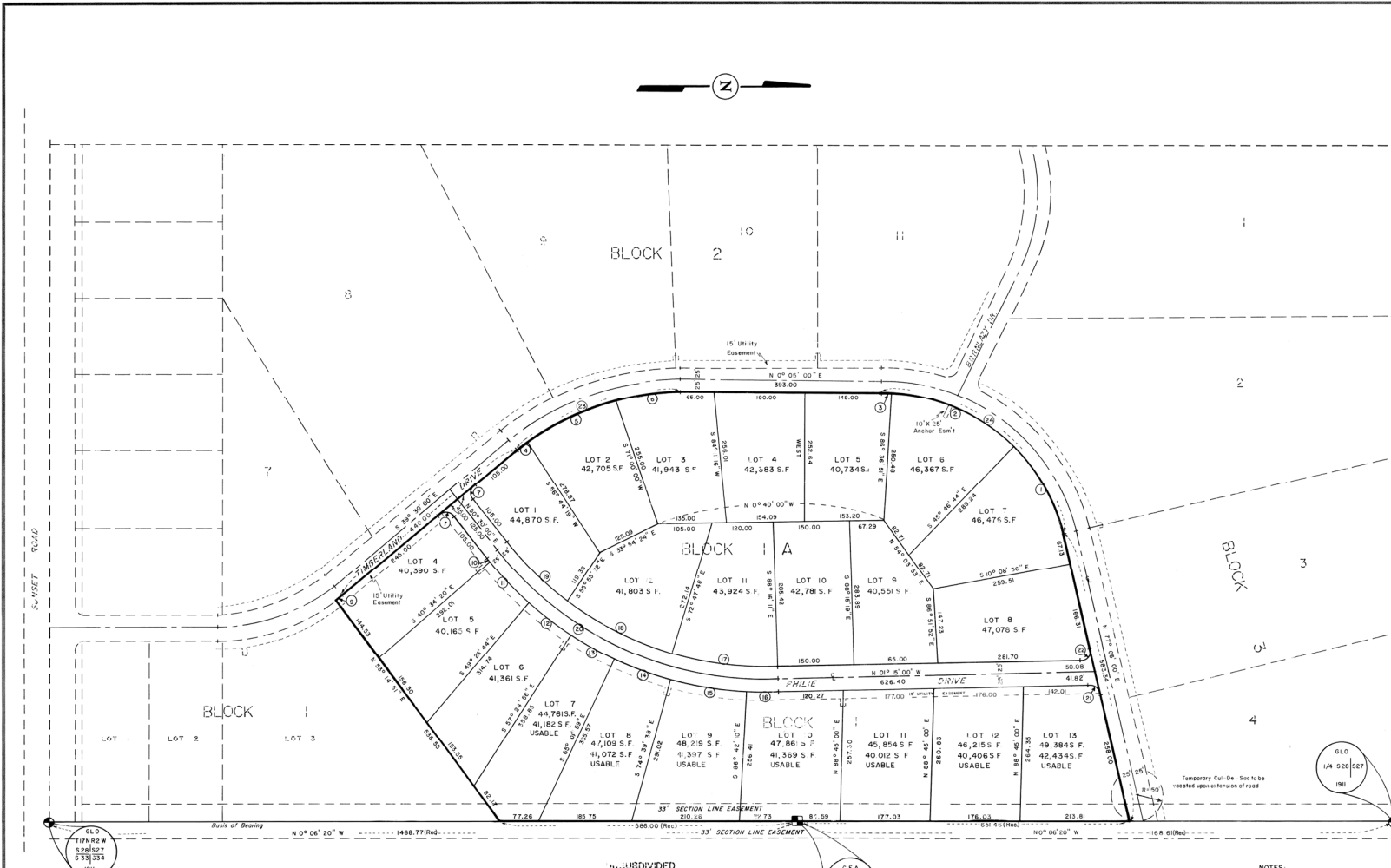
Notary Public in and for Alaska
My Commission Expires:



Record in Palmer Recording District.

Return to:
JASON E. BRUNGARDT
P.O. Box 812563
Wasilla Ak 99687





CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, the undersigned, hereby certify that the line and the amount of the property shown and described herein and that I (we) hereby adopt this plat of subdivision with my (our) free consent, and dedicate all streets, alleys, walks, paths and other open spaces to or private use as shown on the plat.

OWNER: **LENN E. PHILLIPS**
 ADDRESS: 197 Vermont Ln Anchorage, AK 99503
 OWNER: **MARTHA E. CHILDS**
 ADDRESS: 3227 W. 11th St Anchorage, AK 99503
 OWNER: **VERNON J. SANDROVIST**
 ADDRESS: 3214 W. 11th St Anchorage, AK 99503
 OWNER: **GEORGE S. SANDROVIST**
 ADDRESS: 3214 W. 11th St Anchorage, AK 99503
 OWNER: **CHUCK BEAULIEU**
 ADDRESS: 1115 130th Street S.Y. Blaine & Betty 99505

NOTARY'S ACKNOWLEDGEMENT
 Subscribed and sworn before me this 22nd day of September, 1979.
 My commission expires 7-21-80
Walter J. Shapley
 Notary Public for the State of Alaska

CERTIFICATION OF PAYMENT OF TAXES
 I hereby certify that current taxes, through 1978, on the property included in the subdivision or redivision, have been paid.
Erin S. Owen
 Tax Collector Official

CERTIFICATE OF APPROVAL BY THE COMMISSION
 I hereby certify that the redivision plat shown herein has been found to comply with the Subdivision Requirements of the Metropolitan-Seward Borough Planning Commission, and that said Plat has been approved by the Commission by Plat Resolution No. 79-065 dated 8-22, 1979, and that the plat shown herein has been approved for recording in the office of the Recorder in the Recording District in which the plat is located.
 7-22-1979
Robert W. Bellwell
 Chairman / Planning Director
Marianne - Susan George
 Planning Commission

CERTIFICATE OF LAND SURVEYOR
 I hereby certify that I am a registered professional land surveyor and that this plat represents the survey made by me or under my direct supervision, and that the monuments shown hereon actually exist as located. The error of closure for field traverses shall not be greater than 1 part in 5,000.
 1979
Ernie P. Fisher
 Ernie P. Fisher M.S., P.E.
 Box 989
 Wasilla, Alaska

CONTAINING 23.22 ACRES
PLAT OF:
BLOCK 1A & 1
TIMBERLAND SUBDIVISION
 A RE-SUBDIVISION OF
 LOTS 4, 5, 6, 8, 7, BLOCK 1, TIMBERLAND SUBDIVISION
 LOCATED WITHIN:
 SECTION 28 TOWNSHIP 17 N. RANGE 2W.,
 SEWARD MERIDIAN
CIVIL ENGINEERS OF ALASKA
 BOX 888 WASILLA, ALASKA 99687

No.	ANGLE	RADIUS	TANGENT	LENGTH	CHORD
1.	30° 27' 26"	352.15	95.87	185.00	185.00
2.	43° 17' 08"	352.15	139.74	266.06	259.78
3.	03° 15' 16"	352.15	10.00	20.00	20.00
4.	05° 04' 31"	530.77	23.52	47.02	47.00
5.	20° 38' 26"	530.77	96.73	191.36	190.33
6.	15° 51' 05"	530.77	84.47	169.31	168.00
7.	90° 00' 00"	20.00	20.00	28.44	28.44
8.	35° 04' 14"	387.08	122.31	236.33	233.25
9.	02° 56' 57"	387.08	9.96	19.92	19.92
10.	01° 04' 20"	715.00	6.69	13.38	13.38
11.	08° 45' 24"	715.00	55.16	110.11	110.00
12.	08° 01' 02"	715.00	50.12	100.08	100.00
13.	07° 37' 01"	715.00	47.60	94.99	94.99
14.	09° 37' 39"	715.00	60.21	120.44	120.00
15.	12° 02' 30"	715.00	75.41	150.27	150.00
16.	04° 32' 50"	715.00	28.39	56.73	56.73
17.	16° 43' 06"	665.00	97.71	194.04	193.35
18.	16° 36' 18"	665.00	108.33	216.99	216.99
19.	16° 25' 36"	665.00	95.98	190.66	190.01
20.	51° 45' 00"	690.00	334.67	602.24	602.24
21.	78° 20' 00"	20.00	16.29	27.34	26.26
22.	10° 40' 00"	20.00	24.55	35.49	25.26
23.	3° 55' 00"	530.77	191.00	366.69	359.44
24.	77° 00' 00"	352.15	180.11	473.23	438.44

- LEGEND**
- GLD Brass Cap Monument
 - C&A Brass Cap Monument
 - Curve Data No
 - Typical Guy Easement
- All lot corners - 1/2" X 18" Rebar
 All exterior corners - 5/8" X 30" Rebar

Plat 79-468
 RECORDED, FILED
 DATE 11-9-79
 TIME 4:07 P.M.
 DISTRICT JUDICIAL DISTRICT, STATE OF ALASKA

RESTRICTIVE COVENANTS
 Restrictive covenants were recorded May 15, 1978, at the Palmer Recording District in Book 165, Page 642.

NOTE:
 For further survey information see Plat 78-66, located in the Palmer Recording District, Third Judicial District, State of Alaska.



- NOTES**
- WATER SUPPLY & SEWERAGE - No individual water supply system or sewerage 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 Alaska Department of Environmental Conservation. Approval of such systems as installed shall be obtained from said authority.
 - No part of a sub-surface sewerage disposal system shall be closer than one hundred (100) feet from any body of water or water course. The Commission may require that this distance be increased if necessary to protect waters within the Borough.
 - STRUCTURAL SETBACK - No structure shall be placed nearer than twenty five (25) feet from the right of way line of any public right of way. This setback shall be known as the building line.
 - SIDE YARD - Structure shall be placed nearer than ten (10) feet from any side lot line.
 - RESIDENTIAL LOT - Shall accommodate only one single family residence, plus buildings accessory to the residential use, except as listed in the covenants.
 - FLOOR ELEVATION - No structure may be placed upon any lot which shall have an elevation of the lowest floor, including a basement, of less than three (3) feet above the highest known water elevation.
 - All lot areas shown are usable unless otherwise stated.
 - The highest known elevation for water is 240 feet.
 - PRACTICALITY OF INDIVIDUAL GUY SERVICE - Same as...