



*First American
Title Insurance Company*

LISTING PACKAGE

3/12/2026

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): SIMPSON GREGORY J

Physical Address: 36680 FOX RD

Legal Description: T 5S R 14W SEC 14 SEWARD MERIDIAN HM 0770003 HIDDEN HILLS SUB NO 8 LOT 7 BLK 5

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

GREGORY J.

EC 14 Seward Meridian HM 0770003 HIDDEN HILLS SUB NO 8 LOT 7 BLK 5

ue

Amount: \$428.10

ADD ALL TO CART

ADD TO CART

Payments Due

Payments are applied to the oldest balance first.

Payment for 2025 Installments:

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

025046896 | REAL PROPERTY

Payments must be paid together.



Installment	Due Date	Taxes And Charges	Paid	Owed
1	10/15/25	<input type="checkbox"/> \$214.05 Tax: \$188.86 Penalties: \$18.89 Fees: \$0.00 Interest: \$6.30		\$0.00
2	10/15/25	<input type="checkbox"/> \$214.05 Tax: \$188.86 Penalties: \$18.89 Fees: \$0.00		\$0.00

	2018048791	12/26/18	B19.41499	
	2017043685	8/29/17	B18.13901	
	2016044616	3/14/17	B17.44438	
	2015049949	10/8/15	B16.26968	
	2014057135	2/19/15	B15.41711	

Owner:
GREGORY J
Address:
9
WHEAD CA 92352-3659

Property ID:
17133068
Property Address:
36680 FOX RD

Acreage:
2.3300
Tax Authority Group:
68 - Western Emergency Svs

EC 14 Seward Meridian HM 0770003 HIDDEN HILLS SUB NO 8 LOT 7 BLK 5

History

	Date	Grantor	Grantee	Type
	5/18/05	Senger Steven	Simpson Gregory J	
	5/18/05	Senger Steven	Simpson Gregory J	
	2/10/05	Jacobs Robert M	Senger Steven	
	2/10/05	Jacobs Robert M	Senger Steven	
	9/5/01	Jacobs James	Jacobs Robert M	

3 ▶ ▶ 5 ▼ items per page

History

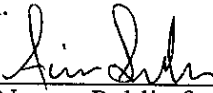
	Reason	Land Assessment	Impr. Assessment	
	Main Roll Certification	38,700	0	
	Main Roll Certification	37,700	0	
	Main Roll Certification	31,900	0	
	Main Roll Certification	28,000	0	
	Main Roll Certification	26,900	0	

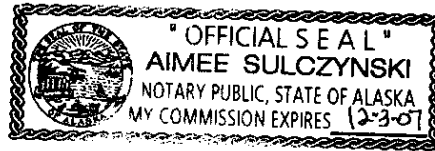
3 4 5 ▶ ▶ 5 ▼ items per page

nts

foregoing instrument, and he acknowledged to me that he signed and sealed the same freely and voluntarily for the uses and purposes therein described.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first hereinabove written.


Notary Public for Alaska
My Commission Expires: 12307



26070
Return to Grantee

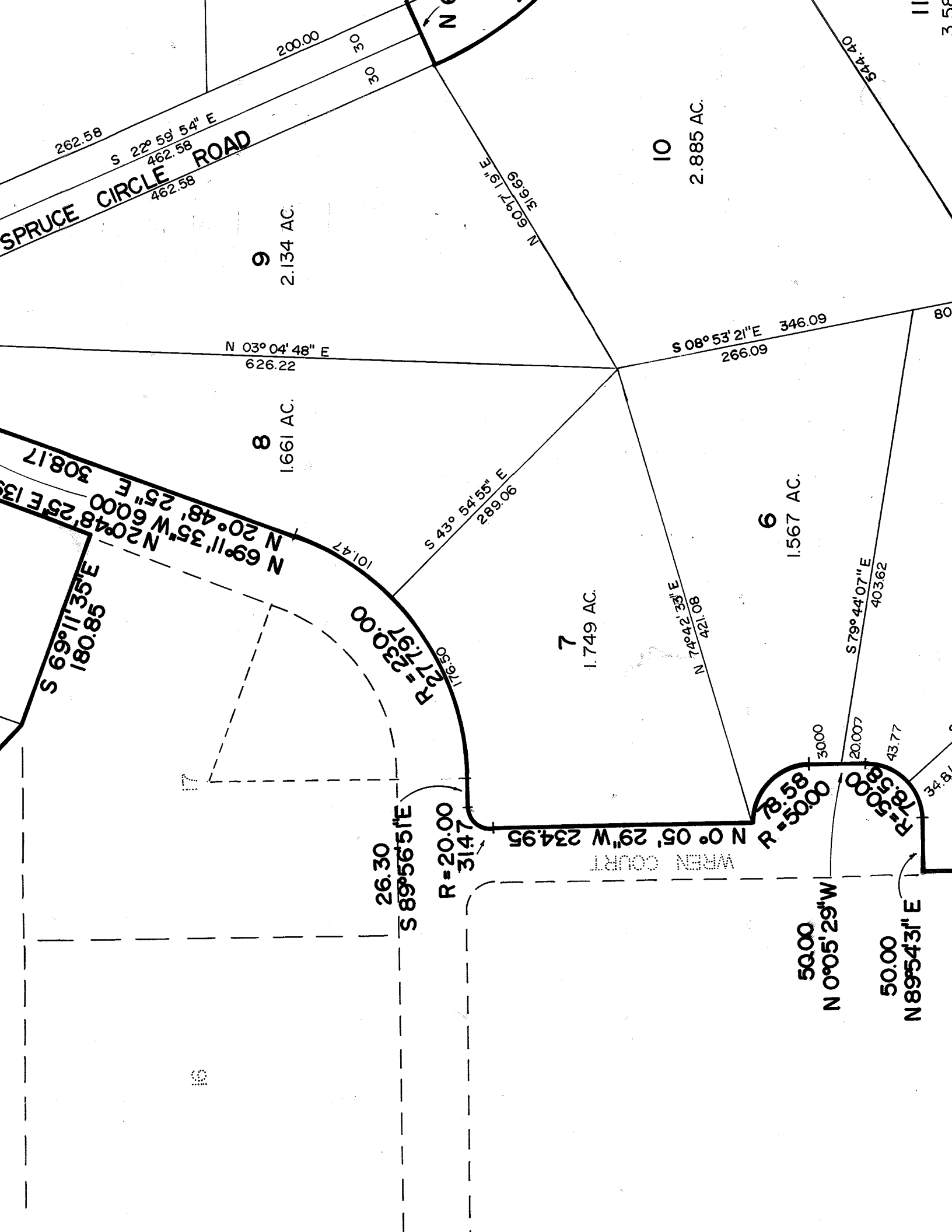
C. MICHAEL HOUGH
Attorney at Law
3733 Ben Waters Lane, Ste 2
Homer, Alaska 99603
Tel: (907) 235-8184
Fax: (907) 235-2420

STATUTORY WARRANTY DEED



2 of 2

2006-002066-0



SPRUCE CIRCLE ROAD

262.58

S 22° 59' 54" E
462.58
462.58

200.00

30
30

N

9
2.134 AC.

N 03° 04' 48" E
626.22

8
1.661 AC.

N 69° 11' 35" W 6000
N 20° 48' 25" E 308.17
N 20° 48' 25" E 133

S 69° 11' 35" E
180.85

R=230.00
271.97.00
176.50

S 43° 54' 55" E
289.88

7
1.749 AC.

S 08° 53' 21" E 346.09
266.09

6
1.567 AC.

N 74° 42' 33" E
421.08

S 79° 44' 07" E
403.62

WREN COURT
N 0° 05' 29" W 234.95

26.30
R=20.00
314.7
S 89° 56' 51" E

R=5000
78.58
3000

R=5000
185.89
20.007
43.77
34.81

50.00
N 0° 05' 29" W

50.00
N 89° 54' 31" E

10
2.885 AC.

S 44.40

3.58

Subdivision Hidden Hills Sub. No. 8

#77-3

Kenai Peninsula Borough

Box 850

Soldotna, Alaska 99669

CERTIFICATE OF TAX PAYMENT

17013
ADDRESS Kenai Alaska
REQUESTED BY KPB
JAN 18 3 14 PM '77
RECORDED - ~~FILED~~
HOMER RECORDING
DISTRICT

77-000192
5-24

I, LeRoy H. Barton, Jr., do hereby certify as follows:

That I am the Director of Finance for the Kenai Peninsula Borough.


That, as of the date of this certificate, all real property taxes levied by the Kenai Peninsula Borough on the areas described as:

Assessor's Parcel Nos. - 171-330-0100
171-330-0400
171-330-0600
171-050-5400

have been paid.

That the following assessments (except assessments for the cities of Homer, Kenai, Seldovia, Seward, and Soldotna) levied against this property are outstanding: None

WITNESS my hand and seal this 16th day of November, 1976.


LeRoy H. Barton, Jr.
Director of Finance

PROTECTIVE CONDITIONS,
COVENANTS AND RESTRICTIONS
OF
HIDDEN HILLS SUBDIVISION
ADDITION #8
Homer Plat Number 77-3
Homer, Alaska

The purpose of the following conditions, covenants and restrictions is to assure the property owners of the lots listed below in HIDDEN HILLS SUBDIVISION, ADDITION #8 will be protected from a poor quality of surroundings and that such property owners will be assured of sanitary, pleasant and safe building sites upon which to erect their homes.

A. DESCRIPTION OF PROPERTY: The following conditions, covenants, and restrictions shall be in effect for all HIDDEN HILLS SUBDIVISION #8, Homer Plat #77-3 Third Judicial District, State of Alaska.

B. LAND USE AND BUILDING TYPE: Except as otherwise specifically set forth herein, none of the above-described lots of the above-mentioned subdivision shall be used for any purpose other than residential or recreational purposes. There shall be no commercial activities conducted upon the premises herein, nor shall there be any conduct, enterprise or usage that may create a nuisance, be unlawful, or detrimental to the peace, dignity or value of the property involved herein. Not by way of limiting the above, there shall be no storage or retention of partially dismantled vehicles, junked or abandoned vehicles or unused equipment on the property described herein unless screened and blocked from view. It is specifically provided that Lot 4, Block 2, can be used for religious and related activities.

C. WORKMANSHIP: It is the intent and purpose of these covenants to assure that all dwellings, including mobile homes, are of good quality, workmanship and material. All homes, other than mobile homes as more particularly described below, shall be of good quality, workmanship and material.

D. MOBILE HOMES: It is the intent of this covenant that mobile homes be used only as temporary housing during the construction of a permanent home. Mobile homes placed on the lots involved herein shall be not less than ten (10) feet in width and not less than fifty (50) feet in length. Such mobile homes shall be skirted with material comparable in quality and style to the exterior of such mobile home. It is expressly understood and agreed, however, that modular homes and double-wide mobile homes shall not be defined or considered a mobile home, but rather as a permanent dwelling.

E. NUISANCES: No noxious or offensive activity shall be conducted upon any lot involved herein, nor shall anything be done thereon which may be or may become an annoyance or nuisance to other property owners of this subdivision.

F. LIVESTOCK AND POULTRY: No animals or livestock of any kind shall be raised, bred or kept on any lot herein, for commercial purposes, or so as to create a nuisance as described above.

G. GARBAGE AND REFUSE DISPOSAL: No lot described herein shall be used or maintained as a dumping area. Rubbish, trash, garbage or other waste shall only be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

H. WATER SUPPLY: No individual water supply system

shall be permitted on any lot described herein unless such system is installed, constructed and located in accordance with requirements of the Alaska Department of Health.

I. SEWAGE DISPOSAL: No individual sewage disposal system shall be permitted on any lot described herein unless such system is installed, constructed and located in accordance with the requirements of the Alaska Department of Health.

J. RE-SUBDIVISION: The area of lots in this subdivision as described above shall not be reduced to less than 1.5 acres in size by resubdivision. Any additional lots created by resubdivision shall be treated for all purposes contained herein as individual lots and each subject to all conditions, covenants, and restrictions contained herein.

K. UTILITIES: Electric and telephone utilities not presently installed shall be installed underground unless determined unfeasible by the utility companies installing such service.

L. DURATION: These conditions, covenants and restrictions shall run with the land involved herein and shall be binding on all owners of lots of this subdivision described herein and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded after which time these covenants shall automatically be extended for successive periods of ten years unless an instrument revoking or modifying these covenants is signed by a majority of the then owners, of the lots described herein agreeing to revoke or modify these covenants in whole or in part.

M. SUBORDINATION OF COVENANTS: These covenants shall be subordinate to existing or subsequent laws or regulations

diction.

N. ENFORCEMENT: Enforcement shall be proceedings at law or in equity against any person or persons violating or attempting to violate any condition, covenant or restriction, seeking an order restraining such violation or to recover damages for such violation.

O. SEVERABILITY: If any of the conditions, covenants or restrictions contained herein shall be held invalid by judgment or court order, all other conditions, covenants and restrictions not so invalidated shall remain in full force and effect.

P. SPECIFIC PERFORMANCE-ATTORNEYS FEES: Except as otherwise provided herein, the terms and provisions hereof shall inure to the benefit and be binding upon the heirs, personal representatives, successors and assigns of the parties hereto. In addition to and not in lieu of any rights and remedies involved herein, and which may be otherwise available to a party in case of a breach of default of the terms, covenants, restrictions and conditions of this instrument, the remedy of specific performance shall be available, to such non-defaulting owner to engage the services of an attorney to enforce his rights and remedies, the defaulting owner shall pay unto the non-defaulting owner all costs and expenses resulting from such default including but not by way of limiting the generality of the foregoing, the actual attorneys fees incurred by the non-defaulting party.

Q. CONSTRUCTION: This instrument shall be governed by and construed in accordance with the laws of the State of Alaska. Unless the context otherwise requires, words in the

singular include the plural, and in the plural include the singular. Words in the masculine gender include the feminine and the neuter, and when the sense so indicates words in the neuter may refer to any gender. The captions, sections numbers or article numbers in this instrument are inserted only as a matter of convenience, and in no way define, limit, construe, or describe the scope or intent of such sections or articles of this instrument, nor in any way affect the instrument.

R. BENEFIT-GOOD FAITH COOPERATION: These conditions, covenants and restrictions shall be binding upon all owners of the lots involved herein and shall be binding upon and inure to the benefit of the heirs, assigns, personal representatives, and successors of owners. The principles of good faith shall govern the conditions, covenants and restrictions in all respects and all owners shall fully cooperate and do all things necessary and appropriate to the accomplishment of the purposes, terms and objectives contained herein.

S. GOVERNMENT REGULATIONS: Each owner herein, at his sole cost and expense, shall comply with all of the requirements of all local, State, Federal and other applicable government authorities, now in force, or which may hereafter be in force, pertaining to his lot involved herein, and shall faithfully observe in the use of his premises all local, State and Federal statutes and ordinances now in force or which may hereafter be in force. Notwithstanding the foregoing, owner shall have the right to contest such rules, regulations, ordinances and statutes if this is done in good faith.

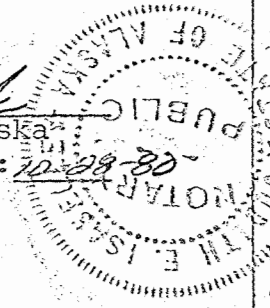
DATED this 17th day of January, 1978, at Homer,
Alaska

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 17th day of January, 1977, before me, the undersigned Notary Public in and for the State of Alaska personally appeared JAMES JACOBS and ILENE JACOBS by her attorney-in-fact JAMES JACOBS, known to me to be the persons named in the foregoing instrument, and acknowledged to me that they executed the same freely and voluntarily, for the uses and purposes therein contained.

WITNESS my hand and official seal the day and year first hereinabove written.

Judith E. Isabella
Notary Public for Alaska
My commission expires: 10-28-80



77-000536

15- li

RECORDED-FILED
HOMER RECORDING
DISTRICT

FEB 23 3 01 PM '77

REQUESTED BY Haugh

ADDRESS Homer

UNDESIRABLE ACTIVITIES
OR
COVENANTS AND RESTRICTIONS
HIDOMH HILLS SUBDIVISION
ADDITION #8
Home Housing District
Home, Alaska

The purpose of the following conditions, covenants and restrictions is to assure the property owners of the lots listed below in HIDOMH HILLS SUBDIVISION, ADDITION #8 will be protected from a poor quality of surroundings and that such property owners will be assured of sanitary, pleasant and safe building sites upon which to erect their homes.

A. DESCRIPTION OF PROPERTY: The following conditions, covenants, and restrictions shall be in effect for all HIDOMH HILLS SUBDIVISION #8, Home Plat #7-3 Third Judicial District, State of Alaska.

B. LAND USE AND BUILDING TYPE: Except as otherwise specifically set forth herein, none of the above-described lots of the above-situated subdivision shall be used for any purpose other than residential or recreational purposes. There shall be no commercial activities conducted upon the premises herein, nor shall there be any conduct, enterprise or usage that may create a nuisance, be unlawful, or detrimental to the peace, dignity or value of the property involved herein. Not by way of limiting the above, there shall be no storage or retention of partially dismantled vehicles, junked or abandoned vehicles or unused equipment on the property described herein unless screened and blocked from view. It is specifically provided that lot 4, Block 2, can be used for religious and related activities.

C. Michael Joseph
Notary Public
State of Alaska

C. WORKMANSHIP: It is the intent and purpose of these covenants to assure that all dwellings, including mobile homes, are of good quality, workmanship and material. All homes, other than mobile homes as more particularly described below, shall be of good quality, workmanship and material.

D. MOBILE HOMES: It is the intent of this covenant that mobile homes be used only as temporary housing during the construction of a permanent home. Mobile homes placed on the lots involved herein shall be not less than ten (10) feet in width and not less than fifty (50) feet in length. Such mobile homes shall be skirted with material comparable in quality and style to the exterior of such mobile home. It is expressly understood and agreed, however, that modular homes and double-wide mobile homes shall not be defaced or considered a mobile home, but rather as a permanent dwelling.

E. NUISANCES: No noxious or offensive activity shall be conducted upon any lot involved herein, nor shall anything be done thereon which may be or may become an annoyance or nuisance to other property owners of this subdivision.

F. LIVESTOCK AND POULTRY: No animals or livestock of any kind shall be raised, bred or kept on any lot herein, for commercial purposes, or so as to create a nuisance as described above.

G. GARBAGE AND REFUSE DISPOSAL: No lot described herein shall be used or maintained as a dumping area. Rubbish, trash, garbage or other waste shall only be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

H. WATER SUPPLY: No individual water supply system

C. Michael Joseph
Notary Public
State of Alaska

shall be permitted on any lot described herein unless such system is installed, constructed and located in accordance with requirements of the Alaska Department of Health.

I. SEWAGE DISPOSAL: No individual sewage disposal system shall be permitted on any lot described herein unless such system is installed, constructed and located in accordance with the requirements of the Alaska Department of Health.

J. RE-DEVELOPMENT: The area of lots in this subdivision as described above shall not be reduced to less than 1.5 acres in size by re-division. Any additional lots created by re-division shall be treated for all purposes contained herein as individual lots and each subject to all conditions, covenants, and restrictions contained herein.

K. UTILITIES: Electric and telephone utilities not presently installed shall be installed underground unless determined unfeasible by the utility companies installing such service.

L. DORMITORY: These conditions, covenants and restrictions shall run with the land involved herein and shall be binding on all owners of lots of this subdivision described herein and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded after which time these covenants shall automatically be extended for successive periods of ten years unless an instrument revoking or modifying these covenants is signed by a majority of the then owners, of the lots described herein agreeing to revoke or modify these covenants in whole or in part.

M. SUBORDINATION OF COVENANTS: These covenants shall be subordinate to existing or subsequent laws or regulations of the Kenai Peninsula Borough, the State of Alaska, and

C. Michael, Attorney
Kenai, Alaska
March 10, 1988

any other governmental authority having the required jurisdiction.

N. ENFORCEMENT: Enforcement shall be proceedings at law or in equity against any person or persons violating or attempting to violate any condition, covenant or restriction, seeking an order restraining such violation or to recover damages for such violation.

O. SURVIVALITY: If any of the conditions, covenants or restrictions contained herein shall be held invalid by judgment or court order, all other conditions, covenants and restrictions not so invalidated shall remain in full force and effect.

P. SPECIFIC PERFORMANCE-ATTORNEYS FEES: Except as otherwise provided herein, the terms and provisions hereof shall inure to the benefit and be binding upon the heirs, personal representatives, successors and assigns of the parties hereto. In addition to and not in lieu of any rights and remedies involved herein, and which may be otherwise available to a party in case of a breach of default of the terms, covenants, restrictions and conditions of this instrument, the remedy of specific performance shall be available, to such non-defaulting owner to engage the services of an attorney to enforce his rights and remedies, the defaulting owner shall pay unto the non-defaulting owner all costs and expenses resulting from such default including but not by way of limiting the generality of the foregoing, the actual attorneys fees incurred by the non-defaulting party.

Q. CONSTRUCTION: This instrument shall be governed by and construed in accordance with the laws of the State of Alaska. Unless the context otherwise requires, words in the

C. Michael, Attorney
Kenai, Alaska
March 10, 1988

singular include the plural, and in the plural include the singular. Words in the masculine gender include the feminine and the neuter, and when the sense so indicates words in the neuter may refer to any gender. The captions, sections numbers or article numbers in this instrument are inserted only as a matter of convenience, and in no way define, limit, construe, or describe the scope or intent of such sections or articles of this instrument, nor in any way affect the instrument.

R. **BENEFIT-GOOD FAITH COOPERATION:** These conditions, covenants and restrictions shall be binding upon all owners of the lots involved herein and shall be binding upon and have to the benefit of the heirs, assigns, personal representatives, and successors of owners. The principles of good faith shall govern the conditions, covenants and restrictions in all respects and all owners shall fully cooperate and do all things necessary and appropriate to the accomplishment of the purposes, terms and objectives contained herein.

S. **GOVERNMENT REGULATIONS:** Such owner herein, at his sole cost and expense, shall comply with all of the regulations of all local, State, Federal and other applicable government authorities, now in force, or which may hereafter be in force, pertaining to his lot involved herein, and shall faithfully observe in the use of his premises all local, State and Federal statutes and ordinances now in force or which may hereafter be in force. Notwithstanding the foregoing, owner shall have the right to contest such rules, regulations, ordinances and statutes if this is done in good faith.

DATED this 14th day of January, 1978, at Homer, Alaska.

[Signature]
[Signature]

C. M. ...
Homer, Alaska

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) ss.

I, THIS IS TO CERTIFY that on this 14th day of January, 1978, before me, the undersigned Notary Public, in and for the State of Alaska, personally appeared JAMES JACOBSON and ILENE JACOBSON, my attorney-in-fact JAMES JACOBSON, known to me to be the persons named in the foregoing instrument, and that they acknowledged to me that they executed the same and voluntarily, for the uses and purposes therein contained.

WITNESS my hand and official seal the day and year first hereinafores writtten.



77-000536
1/5-4

RECORDED
HOMER
DISTRICT

FEB 23 3 04 PM '78
REQUESTED BY *[Signature]*
ADDRESS *[Address]*

C. M. ...
Homer, Alaska