



3801 Centerpoint Drive, Suite 102
Anchorage, AK 99503
Phone (907) 569-2842 Fax (907) 929-8029

PROPERTY PROFILE

Dated: April 2, 2025

Re: 23008 S Chulitna Dr.

Parcel No: 56309B02L013

Berkshire Hathaway HomeServices Alaska Realty

Tammy Stewart

Owners: James C. Morrill and Tammy L. Morrill

Legal: Lot 13, Block 2, Talkeetna West Subdivision

Plat No. 71-3T

**Attachments: Matanuska-Susitna Borough Tax Roll Sheet,
Vesting Deed & Plat Map**

CC&Rs: None

As-Built: None Located

NOTICE OF DISCLAIMER OF LIABILITY

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Customer Service Representative: Cassie Monnens



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 56309B02L013

Site Information

| | | | |
|---|-------------------------------|-------------|----------------|
| Account Number | 56309B02L013 | Subdivision | TALKEETNA WEST |
| Parcel ID | 63338 | City | None |
| TRS | S26N05W28 | Map TA05 | Tax Map |
| Abbreviated Description (Not for Conveyance) | TALKEETNA WEST BLOCK 2 LOT 13 | | |

Site Address

23008 S Chulitna Dr

Ownership

| | | | |
|-------------------------|-------------------------------------|-------------------------|--|
| Owners | MORRILL JAMES C & TAMMY L | Buyers | |
| Primary Owner's Address | PO BOX 13155 TRAPPER CREEK AK 99683 | Primary Buyer's Address | |

Appraisal Information

| Appraisal Information | | | | Assessment | | | |
|-----------------------|----------------|-----------------|-----------------|------------|---------------|----------------|-----------------------------|
| Year | Land Appraised | Bldg. Appraised | Total Appraised | Year | Land Assessed | Bldg. Assessed | Total Assessed ¹ |
| 2025 | \$9,300.00 | \$71,100.00 | \$80,400.00 | 2025 | \$9,300.00 | \$71,100.00 | \$80,400.00 |
| 2024 | \$9,300.00 | \$67,800.00 | \$77,100.00 | 2024 | \$9,300.00 | \$67,800.00 | \$77,100.00 |
| 2023 | \$9,300.00 | \$56,700.00 | \$66,000.00 | 2023 | \$9,300.00 | \$56,700.00 | \$66,000.00 |

Building Information

Structure 1 of 1

| | | | |
|-------------------|-----------------------|--------------------|----------------------|
| Residential Units | 1 | Use | Residential Building |
| Condition | Standard | Design | Cabin |
| Basement | None | Construction Type | Frame |
| Year Built | | Grade | 1230 - Cabin |
| Foundation | Sonotubes | Building Appraisal | \$71100 |
| Well | Well 1 - Drilled Well | Septic | |

Building Item Details

| Building Number | Description | Area | Percent Complete |
|-----------------|-----------------|-------------|------------------|
| 1 | Propane Heat | | 1 Sq. Ft. 50 % |
| 1 | Wood Stove - 8Y | | 1 Sq. Ft. 100% |
| 1 | First Story | 784 Sq. Ft. | 100% |
| 1 | Second Story | 384 Sq. Ft. | 100% |

Tax/Billing Information

| Year | Certified | Zone | Mill | Tax Billed |
|------|-----------|------|--------|------------|
| 2025 | No | 0052 | :: | :: |
| 2024 | Yes | 0052 | 13.429 | \$1035.38 |
| 2023 | Yes | 0052 | 13.084 | \$863.55 |

Recorded Documents

| Date | Type | Recording Info (offsite link to DNR) |
|-----------|---------------------------|---|
| 6/14/2019 | WARRANTY DEED (ALL TYPES) | Talkeetna 2019-000775-0 |

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 | 2.48 | Taxable Acreage | 2.48 | Assembly District | 007 | Precinct | <u>30-590</u> | Fire Service Area | | Road Service Area | 030 Trapper Creek RSA |
|---------------|------|-----------------|------|-------------------|-----|----------|---------------|-------------------|--|-------------------|-----------------------|

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

Last Updated: 4/2/2025 10:00:01 AM

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.



MS207777

WARRANTY DEED
A.S. 34.15.030

The Grantor,

SANDRA G. DAVISON, a(n) Single person, whose address is
PO Box 1018, Barachville, TEXAS 78832,
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,

JAMES C. MORRILL and TAMMY L. MORRILL, husband and wife, as Tenants by the
Entirety, with rights of survivorship, whose address is PO Box 13155, Trapper Creek, AK
99683, the following described real property:

Lots 13 and 14, Block 2, TALKEETNA WEST SUBDIVISION, according
to the official plat thereof, filed under Plat Number 71-3, in the records of the
Talkeetna Recording District, Third Judicial District, State of Alaska.

Subject to:

Reservations and exceptions as contained in the United States Patent and/or
in Acts authorizing the issuance thereof, said patent was recorded August 8,
1967, in Book 36 at Page 106.

Notes as shown on the plat of Talkeetna West Subdivision, Plat No. 71-3.

Easement(s) as delineated on the plat of Talkeetna West Subdivision, Plat
No. 71-3.

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 plats, by-laws, and all other restrictions of record, if any.

GRANTOR warrants that the above described real estate has never been used as a family home or homestead nor is same subject to any spousal claim as defined in A.S. 34.15.010.

Dated: June 10, 2019

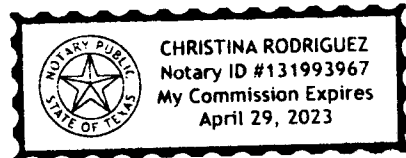
GRANTOR:

Sandra Davison
SANDRA G. DAVISON

STATE OF TEXAS)
COUNTY OF Kinney) ss.

The foregoing instrument was acknowledged before me on June 10, 2019, by SANDRA G. DAVISON.

Christina Rodriguez
Notary Public in and for Texas
My Commission Expires: April 29, 2023



Dated: 5/31, 2019

GRANTEE:

[Signature]
JAMES C. MORRILL

[Signature]
TAMMY L. MORRILL

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

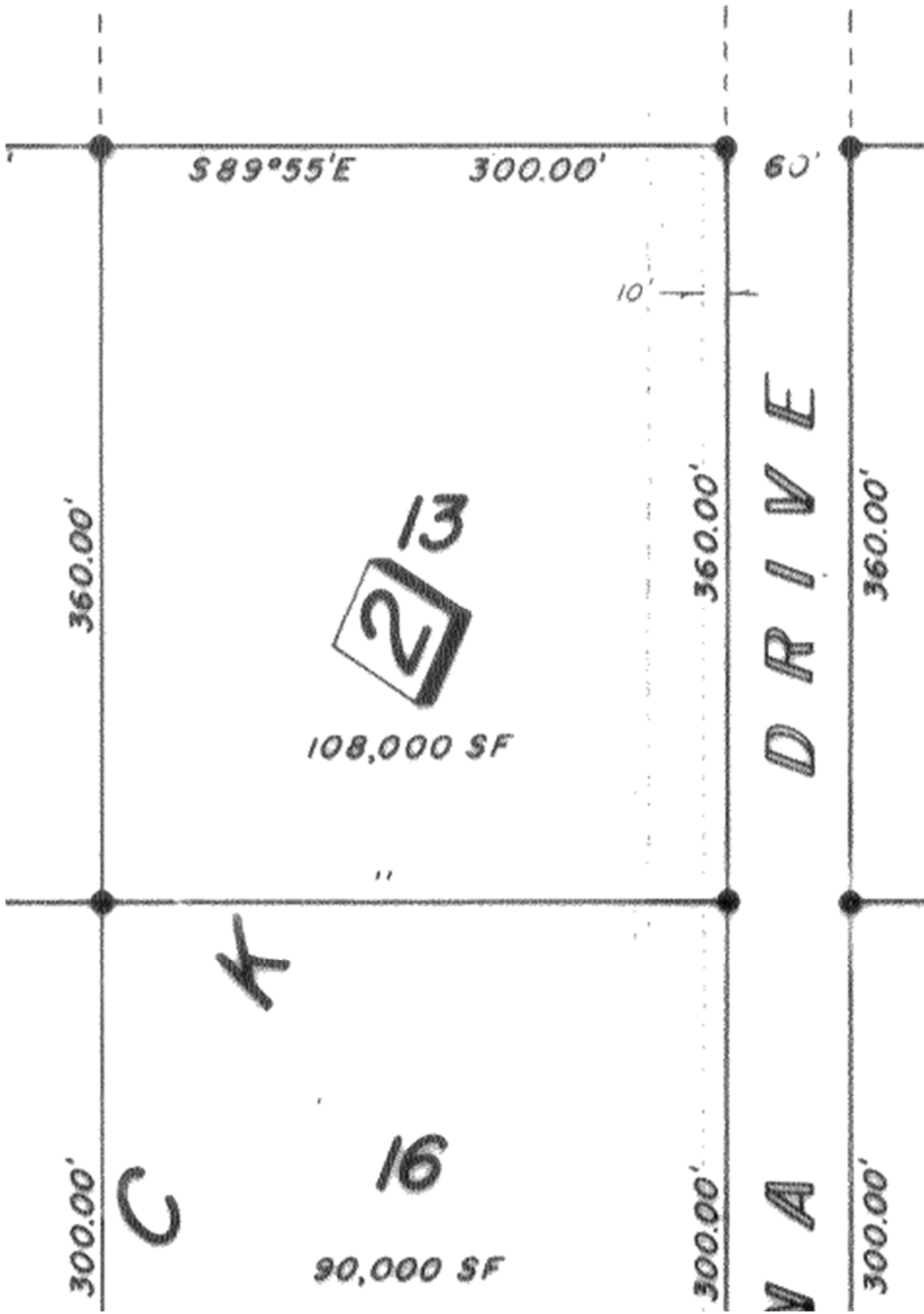
The foregoing instrument was acknowledged before me on may 31ST, 2019, by JAMES C. MORRILL and TAMMY L. MORRILL.

[Signature]
Notary Public in and for Alaska
My Commission Expires: 5/21/23



Record in Talkeetna Recording District.
Return to:
James C. Morrill and Tammy L. Morrill
PO Box 13155, Trapper Creek, AK 99683

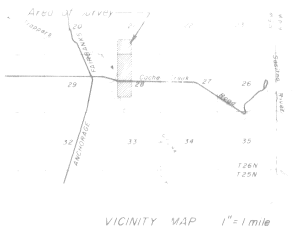




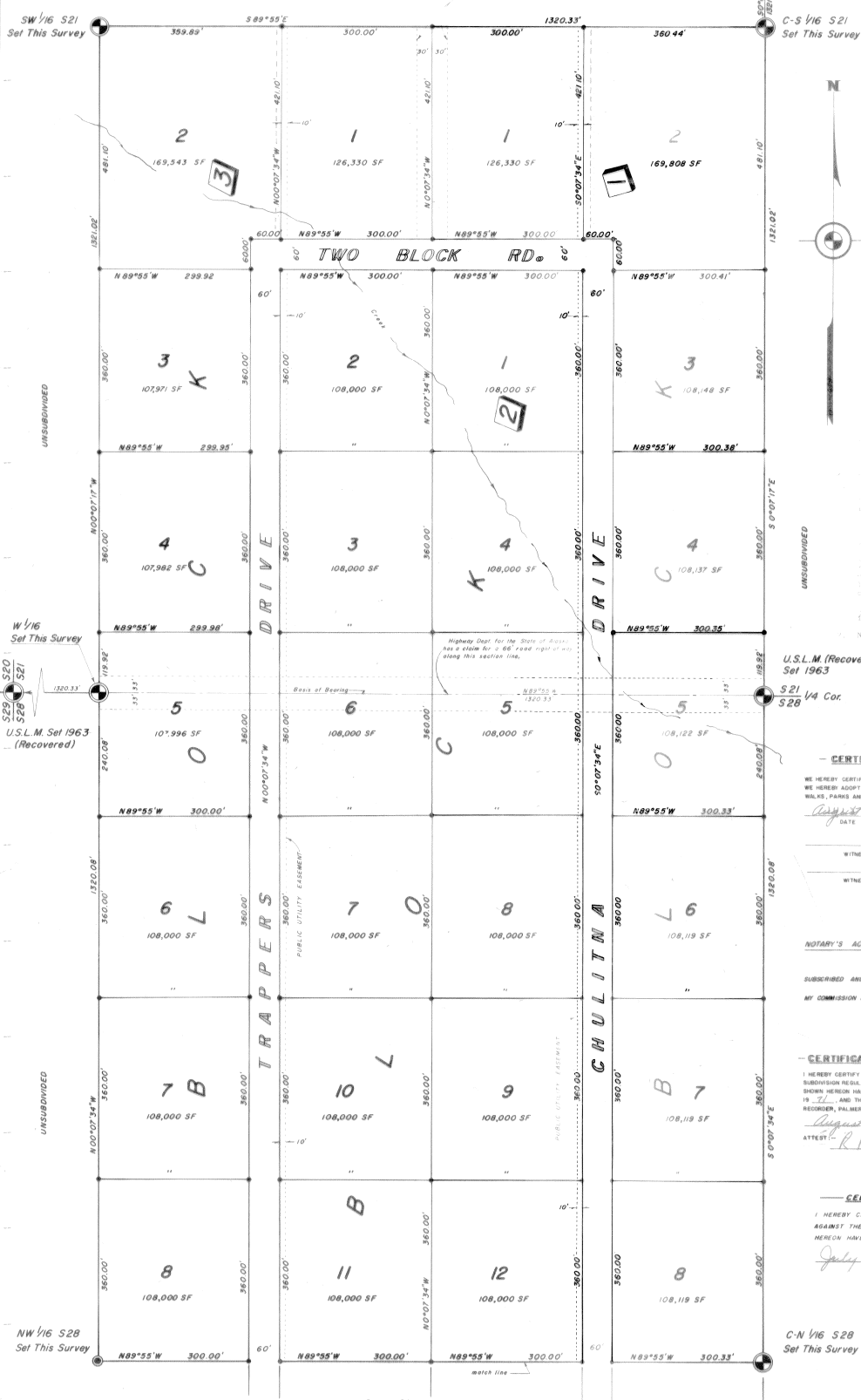
C-1/4 S21
USL.M. Set 1964
(Recovered)

UNSUBDIVIDED

ROAD EASEMENT



- LEGEND
- BRASS CAP MONUMENT
 - 1 1/2" PIPE, PLUGE
 - 1/2" REINFORCEMENT BAR
 - 2x2" WOOD HUB



U.S.L.M. (Recovered)
Set 1963

S21 1/4 Cor
S28 1/4 Cor

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DECLARED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THIS PLAN.

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 5th day of August 1971
MY COMMISSION EXPIRES 12/1/73

CERTIFICATION OF APPROVAL BY THE COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FILED TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE WATANUSKA SUSTINA BOROUGH PLANNING COMMISSION, AND THAT SAID PLAT SHOWN HEREON HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. 77-21 DATED 7/16/71 IN 71-1, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER, PALMER, ALASKA.

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES THROUGH August 1971 AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR A SUBDIVISION SHOWN HEREON HAVE BEEN PAID.



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I AM A PROFESSIONAL REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAN REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MEASUREMENTS SHOWN THEREON ACTUALLY EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

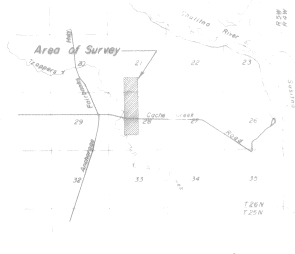
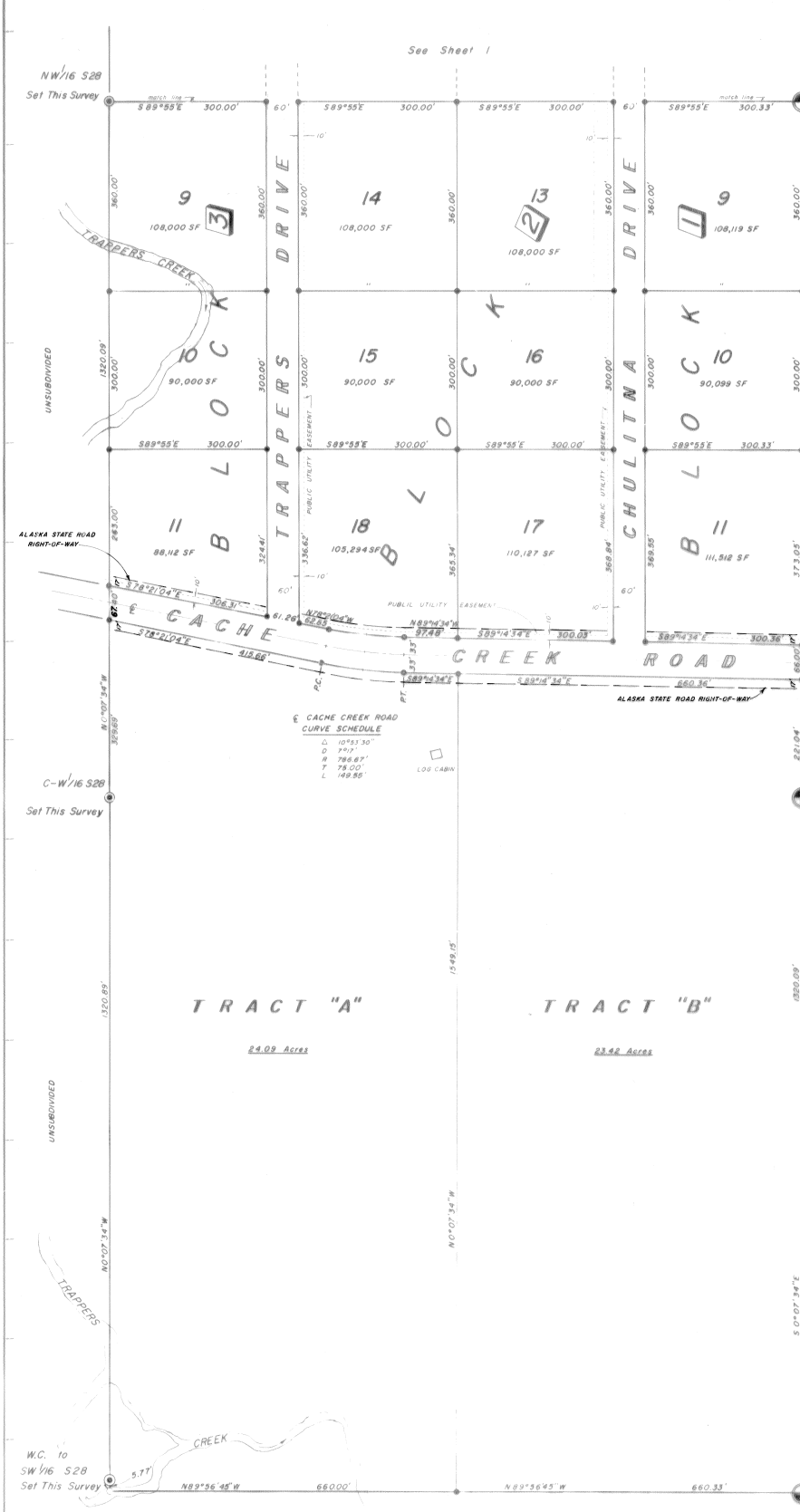
DATE July 12, 1971

Richard E. Demming - Land Surveyor, L.S. No. 232-S



TALKEETNA WEST SUBDIVISION
OF THE SE 1/4 SW 1/4 SEC. 21 - E 1/2 NW 1/4 SEC. 28
NE 1/4 SW 1/4 SEC. 28 - T 26N - R 5W S. 16 ALASKA

Total Area 160.00 Acres
Scale 1"=100' Surveyed June, 1971 by R. E. Demming, L.S.



LEGEND

- BRASS CAP MONUMENT
- 1/2" PIPE, PLUGGED
- 1/2" REINFORCEMENT BAR
- 2x2" WOOD HUB

NOTE: NO INDIVIDUAL WATER SUPPLY BY THE OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON LOTS 9 AND 10 OF BLOCK 3 AND TRACT "A" UNLESS SUCH SYSTEM IS LOCATED, CONTROLLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE ALASKA DEPT. OF HEALTH. APPROVAL OF SUCH SYSTEM AS INSTALLED SHALL BE OBTAINED FROM SUCH AUTHORITY.

TRACT "A"
24.09 Acres

TRACT "B"
23.92 Acres

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY DEDICATE THIS PLAN TO THE PUBLIC WITH OUR FULL CONSENT AND UNDER THE FOLLOWING TERMS, WALKS, FARMS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THIS PLAN:

WITNESSES: *[Signatures]*
 WITNESSES: *[Signatures]*

CERTIFICATION OF APPROVAL BY THE COMMISSION

APPROVED: *[Signature]*
 R. Russell Hedrick

CERTIFICATION OF PAYMENT OF TAXES

July 16, 1971 *[Signature]*



SURVEYOR'S CERTIFICATE

I, RICHARD E. DEMMING, A PROFESSIONAL REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, AND THE ASSISTANT SURVEYORS WHO ASSISTED ME IN THE SURVEY MADE BY ME UNDER MY DIRECT SUPERVISION AND WHO WERE PRESENT WITH ME IN THE FIELD AT ALL TIMES, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE ALASKA DEPARTMENT OF HEALTH.

Dated July 12, 1971
[Signature]



TALKEETNA WEST SUBDIVISION
 OF THE SE 1/4 SW 1/4 SEC. 21 - E 1/2 NW 1/4 SEC. 28
 NE 1/4 SW 1/4 SEC. 28 - T26N R5W S6E ALASKA

Total Area - 160.00 Acres
 Surveyed June, 1971 by R. E. Demming, L.S.

RECORDED - FILED
 DATE: 8-6-71
 TIME: 1:20 P.M.
 BY: *[Signature]*
 REC-181702