



stewart title[®]

Property Profile Report

06/03/2026

9005 E Gold Pan Drive, Palmer, AK 99645

Purported owner of Record: Boring House LLC

Prepared by:

Erin Hodgson
Stewart Title of Fairbanks
714 Gaffney Rd
Fairbanks, AK 99701
(907) 456-3474
alaskacs@stewart.com

Prepared for:

Jennifer Gopez

Report Provided by:

Stewart Title of Fairbanks
714 Gaffney Rd
Fairbanks, AK 99701
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- | | |
|--|--|
| <input checked="" type="checkbox"/> Tax Report | <input checked="" type="checkbox"/> Plat Map |
| <input type="checkbox"/> BEES Certificate | <input checked="" type="checkbox"/> No As-Built |
| <input type="checkbox"/> Summary of Bldg Insp | <input type="checkbox"/> As-Built Attached |
| <input checked="" type="checkbox"/> Vesting Deed | <input type="checkbox"/> As-Built Requested/Will forward if rcvd |
| <input type="checkbox"/> Deed of Trust | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> CC&R's | <input type="checkbox"/> Notice of Default |

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: 51416B03L021

Site Information

Account Number	51416B03L021	Subdivision	GOLDEN HLS EST
Parcel ID	43470	City	None
TRS	S17N01E02	Map WA09	Tax Map
Abbreviated Description (Not for Conveyance)	GOLDEN HLS EST BLOCK 3 LOT 21		

Site Address	9005 E Gold Pan Dr		
Ownership	BORING HOUSE LLC		
Primary Owner's Address	1708 SE 2ND PL BATTLEGROUND WA 98604	Buyers	Primary Buyer's Address

Appraisal Information

Year	Assessment			Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed ¹
2026	\$43,700.00	\$0.00	\$43,700.00	2026	\$43,700.00	\$0.00	\$43,700.00
2025	\$38,000.00	\$0.00	\$38,000.00	2025	\$38,000.00	\$0.00	\$38,000.00
2024	\$38,000.00	\$0.00	\$38,000.00	2024	\$38,000.00	\$0.00	\$38,000.00

Building Information

Building Item Details		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	Yes	0003	::	::	4/1/2026	WARRANTY DEED (ALL TYPES)	Palmer 2026-005603-0
2025	Yes	0003	10.984	\$417.39	7/17/2012	WARRANTY DEED (ALL TYPES)	Palmer 2012-015067-0
2024	Yes	0003	11.306	\$429.62	8/19/1998	WARRANTY DEED (ALL TYPES)	Palmer Bk: 967 Pg: 528

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	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.95	0.95	Assembly District 002	<u>26-375</u>	132 Greater Palmer Consol	016 South Colony RSA

¹ 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: 6/3/2026 4:00:00 PM

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.



File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: **Boring House LLC**

Address: **1708 SE 2nd Place**

Battleground, WA 98604

File No.: **0281-4360296 (NC)**

STATUTORY WARRANTY DEED

THE GRANTOR, **Nancy A. Nelson, a single woman**, whose mailing address is **8975 Gold Pan Drive, Palmer, AK 99645**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Boring House LLC, a Washington limited liability company**, residing at **1708 SE 2nd Place, Battleground, WA 98604**, the following described real estate, situated in the **Palmer Recording District, Third Judicial District, State of Alaska**:

Lot 21, Block 3, GOLDEN HILLS ESTATES, according to the official plat thereof, filed under Plat Number 78-11, Records of the Palmer Recording District, Third Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

The Grantor warrants that the above described real estate has never been used as a family home or homestead by Grantor's spouse, nor is the same subject to any spousal claim as defined as A.S. 34.15.010.

Dated: March 27th, 2026.

Nancy A Nelson
Nancy A Nelson

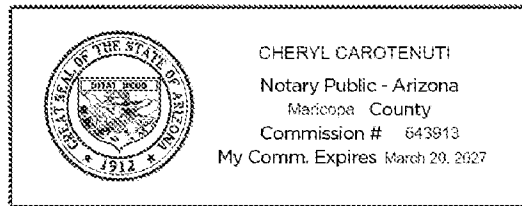
STATE OF Arizona)
County of Maricopa) ss.
)

THIS IS TO CERTIFY that on this 27th **day of March, 2026**, before me the undersigned Notary Public, personally appeared **Nancy A Nelson**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Cheryl Carotenuti

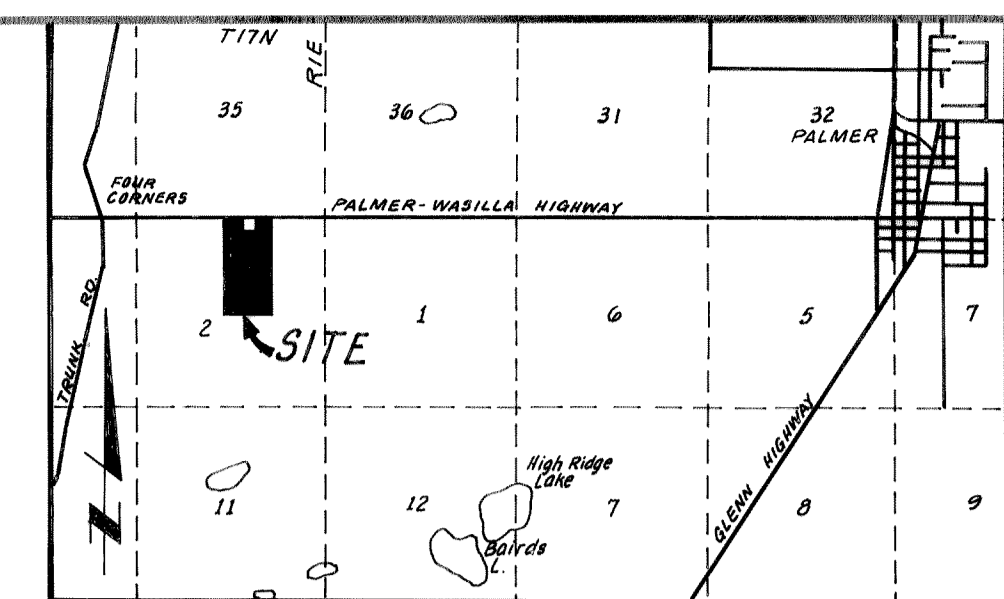
Notary Public in and for Arizona
My commission expires 03/20/2027
Cheryl Carotenuti



Notarized remotely online using communication technology via Proof.



CURVE	RADIUS	DELTA	LENGTH	TANGENT
A	375.00	13°44'05"	99.89	45.16
B	360.00	36°49'45"	359.96	186.45
C	350.00	44°53'15"	274.20	144.57
D	335.00	40°21'10"	235.94	123.10
E	260.00	68°54'50"	312.72	178.41
F	260.00	38°51'00"	176.30	91.69
G	260.00	107°45'50"	489.02	356.31
H	275.00	22°18'05"	107.04	54.51
I	275.00	85°24'15"	409.91	253.70
J	275.00	107°42'20"	516.95	376.47
K	260.00	56°17'40"	255.46	139.10
L	250.00	70°03'00"	305.65	175.21
M	250.00	64°56'45"	288.91	162.75
N	250.00	78°43'35"	343.51	205.08



VICINITY MAP
Scale: 1" = 1 mi.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat of subdivision with my (our) free consent, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as shown on this Plat.
Date: 2-7-78
Owner: J. Pendergrass, Inc.
Address: Palmer, Alaska

J. Pendergrass
J. M. Pendergrass, President
Star Route Box 6055
Palmer, Alaska 99704

Notary's Acknowledgment:
Subscribed and sworn before me this 5th day of December, 19 77.
My Commission Expires: 6-6-79
Paula Robert
Notary Public for the State of Alaska



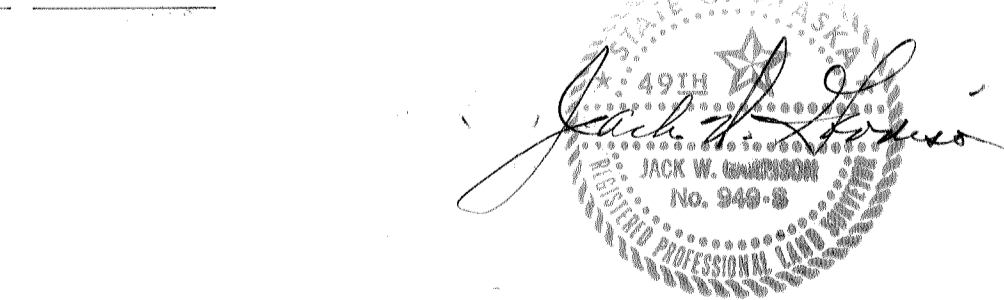
"CERTIFICATION OF APPROVAL BY THE COMMISSION"
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Matanuska-Susitna Borough Planning Commission, and that said Plat has been approved by the Commission by Plat Resolution No. 78-12, dated August 22, 19 77, and that the Plat shown hereon has been approved for recording in the office of the Recorder in the Recording District in which the Plat is located.
February 6, 19 78

SEAL
Planning Director
Matanuska-Susitna Borough
Planning Commission

CERTIFICATION OF PAYMENT OF TAXES
I hereby certify that all current taxes, through December 31, 19 77, against the property, included in the subdivision or resubdivision, hereon have been paid.
February 6, 19 78
Tax Collection Official

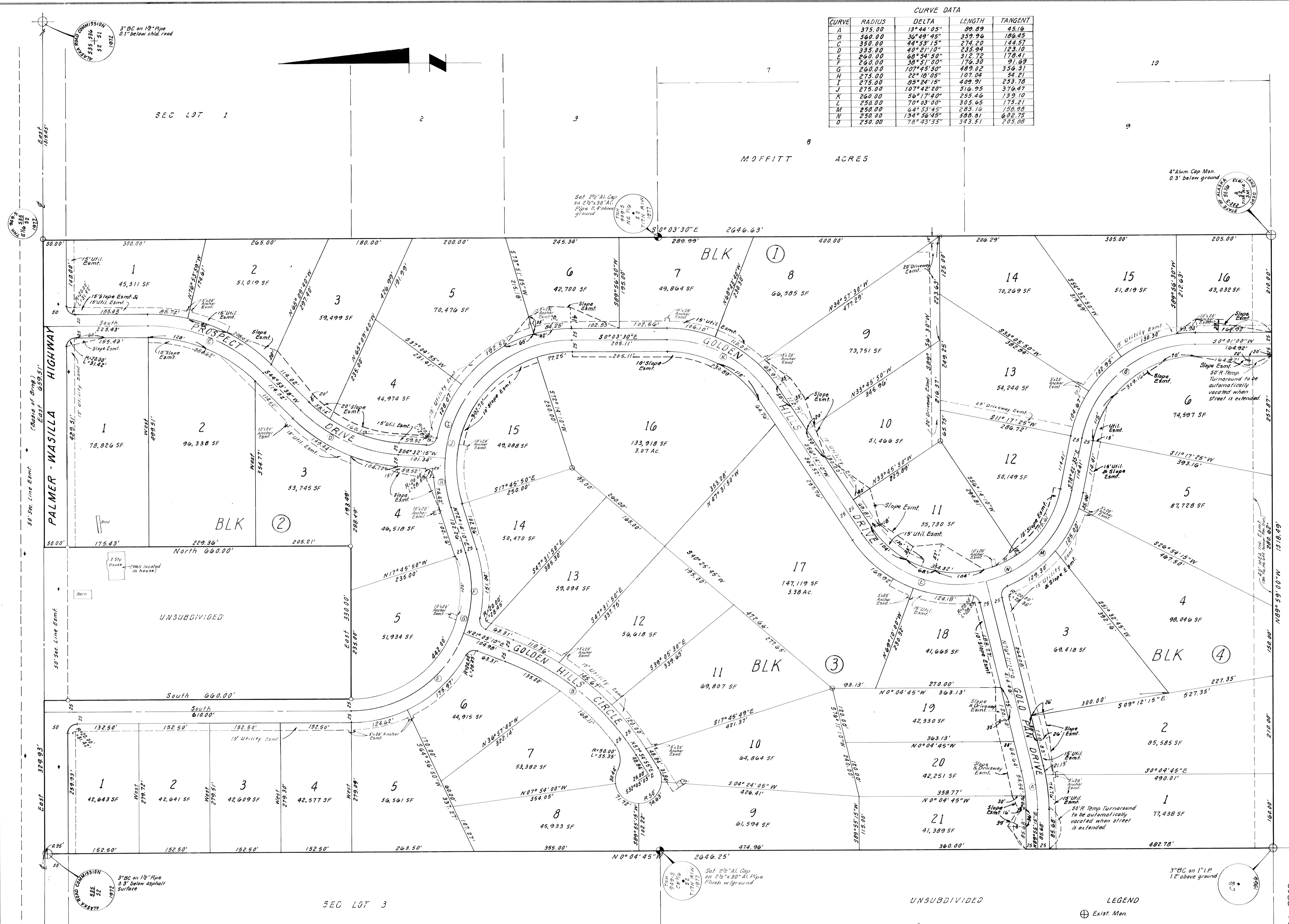
Restrictive Covenants were recorded 2-7, 19 78, at the Palmer Recording District in Book 158 Page 457

CERTIFICATE OF LAND SURVEYOR
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 thereon actually exist as located. The error of closure for field traverses shall not be greater than 1 part in 5,000."
December 7, 19 77



"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 Alaska Department of Environmental Conservation. Approval of such systems as installed shall be obtained from said authority."

PLAT OF	SHEET
GOLDEN HILLS ESTATES	OF
A SUBDIVISION OF LOT 2 AND THE SW & NE 1/4 SEC. 2	FILE NO.
Located within NE 1/4, S. M., Alaska	
Containing 75.13 ACRES (48 LOTS), & no TRACT(S)	



NOTES

- 5/8" x 30" Rebar set at all lot corners unless otherwise shown or noted.
- All lot areas are usable unless otherwise stated.
- All access to Lot 1, Blk 1 and Lot 1, Blk 2 and Lot 1, Blk 3 shall be by Prospect Drive and Golden Hills Drive only.
- School bus service is practical from Palmer-Wasilla Highway.
- No structure shall be placed nearer than 25' from the right-of-way line of any public right-of-way, or within 10' of any side lot line.
- No subsurface sewage disposal system shall be closer than 100' from any body of water or water course.
- An additional 10' Clearing & Construction Esmt. is hereby dedicated adjacent to all slope easements for utilities where needed.

LEGEND

- ⊕ Exist. Man.
- 1/2" Al. Surv. Cap on 3/8" x 30" Rebar, Set
- ⊙ Curve Data
- ⊙ Set Man. w/ Witness Post
- Approx. Pole Location

RECORDED - FILED 609
Palmer REC. DIST.
DATE: 2-7-78
TIME: 10:47 A.M.
92787

BOOK 158 PAGE 457
Palmer Recording District
PROTECTIVE COVENANTS AND RESTRICTIONS
FOR THE GOLDEN HILLS ESTATES SUBDIVISION

PREAMBLE

J. P. Enterprises, Inc., the sole owner of property comprising the GOLDEN HILLS ESTATES SUBDIVISION, desires to assure the continued development of said subdivision on a high level for the benefit and protection of the future property owners; and does hereby establish and file the following protective covenants and restrictions regarding the use and/or improvement of the property located in the Golden Hills Estates Subdivision and located in U.S. Government Lot 2 and the SW $\frac{1}{4}$ of Sec. 2, T17N, R1E, S.M.; the plat of which is recorded in the Office of the Recorder for the Palmer Recording District in ~~Book~~ Plat # 78-11 ~~at page~~ _____, which said plat makes reference to these covenants.

COVENANTS

1. Lot 1, Block 1; Lot 1, Block 2; and Lots 1, 2 and 3, Block 3; may be used for duplexes, multi-family dwellings, personal service or professional businesses subject to approval and acceptance by J. F. Enterprises, Inc. or their designee. All the following covenants shall apply to the above listed lots as well as to all other lots in the Golden Hills Estates.
2. With exception of those lots listed in Covenant No. 1 above all lots shall be limited to single family residential construction and use.
3. No dwelling with less than 900 square feet of fully enclosed living area shall be permitted on any lot. All garages and outbuilding shall be of the same quality and workmanship as the dwelling. Buildings may not remain in an unfinished state externally for more than one (1) year.
4. No structures of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot as a residence either temporarily or permanently. No quonset huts, surplus building or like materials may be used or stored on any lot.
5. Other than an attractive, well-kept fence, no buildings, structures or attachments shall be located on any lot less than 25 feet from any road right-of-way line nor less than ten (10) feet from any interior or rear lot line.
6. All water and sewerage systems shall be located, constructed, and equipped in accordance with the requirements, standards and recommendations of the Alaska Department of Environmental Conservation.
7. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot for commercial purposes. However a maximum of two (2) dogs, cats, or other household pets may be kept on any lot; and a further maximum on one (1) domestic

animal for each full acre or fraction of an acre contained in the lot may be kept thereon and must be stabled or housed no less than twenty-five (25) feet from any lot line. All animals and pets shall be restrained as necessary to prevent their becoming a nuisance to the neighborhood.

8. No activity which may be or become an annoyance or nuisance to the neighborhood, shall be carried on upon any lot or in any dwelling or other structures erected thereon.

9. Derelict vehicles or equipment or unsightly surplus material shall not be stored on any lot, easement or road right-of-way within the subdivision. Other than those used regularly for personal transportation, no commercial vehicles or commercial equipment shall be parked, placed, erected, or maintained on any lot, road, or road right-of-way for any purpose except during the period of construction.

10. Lot owners shall provide and utilize off-street parking for the use of the residents and their visitors.

11. A culvert of a minimum size of fourteen (14) inches in diameter by eighteen (18) feet in length must be installed at the entrance of each driveway, unless not deemed necessary based on the contour of the land.

12. As a condition of purchase each lot owner agrees that when sixty percent (60%) of all lots in Golden Hills Estates Subdivision has been sold by J. P. Enterprises the owners will form a Home-owners association for the purpose of assuming the rights and responsibilities of maintaining protective covenants, contracting for road maintenance, and any other general community planning desired.

GENERAL

These covenants are to run with the land and shall be binding on all owners and/or residents of this subdivision for a period of ten (10) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then recorded owners of the lots has been recorded, agreeing to change said covenants in whole or in part. Each lot shall entitle the owner to one vote and the majority shall be determined accordingly.

J.P. ENTERPRISES, INC.

By Joyce M. Sanderson, Sec.

1-18-78
Date

Attested:

Subscribed and sworn to this 18th day of January, 1978.

78-001362

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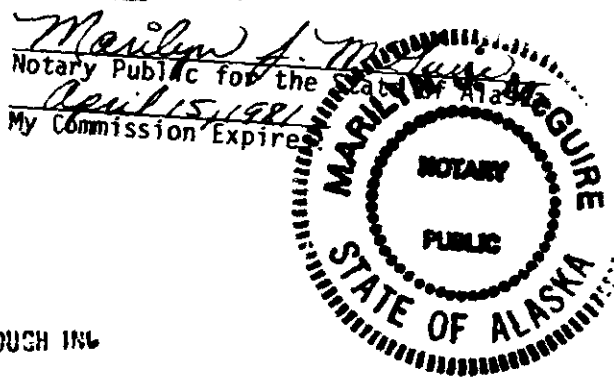
RECORDED-FILED
PALMER REC.
DISTRICT

FEB 7 10 51 AM '78

REQUESTED BY _____

ADDRESS MATANUSKA-SUSITNA BOROUGH INC

BOX 8
PALMER, ALASKA 99643



AMENDED
PROTECTIVE COVENANTS AND RESTRICTIONS
FOR THE GOLDEN HILLS ESTATES SUBDIVISION

PREAMBLE

James Marion Pendergrass, Trustee under Trust, dated August 10, 1976, the sole owner of property comprising the GOLDEN HILLS ESTATES SUBDIVISION, desires to assure the continued development of said subdivision on a high level for the benefit and protection of the future property owners; and does hereby establish and file the following amended protective covenants and restrictions regarding the use and/or improvement of the property located in the Golden Hills Estates Subdivision, according to Plat Number 78-11, located in U.S. Government Lot Two (2) and the Southwest one-quarter (SW 1/4) of Section Two (2), Township Seventeen (17) North, Range One (1) East, Seward Meridian, in the Palmer Recording District, Third Judicial District, State of Alaska.

COVENANTS

1. Lots One (1) and Two (2), Block One (1); and Lots One (1) and Two (2), Block Two (2); may be used for duplexes, multi-family dwellings, personal service or professional businesses, or commercial use, all subject to approval and acceptance by James Marion Pendergrass, trustee under the above-described trust, or his designee. Lots One (1), Two (2), Three (3) and Four (4), Block Three (3), may be used for duplexes, multi-family dwellings, personal service or professional buildings, all subject to approval and acceptance by James Marion Pendergrass, trustee under the above-described trust, or his designee. All of the following covenants shall apply to the above-listed lots as well as to all other lots in the Golden Hills Estates Subdivision.
2. With exception of those lots listed in Covenant No. 1 above, all lots shall be limited to single family residential construction and use.
3. No dwelling with less than 900 square feet of fully enclosed living area shall be permitted on any lot. All garages and out-buildings shall be of the same quality and workmanship as the dwelling. Buildings may not remain in an unfinished state externally for more than one (1) year.
4. No structures of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot as a residence either temporarily or permanently. No quonset huts, surplus building or like materials may be used or stored on any lot.
5. Other than an attractive, well-kept fence, no buildings, structures or attachments shall be located on any lot less than 25 feet from any road right-of-way line nor less than ten (10) feet from any interior or rear lot line.

6. All water and sewerage systems shall be located, constructed, and equipped in accordance with the requirements, standards and recommendations of the Alaska Department of Environmental Conservation.
7. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot for commercial purposes. However, a maximum of two (2) dogs, cats or other household pets may be kept on any lot; and a further maximum of one (1) domestic animal for each full acre or fraction of an acre contained in the lot may be kept thereon and must be stabled or housed no less than twenty-five (25) feet from any lot line. All animals and pets shall be restrained as necessary to prevent their becoming a nuisance to the neighborhood.
8. No activity which may be or become an annoyance or nuisance to the neighborhood shall be carried on upon any lot or in any dwelling or other structure erected thereon.
9. Derelict vehicles or equipment or unsightly surplus material shall not be stored on any lot, easement or road right-of-way within the subdivision. Other than those used regularly for personal transportation, no commercial vehicles or commercial equipment shall be parked, placed, erected, or maintained on any lot, road or road right-of-way for any purpose except during the period of construction, and excepting herefrom commercial lots.
10. Lot owners shall provide and utilize off-street parking for the use of the residents and their visitors.
11. A culvert of a minimum size of fourteen (14) inches in diameter by eighteen (18) feet in length must be installed at the entrance of each driveway, unless not deemed necessary based on the contour of the land.
12. Every purchaser, his heirs, successors and assigns in the ownership of lots in this subdivision agrees as a condition of the purchase and sale that at such time as sixty percent (60%) of the lots in this subdivision are owned by persons other than James Marion Pendergrass, trustee as described above, that they will jointly form themselves into a property owners association. Each owner of a lot in the subdivision shall automatically be and become a member of such association and be bound by its governing regulations. Each lot shall entitle the owner to one vote (or fraction thereof if a lot has more than one owner) as to the election of members to serve as officers and directors of such association and to other matters put to the association as a whole. Membership in such association shall be limited to owners of lots in the subdivision. The association shall contract and pay for road maintenance and snow removal and other reasonable undertakings desired by a majority of property owners of the subdivision. All

costs and assessments of the said association shall be borne rateably by the lot owners.

GENERAL

These covenants are to run with the land and shall be binding on all owners and/or residents of this subdivision for a period of ten (10) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then recorded owners of the lots has been recorded, agreeing to change said covenants in whole or in part. Each lot shall entitle the owner to one vote and the majority shall be determined accordingly.

DATED this 23rd day of October, 1978.

James Marion Pendergrass
JAMES MARION PENDERGRASS, Trustee
under Trust, dated August 10, 1976

STATE OF HAWAII)
)ss:
COUNTY OF)

THIS IS TO CERTIFY that on this 23rd day of October, 1978, before me, the undersigned Notary Public, in and for the State of Hawaii, duly commissioned and sworn as such, personally appeared JAMES MARION PENDERGRASS, known to me and to me known to be the individual named in and who executed the foregoing instrument, and he acknowledged to me that he signed the same freely and voluntarily for the uses and purposes mentioned therein.

WITNESS my hand and official seal the day and date last above written.

Betty J. [Signature]
Notary Public in and for Hawaii
My commission expires Oct 23, 1980
2nd Judicial Circuit

78-014377
9-

RECORDED
INDEXED
OCT 30 1978

OCT 30 1 36 PM '78
REGISTERED BY John Snodgrass Jr.
ADDRESS Box 1284
Palmer ah
99645

78937