



*First American
Title Insurance Company*

LISTING PACKAGE

2/19/2025

gpelaia@msn.com

Attn: Gina Pelaia

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): RAYMOND PAUL D & SAYER PAUL DBA SOUTH PENINSULA SURGICAL CENTER

Physical Address: TAX ID 15718035

Legal Description: T 1S R 14W SEC 34 SEWARD MERIDIAN HM 0840073 HYLEN SUB ADDN AMENDED LOT 10 BLK 3

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 or Lalena Welsh

Kellie Trolz or Lalena Welsh, 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

Update Mailing Address

Account Information

Owner:
**RAYMOND PAUL D & SAYER PAUL DBA
 SOUTH PENINSULA SURGICAL CENTER**

PIN:
15718035

Tax Roll:
Real Property

Mailing Address:
PO BOX 10 HOMER AK 99603-0001

Property Address:

TAG:
68 - WESTERN EMERGENCY SVS

Last updated: 2/19/2025 02:35:21 PM

Legal Description
T 1S R 14W SEC 34 Seward Meridian HM 0840073 HYLEN SUB ADDN AMENDED LOT 10 BLK 3

Tax Bills Due

Total Payable: **\$0.00**

Pay Partial:

+ Settled Charges

Payment History

i Select the "Tax Year" link to view the **Funds Breakdown** for the entire tax year.

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2024	2024040842	8/9/24	B25.11409	\$91.76
2024	2024040842	8/9/24	B25.11410	\$91.76
2023	2023041906	10/9/23	B24.28143	\$160.48
2022	2022041327	10/3/22	B23.27134	\$165.26
2021	2021042215	9/8/21	B22.17933	\$161.46
2020	2020042431	8/13/20	B21.13070	\$119.28
2019	2019042761	10/10/19	B20.27791	\$211.68
2018	2018042489	9/15/18	B19.20293	\$211.68
2017	2017037916	10/5/17	B18.26620	\$206.64
2016	2016037752	10/12/16	B17.28716	\$206.64
2015	2015042863	9/24/15	B16.22084	\$103.32
2015	2015042863	9/8/15	B16.14999	\$103.32
2014	2014049283	9/24/14	U15.4719	\$206.64

Update Mailing Address

General Information

Property Owner:
RAYMOND PAUL D & SAYER PAUL DBA SOUT

Mailing Address:
**PO BOX 10
HOMER AK 99603-0001**

Property ID:
15718035

Property Address:
NOT AVAILABLE

Acreage:
1.0200

Tax Authority Group:
68 - Western Emergency Svs

Legal Description

T 1S R 14W SEC 34 Seward Meridian HM 0840073 HYLEN SUB ADDN AMENDED LOT 10 BLK 3

Ownership History

Document No.	Date	Owner	Grantee	Type
0	1/9/95	Hylen Marion	Raymond Paul D & Sayer Paul	
0	1/9/95	Hylen Marion	Hylen Marion	
0	2/28/86	Hylen Marion	Raymond Paul D & Sayer Paul Dba Sout	

Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2024	Main Roll Certification	17,800	0	17,800
2023	Main Roll Certification	14,900	0	14,900
2022	Main Roll Certification	14,900	0	14,900
2021	Main Roll Certification	14,300	0	14,300
2020	Main Roll Certification	14,300	0	14,300

◀
▶
1
2
3
4
5
▶
▶
 items per page

1 - 5 of 24 items

Improvements

Building	Code	Description	Grade	Year	Length	Width	Units	Type	Value
No improvements data present.									

FILED FOR RECORD AT THE REQUEST OF:

THIS SPACE PROVIDED FOR
RECORDER'S USE

TRANSALASKA TITLE 894-372

BOOK **0240** PAGE **137**

GRANTOR'S MAILING ADDRESS:

MS. MARION A. HYLEN

P.O. BOX 113

KENAI, AK 99611

GRANTEE'S MAILING ADDRESS: Return to:

PAUL D. RAYMOND d/b/a SOUTH PENINSULA

SURGICAL CENTER

422 MOUNTAIN VIEW DRIVE

HOMER, AK 99603

STATUTORY WARRANTY DEED

THE GRANTOR

MARION A. HYLEN, an unmarried woman

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to:

PAUL D. RAYMOND and PAUL SAYER as Tenants in Common, d/b/a as SOUTH PENINSULA SURGICAL CENTER

the following described real estate, situated in the Homer Recording District, Third Judicial District, State of Alaska:

Lot Ten (10), Block Three (3), AMENDED HYLEN 1984 ADDITION according to the official Plat thereof, filed under Plat No. 84-73, in the Homer Recording District, Third Judicial District, State of Alaska.

SUBJECT to reservations and exceptions in U.S. Patent and/or Acts of Congress authorizing the issuance thereof, easements, rights of way, covenants, conditions and restrictions, if any.

DATED January 4, 1995

Marion A. Hylen

MARION A. HYLEN

STATE OF ALASKA
HOMER RECORDING DISTRICT SS.
THIRD JUDICIAL DISTRICT

On this day personally appeared before me
MARION A. HYLEN

to me known to be the individual described in and who
executed the within and foregoing instrument, and
acknowledged that she
signed the same as her free
and voluntarily act and deed, for the uses and purposes
therein mentioned.

95-0067

HOMER REC 15 cc
DISTRICT
REQUESTED BY TT

'95 JAN 9 AM 11 12

GIVEN under my hand and official seal this
6th day of JANUARY, 1995

E. Anne Rouna

Notary Public in and for the State of Alaska
My commission expires: 8-16-96

AMENDED AUGUST 17, 1984

HYLEN 1984 ADDITION

LOCATED IN SW 1/4 SE 1/4 SEC. 34, T15 S R14 W S. M., NINILCHIK, AK.
SCALE = 1" = 100' AREA = 38.93 AC. MAY 1984
ADDING LOTS 1-26, BLOCK No. 3
BY: JOHN N. AND MARION A. HYLEN

PLAT APPROVAL

This plat was approved by the
KENAI PENINSULA BOROUGH PLANNING COMMISSION
at the meeting of May 7, 1984
KENAI PENINSULA BOROUGH
BY: [Signature]
Authorized Official

SPECIAL NOTE

EXCAVATION ON LOT 11, BLOCK 3 REVEALED IMPERMEABLE SOILS TO A DEPTH OF TEN FEET. PERMEABLE SOILS SUITABLE FOR ONSITE WASTEWATER DISPOSAL WERE FOUND AT DEPTHS GREATER THAN TEN FEET.

THE ABOVE SPECIAL NOTE CONSTITUTES THE SOLE CHANGE MADE TO THIS PLAT, ASIDE FROM ITS NOTATION HEREON.

DAVID L. BEAR [Signature]
REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL BY THE ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
This subdivision has been reviewed in accordance with
10AAC27.035 and is approved, subject to any posted restrictions.
[Signature] EPO 8-17-84
SIGNATURE TITLE DATE

LEGEND

⊙ Indicates brass cap monument found

■ Indicates 1 1/2" x 30" alum. cap monument set

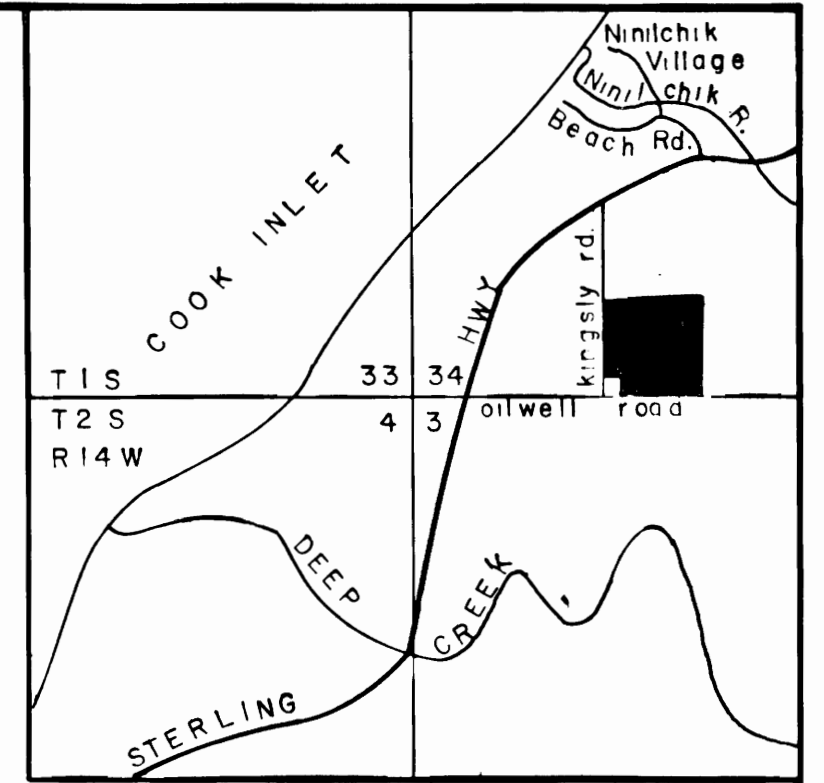
● Indicates 5/8" x 30" rebar set

All curved returns radius = 20'

A 20' bldg. setback line along all rights of way unless a lesser standard is approved by a resolution of the appropriate planning commission.

NOTES:

1. There is a 10' utility easement along all rights of way
2. All waste water disposal systems will comply with existing laws at time of construction
3. No direct access to state maintained ROWs permitted unless approved by STATE of ALASKA DEPARTMENT of TRANSPORTATION



VICINITY MAP SCALE = 1" = 1/2 MI.

OWNER'S CERTIFICATE AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision and dedicate all rights of way to public use and grant all easements to the use shown.

[Signatures]
JOHN N. HYLEN MARION A. HYLEN
by [Signature]
HOMER, A.K.A. BOX 39115
NINILCHIK, AK. 99639

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me
this 5th day of May 1984.

[Signature]
NOTARY PUBLIC FOR ALASKA
FOR JOHN N. AND MARION A. HYLEN
My commission expires Postmaster



District Recorder reference for
John N. Hylen power of attorney:

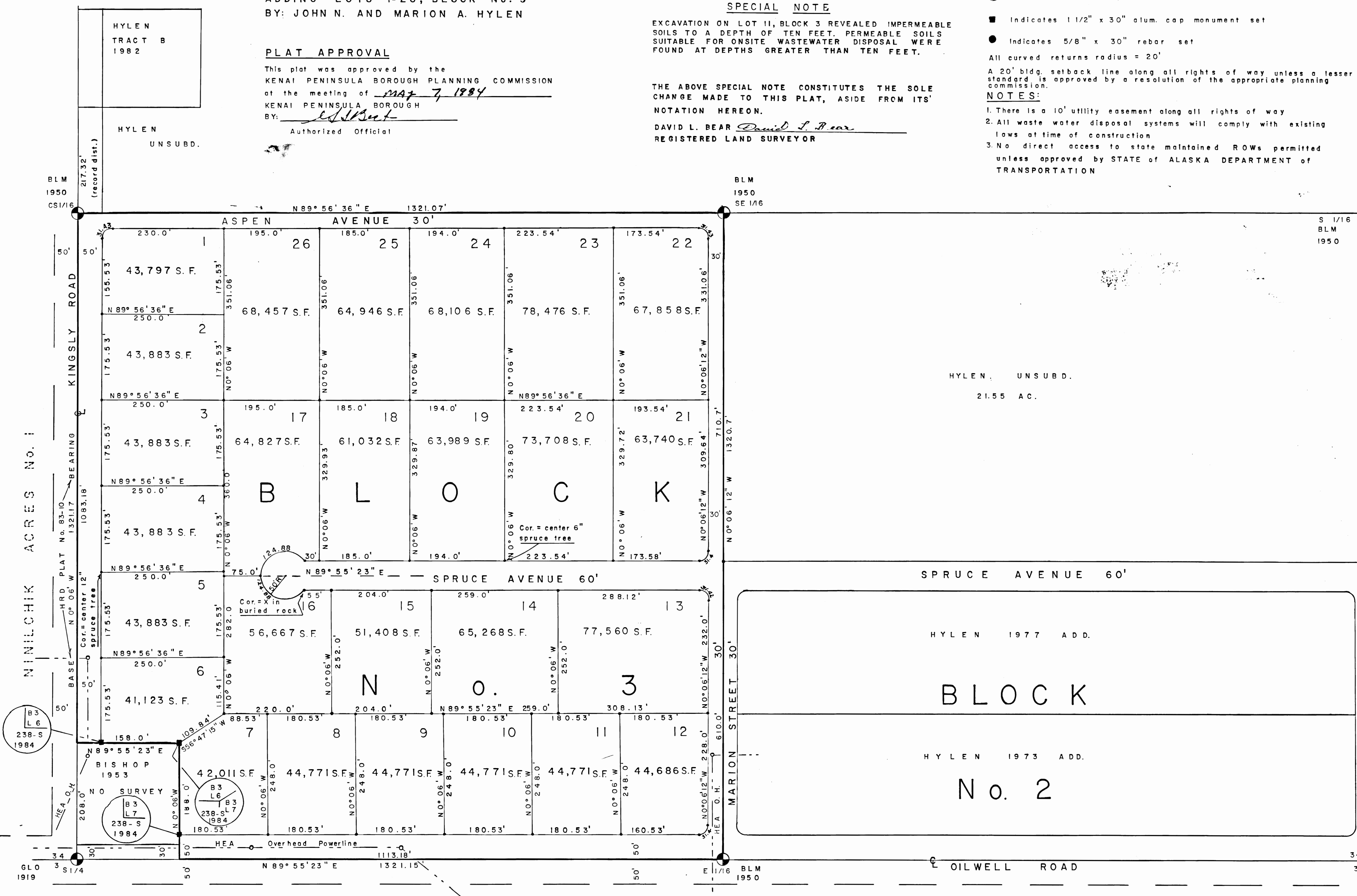
BOOK	PAGE	HOMER & KENAI
228	750	
141	900	
228	751	
141	101	

84-73
FILED 10-1
HOMER REC. DIST.
DATE 8-22-84
TIME 11:44 AM
Recorded by [Signature]
Address [Signature]
HYLEN



DAVID L. BEAR RLS
P.O. BOX 39283
NINILCHIK, AK. 99639

84-50
FILED 10-1
HOMER REC. DIST.
DATE 6-8-84
TIME 10:21 AM
Recorded by KFB
Address SOLDOTNA



BLM 1950 CS1/16 217.32' (record dist.)
KINGSLY ROAD BEARING N 89° 56' 36" E 1321.07'
NINILCHIK ACRES NO. 1
HRD. PLAT No. 83-10 N 0° 06' W 1321.17'
BASE 12" center 12" spruce tree
HEA, O.H.
BLM 1950 SE 1/16
OILWELL ROAD
BLM 1950 S 1/16
DEEP CREEK ESTATES

DECLARATION OF COVENANTS, CONDITION, AND RESTRICTIONS
FOR
HYLEN SUBDIVISION BLOCK 3

The legal description of Hylen Subdivision Block 3 which is Southwest $\frac{1}{4}$, Southeast $\frac{1}{4}$, Section 34, Township 1 South, Range 14 West, Seward Meridian.

1. PREAMBLE

The purpose of these covenants is to assure that property owners will be fully protected from poor quality surroundings and that they will be assured of pleasant, sanitary, and safe sites to erect their homes or structures. These covenants will be in effect from date of recording of Hylen Subdivision Block 3.

2. NUISANCES

- A. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or junk. Other waste shall be kept in sanitary containers which are sheltered and kept from the public view.
- B. No noxious or offensive activity shall be done on any lot which may be or may become an annoyance to the neighborhood.
- C. No animals, livestock, or poultry of any kind shall be raised, bred, or kept for commercial purposes. In any case, no lot shall have more than three animals at one time, and they must be under the owner's control at all times.
- D. No junk vehicles such as trucks, snow machines, etc., shall be stored in line of sight from the road.

Covenants - Hylen Subdivision, Bl 3

3. LAND USE AND BUILDING TYPE

- A. No building shall be located on any lot nearer than 25 feet to the front property line and 25 feet from the side property line.
- B. Lots will not be used for the express commercial purpose of gravel pits, sawmill sites, auto repair, and junk yards.
- C. Mobile homes may only be used during construction of permanent structures for a period of up to 18 months.
- D. Camp trailers and motorhomes may be used as weekend and vacation homes if the owner keeps them well maintained, or they shall be removed.
- E. Buildings constructed or placed on these lots shall not utilize tar paper, roofing paper, celotex, nu-wood or any other similar material as siding. Basement dwellings and quonset huts are prohibited.
- F. Outbuildings including greenhouses, storage sheds, etc., shall be permitted only if constructed in a permanent manner. No outbuildings will be permitted which are not properly sided, painted, and roofed.
- G. All oil, gas, and mineral rights are reserved to the seller and their heirs.

4. SEWAGE DISPOSAL SYSTEMS

All on site sewage disposal systems shall conform to the State of Alaska Department of Environmental Quality Standards and shall be placed in location in conformance with State regulations.

5. GENERAL PROVISIONS

These covenants and general provisions are to run with the land and shall be binding on all parties and all persons claiming under them unless an instrument signed by the owners of a majority of lots of record has been recorded, agreeing to change said covenants and/or general provisions in whole or part.

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.

Invalidation of any of these covenants by judgement of court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Dated this 14th day of October, 1984.

846040
14-7

RECORDED-INDEXED
HOMER RECORDING
DISTRICT

Dec 11 12 01 PM '84

REQUESTED BY Marion

ADDRESS Blk 39115
Kenai, Alaska
99689

336 735



John N. Hylen by his attorney in fact
Marion A. Hylen
John N. Hylen by P.O.A.

Marion A. Hylen
Marion A. Hylen

THIS IS TO CERTIFY THAT on this 14th day of October, 1984, before me the undersigned Notary Public in and for the State of Alaska, personally appeared Marion Hylen known to me to be the person named in the foregoing instrument, and acknowledged to me that he/she 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.

[Signature]
Notary Public, State of Alaska
My commission expires: _____