



**First American
Title Insurance Company**

LISTING PACKAGE

4/14/2026

natasha@rmgrealestate.com

Attn: Natasha Jacobson

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): BRADY CALEB & HANNAH

Physical Address: 1007 W 40TH AVE

Legal Description: LOT 4B BLOCK D SPENARD ACRES, PLAT NUMBER 66-18, ANCHORAGE 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

Make a Payment

Assessed Value

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2026	RP	109	R	112,500	2,900	115,400

Taxable Value

Net Taxable Value				115,400		
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Record in Anchorage Recording District.

Return to:

Caleb Brady and Hannah Brady

3909 Cope Street

Anchorage, AK 99503

STA 2180648

WARRANTY DEED

The Grantor,

CHARLES J. RICE, an unmarried man, who acquired title as a married man, whose address is PO Box 3013, Palmer, AK 99645, 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,

CALEB BRADY and HANNAH BRADY, husband and wife, as Tenants by the Entirety, with rights of survivorship, whose address is 3909 Cope Street, Anchorage, AK 99503, the following described real property:

Lot 4B, Block D, SPENARD ACRES SUBDIVISION, according to the official plat thereof, filed Under Plat No. 66-18, in the records of the Anchorage 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.

Easement for sewer lines and appurtenances, including terms and provisions thereof, for the purpose set out therein, granted to Spenard Public Utility District No. 1, recorded January 22, 1962, in Book 41 at Page 327.

All matters shown on the plat filed under Plat No. 66-18, located in the Anchorage Recording District, Third Judicial District, State of Alaska.



STA 2180648

DEED OF TRUSTThis Deed of Trust, made this 15th day of December, 2023, between,

CALEB BRADY and HANNAH BRADY, husband and wife, whose address is 3909 Cope Street, Anchorage, AK 99503, herein called TRUSTOR,

STEWART TITLE COMPANY, whose address is 480 E. 36th Avenue, Anchorage, AK 99503, herein called TRUSTEE, and

CHARLES J. RICE, an unmarried man, whose address is PO Box 3013, Palmer, AK 99645, herein called BENEFICIARY.

WITNESSETH: That Trustor GRANTS, BARGAINS, SELLS, and CONVEYS TO TRUSTEE IN TRUST WITH POWER OF SALE, that property described as:

Lot 4B, Block D, SPENARD ACRES SUBDIVISION, according to the official plat thereof, filed Under Plat No. 66-18, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits; to have and to hold the same, with the appurtenances, unto the Trustee.

FOR THE PURPOSE OF SECURING: (1) Performance of each agreement of Trustor herein contained; (2) Payment of indebtedness evidenced by one Deed of Trust Note of even date herewith, in the Principal sum of \$89,470.00 payable to Beneficiary or order.

A. To protect the security of this Deed of Trust, Trustor agrees:

1. Care. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon; to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to do all other acts which from the character or use of said property may be reasonably necessary.

2. Insurance. To provide, maintain and deliver to Beneficiary homeowner's insurance satisfactory to and with loss payable to the above named Beneficiary in an amount equal to the full insurable value of the

Dalrymple Law, P.C. • 353 S. Denali Street, Palmer AK 99645 • 907-745-6332 • www.matsulaw.com
Deed of Trust, Page 1

property. The amount collected under any homeowner's or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at the option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice. If there are no improvements or structures located on this property, this paragraph shall not apply.

3. Defend. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary, or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

4. Taxes. To pay: at least ten days before delinquency all taxes and assessments affecting said property; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs fees and expenses of this Trust.

5. Expenditures. To pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof with interest from date of expenditure at the rate set forth in the note secured hereby.

6. Protection of Security. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation to do so, and without notice to or demand upon Trustor, and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay reasonable attorneys' fees.

7. Hazardous Substances.

"Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law, including but not limited to, the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, or radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup, including but not limited to, auto body and engine repair shops and storage lots.

Trustor shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Trustor shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law; (b) which creates an Environmental Condition; or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property



of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Trustor shall promptly give Beneficiary written Notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Trustor has actual knowledge; (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance; and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Trustor learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Trustor shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Beneficiary for an Environmental Cleanup.

B. It is mutually agreed that:

1. Condemnation. Any award or damages in connection with any condemnation for public use of or injury to said property or any part thereof, is hereby assigned and shall be paid to Beneficiary who may apply or release such monies as received in the same manner and with the same effect as above provided for disposition of proceeds of homeowner's or other insurance.

2. No Waiver. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive the right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

3. Trustee Special Powers. At any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey all or any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

4. Reconveyance. Upon written request of Beneficiary stating that all sums secured hereby have been paid and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in any reconveyance executed under this Deed of Trust of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

5. Additional Security. As additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name sue for or otherwise collect such rents,



issues and profits, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

6. Default.

a. Upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of default Beneficiary shall execute or cause the Trustee to execute a written notice of such default and of its election to cause to be sold the herein described property to satisfy the obligation hereof, and shall cause such notice to be recorded in the office of the recorder of each recording precinct wherein said real property or some part thereof is situated.

b. Notice of sale having been given as then required by law and not less than the time then required by law having elapsed after recordation of such notice of default, Trustee, without demand on Trustor, shall sell said property at the time and place of sale fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest and best bidder for cash in lawful money of the United States, payable at time of sale. Notwithstanding the foregoing the Beneficiary shall be entitled to enter an offset bid at the time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the proceeding postponement. Trustee shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor or Beneficiary, as hereunder defined, may purchase at such sale.

c. After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title and reasonable counsel fees in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof not then repaid with accrued interest at the rate set forth in the note secured hereby; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

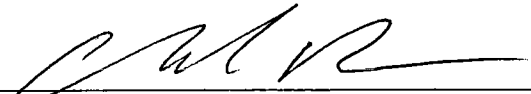
7. Binding. This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner, including pledgee, of the note secured hereby, whether or not named as a Beneficiary herein, or, if the note has been pledged, the pledgee thereof. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

8. Acceptance. Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party.

9. Substitute Trustee. Beneficiary may, from time to time, as provided by statute, appoint another Trustee in place and stead of Trustee herein named, and thereupon, the Trustee herein named shall be discharged and Trustee so appointed shall be substituted as Trustee hereinunder with the same effect as if originally named Trustee herein.



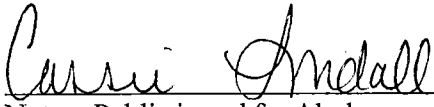
BENEFICIARY:



CHARLES J. RICE

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on 12/1/23,
by CHARLES J. RICE.

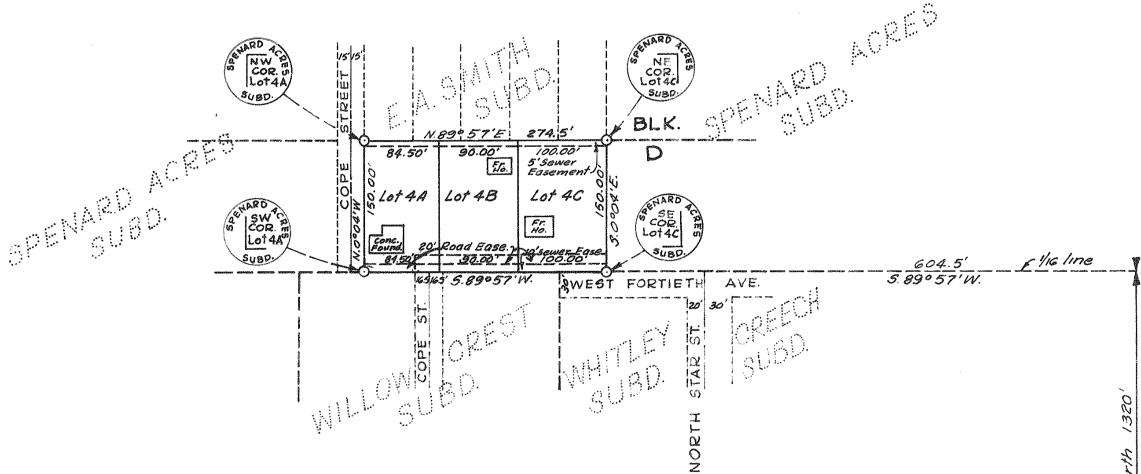


Notary Public in and for Alaska
My Commission Expires: _____

State of Alaska
NOTARY PUBLIC
Cassie Lindall
My Commission Expires Oct 20, 2024

Record in Anchorage Recording District.
Return to:
Charles J. Rice
PO Box 3013
Palmer, AK 99645





CERTIFICATE OF OWNERSHIP & DEDICATION

We hereby certify that we are the owners of the property shown and described hereon. We hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated by us for public use.

Harold E. Briske Lot 4 Block D Wanted
 Owner Type of Ownership
 Harold E. Briske Wanted
 Owner Type of Ownership

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this 23 day of February, 1966

M. W. Sullivan
 Notary Public for Alaska
 My Commission expires: 9-18-66

SURVEYOR'S CERTIFICATE

I, the undersigned registered surveyor hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that the dimensions shown hereon are true and correct.

Date Feb 22, 1966
Miles W. Sullivan
 Surveyor



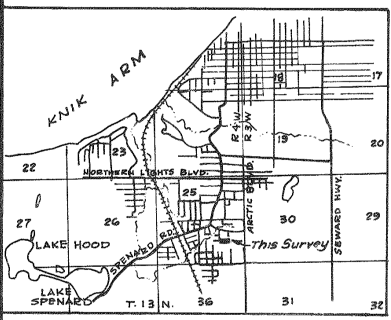
LEGAL DESCRIPTION

Lot 4, Block D, Seward Acres Subdivision
 in the N 1/2 SE 1/4 Section 25, T. 13 N., R. 4 W., S. M.
 Alaska, recorded March 25, 1947, plat P-58
 Anchorage Precinct. Containing 0.97 Acres, more or less.

PLAT APPROVAL

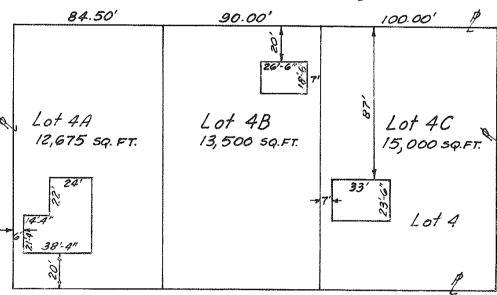
Plat approved by the Borough Planning Commission this 23 day of February, 1966

E. J. Simmons
 Authorized Official



VICINITY MAP

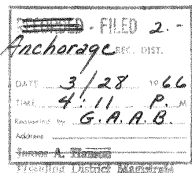
THIS MAP FROM U.S.G.S. QUAD ANCHORAGE A-8
SCALE: 1"=1 MILE



STRUCTURES INSERT

SCALE: 1" = 50'

66-18



SUBDIVISION			
LOT 4, BLOCK D, SPENARD ACRES			
SUBDIVISION IN THE N 1/2 SE 1/4 SEC. 25,			
T. 13 N., R. 4 W., SEWARD MERIDIAN.			
FOR HAROLD E. JERALD BRISKE BOX 4-1252 SPENARD, ALASKA		BY MILES W. KULLBERG REG. LAND SURVEYOR 909 CHUGACH DRIVE SPENARD, ALASKA	
SCALE: 1"=100'	DATE: 7-21-65 Revised 1-22-66	DRW. BY: DLL	GRID

66-18 FO