



*First American  
Title Insurance Company*

## LISTING PACKAGE

5/28/2026

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): SHIER OLESEA VELESCO

Physical Address: 3508 WILLOW ST

Legal Description: LOT 23E WOODLAND PARK, PLAT NUMBER P-61, ANCHORAGE RECORDING DISTRICT

Please do not hesitate to contact me at 907-561-1844 or [cs.alaska@firstam.com](mailto: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](http://ak.firstam.com)



**Make a Payment**

**Assessed Value**

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Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2026	RP	102	R	97,700	41,900	139,600

**Taxable Value**

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Net Taxable Value	139,600
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**Exemption Status**

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Tax Year	Status
2026	

THIS INSTRUMENT IS BEING RECORDED BY EXPRESS RECORDINGS & SERVICES, LLC, AS AN ACCOMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EFFECT, IF ANY ON THE TITLE OF THE ESTATE HEREIN

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**2025-022740-0**

Recording Dist: 301 - Anchorage  
8/18/2025 09:43 AM Pages: 1 of 2



EXP25-779

**PERSONAL REPRESENTATIVE'S DEED**

The Grantor(s), OLESEA SHIER, Personal Representative for the Estate of DANIEL EDWARD ANDREW SHIER, deceased, who acquired title as DANIEL E. A. SHIER whose mailing address is: 13840 McDonell Road, Anchorage, AK 99517, party of the first part, the Personal Representative by virtue of the power and authority to act as to their given in and by the Superior Court of the Third Judicial District, State of Alaska, in Case No. 3AN-25-00485-PR, 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 quitclaims to Grantee(s), OLESEA VELESCO SHIER, whose mailing address is: 13840 McDonell Road, Anchorage, AK 99517, party of the second part, all of the Estate's Interest, if any, in the following described parcel of real property, to-wit:

**Government Lot 43, Section 27, Township 12 North, Range 3 West, Seward Meridian, Records of the ANCHORAGE Recording District, Third Judicial District, State of Alaska.**

**AND**

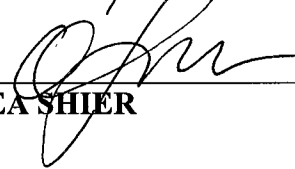
**Lot 23E of the WOODLAND PARK SUBDIVISION, located in the ANCHORAGE Recording District, Third Judicial District, State of Alaska.**

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, which the decedent had in his lifetime, and at the time of his decease, and which the party of the first part has, by virtue of the said appointment as Personal Representative or otherwise, of, in, and to the above-granted premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all and singular the above-granted premises, together with the appurtenances, and every part thereof, unto the party of the second part, their heirs, and assigns, FOREVE

And the party of the first part, for him, his heirs, executors, and administrators, does covenant, promise, and agree, to and with the party of the second part that they are lawfully the Personal Representative of the Estate of said **DANIEL EDWARD ANDREW SHIER**, and that they have power to convey as aforesaid, and has in all respects acted in making this conveyance in pursuance of the authority granted in and by the Superior Court; and that they have not made, done, or suffered any act, matter, or thing whatsoever, since she was appointed Personal Representatives as aforesaid, whereby the above-granted premises, or any part thereof, now are, or at any time hereafter shall, or may be impeached, charged, or encumbered in any manner whatsoever.

Date: 8/14/25

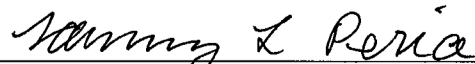
  
\_\_\_\_\_  
**OLESEA SHIER**

**OLESEA SHIER**, Personal Representative of the Estate of **DANIEL EDWARD ANDREW SHIER**

STATE OF ALASKA}

THIRD JUDICIAL DISTRICT}

The foregoing instrument was acknowledged before me on the 14 day of August, 2025, personally appeared **OLESEA SHIER**, Personal Representative for the Estate of **DANIEL EDWARD ANDREW SHIER**, and she acknowledged the above instrument was signed and sealed as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

  
\_\_\_\_\_  
Notary Public for ALASKA  
My Commission Expires: 8.2.27

Return To:  
**OLESEA VELESCO SHIER**  
13840 McDonell Road  
Anchorage, AK

