



**First American
Title Insurance Company**

LISTING PACKAGE

9/24/2025

ashane.files@gmail.com

Attn: April Shane

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): B AND E CONSTRUCTION

Physical Address: 4603 N Pittman Rd

Legal Description: TOWNSHIP 18N RANGE 2W SECTION 24 LOT D1, PALMER 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.

1400 W Benson Blvd, Suite 250, Anchorage, AK 99503

TEL 907-561-1844 | FAX 907-561-1948

ak.firstam.com



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 218N02W24D001

Site Information

Account Number	218N02W24D001	Subdivision	
Parcel ID	59872	City	None
TRS	S18N02W24	Map HO08	
Abbreviated Description (Not for Conveyance)	TOWNSHIP 18N RANGE 2W SECTION 24 LOT D1	Tax Map	

Site Address 4603 N Pittman Rd

Ownership

Owners	B & E CONSTRUCTION	Buyers	
Primary Owner's Address	PO BOX 672049 CHUGIAK AK 99567	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$180,000.00	\$332,000.00	\$512,000.00	2025	\$180,000.00	\$332,000.00	\$512,000.00
2024	\$180,000.00	\$336,000.00	\$516,000.00	2024	\$180,000.00	\$336,000.00	\$516,000.00
2023	\$180,000.00	\$325,200.00	\$505,200.00	2023	\$180,000.00	\$325,200.00	\$505,200.00

Building Information

Structure 0 of 1

Residential Units	0	Use	Agriculture
Condition	Standard	Design	Commercial
Basement	None	Construction Type	Frame
Year Built		Grade	04.4
Foundation	Poured Concrete	Well	
Septic			

Building Item Details

Building Number	Description	Area	Percent Complete
0	Oil Heat		0 Sq. Ft. 100%
0	Garage (10.2) - 11G		0 Sq. Ft. 90 %
0	First Story		0 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type
2025	Yes	0041	12.505	\$6402.56	7/27/2007	QUITCLAIM DEED (ALL TYPE)
2024	Yes	0041	12.778	\$6593.45	6/22/2006	
2023	Yes	0041	12.383	\$6255.89		

Recorded Documents

Recording Info (offsite link to DNR)

[Palmer 2007-018904-0](#)

[Palmer 2006-017035-0](#)

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current	\$3,201.27		\$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
120.00	120.00	Assembly District 007	27-410	136 WEST LAKES FSA	028 Gold Trail RSA

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

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.

Last Updated: 9/24/2025 12:00:01 PM

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2007-018904-0

Recording Dist: 311 - Palmer

7/27/2007 3:04 PM Pages: 1 of 2



CL

QUITCLAIM DEED

A.S. 34.15.040

The Grantor(s), B.E.D. LLC
whose mailing address is: PO Box 521546 Big Lake AK 99562

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),

B and E Construction
whose mailing address is: PO Box 521546 Big Lake AK 99562

all of Grantor's interest, if any, in the following described real property:

See Exhibit "A"
Attached

DATED: July 27, 2007

[Signature]
(Grantor)

[Signature]
(Grantor)

STATE OF ALASKA

}

} ss.

THIRD JUDICIAL DISTRICT

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The foregoing instrument was acknowledged before me this 27 day of July, 2007, by Steven M. Bargabos, member and of B.E.D. LLC on behalf of the company.



[Signature]
Notary Public in and for Alaska
My commission expires: _____

Return to: Grantee

Exhibit "A"

Lot Three (3), and the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4), the South one-half of the Southeast one-quarter (S1/2 SE1/4), the Northeast one-quarter of the Southeast one-quarter (NE1/4 SE1/4), located in Section Twenty-Four (24), Township Eighteen (18) North, Range Two (2) West, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska.

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

The foregoing instrument was acknowledged before me this 27th day of July, 2007, by, John Emmi the Managing of B.E.D., LLC, on behalf of the company. John Emmi

Linda J. Lincoln
Notary Public in and for Alaska
My commission expires:

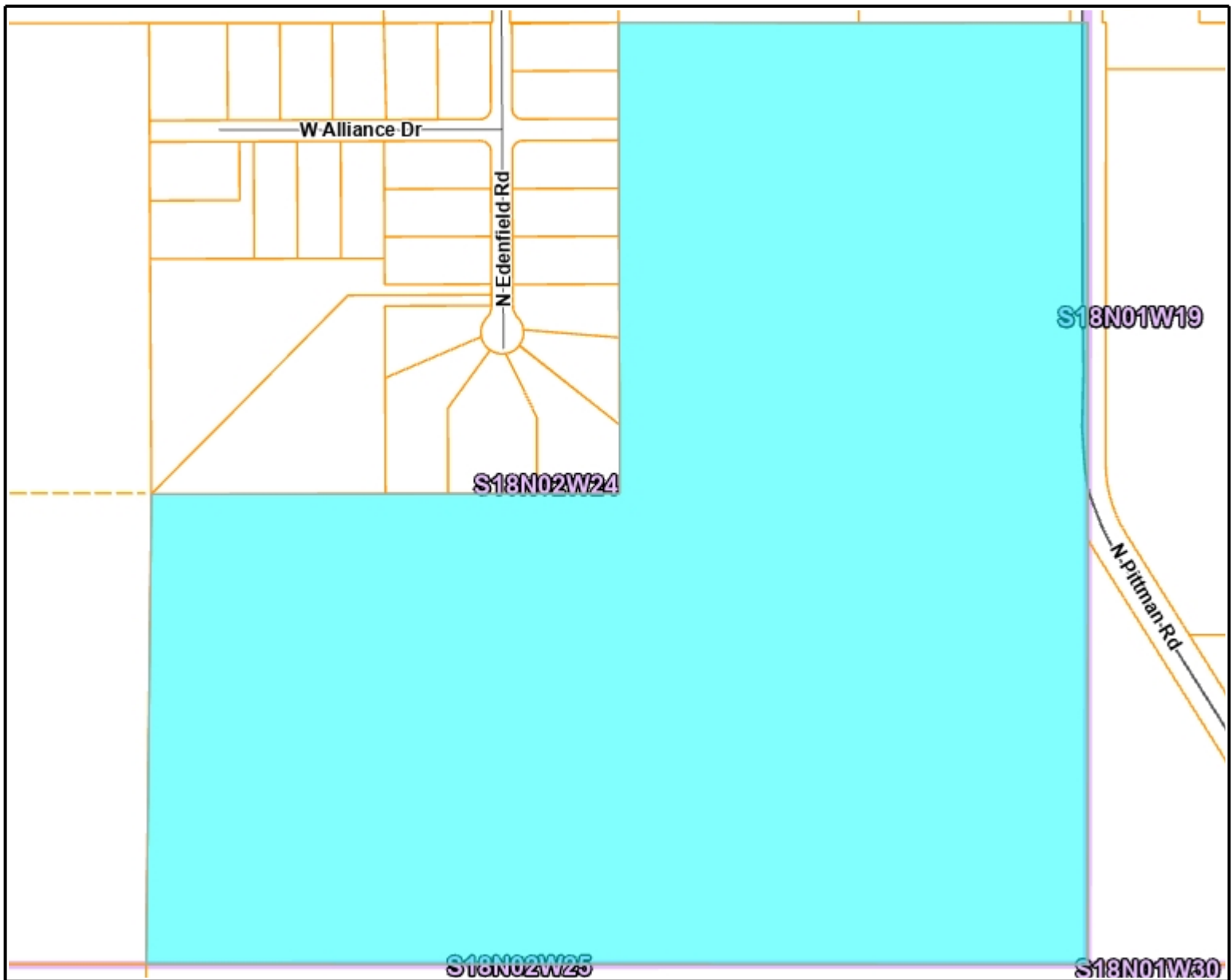


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2007-018904-0



Matanuska-Susitna Borough Land Information Parcel Report



Selected parcel highlighted

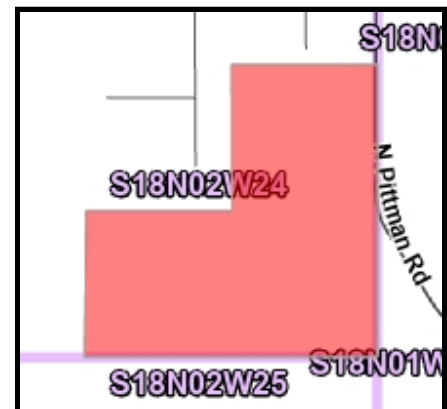
Account ID: 18N02W24D001

Owner(s): B & E CONSTRUCTION

General Owner: PRIVATE

Legal Description: TOWNSHIP 18N RANGE 2W

SECTION 24 LOT D1



Parcel location within Matanuska-Susitna Borough