



**First American
Title Insurance Company**

LISTING PACKAGE

1/12/2026

travsalaskahomes@gmail.com

Attn: Travis Johnson

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): FRADY CURTIS D

Physical Address: 3700 S KRISUN DR

Legal Description: LOT 30 SKY MTN TER, PLAT NUMBER 77-138, 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: 51369000L030

Site Information

Account Number	51369000L030	Subdivision	SKY MTN TER
Parcel ID	53844	City	None
TRS	S17N01W28	Map WA13	Tax Map
Abbreviated Description (Not for Conveyance)	SKY MTN TER LOT 30		

Site Address 3700 S Krisun Dr

Ownership

Owners	FRADY CURTIS D	Buyers	
Primary Owner's Address	PO BOX 14362 TUMWATER WA 98511	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$36,000.00	\$0.00	\$36,000.00	2025	\$36,000.00	\$0.00	\$36,000.00
2024	\$36,000.00	\$0.00	\$36,000.00	2024	\$36,000.00	\$0.00	\$36,000.00
2023	\$36,000.00	\$0.00	\$36,000.00	2023	\$36,000.00	\$0.00	\$36,000.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
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Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2025	Yes	0008	12.152	\$437.48	2/26/2020	PERSONAL REPRESENTATIVE	Palmer 2020-003940-0
2024	Yes	0008	12.474	\$449.07	8/6/1993	WARRANTY DEED (ALL TYPES)	Palmer Bk: 727 Pg: 487
2023	Yes	0008	12.183	\$438.59			

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
PLEASE CALL	\$735.07		\$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
1.25	1.25	Assembly District 003	26-380	130 Central Mat-Su	014 Fairview 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: 1/12/2026 2:00:01 PM

**PERSONAL REPRESENTATIVE'S DEED**

Grantor, Velvet L. Anderson, Personal Representative of the Estate of Frederick F. Snodgrass, of P.O. Box 8, Yelm, Washington 98597, for and in consideration of Ten Dollars in hand paid, hereby conveys and transfers, without warranties of any kind, to Grantee, Curtis D. Frady, of 11036 Maple Creek Lane, Olympia, Washington 98501, all of the right, title and interest held by Frederick F. Snodgrass at the time of death in the following-described real property located in the Palmer Recording District:

Lot 30, SKY MOUNTAIN TERRACE, according to the official plat thereof, filed under Plat No. 77-138, Records of the Palmer Recording District, Third Judicial District, State of Alaska.

Grantor represents that:

1. Grantor is the lawfully appointed personal representative of the Estate of Frederick F. Snodgrass.
2. Grantor has not done or suffered any act since Grantor became Personal Representative whereby the above-described property became or will become encumbered in any manner.

DATED at Fairbanks, Alaska this 24th day of February, 2020.

ESTATE OF FREDERICK F. SNODGRASS

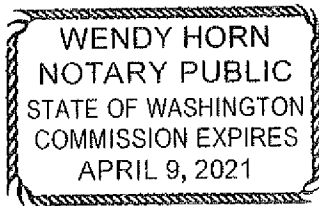
Velvet Anderson

Velvet L. Anderson, Personal Representative

STATE OF ALASKA)
) ss.
Thurston, COUNTY)
State of Washington

THIS IS TO CERTIFY that on the 21st day of February, 2020 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Velvet L. Anderson to me known and known to me to be the individual named in and who executed the within and foregoing Personal Representative's Deed, and acknowledged to me that she signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein specified.

WITNESS my hand and notarial seal hereto affixed the day and year first hereinabove written.





Notary Public in and for the State of Washington
My commission expires: 04/09/2021

**Record in the Palmer Recording District
And Return to:**
Averett & Holmes Attorneys at Law LLC
119 N. Cushman Street, Suite 400
Fairbanks, Alaska 99701

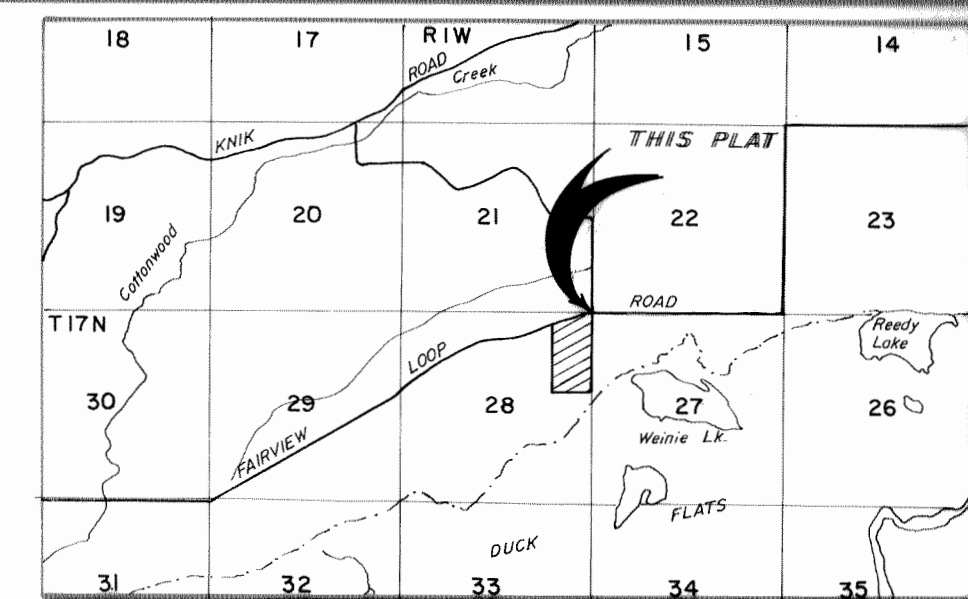
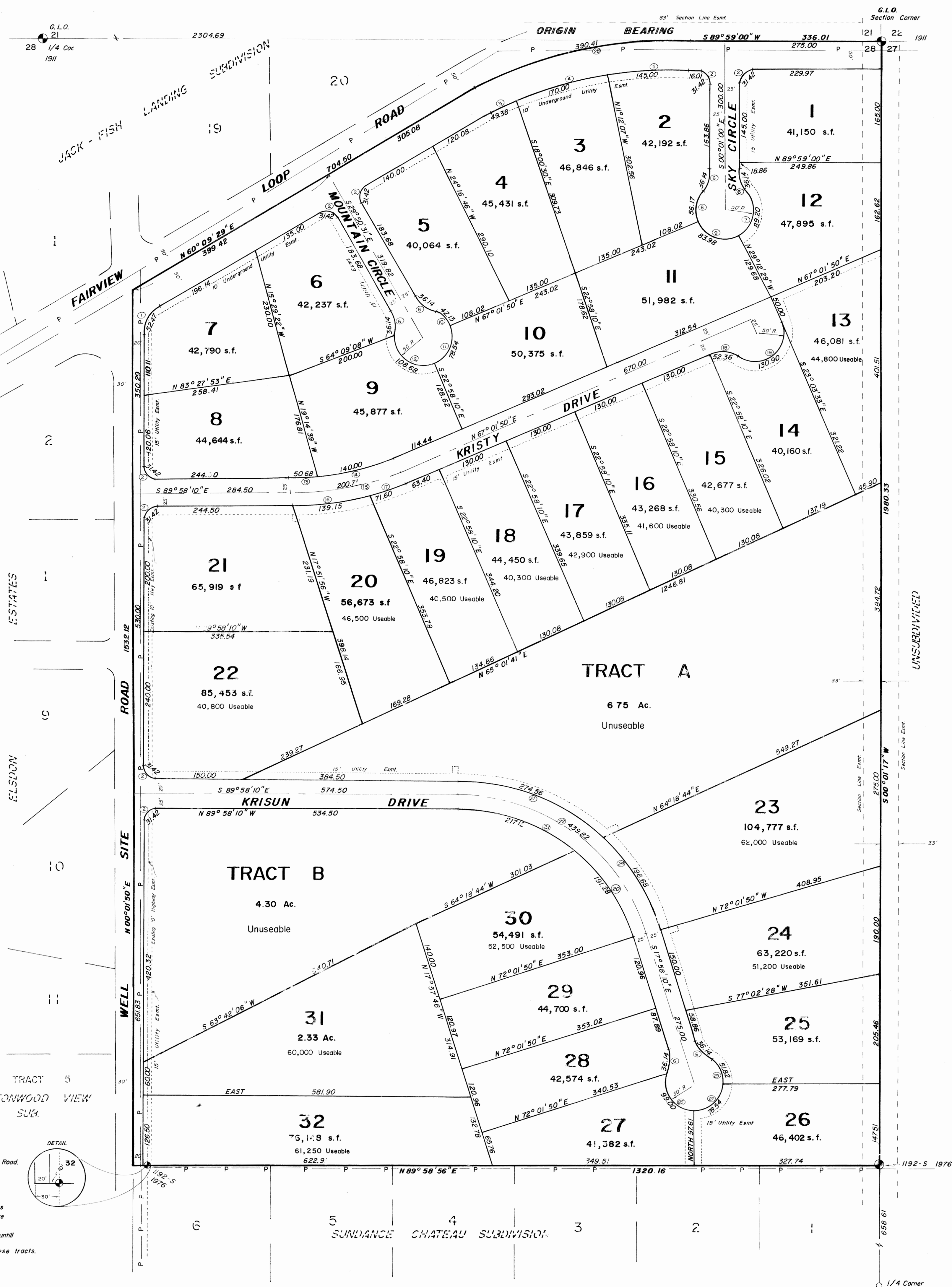


CURVE DATA

No	DELTA	RADIUS	LENGTH	TANGENT	CHORD
1	60° 07' 39"	50.00	52.47	28.94	50.10
2	90° 00' 00"	20.00	31.42	20.00	28.28
3	04° 02' 32"	700.00	49.38	24.70	49.37
4	13° 54' 53"	700.00	170.00	85.42	169.58
5	11° 52' 06"	700.00	145.00	72.76	144.74
6	41° 24' 35"	50.00	36.14	18.90	35.36
7	102° 13' 06"	50.00	89.20	61.99	77.63
8	64° 21' 45"	50.00	56.17	31.46	53.26
9	96° 14' 18"	50.00	83.98	55.76	74.45
10	48° 16' 56"	50.00	42.15	22.41	40.90
11	90° 00' 00"	50.00	78.54	50.00	70.71
12	124° 32' 11"	50.00	108.68	95.11	88.51
13	06° 06' 46"	475.00	50.68	25.36	50.65
14	16° 53' 14"	475.00	140.00	70.51	139.49
15	23° 00' 00"	500.00	200.71	101.73	199.37
16	15° 11' 09"	525.00	139.15	69.98	138.74
17	07° 48' 51"	525.00	71.60	35.86	71.54
18	60° 00' 00"	50.00	52.36	28.87	50.00
19	150° 00' 00"	50.00	130.90	186.60	96.59
20	33° 43' 20"	325.00	191.28	98.50	188.53
21	41° 56' 59"	375.00	274.56	143.76	268.47
22	72° 00' 00"	350.00	439.82	254.29	411.45
23	36° 16' 40"	325.00	217.12	112.79	213.11
24	30° 03' 02"	375.00	196.68	100.86	194.43
25	59° 22' 45"	50.00	51.82	28.51	49.53
26	113° 26' 25"	50.00	98.00	76.18	83.60
27	90° 00' 00"	50.00	78.54	50.00	70.71
28	29° 49' 31"	750.00	390.41	199.74	386.02

NOTES

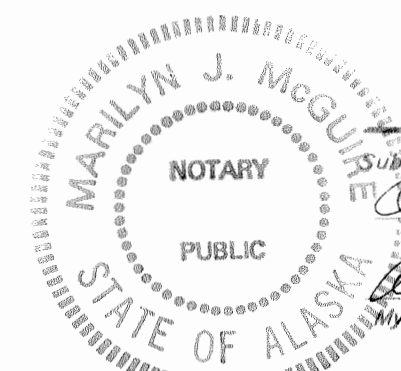
- All lots within this subdivision have 100 percent useable areas unless noted otherwise.
- Structural setbacks shall not be less than 25 ft. from road right of way and 10 ft. side and back yard.
- School bus service is available along the Fairview Loop Road.
- No part of any sub surface sewage disposal system shall be closer than 100 ft. from any body of water or water course.
- No lots within this subdivision shall have direct vehicular access onto Fairview Loop Road, except Lots 3 & 4 which shall have one joint access at the common property line.
- No individual septic system shall be allowed on Tracts A & B until such time as the soils are proven to support such system. No habital structures may be constructed within these tracts.



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we adopt this plat of subdivision with our free consent, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as shown on this plat.

10-10-1979
VERNE J. SUNDQUIST
P.O. Box 2050
Wasilla, Alaska 99687
GEORGIA SUE SUNDQUIST



NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 10th day of October, 1979.
Marilyn J. McGuire
Notary Public in the State of Alaska

CERTIFICATION OF PAYMENT OF TAXES

I hereby certify that all current taxes, through December 31, 1979, against the property, included in the subdivision or resubdivision, hereon have been paid.
October 26, 1979
Rose Sands
Tax Collection Official

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 by Plat Resolution No. 77-20, dated May 23, 1979, 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.
October 26, 1979
Active Carolyn Anderson
Planning Director
Matanuska-Susitna Borough
Planning Commission

Attest:
Inger Sweeney
PLANNING CLERK

CERTIFICATE of REGISTERED 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.

July 19, 1977
Warren Fiscus
Registered Land Surveyor

WATER SUPPLY and 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 system as installed shall be obtained from said authority.

Contains 55.90 Acres more or less

SKY MOUNTAIN TERRACE

Located in the
E 1/2 NE 1/4, Section 28, T.17 N., R.1 W.
Seward Meridian, Alaska

WARREN FISCUS LAND SURVEYING, INC.
SURVEYING MAPPING PLANNING

P.O. Box 290, Palmer, Alaska

DATE November 1976 SCALE 1" = 100'

DRAWN BY: J.H. SHEET 1 of 1 SHEETS

Plat # 77-138
RECORDED - FILED 6
Palmer REC. 1987
OCT 26 1977
1:46 P.M.
MATANUSKA-SUSITNA BOROUGH
CLERK
59131

PROTECTIVE COVENANTS AND RESTRICTIONS FOR
SKY MOUNTAIN TERRACE

PREAMBLE

SKY MOUNTAIN, INC., an Alaskan corporation, does hereby establish and file for record the following declarations, reservations, protective covenants, limitations, conditions, and restrictions regarding the use and/or improvement of the property located in SKY MOUNTAIN TERRACE, which is located in the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, except the piece lying on the North side of Fairview Loop Road, T 17N, R 1W, S.M. Alaska, Palmer Recording District, as Plat No. 71-138, Serial No. 13146, of the said plat takes reference to these covenants.

COVENANTS:

1. No lot shall be used except for residential/recreational purposes.
2. No building shall remain in an unfinished state for more than one year from commencement of construction of said residence.
3. Easement for installation and maintenance of utilities are reserved as shown on the recorded plat.
4. No lot shall be used or maintained as a dumping ground for rubbish. No private garbage pits will be allowed. Trash, garbage, or other waste shall not be kept except in sanitary containers. All other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. No lot shall be used for storage of junk vehicles or any unsightly accumulation of surplus property.
5. No activity which is noxious or offensive shall be permitted nor shall anything be done thereon which may be unsightly, or become an annoyance or nuisance to the neighborhood.
6. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats, or other household pets, provided that they are not kept, bred or maintained for any commercial purposes.
7. A minimum residential lot shall accommodate only one detached single family residence, plus buildings accessory to the residential use.
8. No residential building of less than one thousand (1,000) square feet shall be constructed on any lot.
9. No structure of a temporary character, including but not limited to a trailer, basement, tent, shack, garage, barn, or other structure shall be used as a residence. Buildings necessary for the storage of tools and/or equipment directly related to the construction of a permanent residence that meet the requirements set forth hereinabove will be permitted during the construction period only.

Page two.

SKY MOUNTAIN TERRACE - Covenants, continued.

10. No commercial vehicles or similar commercial or construction equipment shall be placed, parked, erected, or maintained on any lot unless in an enclosure conforming in appearance with approved residence.

11. HOMEOWNERS' ASSOCIATION. All purchasers of lots within this subdivision shall join the Sky Mountain Terrace Homeowners' Association and pay to said Homeowners' Association the assessments necessary for the maintenance and protection of the roads and common areas and any other assessments, levies, or dues the Homeowners' Association may from time to time establish.

GENERAL PROVISIONS:

1. These covenants, conditions, and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, unless an instrument signed by a majority of the then recorded owners of lots in the Sky Mountain Terrace subdivision has been recorded, agreeing to change said covenants in whole or in part, as long as such changes abide by borough regulations.
2. Enforcement shall be by appropriate proceedings of law or in equity against any person or persons violating or attempting to violate any covenant, condition, or restriction herein contained. Such proceedings may be brought by the owner or owners of record of any lot in the subdivision. Failure to enforce any covenant, condition, or restriction herein contained shall in no event be deemed a waiver of the right to do so hereafter.
3. Invalidation of any of these covenants, conditions, or restrictions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF SKY MOUNTAIN, INC., has caused this declaration to be signed this 26th day of August, 1977, by its duly authorized representative.

DATED at Wasilla, Alaska, this 26th day of August, 1977.

SKY MOUNTAIN, INC.

By Vernon J. Sundquist
Vernon J. Sundquist, President

ATTEST:

George J. Sundquist
Secretary

77-013187
7-

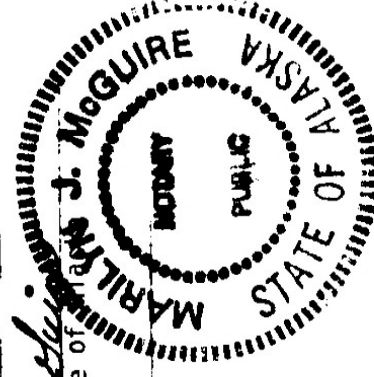
RECORDED-FILED
ALASKA REC.
DISTRICT

OCT 26 1 53 PM '77

REQUESTED BY
ADDRESS

Subscribed and sworn to before me this 26th day of August, 1977.

Marjorie L. McGuire
Notary Public for the State of Alaska
April 15, 1981
My Commission Expires:



WATANUSKA - SUSITNA BOROUGH INC.
BOX 8
PALMER, ALASKA 99648

59731