# Kenai Peninsula Borough, Alaska
## Assessing Department

### Search Instructions

This site uses the latest single field search technology. Simply enter your search criteria and hit the "search" button to see your results.

Advanced techniques include targeting specific search criteria e.g., "acreage:1-5", the use of the "*" wildcard character, and sorting options for tailoring the results to your specific needs. Please click on the question mark button for instructions and tips on more advanced search techniques.

### Property Search

Search

steven Duprey

Search

Your search returned 2 records / 1 pages Download

**PARCEL:** 05528238
ADDRESS:
OWNER: **DUPREY STEVEN**

Land: $8,600
Improvement: $0
Total: $8,600

No Photo

**PARCEL:** 05528239
ADDRESS: 48235 MIRACLE AVE
OWNER: **DUPREY STEVEN T**

Land: $15,600
Improvement: $199,400
Total: $215,000

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# Kenai Peninsula Borough, Alaska
## Assessing Department

Go Back | Property Search | Print Report | Property Taxes

### General Info

**Property Owner:**
DUPREY STEVEN T
PO BOX 1494
KENAI AK 99611-1494

Change of Address

Owner(s)

| | |
|---|---|
| Property ID | 05528239 |
| Address | 48235 MIRACLE AVE |
| Transfer Date | 1/19/2011 |
| Document / Book Page | 20110005790 |
| Acreage | 1.0800 |
| Tax Authority Group | 58 - CENTRAL EMERGENCY SERVICES |

### Legal Description

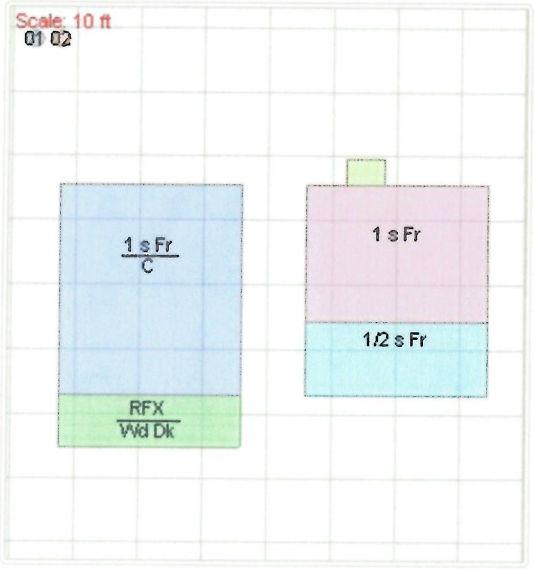
| Description |
|---|
| T 5N R 11W SEC 27 Seward Meridian KN 0780224 COTTONWOOD ACRES SUB RESUB OF LO TS 4 & 5 LOT 5-A |

### Value History

| Year | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 |
|---|---|---|---|---|---|---|---|---|---|
| Reason | Main Roll Certification | Main Roll Certification | Main Roll Certification | Main Roll Certification | Main Roll Certification | Main Roll Certification | Main Roll Certification | Main Roll Certification | Main R Certifica |
| Land Assd | $15,600 | $15,600 | $15,600 | $15,600 | $15,600 | $15,600 | $15,600 | $15,600 | $15 |
| Imp Assd | $199,400 | $197,000 | $197,600 | $195,000 | $195,500 | $184,500 | $170,700 | $158,700 | $158 |
| Total Assd | $215,000 | $212,600 | $213,200 | $210,600 | $211,100 | $200,100 | $186,300 | $174,300 | $173 |

### Extension Details

R01




Attributes | Floor Areas | Exterior Features

| Story | Attribute | Detail |
|---|---|---|
| | Type | 2+ L LOG |
| | Occupancy | Single family |
| | Roof Structure | Gable |
| | Roof Cover | Metal |
| | Heating | Space heater |
| | Stories | 2.0 |
| | Bathrooms | 1 |
| | Bathrooms (Half) | 1 |
| | Feature | Wood Stove |
| 1 | Exterior Wall | Log rustic |
| 1 | Interior Wall | Normal for Class |
| 1 | Interior Flooring | Base Allowance |
| 1.5 | Exterior Wall | T 111 plywood-economy |
| 1.5 | Interior Wall | Normal for Class |
| 1.5 | Interior Flooring | Base Allowance |
| 2 | Exterior Wall | T 111 plywood-economy |
| 2 | Interior Wall | Normal for Class |
| 2 | Interior Flooring | Base Allowance |

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| | |
|---|---|
| Address | 48235 MIRACLE AVE |
| Type | 2+ L LOG |
| Grade | A+ |
| Year Built | 2000 |
| Value | $186,900 |

Sketch Legend

Improvements

| Code | Description | Year | Building | Length | Width | Units | Unit Type | Value |
|---|---|---|---|---|---|---|---|---|
| DRIVE | Gravel Driveway | 3000 | R01 | 0 | 0 | 1 | IT | $2,000 |
| SWL | Residential Sewer Water Landscaping | 3000 | R01 | 0 | 0 | 1 | IT | $10,500 |

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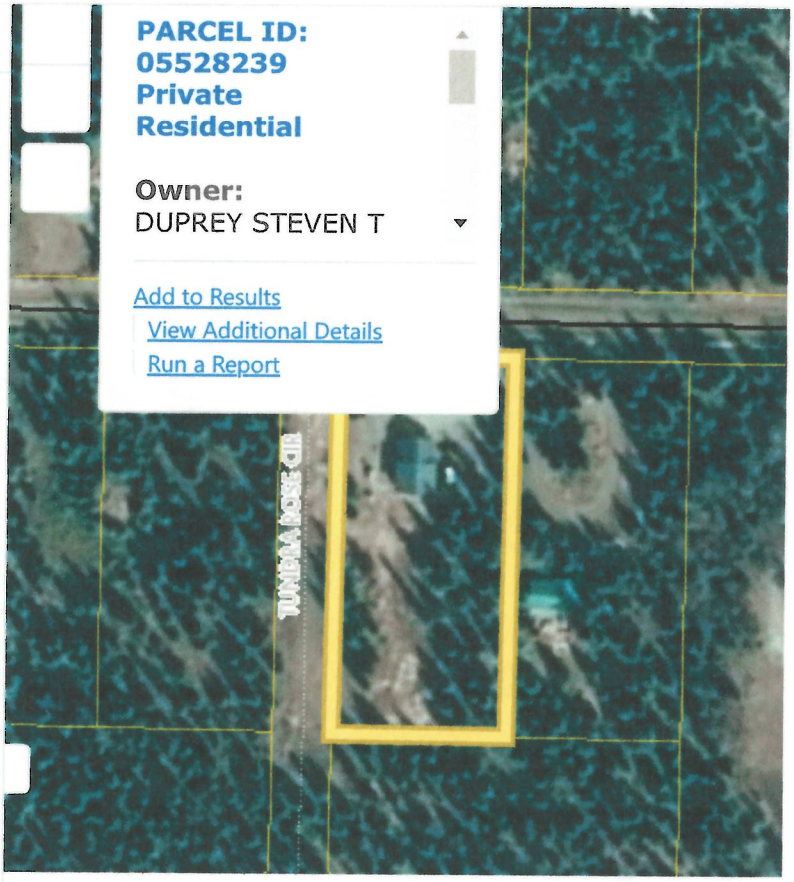
Kenai Peninsula Borough
Basic Map Viewer

Search... Sign in

Basic Tools Tool Labels

Filter Layers... Filter

- [x] Places
- [x] Land Records
  - [ ] Local Option Zones
  - [ ] LotLines
  - [x] Parcel Lines and Ownership Type
  - [ ] Township, Range and Section
- [x] Transportation
- [ ] Material Sites
- [x] Water
- [x] Backgrounds
  - [ ] 2020 Imagery (Limited Coverage)
  - [x] 2012 / 2013 Imagery
  - [x] *Hillshade*

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Still loading Parcels map data...

Layers

**PROOF OF POSSESSION FOR PROPOSED PREMISES SUPPLIMENTAL**

I am including all formerly submitted documents plus 4 more pages pertaining to the property which I printed off from the Kenai Peninsula Borough website Parcel Look up. These documents include the supplemental information which will allow the MCB to better identify ownership/Link the physical address to the legal description of the Deed

I, Steven Duprey, do hereby certify that all the above statement is true and correct as I am able to do on the 2ND day or November, 2021.

Steven Duprey

Randi Broyles
Notary Public

My Commision expires on: 07/21/23

Subscribed and sworn to me on this 2nd Day of December, 2021

OFFICIAL SEAL
Randi Broyles
Notary Public State of Alaska

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# Proof of Possession for Proposed Premises

I have included 3 documents to show the History of my ownership. 1. The original Statutory Warranty Deed where Chad Mills and I purchased the property from Zachary Daniels and Yvonne Ryans in July of 2007. 2. Chad Mills moved out and did a "QUIT CLAIM DEED" relinquishing his Ownership in the Property dated on January 13, 2011. 3. I, Steven Duprey, refinanced my home in December of 2020, which is what the DEED OF RECONVEYANCE is.

I, Steven Duprey, hereby declare under the penalty of perjury that the statements above best reflect the truth as I am able to describe it on this 23 Day of MARCH, 2021.

Signature of licensee

Notary Public in and for the State of Alaska

STEVEN DUPREY

My commission expires: 10/23/2022

Subscribed and sworn to before me on this 23rd day of March, 2021

OFFICIAL SEAL
Tatyanah Shassetz
Notary Public - State of Alaska

License # : 21463

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A L A S K A

**2007-007718-0**

Recording Dist: 302 - Kenai
7/20/2007 10:56 AM Pages: 1 of 1

File for Record at Request of:
**First American Title Insurance Company**

AFTER RECORDING MAIL TO:

Name: **Steven T. Duprey ETAL**

Address: ~~48235 Miracle Avenue~~ P.O. 1494
~~Soldotna, AK 99669~~ KENAI, AK 99611

File No.: **0221-1080880 (PV)**

# STATUTORY WARRANTY DEED

THE GRANTOR, **Zachary J. Daniels and Yvonne A. Ryans, husband and wife**, whose mailing address is **P.O. Box 413, Sterling, AK 99672**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Steven T. Duprey, an unmarried person and Chad A. Mills, an unmarried person**, residing at **48235 Miracle Avenue, Soldotna, AK 99669**, the following described real estate, situated in the **Kenai** Recording District, **Third** Judicial District, State of **Alaska**:

**Lot 5-A, Block 4, RESUBDIVISION OF LOTS 4 & 5, COTTONWOOD ACRES SUBDIVISION, according to the official plat thereof, filed under Plat Number 78-224, Records of the Kenai Recording District, Third Judicial District, State of Alaska.**

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: July 20, 2007.

Zachary J. Daniels

Yvonne A. Ryans

PEGGY VANNATTA
NOTARY PUBLIC
STATE OF ALASKA
My Commission Expires: July 31, 2010

STATE OF Alaska

Third Judicial District

THIS IS TO CERTIFY that on this **20th day of July, 2007**, before me the undersigned Notary Public, personally appeared **Zachary J. Daniels and Yvonne A. Ryans**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Alaska
My commission expires July 31, 2010



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LC

A L A S K A

**2011-000579-0**

Recording Dist: 302 - Kenai
1/19/2011 10:01 AM Pages: 1 of 2

File for Record at Request of:
**First American Title Insurance Company**

AFTER RECORDING MAIL TO:

Name: **Steven T. Duprey**

Address: **PO Box 1494**
**Kenai, AK 99611**

File No.: **0223-1674552 (MG)**

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# QUIT CLAIM DEED

THE GRANTOR, **Chad A. Mills, an unmarried person**, whose address is **PO Box 871197, Wasilla, AK 99687-1197**, for and in consideration of **ten dollars**, conveys and quit claims to **Steven T. Duprey, an unmarried person**, whose address is **PO Box 1494, Kenai, AK 99611**, the following described real estate, situated in the Recording District of **Kenai, Third** Judicial District, State of **Alaska**:

**Lot 5-A, Block 4, RESUBDIVISION OF LOTS 4 & 5, COTTONWOOD ACRES SUBDIVISION, according to the official plat thereof, filed under Plat Number 78-224, Records of the Kenai Recording District, Third Judicial District, State of Alaska.**

together with all after acquired title of the Grantor(s) therein.

Dated: 1/13, 2011.

Chad A. Mills

**Chad A. Mills**



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STATE OF Alaska )
) SS.
Third Judicial District )

THIS IS TO CERTIFY that on this 13 **day of January, 2011,** before me the undersigned Notary Public, personally appeared **Chad A. Mills,** known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Alaska
My commission expires Jn. 8. 2013

STATE OF ALASKA
NOTARY PUBLIC
CHRISTI ERWIN
My Commission Expires Jun. 8 2013

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**DEED OF RECONVEYANCE**

Cenlar FSB #:0035312396 "DUPREY" Lender ID:A82/001/4007488322 Kenai Recording District , Alaska
MIN #: 100201000000513486 SIS #: 1-888-679-6377

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, all of the indebtedness secured by the Trust Deed executed by STEVEN T DUPREY AN UNMARRIED PERSON as Trustor, to original trustee, FIRST AMERICAN TITLE INSURANCE COMPANY LLC as Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR ALASKA USA MORTGAGE COMPANY, LLC ITS SUCCESSORS AND ASSIGNS, as beneficiary, Dated 01/12/2011 and Recorded 01/19/2011 in the recording district of Kenai, Alaska, as Instrument No.: 2011-000580-0,has been paid; and said Beneficiary has requested in writing that this Deed of Reconveyance be executed and delivered, as confirmed by its endorsement below;

NOW THEREFORE, in consideration of such payment and in accordance with the written request of the Beneficiary, the undersigned Trustee does by these present GRANT, REMISE, RELEASE, AND RECONVEY to the person or persons entitled thereto all the interest and estate derived to said Trustee by or through said Trust Deed in the following described premises, together with all buildings, fixtures, improvements and appurtenances thereunto belonging.

By CENLAR FSB as Trustee
On 12/30/2020

TIFFANY WHITE , TRUSTEE

Property Address: 48235 MIRACLE AVENUE, SOLDOTNA, AK 99669

STATE OF New Jersey
COUNTY OF Mercer

On 12/30/2020, before me, NARISSA RADCLIFF, a Notary Public in and for Mercer in the State of New Jersey, personally appeared TIFFANY WHITE , TRUSTEE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

NARISSA RADCLIFF
Notary Expires: 10/09/2025 #50140182

NARISSA RADCLIFF
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50140182
MY COMMISSION EXPIRES OCT. 09, 2025

(This area for notarial seal)

When Recorded Return To: SATISFACTIONS, Cenlar FSB PO BOX 77414, EWING, NJ 08628-9829
Loan #:0035312396

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