MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6540B05L015

AMCO JUL 30 2021

Site Information

Account Number	6540B05L015	Subdivision	SKYLINE HTS
Parcel ID	86403	City	None
TRS	S16N03W13	Map GB01	
Abbreviated Description (Not for Conveyance)	SKYLINE HTS BLOCK 5 LOT 15	Tax Map	
Site Address	8933 S POLARIS LN		

Ownership

Owners	FONTAINE BROOKS & BROWN I	Buyers	
Primary Owner's Address	PO BOX 875737 WASILLA AK 99687	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised
2021	$15,000.00	$0.00	$15,000.00
2020	$15,000.00	$0.00	$15,000.00
2019	$15,000.00	$0.00	$15,000.00

Assessment

Year	Land Assessed	Bldg. Assessed	Total Assessed[1]
2021	$15,000.00	$0.00	$15,000.00
2020	$15,000.00	$0.00	$15,000.00
2019	$15,000.00	$0.00	$15,000.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0030	15.444	$231.66
2020	Yes	0030	15.903	$238.55
2019	Yes	0030	16.029	$240.44

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
4/16/2021	WARRANTY DEED (ALL TYPES)	Palmer 2021-010436-0

Tax Account Status [2]

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	$231.66	$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
0.92	0.92	Assembly District 005	08-150	130 Central Mat-Su	017 Knik 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.

Last Updated: 7/25/2021 3:00:27 AM

A L A S K A

2021-010436-0
Recording Dist: 311 - Palmer
4/16/2021 09:27 AM Pages: 1 of 3

AFTER RECORDING, RETURN TO:

Fontaine, Brooks & Brown, Inc.
PO Box 875737
Wasilla, AK 99687

STA 1196678

WARRANTY DEED
A.S. 34.15.030

The Grantor, **ANN S. CURRO, an unmarried person and surviving spouse of James J. Curro and Ann S. Curro, husband and wife,** whose address is 630 W. 91st Ave., Anchorage, AK 99515, 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 **Fontaine, Brooks & Brown, Inc. an Alaska corporation,** Grantee, whose mailing address is PO Box 875737, Wasilla, AK 99687, the following-described real estate:

> **Lot Fifteen (15), Block Five (5), SKYLINE HEIGHTS, according to the official plat thereof, filed under Plat No. 75-10, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.**

SUBJECT TO the taxes and/or assessments due the Matanuska-Susitna Borough, as shown on the report attached hereto and made a part thereof.

FURTHER SUBJECT TO the reservations and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof.

FURTHER SUBJECT TO the reservation of 50% of all oil, gas and mineral rights, as reserved in instrument recorded February 28, 1975 in Book 94 at Page 17.

FURTHER SUBJECT TO the easements as shown on the plat of said subdivision.

FURTHER SUBJECT TO the covenants and notes as shown on the plat of said subdivision.

eRecorded Document

AMCO
JUL 30 2021

DATED this 15th day of April, 2021.

GRANTOR:

ANN S. CURRO

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this April 15th, 2021, by **ANN S. CURRO.**

WITNESS my hand and official seal on the day and year in this certificate first above written.

Christine Hughes
Notary Public in and for Alaska
My Commission Expires: _____

State of Alaska
NOTARY PUBLIC
Christine Hughes
My Commission Expires Dec. 1, 2021

AMCO
JUL 30 2021

American Land Title Association

ALTA Settlement Statement - Buyer
Adopted 05-01-2015

File No./Escrow No.: 1196678
Print Date & Time: 4/15/2021 12:17:57 PM
Officer/Escrow Officer: Samantha Buchite

Stewart Title of Alaska
480 E. 36th Avenue
Anchorage, AK 99503
(907) 274-2562

AMCO
JUL 30 2021

Property Address: 8933 S POLARIS LANE
WASILLA, AK 99654 (MATANUSKA-SUSITNA)
(6540B05L015)

Buyer: FONTAINE, BROOKS & BROWN INC., AN ALASKA CORPORATION
PO Box 875737
Wasilla, AK 99687

Seller: ANN S. CURRO
630 W. 91st Ave
Anchorage, AK 99515

Settlement Date: 4/15/2021
Disbursement Date: 4/16/2021

Description	Buyer	
	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property	$17,000.00	
Earnest Money from eXp Realty, LLC		$1,000.00
Prorations		
City/Town Taxes 1/1/2021 to 4/16/2021 @ $238.55/Year		$68.62
Title Charges		
Title - Lender's Title Insurance to Stewart Title of Alaska		
Title - Attorney's fees to Stewart Title of Alaska	$25.00	
Title - Settlement or closing fee to Stewart Title of Alaska	$135.50	
Government Recording and Transfer Charges		
Recording fees: Deed to County Recorder $33.50	$16.75	
	Debit	**Credit**
Subtotals	$17,177.25	$1,068.62
Due From Buyer		$16,108.63
Totals	$17,177.25	$17,177.25

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.
SELLER INSTRUCTIONS: If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040). This transaction does not need to be report on Form 1099-S if you sign a certification containing assurances that any capital gain from this transaction will be exempt from tax under new IRS Code Section 121. You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Stewart Title of Alaska to cause the funds to be disbursed in accordance with this statement.

BUYER(S)

Fontaine, Brooks & Brown Inc., an Alaska corporation

Dexter Alkey, Director, Shareholder, Treasurer

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JUL 30 2021

File # 1196678
Printed on 4/15/2021 at 12:17 PM