AuroraNET

Parcel Data Sheet

PAN	Description	Twn - Rng
0458848	05A2 PEGER INDUSTRIAL	NA

Neighborhood	Business	Status
1030 Davis-Van Horn		Active - Roll Type 1

Millage Group	Most Recent Mill Rate	Tax Status
0940 University Fire Service Area	16.212	TAXABLE

Detail Description	Property Class
LOT 5A2 PEGER INDUSTRIAL PARK OUT OF LOT 5A PEGER INDUSTRIAL PARK	Vacant Land

Billing Address

NEADE NICHOLAS J

1910 CARR AVE

FAIRBANKS AK 99709 4209

Ownership: *(Name / Interest)*

NEADE, NICHOLAS J	OWNERSHIP
NEADE, DESTINY S	CO-OWNER

Documents: *(Description / Record Date / Book / Page / Instrument# / Current / Amount)*

Warranty Deed	03/07/2016			2016-002831-0
Deed of Trust	03/07/2016			2016-002832-0
Representatives Deed	05/28/2015			2015-007977-0
Address Change	12/12/2014			
Obituary	06/25/2014			
Deed of Trust	10/19/2012			2012-020999-0
Listing - Land	06/13/2012			
Deed of Trust	09/19/2003			2003-023975-0
Warranty Deed	09/19/2003			2003-023974-0
Warranty Deed	01/04/1993	777	227	1993-000001-0
Ordinance	07/23/1992			
Service Area	06/13/1991			

Govt. Codes: *(Entity / Account)*

Situs Address

3915 PEGER RD	(Valid)
3903 PEGER RD	(Retired)

Land Sections: *(ID / Land Class [Not Zoning] / Quantity)*

1	Light Industrial	46526.44 Square Feet

Assessment History:

Year	Land	Structures. etc.	Total	Taxable Amount
2015	41,871	0	41,871	41,871
2014	41,871	0	41,871	41,871
2013	41,874	0	41,874	41,874
2012	41,874	0	41,874	41,874
2011	41,874	0	41,874	41,874

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A L A S K A

2016-002831-0
Recording Dist: 401 - Fairbanks
3/7/2016 08:18 AM Pages: 1 of 1

After recording return to the Grantee
Escrow No.: Y91970-JN(E)

STATUTORY WARRANTY DEED

THE GRANTOR: Robert Fox Keogh Plan

whose mailing address is: 843 5th Avenue, Fairbanks, AK 99701

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to

THE GRANTEE(s): Nicholas J. Neade and Destiny Neade, husband and wife

whose mailing address is: 1910 Carr Ave, Fairbanks, AK 99709

the following described real estate:

Lot 5A2 of the Replat of Lot 5A, PEGER INDUSTRIAL PARK, according to the plat filed August 26, 1987 as Plat No. 87-75; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

SUBJECT TO property taxes; reservations and exceptions as contained in the U.S. Patent; easements of record; and covenants, conditions and restrictions of record, if any.

Dated this 2nd day of March, 2016.

Robert Fox Keogh Plan

By: Karen L Fox, Trustee

STATE OF ALASKA)
JUDICIAL DISTRICT OR COUNTY: Fourth)ss.

THIS IS TO CERTIFY that on this 2nd day of March, 2016, before me the undersigned Notary Public, personally appeared Karen L. Fox, Trustee of the Robert Fox Keogh Plan known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein set forth

(Seal)

STATE OF ALASKA
NOTARY PUBLIC
JENNIFER NACHTRIEB
COMMISSION EXPIRES 1/21/2019

Notary Public in and for ALASKA
My commission expires:

eRecorded Document

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Fairbanks North Star Borough
809 Pioneer Road
Fairbanks, Alaska 99701-2813

Date: 03/04/2016

FOX ROBERT KEOGH PLAN
843 5TH AVE
FAIRBANKS AK 99701 4422

RE: Physical Addresses (Property Acct# 0458848)

Dear Owners:

The Fairbanks North Star Borough Code (17.10.100) requires all areas of the FNSB to use the borough-wide FNSB street addressing system. The Fairbanks North Star Borough has assigned the following physical address(es) to the existing structure on

LOT 5A2 PEGER INDUSTRIAL PARK

as located on the attached site plan.

The assigned address(es) for your property is:
3915 PEGER RD

For rapid and accurate dispatch of E-911 emergency aid (fire, police, ambulance), it is imperative that you post your numbers so they are clearly visible from the road.

Check with your phone and other telecommunication providers to insure the proper address appears in the E911 database.

Please post your numbers clearly on the structure, and at the driveway entrance if the building is not visible from PEGER RD

Reflective house number signs may be available free of charge from:

University of Alaska Fire Department (907) 474-5770

This letter should provide the necessary legalities for informing all applicable utility, title, mortgage, and insurance companies of the addresses assigned. If you have any questions, please contact me at Fairbanks North Star Borough, Department of Community Planning 459-1264.

Sincerely,

Bill Witte, GIS Tech – Street Addressing/E911
Ph: 907-459-1264 Email: bwitte@fnsb.us
Department of Community Planning

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