AFFIDAVIT OF PROOF OF POSSESSION

State of Alaska

Third Judicial District

I, Joel Zebill, being duly sworn and deposed, state as follows:

1. The property described as 18132 Loveall Loop, Clam Gulch Alaska, and the property described as Lot 9, Block 2, CLAM GULCH ACRES, Plat Number 86-81 are the same property.

Dated this tenth day of March, 2017

Sworn to and Subscribed before me, a notary public in and for the State of Alaska, on this 10 day of March, 2017 by Joel Zebill, who produced suitable evidence of identification.

Notary Public in and for Alaksa

My commission expires: 7-15-17

OFFICIAL SEAL
PATRICIA M. HIME
NOTARY PUBLIC-STATE OF ALASKA
My Comm. Expires July 15, 2017

A L A S K A

2016-006360-0

Recording Dist: 302 - Kenai
7/22/2016 12:01 PM Pages: 1 of 2

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

AFTER RECORDING MAIL TO:

Name: **Joel H. Zebill**

Address: **P.O. Box 3625**
Soldotna, AK 99669

File No.: **0223-2676423 (LMW)**

STATUTORY WARRANTY DEED

THE GRANTOR, **Patricia Baker,** an unmarried woman, whose mailing address is **1513 Stellar Drive, Kenai, AK 99611,** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,** in hand paid, conveys and warrants to **Joel H. Zebill.** an unmarried man, residing at **P.O. Box 3625, Soldotna, AK 99669,** the following described real estate, situated in the **Kenai** Recording District, **Third** Judicial District, State of **Alaska:**

Lot 9, Block 2, CLAM GULCH ACRES, according to the official plat thereof, filed under Plat Number 86-81, 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 21, 2016.

Patricia R Baker
Patricia Baker

eRecorded Document

KENAI PENINSULA BOROUGH
ASSESSOR'S OFFICE
144 N. BINKLEY STREET
SOLDOTNA, AK 99669-7520

Address Service Requested

2017 NOTICE OF ASSESSMENT

*AUTO**SCH 5-DIGIT 99603

59 1 13779

JOEL H ZEBILL
PO BOX 3625
SOLDOTNA AK 99669-3625

MIKE NAVARRE
BOROUGH MAYOR

(907) 714-2230 Fax: 714-2393
(800) 478-4441
Toll free within Kenai Peninsula borough only

THIS IS NOT A TAX BILL

This is a notice of the January 1st assessed value for the following described taxable property.

Account Number: 13717111

Tax Code Area: 58 - CENTRAL EMERGENCY SERVICES

Parcel Address:
18132 LOVEALL LOOP

Legal Description:
T 2N R 12W SEC 21 Seward Meridian KN 0860081 CLAM GULCH ACRES SUB LOT 9 BLK 2

2017 Assessed Values

Land:	10,200	**Improvements:**	92,000		
Total Assessed KPB:	102,200	**Exempt Value KPB:**	0	**Total Taxable KPB:**	102,200
Total Assessed City:	0	**Exempt Value City:**	0	**Total Taxable City:**	0

AS 29.45.180(a) & KPB 5.12.040 (A) require that a person receiving a Notice of Assessment must advise the Assessor of errors or omissions in the assessment of the person's property, or of disputes in assessed value or taxable status of the property, within 30 days after the mailing of the Notice of Assessment.

Any structures located on this property as of January 1, 2017 that are not reflected on this notice must be reported to the Assessor. Structures omitted from the main tax roll will be placed on a supplemental tax roll at the time of discovery and a tax bill will be sent to you including accrued interest.

Any waivers for filing late exemptions after 03/31/2017 will not be approved

APPEAL DEADLINE: 03/31/2017

BOARD OF EQUALIZATION WILL BEGIN MEETING: 05/26/2017

TAXES DUE IN FULL: 10/16/2017
OR
1st INSTALLMENT DUE: 09/15/2017
2nd INSTALLMENT DUE: 11/15/2017

APPEAL PROCEDURE AND IMPORTANT TAX INFORMATION ON REVERSE SIDE

4435100.2017021018201.13779

Mar 7 2017 7:00PM

Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

General Information

ZEBILL JOEL H **PO BOX 3625** **SOLDOTNA, AK 99669-3625**	**Property ID**	13717111
	Address	18132 LOVEALL LOOP
	Document / Book Page	20160063600
	Acreage	1.0500

Owners

Property ID	Display Name	Address
13717111	ZEBILL JOEL H	PO BOX 3625

Legal Description

Description
T 2N R 12W SEC 21 Seward Meridian KN 0860081 CLAM GULCH ACRES SUB LOT 9 BLK 2

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2017	Main Roll Certification	$10,200	$92,000	**$102,200**
2016	Main Roll Certification	$10,200	$72,000	**$82,200**
2015	Main Roll Certification	$10,200	$69,200	**$79,400**
2014	Main Roll Certification	$10,200	$56,500	**$66,700**
2013	Main Roll Certification	$10,200	$57,000	**$67,200**
2012	Main Roll Certification	$10,200	$57,700	**$67,900**
2011	Main Roll Certification	$10,200	$70,000	**$80,200**
2010	Main Roll Certification	$8,000	$70,900	**$78,900**
2009	Main Roll Certification	$8,000	$80,000	**$88,000**
2008	Main Roll Certification	$6,800	$77,900	**$84,700**
2007	Main Roll Certification	$6,800	$67,900	**$74,700**
2006	Main Roll Certification	$6,800	$52,800	**$59,600**
2005	TAR Converted	$6,800	$50,300	**$57,100**
2005	Main Roll Certification	$11,300	$45,800	**$57,100**
2004	Main Roll Certification	$9,500	$42,200	**$51,700**
2003	Main Roll Certification	$11,500	$43,000	**$54,500**
2002	Main Roll Certification	$11,500	$41,000	**$52,500**
2001	Main Roll Certification	$11,500	$40,100	**$51,600**

SCHEDULE A

First American Title Insurance Company

Name and Address of Title Insurance Company:
First American Title Insurance Company
44296 Sterling Highway, Ste 2
Soldotna, AK, 99669

File No.: **0223-2676423** Policy No.: **2676423**
Address Reference: 18132 Loveall Loop, Clam Gulch, AK 99568
Amount of Insurance: $33,000.00 Premium: $280.00
Date of Policy: July 22, 2016 at 12:01 p.m.

1. Name of Insured:

   Joel H. Zebill

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   Joel H. Zebill, an unmarried man

4. The Land referred to in this policy is described as follows:

   Lot 9, Block 2, CLAM GULCH ACRES, according to the official plat thereof, filed under Plat Number 86-81, Records of the Kenai Recording District, Third Judicial District, State of Alaska.