MATANUSKA-SUSITNA BOROUGH
350 E. DAHLIA AVE
PALMER, AK 99645
WWW.MATSUGOV.US/MYPROPERTY/

2020 REAL PROPERTY ASSESSMENT NOTICE

PRESORTED
FIRST CLASS MAIL
US POSTAGE PAID
PEREGRINE

ADDRESS SERVICE REQUESTED

ACCOUNT NUMBER	LEGAL DESCRIPTION OF REAL PROPERTY APPRAISED
56100B13L004	ENCHANTED FRST BLOCK 13 LOT 4 12428 W ROUND TABLE DR
LOT SIZE 0.55	

Land Value	Building Value	Exemption or Deferment	Taxable Value
$ 8,000	$ 17,600	$	$ 25,600

PHONE:	APPEAL MUST BE FILED BY	ASSESSMENT YEAR
(907) 861-8642	02/28/2020	2020

IMPORTANT
PLEASE READ REVERSE SIDE

081456

ROLLINS EDWARD
PO BOX 91274
ANCHORAGE AK 99509-1274

1032

AMCO Received 12/28/2020

A L A S K A

2019-026921-0
Recording Dist: 311 - Palmer
11/22/2019 09:17 AM Pages: 1 of 3

578545 MTT

WARRANTY DEED
A.S. 34.15.030

The Grantor,

DION COX, a married person, whose address is 12455 W. Round Table Drive, Wasilla, AK 99623, 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 the Grantee,

EDWARD ROLLINS, an unmarried person, whose address is PO Box 91274, Anchorage, AK 99509, the following described real property:

> Lot Four (4), Block Thirteen (13), ENCHANTED FOREST SUBDIVISION, according to the official plat thereof, filed under Plat No. 71-50, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

Subject to:

> Reservations and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof.
>
> Blanket Easement for electrical transmission and/or telephone distribution and incidental purposes, including terms and provisions thereof, granted to Matanuska Electric Association, Inc. recorded January 17, 1962, Book 40 at Page 419.
>
> Selections by the State of Alaska to all oil or gas or mineral rights as previously reserved in Instrument recorded November 10, 1966, in Book 63D at Page 305.
>
> Reservation of all oil, gas and mineral rights, as reserved in instrument recorded March 18, 1971, Book 87D Page 350.
>
> Easements as shown on the plat of said subdivision.
>
> Covenants and notes as shown on the plat of said subdivision.

eRecorded Document

AMCO Received 12/28/2020

Received by AMCO 7.16.20

THIS DOCUMENT HAS BEEN
ELECTRONICALLY RECORDED
BY MCKINLEY TITLE & TRUST.

578545 MTT

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A.S. 34.15.030

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> Easements as shown on the plat of said subdivision.
>
> Covenants and notes as shown on the plat of said subdivision.

AMCO Received 12/28/2020 Received by AMCO 7.16.20

Covenants, conditions and restrictions, including the terms and provisions thereof, recorded August 6, 1971, Book 17 Page 139, amended by instrument recorded August 23, 1972, Book 64 Page 518, recorded September 25, 1972, Book 65 Page 632, recorded October 17, 1972, Book 66 Page 230.

Further subject to reservations and exceptions in U.S. and/or State of Alaska Patents and in Acts authorizing the issuance thereof, easements, rights-of-way, covenants, conditions, reservations, notes on plat, by-laws, and all other restrictions of record, if any.

Grantee has inspected the real estate conveyed herein and all appurtenances thereunto appertaining and accepts same "as is" without any warranty from Grantor, implied or expressed, of any type or nature whatsoever other than as to the title which is expressly warranted by this deed.

Dated: November 19, 2019

GRANTOR:

DION COX

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on November 19, 2019, by DION COX.

Notary Public in and for Alaska
My Commission Expires: 2-14-22

OFFICIAL SEAL
Raye Krueger
Notary Public-State of Alaska
My Comm. Expires 02/14/2022

AMCO Received 12/28/2020 Received by AMCO 7.16.20

Dated: 11 - 21 -, 2019

GRANTEE:

EDWARD ROLLINS

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on November 21, 2019, by EDWARD ROLLINS.

Notary Public in and for Alaska
My Commission Expires: 2-14-22

OFFICIAL SEAL
Raye Krueger
Notary Public-State of Alaska
My Comm. Expires 02/14/2022

Record in Palmer Recording District.
Return to:
EDWARD ROLLINS
PO Box 91274
Anchorage, AK 99509

AMCO Received 12/28/2020 Received by AMCO 7.16.20