AMCO Received 4/23/21

A L A S K A

2014-012594-0
Recording Dist: 311 - Palmer
7/7/2014 11:36 AM Pages: 1 of 3

WARRANTY DEED
A.S. 34.15.030

MS 99703 (3)
The Grantor,

MARLAN LEE CURRIER, JR., whose address is PO Box 56812, North Pole, AK 99705, 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,

JONAH A. RECTOR, a(n) married person, whose address is 7362 W. Parks Hwy #471 Wasilla, AK 99623, the following described real property:

Lot 1, Block 2, Katie's Subdivision, according to Plat No. 91-90, located in the Palmer Recording District, Third Judicial District, State of Alaska.

Subject to:

Reservations and exceptions as contained in U.S. Patent, including but not limited to the reservations of all oil and gas rights, recorded July 1, 1963, Book/Page 46/255, and Selection by the State of Alaska of all mineral rights previously reserved as disclosed by U.S. Patent, recorded November 26, 1968, in Book 73D at Page 209, and recorded April 11, 2006, as Reception No. 2006-009231-0.

Blanket Easement granted to Matanuska Electric Association Inc., recorded September 29, 1961, Book/Page 38/358.

Easement for access granted to Lawrence Embley, et al, recorded July 19, 1974. Book/Page 85/365 [No definite location disclosed].

Notes on the Plat of Katie's Subdivision.

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Received by AMCO 12.15.20

AMCO Received 4/23/21

Easement(s) on the Plat of Katie's Subdivision.

Covenants, conditions and restrictions, including the terms and provisions thereof, recorded February 28, 1986, Book/Page 458/130, amended by instrument, recorded December 18, 2009, Reception No. 2009-027713-0.

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: 2 July, 2014

GRANTOR:

MARLAN LEE CURRIER, JR.

SHANNON SCOUTEN
My Commission Expires
NOTARY PUBLIC
February 14, 2015
STATE OF ALASKA

STATE OF ALASKA)
) ss.
FOURTH JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on July 2, 2014, by MARLAN LEE CURRIER, JR.

Notary Public in and for Alaska
My Commission Expires: 2/14/15

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2 of 3
2014-012594-0
Received by AMCO 12.15.20

AMCO Received 4/23/21

Dated: 7-3-14, 2014

GRANTEE:

JONAH A. RECTOR

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on July 3rd, 2014, by JONAH A. RECTOR.

Notary Public in and for Alaska
My Commission Expires: 5/18/18

OFFICIAL SEAL
Kelly R. Harris
Notary Public-State of Alaska
My Comm. Expires 05/18/2018

Record in Palmer Recording District.
Return to:
JONAH A. RECTOR

7362 W. Parks Hwy #491
Wasilla, AK 99623

eRecorded Document

3 of 3
2014-012594-0
Received by AMCO 12.15.20

CC

AMCO Received 12/23/21

A A S K A 2014-010697-0
Recording District 311 Palmer
06/12/2014 10:51 AM Page 1 of 1

QUITCLAIM DEED

The GRANTOR: SUSAN MARIE CURRIER NIELSEN, a single woman, whose address 400 S. Laventur K204, MT. Vernon, WA. 98274, for and in consideration of the sum of TEN DOLLARS ($10), lawful money of the United States, and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and QUITCLAIMS to GRANTEE: MARLAN LEE CURRIER, JR., a married man, whose address is PO Box 56812, North Pole, AK. 99705 and to his heirs, successors and assigns, the entirety of GRANTOR'S interest in the following described real property situate in the Palmer Recording District, Third Judicial District, State of Alaska, to-wit:

Lot One (1), Block Two (2), KATIE'S SUBDIVISION, according to Plat No. 91-90, located in the Palmer Recording District, Third Judicial District, State of Alaska.

Dated this 5th day of June, 2014.

SUSAN MARIE CURRIER NIELSEN

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

The foregoing instrument was acknowledged before me this 5th day of June, 2014, by SUSAN MARIE CURRIER NIELSEN.

ERIN GEORGE
COMMISSION EXPIRES
NOTARY
PUBLIC
JUNE 22, 2017
STATE OF WASHINGTON

Notary Public in and for Washington
My Commission Expires: June 22, 2017

RECORD IN PALMER RECORDING DISTRICT
RETURN TO: MARLAN LEE CURRIER, JR.
PO BOX 56812, NORTH POLE, AK. 99705

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ALASKA
2014-012593-0
Recording Dist: 311 - Palmer
7/7/2014 11:36 AM Pages: 1 of 3

Filed in the Trial Courts
State of Alaska Third Judicial District
At Palmer
JUL 01 2014
Clerk of the Trial Courts
By _____ Deputy

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA

MS 97703 (3)

THIRD JUDICIAL DISTRICT AT PALMER

In the Matter of the Estate of	)
MARLAN LEE CURRIER, SR.,	)
Deceased.	)
	)Case No. 3PA-14-136 PR

DETERMINATION OF HEIRS

On this 1st day of July, 2014, came on to be heard the petition of MARLAN LEE CURRIER, JR., for adjudication of the heirs of MARLAN LEE CURRIER, SR., decedent, and determination of devolution, and the court having considered such petition and evidence in support of such petition, has determined as follows:

1. The court has jurisdiction of this estate proceeding and subject matter pursuant to A.S.13.06.065.

2. The time required for determination of heirs has not expired pursuant to A.S.13.16.040.

3. All required notices have been given pursuant to A.S.13.06.110, to:

MARLAN LEE CURRIER, JR. (Petitioner, son)	- PO BOX 56812 NORTH POLE, AK. 99705
SUSAN MARIE NIELSEN (daughter)	-400 S. LAVENTUR K204 MT. VERNON, WA. 98274

PATRICIA R. HEFFERAN
ATTORNEY AT LAW
1451 W. SPRUCE AVE.
WASILLA, ALASKA 99654-6892
(907) 376-2439 • FAX 376-2440

MAY 09 2014

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AMCO Received 4/23/21

SANDRA LOUISE THOMAS (daughter) — 22253 FRANCIS WAY COTTONWOOD, CA. 96022

4. The decedent, MARLAN LEE CURRIER, SR., died on July 5, 2008, in Palmer, Alaska, survived by his three children.

5. Venue is proper because decedent owned property at the time of his death, in the Third Judicial District.

6. No personal representative of the decedent has been appointed in this state or elsewhere.

7. At decedent's death, his children were entitled to decedent's interest in real property, to wit:

> Lot One (1), Block Two (2) KATIE'S SUBDIVISION, according to Plat No. 91-90, located in the Palmer Recording District, Third Judicial District, State of Alaska.

8. Petitioner has sought a determination of heirs to clarify the title to the decedent's interest in said real property, since title is in his name. Petitioner's sisters both have deeded to Petitioner.

NOW THEREFORE, it is ORDERED, ADJUDGED AND DECREED by the court as follows:

1. The decedent's interest in the above referenced real estate vested in MARLAN LEE CURRIER, JR., SUSAN MARIE NIELSEN and SANDRA LOUISE

2 of 3
2014-012593-0
eRecorded Document
Received by AMCO 12.15.20

AMCO Received 4/23/21

THOMAS as of decedent's death.

2. All interested parties have been given notice of this proceeding.

Date: 7/1/14

SUPERIOR COURT JUDGE OR REGISTRAR

I hereby certify that this is a true and correct copy of the original on file in my office.
ATTEST:
Clerk of the Trial Courts
By _____ 7/1/14
Deputy Date

SEAL OF THE TRIAL COURTS STATE OF ALASKA JUDICIAL DISTRICT

Return To:
Marlan Lee Currier Jr.
PO BOX 56812
North Pole AK 99705.

I certify that on 7/2/14
a copy of this document was sent to
☐ CSSD ☑ Attorney(s) of record
☐ Plaintiff ☐ Defendant
☐ Other
At the address(es) of record:
Rec'd Jnl
Deputy Clerk

eRecorded Document

Received by AMCO 12.15.20

Matanuska Susitna Borough

Building Summary

AMCO Received 4/23/21

10/30/2020
15:12

RECTOR JONAH A
PO BOX 521211
BIG LAKE AK 99652

53870B02L001

5408 S GARRETT DR

Acreage: 2.50

S 17N03W32D
HO 13
KATIE'S RSB T/C
Parcel ID: 7938

	Land	Sum of All Improvements	Exemption	Assessed Value
2020	$ 19,000	$ 8,500		$ 27,500
2019	$ 19,000	$ 7,500		$ 26,500
2018	$ 19,000	$ 7,500		$ 26,500

Building ID:
Building Use
Const. Year
Foundation
Units

Design
Eff. Year
Physical Cond.

Grade N/A
Building Type
Bsmt. Type

Item Description	Quantity	Units Area	% Complete	Rate	Total
Building ID:					
				0.00	0
Building ID:					
Heat - 8E					
Building ID:					

Calculated Value:
Market Factor
Location Factor

Less Depreciation:
Physical
Accelerated
Functional
External

Total Depreciation $0

Net Calculated Value((RCNLD)

Override Value: $0

Utilities:

OBLDG	$4,000.00
WELL1	$4,500.00

Total Utilities: $8,500.00

TOTAL IMPROVED VALUE (ROUNDED AMOUNT) **$8,500**

Received by AMCO 12.15.20

AMCO Received 4/23/21

MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 3870B02L001

Site Information

Account Number	3870B02L001	Subdivision	KATIE'S RSB T/C
Parcel ID	7938	City	None
TRS	S17N03W32	Map HO13	Tax Map
Abbreviated Description (Not for Conveyance)	KATIE'S RSB T/C BLOCK 2 LOT 1		

Site Address	5408 S GARRETT DR

Ownership

Owners	RECTOR JONAH A	Buyers	
Primary Owner's Address	PO BOX 521211 BIG LAKE AK 99652	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised
2021	$19,000.00	$8,500.00	$27,500.00
2020	$19,000.00	$8,500.00	$27,500.00
2019	$19,000.00	$7,500.00	$26,500.00

Assessment

Year	Land Assessed	Bldg. Assessed	Total Assessed[1]
2021	$19,000.00	$8,500.00	$27,500.00
2020	$19,000.00	$8,500.00	$27,500.00
2019	$19,000.00	$7,500.00	$26,500.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	No	0032	::	::
2020	Yes	0032	15.603	$429.09
2019	Yes	0032	15.729	$416.82

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
7/7/2014		Palmer 2014-012593-0
7/7/2014	WARRANTY DEED (ALL TYPES)	Palmer 2014-012594-0
6/12/2014	QUITCLAIM DEED (ALL TYPE)	Palmer 2014-010697-0

Tax Account Status [2]

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists

Please Call 907.861.8610 for Tax Account Status and outstanding balances.

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
2.50	2.50	Assembly District 005	08-155	136 WEST LAKES FSA	021 Big Lake 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: 4/16/2021 12:00:23 AM