ALASKA
2016-017701-0
Recording District 311 Palmer
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AMCO
AUG 10 2020

STATE OF ALASKA
PALMER RECORDING DISTRICT

WARRANTY DEED

The Grantor, Martha H. Straub, Trustee under the Ernest J. Straub, Jr. Trust dated February 5, 1981 , and any amendments (or restatements) thereto, whose mailing address is 18500 West 66th Terrace, Shawnee, KS 66218, for and in consideration of the sum of TEN DOLLARS ($10.00) lawful money of the United States of America, and other good and valuable consideration in hand paid, conveys and warrants to Grantee, David James Straub, a single person, whose mailing address is P.O. Box 452, Willow, Alaska 99688, the following described real estate, situated in the PALMER Recording District, Third Judicial District, State of Alaska:

LOT FIVE (5), BLOCK TWO (2), R & J SUBDIVISION, according to Plat No. 72-59, located in the Palmer Recording District, Third Judicial District, State of Alaska.

Subject to reservations, exceptions, easements, rights-of-way, and other matters of record, not affecting marketability, if any;

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, unto said Grantee and his assigns forever.

Dated this 12 day of Aug 2016.

GRANTOR:

Martha H. Straub, Trustee under the Ernest J. Straub, Jr. Trust dated February 5, 1981, and any amendments (or restatements) thereto

Martha H. Straub

Martha H. Straub, Sole Trustee

MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6377B02L005

Site Information

Account Number	6377B02L005	Subdivision	R & J
Parcel ID	51387	City	None
TRS	S22N04W06	Map CA02	Tax Map
Abbreviated Description (Not for Conveyance)	R & J BLOCK 2 LOT 5		

Site Address	15520 E Birch Cir

Ownership

Owners	STRAUB DAVID JAMES	Buyers	
Primary Owner's Address	PO BOX 452 WILLOW AK 99688	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised
2021	$21,500.00	$63,300.00	$84,800.00
2020	$21,500.00	$64,700.00	$86,200.00
2019	$21,500.00	$65,300.00	$86,800.00

Assessment

Year	Land Assessed	Bldg. Assessed	Total Assessed[1]
2021	$21,500.00	$63,300.00	$84,800.00
2020	$21,500.00	$64,700.00	$86,200.00
2019	$21,500.00	$65,300.00	$86,800.00

Building Information

Structure 1 of 1

Residential Units	1	Use	Residential Building
Condition	Standard	Design	Cabin
Basement	None	Construction Type	Frame
Year Built	1996	Grade	1220 - Cabin
Foundation	Sonotubes	Building Appraisal	$62800
Well	Well 1 - Drilled Well	Septic	Septic 2 - Cess Pool Only

Building Item Details

Building Number	Description	Area	Percent Complete
1	Garage (10.3) Area - 11M	528 Sq. Ft.	100%
1	First Story	952 Sq. Ft.	95 %
1	Oil Heat	1 Sq. Ft.	100%
1	Wood Stove - 8Y	1 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0110	17.684	$1499.60
2020	Yes	0110	18.143	$1563.93
2019	Yes	0110	18.269	$1585.75

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
8/23/2016	WARRANTY DEED (ALL TYPES)	Palmer 2016-017701-0
10/20/2014	CORRECTIVE DEED	Palmer 2014-020828-0
3/15/2007	WARRANTY DEED (ALL TYPES)	Palmer 2007-006122-0

Tax Account Status [2]

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
PLEASE CALL	$2,281.56	$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
6.15	6.15	Assembly District 007	10-030	135 CASWELL FSA	015 Caswell 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: 9/1/2021 3:00:11 AM