

PARID: 01415154000
MOA / TAX DEED

N/A

LUC: 100
TAX YEAR: 2023

Property Information

Property Location:
Class: R - Residential
Use Code (LUC): 100 - Residential Vacant Land
Condo/Unit #:
Tax District: 03
Zoning: R5
Plat #: 69-237
HRA #: 000000
Grid #: SW2135
Deeded Acres:
Square Feet: 15,089
Legal Description: TRANQUILLITY HEIGHTS
BLK 1 LT 6

Economic Link: No

[Show Parcel on Map](#)

Owner

Owner MOA / TAX DEED
Co-Owner
Care Of REAL ESTATE SERVICES
Address PO BOX 196650
City / State / Zip ANCHORAGE, AK 99519
Deed Book/Page /

Tax Information

Parcel	Roll Type	Tax Year	Cycle	DID	Gross Tax Amount	Res Exemption	Sr/Vet Exemption	IPC Billed	Paid Amount	Net Due	Interest Due	Penalty Due	Costs Due	Total Due	Due Date
01415154000	RP	2022	1		316.59			.00	.00	316.59	11.61	31.66	.00	359.86	07/31/2022
01415154000	RP	2022	2		316.59			.00	.00	316.59	8.71	31.66	.00	356.96	09/30/2022
01415154000	RP	2021	1		677.55			.00	.00	677.55	59.38	67.76	140.00	944.69	06/15/2021
01415154000	RP	2020	1		642.96			.00	.00	642.96	87.32	64.30	140.00	934.58	07/15/2020
01415154000	RP	2019	1		615.13			.00	.00	615.13	129.52	61.52	45.00	851.17	06/15/2019
01415154000	RP	2018	1		616.64			.30	-.30	616.64	172.44	61.66	529.70	1,380.44	06/15/2018
01415154000	RP	2017	1		559.06			667.64	-1,226.70	.00	.00	.00	.00	.00	06/15/2017
01415154000	RP	2016	1		503.28			603.68	-1,106.96	.00	.00	.00	.00	.00	06/15/2016

[Make a Payment](#)

Assessed Value

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2023	RP	100	R	37,600	0	37,600

Taxable Value

Net Taxable Value 37,600

Land Summary

Land Line #	Zoning	Size (Square Feet)	NBHD
1	R5	15,089	07H00

Land Characteristics

Line #	
1	VIEW 2 - Average
2	TOPO 4 - Gentle
3	ACCESS 2 - Legal
4	PAVING 2 - Dirt/Gravel
5	CORNER 4 - None
6	SEWER 1 - None
7	ENCROACH 4 - None
8	SETBACK 1 - None
9	WATER 1 - None
10	RESTRICT 4 - None
11	MAIN 4 - None
12	MISC 5 - None
13	WETLANDS 4 - None
14	SHAPE 4 - Typical
15	LOCATION 3 - Average
16	SIZE 3 -
17	SOILS 4 - Average

Entrances

Visit Date:	Measure Date:	Entrance Source:	Inspect Reason:
29-JUN-2009		0-Land Characteristics Inspection	-
07-JUL-2020		0-Land Characteristics Inspection	-

Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2023	RP	100	R	37,600	0	37,600
2022	RP	100	R	37,600		37,600
2021	RP	100	R	37,600		37,600
2020	RP	100	R	37,600		37,600
2019	RP	100	R	37,600		37,600
2018	RP	100	R	37,600		37,600
2017	RP	100	R	35,700		35,700



MOA PROPERTY REPORT

PAGE 1

Data Updated as of: January 22, 2023 3:30 AM

Parcel Number: 014-151-54-000

Current Owner: MCINTIRE JOHN WESLEY 50% AKA MCINTYRE JOHN & BOURB

Address:

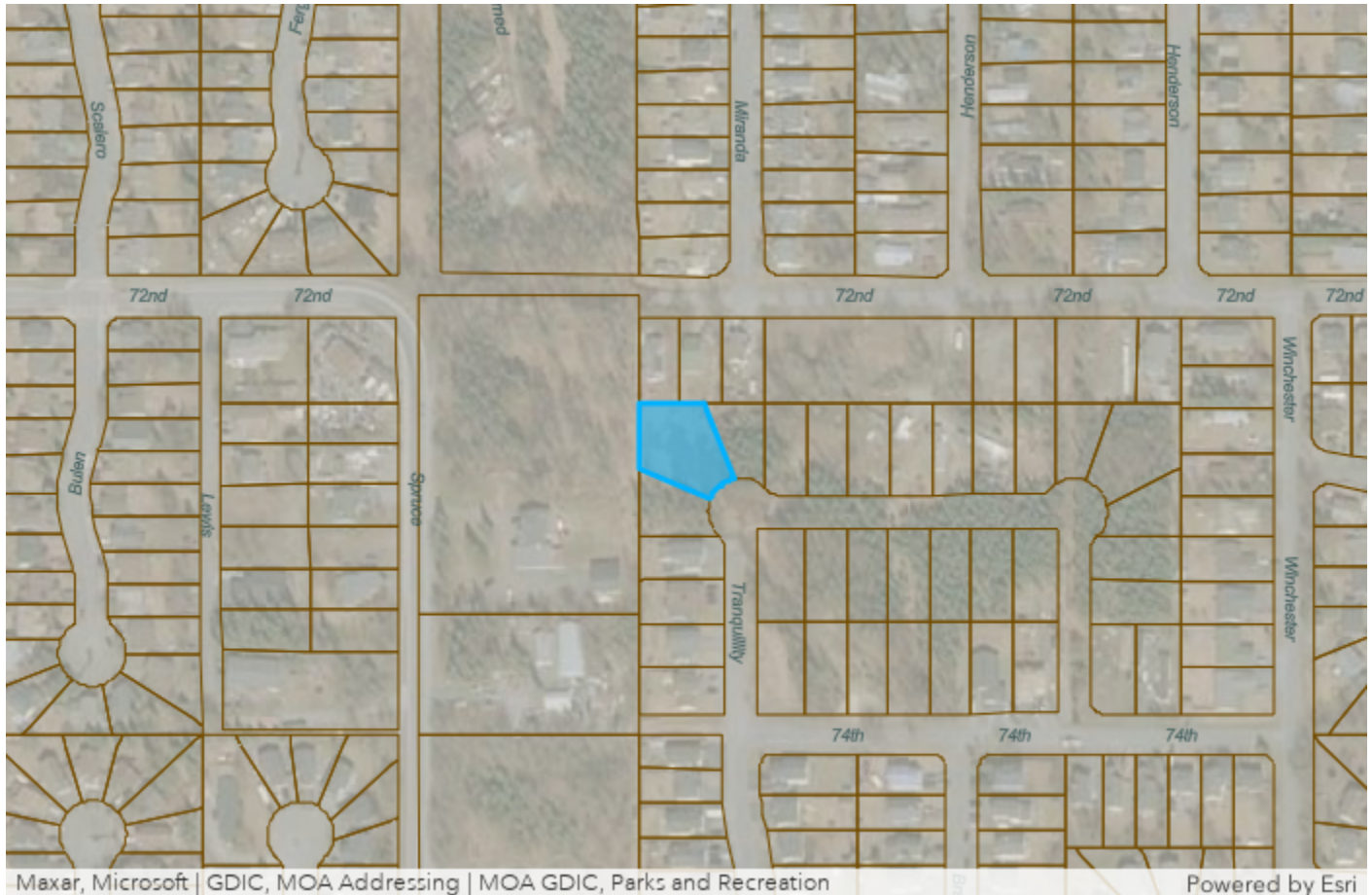
Legal Description: TRANQUILLITY HEIGHTS BLK 1 LT 6

Plat Number: 69-237

Grid: **Lot Size:** 0.35 acres (15,089 ft²)

Property Tax Portal: <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=01415154000>

State of Alaska Plat Search: <http://dnr.alaska.gov/ssd/recoff/search/platmenu>



TAX DISTRICT 3

Service Area	Service Area Classification
Police	Anchorage Metropolitan Police SA
Fire	Anchorage Fire Service Area
Building Safety Service	Anchorage Building Safety Service Area (ABSSA)
Parks	Anchorage Parks & Recreation SA
Road	Anchorage Roads and Drainage SA
Streetlights	Anchorage Roads and Drainage SA

Tax District Map:

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=8839ce87392a4980a9f892363089405a&find=01415154000>

This information is meant purely as a resource and the Municipality does not guarantee the complete accuracy of this data. Always verify any information with the department that is responsible for the data.

https://cdn.ancgis.com/documents/legal/GIS_Data_Terms_and_Conditions.pdf



MOA PROPERTY REPORT

PAGE 2

Data Updated as of: January 22, 2023 3:30 AM

PLANNING

Zoning District: R-5	2040 Land Use Designation: Single Family and Two Family
Zoning Improvement Area: Class A	Zoning District Type:

Planning Portal: <http://www.muni.org/CityViewPortal/Property/PropertyReview?searchKey=desc&searchValue=01415154000>

Zoning Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=e7c3d7a43f2e4924b23d36fd1500bb01&find=01415154000>

Land Use Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=4b8d89792820483c81b41c874eb5e843&find=01415154000>

Comprehensive Plan: Anchorage

Anchorage 2040 Land Use Plan: <http://www.muni.org/Departments/OCPD/Planning/Publications/Pages/Anchorage2040LandUsePlan.aspx>

Other Plans: yes: ☐ no: ☒

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ee1abf76a6394fdb1057524831143e0&find=01415154000>

Wetland Classification: None

<http://www.anchoragestormwater.com/maps.html>

BUILDING SAFETY

Service Area: Inside ☒ Outside ☐

Building Permit Portal: <https://bsd.muni.org/inspandreview/ParcelInfo.aspx?parcelno=01415154000>

Wind Zone: 1 ☐ 2 ☐ 3 ☒ 4 ☐ None ☐

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=cbe6b9160394df0ab2b8d96b64c9b1e&find=01415154000>

Flood Review Required: All ☐ Some ☐ None ☒

<http://www.anchoragestormwater.com/maps.html>

Seismic Code: 1-Lowest ☐ 2-Moderate Low ☐ 3-Moderate ☒ 4-High ☐ 5-Very High ☐ None ☐

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6d9f19e70868491da6296bdb398b33cc&find=01415154000>

Water and Sewer

AWWU Customer: Water ☐ Sewer ☐ Not Current Customer ☒

Anchorage Water and Wastewater: <https://www.awwu.biz/customer-service/for-builders-and-developers>

Wells or Septic Information:

Wells & Septic Document Search: <http://onsite.ci.anchorage.ak.us/WebLink/CustomSearch.aspx?SearchName=SearchOnisteDocuments>

This information is meant purely as a resource and the Municipality does not guarantee the complete accuracy of this data. Always verify any information with the department that is responsible for the data.

https://cdn.ancgis.com/documents/legal/GIS_Data_Terms_and_Conditions.pdf



ADDITIONAL INFORMATION

Nitrate Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6c3acc5dca8244a891f954f0e7f75496&find=01415154000>

Soil Boring Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ff7c8f704663452096705a716c14b1f3&find=01415154000>

MOA MapIt Link: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=f0bef139a7584820ad9d60c9eaea8a5f&find=01415154000>

POLITICAL BOUNDARIES

Assembly District: **4**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=c4809e7b77da4f058aacd6936d3079fa&find=01415154000>

Community Council: **Abbott Loop**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=60eb4a8b1e38445487fb06817d904330&find=01415154000>

Representative Lookup Map: <https://muniorg.maps.arcgis.com/apps/ZoneLookup/index.html?appid=868cbf13fd3144b3a431eed89b48f911&find=01415154000&findSource=2>

LITIGATION GUARANTEE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Prepared by: Nicole Brown
Title Officer: Nichole Smith

File No.: 1751658

Guarantee No.: G-2226-104747

Date of Guarantee: June 24, 2022 at 8:00AM

Liability Amount: \$28,000.00

Fee: \$250.00

1. Name of Assured:
Municipality of Anchorage
2. The Litigation Guarantee is furnished solely for the purposes of facilitating the filing of an action to:
Foreclose Municipality of Anchorage Taxes
3. The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:
FEE SIMPLE
4. Title to said estate or interest at the date hereof is vested in:
John Wesley McIntire, a single person and Julie Bourbeau, a married person, each to an undivided one-half interest
5. The Land referred to in this Guarantee is situated in the State of Alaska, District of Anchorage, and is described as follows:
See Exhibit "A" Attached Hereto

**LITIGATION GUARANTEE
EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1751658

Guarantee No.: G-2226-104747

Lot 6 , Block 1 , TRANQUILLITY HEIGHTS, according to the official plat thereof, filed under Plat No. 69-237, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

LITIGATION GUARANTEE

SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY

File No.: 1751658

Guarantee No.: G-2226-104747

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments or notices of such proceedings whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements, or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose and which are not shown by the public records.
5.
 - a. Unpatented mining claims;
 - b. Reservations or exceptions in patents or in Acts authorizing the issuance thereof;
 - c. Water rights, claims, or title to water, whether or not the matters excepted under (1), (2) or (3) are shown by the public records.
6. Rights of the state or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS 2477 (whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way).
7. Any lien or right to lien, for services, labor or material heretofore or hereafter furnished imposed by law and not shown by the public records.
8. Rights or claims of parties in possession not shown by the Public Records.
9. Easements, or claims, of easement, not shown by the Public Records.
10. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Land.
11. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
12. Taxes or special assessments which are not shown as existing liens by the Public Records.
13.
 - (a) Unpatented mining claims;
 - (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;
 - (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
14. Rights of the state or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS 2477 (whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way).
15. Reservations and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof.

LITIGATION GUARANTEE

SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY

16. Taxes and/or assessments due the Municipality of Anchorage, as shown on the report provided by Property Tax Research, Inc., attached hereto and made a part thereof.
17. Easements as shown on the plat of said subdivision.
18. Assertion of Lien for Child Support, including the terms and provisions thereof:
Claimed By: ALASKA DEPARTMENT OF REVENUE/
CHILD SUPPORT SERVICES DIVISION
Against: John Wesley McIntyre
Amount: \$3,359.98
Recorded: October 4, 2013
Instrument No.: 2013-056260-0
19. Assertion of Lien for Child Support, including the terms and provisions thereof:
Claimed By: ALASKA DEPARTMENT OF REVENUE/
CHILD SUPPORT SERVICES DIVISION
Against: John Wesley McIntyre
Amount: \$2,698.03
Recorded: January 26, 2017
Instrument No.: 2017-003390-0
20. The effect of that certain instrument entitled "Findings of Fact, Conclusions of Law, Judgment and Decree" regarding delinquent taxes and special assessments for the year indicated and prior years, entered in the case set out below:
Case No. : 3AN-21-04880CI
Tax Year : 2020 and prior years
Recorded : June 30, 2021
Instrument No. : 2021-036427-0
21. Assertion of Lien for Child Support, including the terms and provisions thereof:
Claimed By: ALASKA DEPARTMENT OF REVENUE/
CHILD SUPPORT SERVICES DIVISION
Against: John Wesley McIntyre
Amount: \$6,055.09
Recorded: July 22, 2021
Instrument No.: 2021-040742-0
22. Assertion of Lien for Child Support, including the terms and provisions thereof:
Claimed By: ALASKA DEPARTMENT OF REVENUE/
CHILD SUPPORT SERVICES DIVISION
Against: John Wesley McIntyre
Amount: \$60,525.17
Recorded: November 4, 2021
Instrument No.: 2021-059979-0
23. The effect of that certain instrument entitled "Findings of Fact, Conclusions of Law, Judgment and Decree" regarding delinquent taxes and special assessments for the year indicated and prior years, entered in the case set out below:
Case No. : 3AN-22-04985CI
Tax Year : 2021 and prior years
Recorded : June 9, 2022
Instrument No. : 2022-021656-0

LITIGATION GUARANTEE SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY

24. Any bankruptcy proceeding not disclosed by the acts that would afford notice as to said land, pursuant to Title 11, U.S.C. 549 (c) of the Bankruptcy Reform Act of 1978 and amendments thereto
25. Occupant(s) or any parties whose rights, interests or claims are not shown by the public records but which could be ascertained by an inspection of the land described above or by making inquiry of persons in possession thereof, including but not limited to, any lien or right to a lien for services, labor or material theretofore or hereafter furnished.

END OF EXCEPTIONS

NOTE: Attention is called to the Military Reservist Relief Act of 1991 (sec. 800 to 810, Military and Veterans Code), and the Servicemembers Civil Relief Act of 2003 (50 U.S.C. Appendix, seq. 501 et seq) which replaces Soldiers' and Sailors' Civil Relief Act of 1940 and amendments thereto, which contain inhibitions against the sale of land under a Deed of Trust if the owner is entitled to the benefits of said acts. Also, federal law may require a judicial foreclosure, subject to applicable redemption rights, to cut off a junior United States judgment.

**LITIGATION GUARANTEE
SCHEDULE C**

ISSUED BY
STEWART TITLE GUARANTY

File No.: 1751658

Guarantee No.: G-2226-104747

Said necessary parties (other than those having a claim or interest by reason of matter as shown in Exceptions numbered 18, 19, 20, 21, 22 and 23 to be made defendants in said action to be brought by

Municipality of Anchorage

as plaintiff, are as follows:

John Wesley McIntire
Julie Bourbeau
Child Support Services Division

Property Tax Research, Inc.

Telephone (907) 205-7519

Fax (907) 272-3629

Title Company: Stewart Title

Order Number: 1751658

Sequence: 1.1

Escrow Number:

Date:

6/29/2022

Spl Instructions:

LEGAL INFORMATION

Tax Number: 014-151-54-000

Code Area:

3

Mil Rate: 16.84

Subdivision TRANQUILITY HTS

Lot: 6

Block: 1

Legal:

Address: 3529 TRANQUILITY

TAXES

Taxing Authority/Dates: ANCHORAGE 7/31 & 9/30

Tax Year:

2022

Tax Amount: 633.18

Amount Due: 633.18

Delinquent Amount: 0

Good Thru:

State Exemption Amount:

Tax1: 2021 TAXES 916.74 DUE THRU 6/31/2022 2020 TAXES 908.06 DUE THRU 6/31/2022

Tax2: 2019 TAXES 825.80 DUE THRU 6/31/2022 2018 TAXES 965.00 DUE THRU 6/31/2022

ASSESSMENTS

Assmt1: NO SEWER AVAILABLE

Assmt2: NO WATER AVAILABLE

Assmt3:

Assmt4:

Assmt5:

Owner per Title MCINTIRE / BOURBEAU

Owner per SAME

Land Value: 37600

Bldg Value 0

Zone: R5

Comments1:

Comments2:

Lot Size: 15089

Comments3:

This report is guaranteed accurate to the date of posting. Liability limited by agreement.

Marcia



2004-034396-0

Recording Dist: 301 - Anchorage
5/13/2004 8:06 AM Pages: 1 of 1

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FATA-04-03056
ESI 04355

STATUTORY WARRANTY DEED

cc

04-03056

THE GRANTOR: JONATHAN Q. GOINS, a single person, OF: 2060 OLYMPIC DR. ANCHORAGE, AK 99515, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, DOES HEREWITH CONVEY and WARRANT to THE GRANTEE(S): JOHN WESLEY MCINTIRE, a single person AND JULIE BOURBEAU, a married person, EACH TO AN UNDIVIDED 50% INTEREST, OF: 3520 E. 72ND AVE., ANCHORAGE, AK 99507-2820, the following described real property:

LOT 6, BLOCK 1, TRANQUILLITY HEIGHTS SUBDIVISION, according to the official plat thereof, as filed under PLAT NO. 69-237, ANCHORAGE Recording District, Third Judicial District, State of Alaska.

Subject to that certain Grant Easement for Ingress and Egress, as dated May 8, 2002 and recorded May 9, 2002, as Serial #2002-030904-0.

Subject to all reservations, easements, restrictions, covenants, conditions, exceptions, and right-of-ways of record, if any TOGETHER WITH all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD THE PREMISES, FOREVER.

Dated: MAY 12, 2004

GRANTOR:

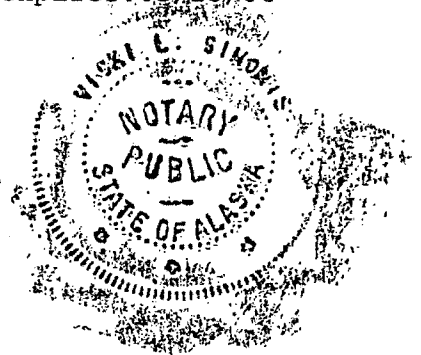
Jonathan Q. Goins
JONATHAN Q. GOINS

STATE OF ALASKA)
):ss
THIRD JUDICIAL DIST)

The foregoing STATUTORY WARRANTY DEED was acknowledged before me MAY 12, 2004 BY JONATHAN Q. GOINS.

Vicki C. Sindov
Notary Public for Alaska
My commission expires: 03/23/06

AFTER RECORDING RETURN TO:
GRANTEE AT ADDRESS ABOVE@@



2002-030904-0

Recording Dist: 301 - Anchorage
5/9/2002 8:36 AM Pages: 1 of 1

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AFTER RECORDING RETURN TO:
JONATHAN Q. GOINS
2419 E. 86TH COURT
ANCHORAGE, AK 99507

LATA 02-02644
ESE 02066

GRANT EASEMENT
FOR INGRESS AND EGRESS

This Grant Easement is being executed this 8th day of MAY, 2002,
for the creation of an **INGRESS AND EGRESS ROAD EASEMENT** over and
across the

WEST TEN FEET (10') of the WESTERLY PROPERTY LINE OF:

**LOT FORTY-THREE (43), BLOCK ONE (1), TRANQUILLITY HEIGHTS
SUBDIVISION**, according to the official plat thereof, filed
under **Plat 69-237, ANCHORAGE** Recording District, Third Judicial
District, State of Alaska.

FOR THE BENEFIT OF:

LOT SIX (6), BLOCK ONE (1), TRANQUILLITY HEIGHTS SUBDIVISION,
according to the official plat thereof, filed under **Plat 69-
237, ANCHORAGE** Recording District, Third Judicial District,
State of Alaska.

SAID EASEMENT TO BE TRANSFERRED WITH THE PROPERTY AND REMAIN IN EFFECT
UNTIL RELEASED BY THE BENEFIT PROPERTY. SAID EASEMENT TO BE MAINTAINED
BY THE BENEFIT PROPERTY OWNER.

DATED this 8th day of MAY, 2002

REVIEWED AND ACKNOWLEDGED:

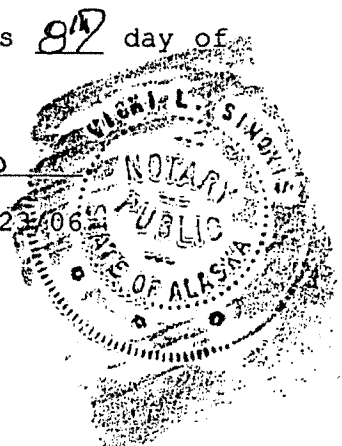
PS WS

Jonathan Q. Goins
JONATHAN Q. GOINS
Evansong P. Goins
EVANSONG GOINS

STATE OF ALASKA)
):ss
THIRD JUDICIAL DIST)

The foregoing GRANT EASEMENT acknowledged before me this 8th day of
MAY, 2002 by JONATHAN Q. GOINS AND EVANSONG GOINS

Vicki L. Simmons
Notary Public for Alaska
My commission expires: 3/23/06



Anchorage 018060

The United States of America,

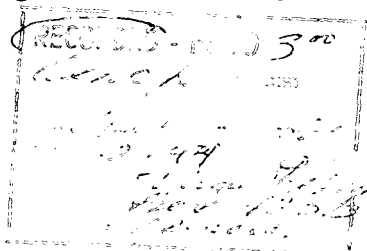
To all to whom these presents shall come, Greeting:

WHEREAS, a certificate of the Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the act of Congress of June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," as amended by the Act of July 14, 1945 (59 Stat. 467), the claim of Virgil E. Knight has been established and that the requirements of law pertaining to the claim have been met, for the following-described land:

Seward Meridian, Alaska.
T. 12 N., R. 3 W.,
sec. 4, lot 45.

The area described contains 5 acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management: Dependent Resurvey officially filed April 14, 1952:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the act of August 30, 1890 (26 Stat., 391, 43 U. S. C. sec. 945), and (3) the reservation of a right-of-way for roads, roadways, highways, tramways, trails, bridges, and appurtenant structures constructed or to be constructed by or under authority of the United States or by any State created out of the Territory of Alaska, in accordance with the act of July 24, 1947 (61 Stat., 418, 48 U. S. C. sec. 321d). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with section 1 of the act of March 12, 1914 (38 Stat., 305, 48 U. S. C. sec. 305); excepting and reserving also, to the United States, pursuant to section 5 of the act of August 1, 1946 (60 Stat., 760, 42 U. S. C. sec. 1805), all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same. Excepting and reserving, also, to the United States, all coal, oil, gas, and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right of way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the north boundary of said land.

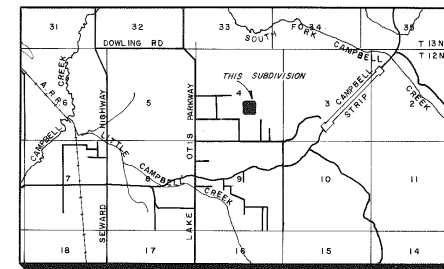
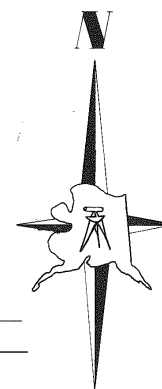
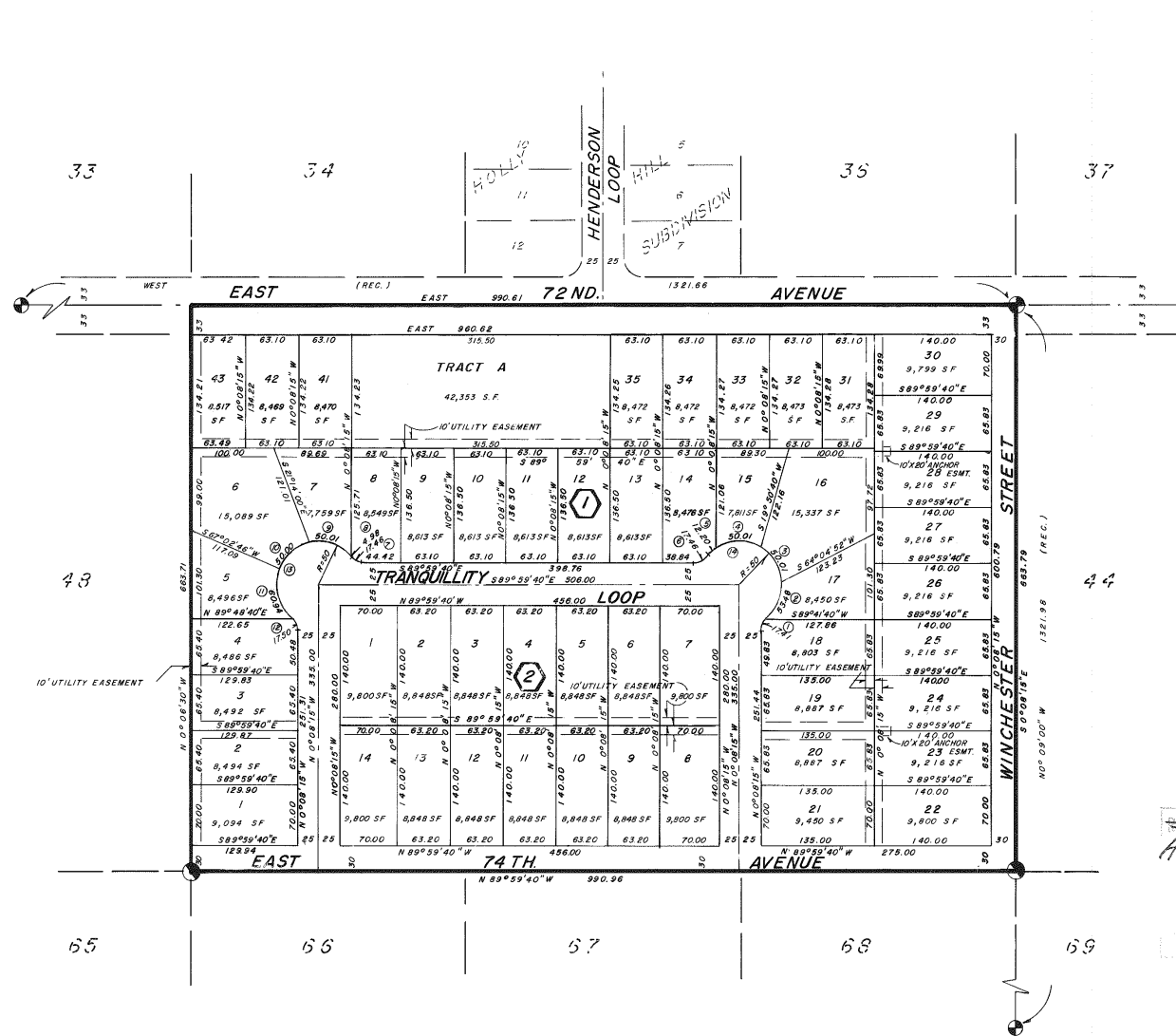


IN TESTIMONY WHEREOF, the undersigned officer of the Bureau of Land Management, in accordance with section 1 of the act of June 17, 1948 (62 Stat., 476, 43 U. S. C. sec. 15), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the 10th day of June, 1952, in the year of our Lord one thousand nine hundred and fifty-two and of the Independence of the United States the one hundred and eighty-sixth.

For the Director, Bureau of Land Management,

By [Signature]
Chief, Patents Section.



VICINITY MAP
1" = 1 Mile

OWNERSHIP AFFIDAVIT

We hereby certify that we are the owners of the property shown and described herein. We hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated by us for public use.

Darrel Bahner
DARREL BAHNER
4704 KENAI STREET
ANCHORAGE, ALASKA

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this 10th day of December, 1969
Charles Ivan Lode Aug. 8 1972
Notary for Alaska My Commission expires

PLAT APPROVAL

Plat approved by the Borough Planning Commission this 5th day of November, 1969
Charles Sturgis
Authorized Official

ENGINEER'S CERTIFICATE

I, the undersigned registered engineer or surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that dimensions shown hereon are true and correct.
December 1, 1969
Samuel Lounsbury
Engineer or Surveyor

LEGEND

- ⊕ EXISTING BRASS CAP MONUMENT
- ⊙ SET BRASS CAP MONUMENT
- HUB & TACK SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

CURVE SCHEDULE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	NO.
1	45°52'07"	20.00	17.41	9.30	16.86	N 24°55'20"E	1
2	61°16'36"	50.00	53.48	29.62	50.96	N 19°13'12"E	2
3	57°01'47"	50.00	50.01	27.32	47.94	N 40°03'56"W	3
4	57°01'45"	50.00	50.01	27.32	47.94	S 89°38'11"W	4
5	13°58'36"	50.00	12.20	6.13	12.17	S 47°00'19"W	5
6	49°39'42"	20.00	17.46	9.33	16.90	S 63°02'40"W	6
7	49°39'40"	20.00	17.46	9.33	16.90	N 64°39'46"W	7
8	5°42'42"	50.00	4.98	2.49	4.98	N 42°51'19"W	8
9	57°01'45"	50.00	50.01	27.32	47.94	N 74°21'32"W	9
10	57°01'45"	50.00	50.00	27.32	47.94	S 48°20'49"W	10
11	69°49'44"	50.00	60.94	34.90	57.24	S 15°13'00"E	11
12	50°01'08"	20.00	17.50	9.35	16.94	S 25°04'23"E	12
13	150°07'36"	50.00	165.93	—	—	—	13
14	189°50'04"	50.00	165.70	—	—	—	14

69-237
FILED 5-
Anchorage
12/10/69
3:27 P.
G.A.R.G.

CONTAINS 150 ACRES MORE OR LESS

TRANQUILLITY HEIGHTS

A SUBDIVISION OF
LOTS 45, 46 & 47
LOCATED IN
SE 1/4 SECTION 4, T12N R3W, S.M.

HEWITT V. LOUNSBURY & ASSOCIATES
ENGINEERS - SURVEYORS

ANCHORAGE KENAI

DATE: OCTOBER 6, 1969 SCALE: 1" = 100'

DRAWN: R.R.M. SHEET: 1 of 1

CHECKED: C.A.H. GRID: 2135

69-237 FO



Alaska Department of Revenue
CHILD SUPPORT SERVICES DIVISION

MS 06
CSSD
550 W 7TH AVE STE 310
ANCHORAGE, AK 99501-6699
Phone: (907)269-6900
FAX: (907)787-3220

ANCHORAGE RECORDING DISTRICT
550 W 7TH AVE STE 1200
ANCHORAGE, AK 99501-3564

CSSD Case No.: 001154019
RETURN TO ABOVE ADDRESS

STATE BUSINESS
No charge

Please Record In ANCHORAGE RECORDING DISTRICT

Assertion of Lien For Child Support (AS 25.27.230)

TO WHOM IT MAY CONCERN: PLEASE TAKE NOTICE that the Child Support Services Division (CSSD) is hereby asserting a Lien upon the real and personal property of the following Obligor whose last known address is:

JOHN-WESLEY MCINTYRE
Also Known As:

ANCHORAGE JAIL CC EAST
DOC# 404967
1400 EAST 4TH AVE
ANCHORAGE, AK 99504

in the amount of said Obligor's liability for child support. The said Obligor's present liability for child support is \$ 3,359.98 as of October 1, 2013. An ongoing monthly obligation exists in the amount of \$ 474.00.

Please be advised that any property which may be subject to this Lien may not be paid, released, sold, transferred, encumbered, or conveyed other than to this Division, without a written release or waiver signed by a representative of this Division or unless so ordered by the Superior Court or by a hearing officer's decision. The requirements of this Lien are not satisfied until the entire amount of the debt, including ongoing support and interest, is paid in full.

DATED October 1, 2013.

Robert B Short
Child Support Representative



Alaska Department of Revenue
CHILD SUPPORT SERVICES DIVISION

MS 01
CSSD
550 W 7TH AVE STE 310
ANCHORAGE, AK 99501-6699
Phone: (907)269-6900
FAX: (907)787-3220

ANCHORAGE RECORDING DISTRICT
550 W 7TH AVE STE 1200
ANCHORAGE, AK 99501-3564

CSSD Case No.: 001213148
RETURN TO ABOVE ADDRESS

STATE BUSINESS
No charge

Please Record In ANCHORAGE RECORDING DISTRICT

Assertion of Lien For Child Support (AS 25.27.230)

TO WHOM IT MAY CONCERN: PLEASE TAKE NOTICE that the Child Support Services Division (CSSD) is hereby asserting a Lien upon the real and personal property of the following Obligor whose last known address is:

JOHN-WESLEY MCINTYRE

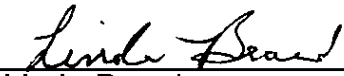
Also Known As: JOHN W. MCINTYRE
JOHN MCINTYRE

6515 MULBERRY DR
ANCHORAGE, AK 99502-2161

in the amount of said Obligor's liability for child support. The said Obligor's present liability for child support is \$ 2,698.03 as of January 23, 2017. An ongoing monthly obligation exists in the amount of \$ 219.00.

Please be advised that any property which may be subject to this Lien may not be paid, released, sold, transferred, encumbered, or conveyed other than to this Division, without a written release or waiver signed by a representative of this Division or unless so ordered by the Superior Court or by a hearing officer's decision. The requirements of this Lien are not satisfied until the entire amount of the debt, including ongoing support and interest, is paid in full.

DATED January 23, 2017.


Linda Beard
Child Support Representative

**State of Alaska Child Support Services Division**

Phone: (907) 269-6900 Fax: (907) 787-3220

www.childsupport.alaska.gov

To: **ANCHORAGE RECORDING DISTRICT**
550 W 7TH AVE STE 108
ANCHORAGE, AK 99501-3564

Date: **July 15, 2021**
Case Number: **001213148**

RETURN TO: 550 W 7th Ave
Suite 310
Anchorage, AK, 99501

STATE BUSINESS - No charge

Assertion of Lien for Child Support

(AS 25.27.230)

Please Record In **ANCHORAGE RECORDING DISTRICT**

TO WHOM IT MAY CONCERN: PLEASE TAKE NOTICE that the Child Support Services Division (CSSD) is hereby asserting a Lien upon the real and personal property of the following Obligor whose last known address is:

JOHN-WESLEY MCINTYRE
Also Known As: **JOHN W. MCINTYRE**
JOHN MCINTYRE
6515 MULBERRY DR
ANCHORAGE, AK 99502-2161

in the amount of said Obligor's liability for child support. The said Obligor's present liability for child support is **\$6,055.09** as of **July 15, 2021**. An ongoing monthly obligation exists in the amount of **\$0.00**.

Please be advised that any property which may be subject to this Lien may not be paid, released, sold, transferred, encumbered, or conveyed other than to this Division, without a written release or waiver signed by a representative of this Division or unless so ordered by the Superior Court or by a hearing officer's decision. The requirements of this Lien are not satisfied until the entire amount of the debt, including ongoing support and interest, is paid in full.

DATED **July 15, 2021**.

Child Support Representative



**State of Alaska Child Support Services Division**

Phone: (907) 269-6900 Fax: (907) 787-3220

www.childsupport.alaska.gov

To: **ANCHORAGE RECORDING DISTRICT**
550 W 7TH AVE STE 108
ANCHORAGE, AK 99501-3564

Date: **November 1, 2021**
Case Number: **001197709**

RETURN TO: 550 W 7th Ave
Suite 310
Anchorage, AK, 99501

STATE BUSINESS - No charge

Assertion of Lien for Child Support

(AS 25.27.230)

Please Record In **ANCHORAGE RECORDING DISTRICT**

TO WHOM IT MAY CONCERN: PLEASE TAKE NOTICE that the Child Support Services Division (CSSD) is hereby asserting a Lien upon the real and personal property of the following Obligor whose last known address is:

JOHN-WESLEY MCINTYRE
Also Known As: **JOHN W. MCINTYRE**
JOHN MCINTYRE
6515 MULBERRY DR
ANCHORAGE, AK 99502-2161

in the amount of said Obligor's liability for child support. The said Obligor's present liability for child support is **\$60,525.17** as of **November 1, 2021**. An ongoing monthly obligation exists in the amount of **\$617.00**.

Please be advised that any property which may be subject to this Lien may not be paid, released, sold, transferred, encumbered, or conveyed other than to this Division, without a written release or waiver signed by a representative of this Division or unless so ordered by the Superior Court or by a hearing officer's decision. The requirements of this Lien are not satisfied until the entire amount of the debt, including ongoing support and interest, is paid in full.

DATED **November 1, 2021**._____
Child Support Representative