

Property Information

Property Location:	6810 E 12TH AVE
Class:	R - Residential
Use Code (LUC):	102 - Residential 2 Family
Condo/Unit #:	
Tax District:	03
Zoning:	R2M
Plat #:	P-242B
HRA #:	
Grid #:	SW1339
Deeded Acres:	
Square Feet:	8,700
Legal Description:	DEBARR VISTA BLK 1 LT 14
Economic Link:	No

Show Parcel on Map

Owner

Owner	ROE LENA P
Co-Owner	
Care Of	
Address	6810 E 12TH AVENUE
City / State / Zip	ANCHORAGE, AK 99504 0000
Deed Book/Page	006/14

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
00614517000	RP	2024	1		2,511.36			.00	.00	2,511.36	239.63	251.14	.00	3,002.13	06/30/2024
00614517000	RP	2024	2		2,511.36			.00	.00	2,511.36	195.69	251.14	.00	2,958.19	08/31/2024
00614517000	RP	2023	1		2,439.56			.00	.00	2,439.56	478.77	243.96	140.00	3,302.29	06/30/2023
00614517000	RP	2023	2		2,439.55			.00	.00	2,439.55	438.10	243.96	.00	3,121.61	08/31/2023
00614517000	RP	2022	1		2,368.55			.00	.00	2,368.55	601.99	236.86	140.00	3,347.40	07/31/2022
00614517000	RP	2022	2		2,368.55			.00	.00	2,368.55	580.28	236.86	.00	3,185.69	09/30/2022
00614517000	RP	2021	1		4,649.16			.00	.00	4,649.16	1,418.62	464.92	530.00	7,062.70	06/15/2021
00614517000	RP	2020	1		4,442.58			1,178.17	-5,620.75	.00	.00	.00	.00	.00	07/15/2020
00614517000	RP	2019	1		4,250.32			677.29	-4,927.61	.00	.00	.00	.00	.00	06/15/2019
00614517000	RP	2018	1		4,198.40			1,098.93	-5,297.33	.00	.00	.00	.00	.00	06/15/2018
00614517000	RP	2017	1		4,240.72			1,159.08	-5,399.80	.00	.00	.00	.00	.00	06/15/2017
00614517000	RP	2016	1		3,920.53			427.09	-4,347.62	.00	.00	.00	.00	.00	06/15/2016

Make a Payment

Assessed Value

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2025	RP	102	R	90,500	241,000	331,500

Taxable Value

Net Taxable Value	331,500
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Land Summary

Land Line #	Zoning	Size (Square Feet)	NBHD
1	R2M	8,700	40F45

Land Characteristics

Line #	
1	VIEW 2 - Average
2	TOPO 4 - Gentle
3	ACCESS 5 - Average
4	PAVING 3 - Paved
5	CORNER 4 - None
6	SEWER 4 - Public
7	ENCROACH 4 - None
8	SETBACK 1 - None
9	WATER 4 - Public
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

Residential Card Summary

Card/Building:	1
Stories:	1 - One story above ground level
Condition:	7 - Average
Grade:	C
Exterior Wall:	3 - METAL OR ALUMINUM
Style:	01 - RANCH
Year Built:	1971
Effective Year:	1971
Square Feet of Living Area:	1716
Total Rooms:	10
Bedrooms:	4
Full Baths:	2
Half Baths:	0
Additional Fixtures:	2
Heating:	2 - CENTRAL
Fuel Type:	2 - NATURAL GAS

Sections

Card #	Addition #	Description	Area
1	0		1,716
1	1	COVERED OPEN PORCH	20
1	2	ENCLS FR PORCH	36
1	3	COVERED OPEN PORCH	20

Entrances

Visit Date:	Measure Date:	Entrance Source:
30-JUN-2009		0-Land Characteristics Inspection
04-DEC-2012		9-Quick Re-Inventory Inspection
01-JUN-2018		4-Owner Refused to Allow Inspection

Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2025	RP	102	R	90,500	241,000	331,500
2024	RP	102	R	90,500	220,600	311,100
2023	RP	102	R	90,500	196,000	286,500
2022	RP	102	R	90,500	190,800	281,300
2021	RP	102	R	90,500	167,500	258,000
2020	RP	102	R	90,500	169,300	259,800
2019	RP	102	R	90,500	169,300	259,800
2018	RP	102	R	85,000	171,000	256,000
2017	RP	102	R	85,000	185,800	270,800



MOA PROPERTY REPORT

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Data Updated as of: January 22, 2023 3:02 AM

Parcel Number: 006-145-17-000

Current Owner: ROE LENA P

Address: 6810 E 12TH AVE

Legal Description: DEBARR VISTA BLK 1 LT 14

Plat Number: Click "More Info" above t **Grid:** **Lot Size:** 0.2 acres (8,700 ft²)

Property Tax Portal: <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=00614517000>

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=00614517000>

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 3:02 AM

PLANNING

Zoning District: R-2M	2040 Land Use Designation: Compact Mixed Residential Low
Zoning Improvement Area: Other	Zoning District Type: Multiple Family Residential

Planning Portal: <http://www.muni.org/CityViewPortal/Property/PropertyReview?searchKey=desc&searchValue=00614517000>

Zoning Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=e7c3d7a43f2e4924b23d36fd1500bb01&find=00614517000>

Land Use Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=4b8d89792820483c81b41c874eb5e843&find=00614517000>

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=00614517000>

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=00614517000>

Wind Zone: I ☐ 2 ☐ 3 ☒ 4 ☐ None ☐

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=cbe6b9160394df0ab2b8d96b64c9b1e&find=00614517000>

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=00614517000>

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=SearchOnsiteDocuments>

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=00614517000>

Soil Boring Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ff7c8f704663452096705a716c14b1f3&find=00614517000>

MOA MapIt Link: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=f0bef139a7584820ad9d60c9eeea8a5f&find=00614517000>

POLITICAL BOUNDARIES

Assembly District: **5**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=c4809e7b77da4f058aacd6936d3079fa&find=00614517000>

Community Council: **Northeast**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=60eb4a8b1e38445487fb06817d904330&find=00614517000>

Representative Lookup Map: <https://muniorg.maps.arcgis.com/apps/ZoneLookup/index.html?appid=868cbf13fd3144b3a431eed89b48f911&find=00614517000&findSource=2>



Issued by

First American Title Insurance Company
1400 W Benson Blvd, Ste 250, Anchorage, AK 99503
Title Officer: Breanna Bovey
Phone: (907)561-1844
FAX: (907)562-0540



First American Title™

First American Title Insurance Company

1400 W Benson Blvd, Ste 250
Anchorage, AK 99503
Phn - (907)561-1844 (800)770-0510
Fax - (907)562-0540

LITIGATION GUARANTEE

LIABILITY:	\$	250.00	ORDER NO.:	0209-4195621
FEE:	\$	250.00	YOUR REF.:	

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE,

First American Title Insurance Company
a Corporation, herein called the Company

GUARANTEES

Municipality of Anchorage

herein called the Assured, against loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, on the date stated below,

1. The title to the herein described land was vested in the vestee named, subject to the matters shown as exceptions herein, which exceptions are not necessarily shown in the order of their priority; AND

Dated: August 14, 2024 at 8:00 A.M.

SCHEDULE A

Title to said estate or interest at the date hereof is vested in:

Ernest Richard Roe, Jr. and Lena P. Roe, husband and wife

The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:

Fee Simple Estate

The land referred to in this Guarantee is situated in the State of Alaska, Anchorage Recording District, and is described as follows:

The land referred to in this report is described in Exhibit A attached hereto.

SCHEDULE B

EXCEPTIONS:

1. Reservations or exceptions in patents or in acts authorizing the issuance thereof.
2. Taxes and/or Assessments, if any, due The Municipality of Anchorage.
3. Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument

Recorded: February 11,1952; April 24,1952
Recording Information: Book 67 Page 377; Book 71 Page 170
Affects: Blanket Easement

4. Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument

Recorded: May 15, 1973
Recording Information: Book 75 Page 134
Affects: Blanket Easement

Release of General Right of Way with Reservations of Specific Easement, thereunder, including terms and provisions thereof,

Recorded: May 15, 1973
Recording Information: [Book 216 Page 234](#)
Affects: The South 10 feet

5. The effect of the notes which appear on the plat of said subdivision. (Copy Attached)
6. Deed of Trust and the terms and conditions thereof.

Grantor/Trustor: Ernest Richard Roe, Jr. and Lena P. Roe, husband and wife
Grantee/Beneficiary: Alaska USA Federal Credit Union
Trustee: Lawyers Title Insurance Agency, Inc.
Amount: \$20,000.00
Dated: October 4, 1982
Recorded: October 8, 1982
Recording Information: [Book 791 Page 578](#)

7. Final Judgment and Decree of Foreclosure recorded on June 09, 2022 under Serial Number [2022-021656-0](#)
8. Final Judgment and Decree of Foreclosure recorded on September 12, 2023 under Serial Number [2023-025235-0](#)

9. A claim of lien for labor and/or materials.
- | | |
|------------------------|---|
| By: | Municipality of Anchorage |
| Amount Claimed: | \$7,785.33 |
| Recorded: | March 05, 2024 |
| Recording Information: | Serial Number 2024-005402-0 |

NOTE: THIS GUARANTEE IS RESTRICTED TO THE USE OF THE ASSURED HEREIN AND IS NOT TO BE USED AS A BASIS FOR CLOSING ANY TRANSACTION AFFECTING TITLE TO SAID PROPERTY.

NOTICE

The attached plat, if any, is furnished as a courtesy only by First American Title Insurance Company, and is not part of any title commitment or policy of title insurance.

The plat is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways, roads or easements affecting the property. No reliance should be placed upon this plat for location or dimensions of the property and no liability is assumed for the correctness thereof.

SCHEDULE C

The necessary parties (other than those having a claim or interest by reason of matters shown in Exception number(s) , inclusive) to be made defendants in an action to Judicially foreclose the Deed of Trust shown as exception number 6 herein, said action to be brought by Ernest Richard Roe, Jr. and Lena P. Roe, husband and wife are as follows:

- A. Alaska USA Federal Credit Union

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurance are provided in this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
 - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
 - (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
 - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
 - (c) The identity of any party shown or referred to in this Guarantee.
 - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in this Guarantee, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in this Guarantee, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay

any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.

(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the Loss or Damage. All information designated as confidential by the Assured provided to the Company, pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

Form No. 1282 (Rev. 12/15/95)

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim Assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The Liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in this Guarantee;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage Assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance Assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter Assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at 2 First American Way. Bldg. 2, Santa Ana, CA. 92707.

Form No. 1282 (Rev. 12/15/95)

EXHIBIT A
LEGAL DESCRIPTION

Lot Fourteen (14), Block One (1), DEBARR VISTA SUBDIVISION, according to the official plat thereof, filed September 2, 1952 under Plat No. [P-242-B](#), in the Anchorage Recording District, Third Judicial District, State of Alaska.



First American Title™

First American Title Insurance Company

1400 W Benson Blvd, Ste 250
Anchorage, AK 99503
Phn - (907)561-1844 (800)770-0510
Fax - (907)562-0540

**COMMITMENT
FOR
TITLE INSURANCE**

To:

Municipality Of Anchorage
4700 Elmore Road, 2nd Floor
Anchorage, AK 99507

Attn: John Bruns

Attn:

FOR QUESTIONS REGARDING THIS COMMITMENT, PLEASE CONTACT:

First American Title Insurance Company
1400 W Benson Blvd, Ste 250
Anchorage, AK 99503

Title Officer: Breanna Bovey
File No: 0209-4195621
Phone No: (907)786-9548
Fax No: (907)562-0540
Email: bbovey@firstam.com



Privacy Notice

Last Updated and Effective Date: December 1, 2023

First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") describe in our full privacy policy ("Policy"), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, and disclose your personal information when: (1) when you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Policy is posted ("Sites"); (2) when you use our products and services ("Services"); (3) when you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) when we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) when you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services ("B2B"). This shortened form of the Policy describes some of the terms contained in the Policy.

The Policy applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that the Policy does not apply to any information we collect from job candidates and employees. Our employee and job candidate privacy policy can be found [here](#).

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We do not sell your personal information or share your personal information for cross-context behavioral advertising. We may, however, disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; (3) to service providers and contractors; (4) to subsidiaries and affiliates; and (5) for legal process and protection. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. That is why we take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.



International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Policy. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Policy: We may change the Policy from time to time. Any and all changes to the Policy will be reflected on this page and in the full Policy, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE POLICY.**

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. To learn more, please visit <https://www.firstam.com/privacy-policy/>.

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

733089

#1112

100.

PAGE 234
Anchorage Recording DistrictCEA Form 4
(Revised 1/8/73)CHUGACH ELECTRIC ASSOCIATION, INC.
Anchorage, AlaskaRELEASE OF GENERAL RIGHT-OF-WAY WITH RESERVATIONS OF
SPECIFIC EASEMENT

KNOW ALL MEN BY THESE PRESENTS that CHUGACH ELECTRIC ASSOCIATION, INC., an Alaska non-profit electric cooperative corporation of Anchorage, Alaska, hereinafter called "Chugach," for a good and valuable consideration, the receipt of which is hereby acknowledged, does remise and release unto _____

Lee O. and Laura C. Reed

hereinafter called, without reference to number or gender, "Owner," and to his heirs, executors, administrators, successors, and assigns, FOREVER, all the right, title, and interest of Chugach in and to that general right-of-way easement over

the South Half (S $\frac{1}{2}$), Southeast Quarter (SE $\frac{1}{4}$),
Section Fourteen (14), Township Thirteen
North (T13N), Range Three West (R3W), Seward
Meridian, Alaska, as it affects Lot Fourteen
(14), Block One (1), DeBarr Vista Subdivision,

granted to Chugach by Michael A. Adams

on July 11, 19 52, as will more fully appear in that certain right-of-way easement of record with the Recorder for the Anchorage Recording District, Alaska, in Volume 75 at Page 134.

RESERVING AND EXCEPTING, however, from the force and effect of this remise and release, a sole and exclusive right-of-way, to wit:

The South Ten Feet (S 10') of said Lot
Fourteen (14), Block One (1), DeBarr
Vista Subdivision,

to Chugach, and to its successors, assigns, licensees, and permittees, for the erection, construction, and installation, and continued operation, maintenance, repair, alteration, inspection, replacement, improvement, and relocation, and removal, of electric transmission and distribution lines, and telephone lines, including guys, crossarms, and other attachments and equipment incidental there to.

TOGETHER WITH all rights of ingress and egress necessary for the full and complete use, occupation, and enjoyment of the easement hereby reserved, and all rights and privileges incident thereto, including the right from time to time to cut, trim, and remove trees, brush, overhanging branches, and other obstructions which may injure or interfere with Chugach's full use, occupation, or enjoyment of the within reserved right-of-way easement.

The acceptance by Owner of the within release with reservation of specific right-of-way will constitute his affirmation and ratification of the above-mentioned rights of Chugach in and to such right-of-way.

IN WITNESS WHEREOF, Chugach Electric Association, Inc., acting by and through its duly authorized ACTING
General Manager, has caused this remise and release to be executed and its corporate seal to be affixed this 8th
day of FEBRUARY, 19 73.

(Seal)

CHUGACH ELECTRIC ASSOCIATION, INC.
("Chugach")

By

ACTING General Manager

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

ss.

THIS IS TO CERTIFY that, on this 8th day of FEBRUARY, 19 73, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared GUNNAR FLYGENRING, ACTING General Manager of Chugach Electric

Association, Inc., an Alaska corporation, known to me to be the ACTING General Manager of the said corporation, that he acknowledged to me that he executed the within instrument; that the same was executed as the voluntary act and deed of the said corporation; and that he was duly authorized to do so for the uses and purposes set forth therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Anchorage, Alaska, the day and year in this certificate first above written.

(Seal)

Return to:
Spokane Mortgage
523 W. 8th
Spokane

Shirley J. Casey
Notary Public in and for the State of Alaska

My commission expires: January 17, 1974

RECORDED FILED
ANCHORAGE REC.
DISTRICT
MAY 15 9 42 AM '73
REQUESTED BY
ADDRESS
Transamerica Title Insurance
Co. 175 W. SIXTH AVENUE
ANCHORAGE, ALASKA 99501

73-016874

AD 10-4-82
10-8-82

(Number and Street) (City) (State)
 LAWYERS TITLE INSURANCE AGENCY, an Alaska corporation, herein called Trustee, and
 ALASKA USA FEDERAL CREDIT UNION, herein called Beneficiary.

82-3015

Lot Fourteen (14), Block One (1), DEBARR VISTA SUBDIVISION, according to the official plat thereof, filed September 2, 1952 under Plat No. P-242-B, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FOR THE PURPOSE OF SECURING:

(8) Any deficiency in the amount of any payment secured hereby, if not paid when due, shall constitute an event of default under this Deed of Trust.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

the payment of the premium thereon be not so delivered to said beneficiary by the Trustee; but said beneficiary shall be under no obligation to do so, and the non-payment of any such premium shall not constitute a forfeiture of said beneficiary shall not release the Trustee. The Trustee of said beneficiary shall be responsible for such insurance or for the collection of any insurance monies, or for any insolvency of any insurer or for the non-payment of any such monies, and any and all unexpired insurance shall inure to the benefit of, and pass to, the purchaser of the property conveyed hereby of any Trustee's title held hereunder.

The annual collected under any law or other insurance policy may be applied by beneficiary upon any loss because occurred hereby and in such order as beneficiary may determine, or in option of beneficiary the same amount so collected or any part thereof may be released to Trustee. Such application or release shall not cure or waive any default or action of

[illegible]

1. To appoint and defend such action as proceeding purporting to affect the security, honor, or the rights or powers of beneficiary or Trustee, and should beneficiary or Trustee as both, elect to institute, appear in or defend such action, and to defend such action as proceeding, including actions or proceedings, in which beneficiary or Trustee may be made the Defendant Act, and proceedings for the administration of the assets of decedent or decedent's Trustee, and those successors to pay all costs and expenses of such action, and attorney's fees in a reasonably sum incurred by beneficiary or Trustee.

2. To pay all embargoes, charges and taxes with interest, on said property or any part thereof, which appear to be prior or superior to beneficiary or Trustee, and to pay all such taxes and charges and taxes and interest on all taxes and assessments affecting said property.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-11-2010 BY 60322 UCBAW

The undersigned Trustee requests that a copy of any notice of default be

or in any way encumber the above described property without the written con-

REQUESTED BY **LAWYERS**
ADDRESS



Recording District:

Anchorage

After Recording Return to:

Municipality of Anchorage

PO Box 196650

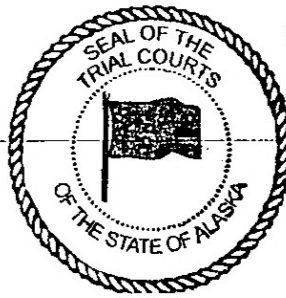
Anchorage, AK 99519-6650

Real Estate Department

Attn: John Bruns

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT
TO PROVIDE SPACE FOR THE RECORDING DATA. THIS
COVER SHEET APPEARS AS THE FIRST PAGE OF THE
DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH



FILED in the Trial Courts
State of Alaska Third District

MAY 17 2022

Clerk of the Trial Courts
By _____ Deputy

Quincy H. Arms
Assistant Municipal Attorney
Email: courtdocs@muni.org

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA

THIRD JUDICIAL DISTRICT AT ANCHORAGE

In re: Municipality of Anchorage Annual
Foreclosure for Delinquent Real Property
Taxes and Special Assessments for the
Year 2021 and prior years.

Case No. 3AN-22-04985 CI

FINAL JUDGMENT AND DECREE OF FORECLOSURE

IT IS ORDERED, ADJUDGED AND DECREED that the Municipality of Anchorage shall have, except as provided below, a final judgment and decree foreclosing all liens on all delinquent taxes and special assessments, penalties, interest and costs, severally against the parcels subject to those liens as set forth in the revised foreclosure list attached as Exhibit A.

IT IS FURTHER ORDERED that the properties in the revised foreclosure list attached as Exhibit A where the Municipality has noted a timely objection was filed, payment of the delinquency was made, the property is subject to bankruptcy proceedings, or where the Municipality has made an administrative decision to remove a parcel from the foreclosure list, are not subject to this judgment and decree.

IT IS FURTHER ORDERED that for the parcels where the delinquencies were cleared in full by payment pursuant to AS 29.45.340, as noted by the Municipality on the revised foreclosure list attached as Exhibit A, this case against them is dismissed without prejudice.

**MUNICIPALITY
OF
ANCHORAGE**

**OFFICE OF THE
MUNICIPAL
ATTORNEY**

P.O. Box 196650
Anchorage, Alaska
99519-6650

Telephone: 343-4545
Facsimile: 343-4550

I certify that this is a true and correct
copy of the original on file in my office.
ATTEST: Clerk of the Trial Courts
By: Chloe Smith Deputy
Date: 6/6/2022



Page 2 of 77

301-2022-021356-0

MAY 17 2022



DATED: June 2, 2012 Andrew Guidi
Hon. Andrew Guidi
Superior Court Judge

I certify that on 6/2/2012 a copy
of the above was mailed/recommended to
each of the following at their address of record
[Signature]
Judicial Assistant

**MUNICIPALITY
OF
ANCHORAGE**

**OFFICE OF THE
MUNICIPAL
ATTORNEY**

P.O. Box 196650
Anchorage, Alaska
99519-6650

Telephone: 343-4545
Facsimile: 343-4550

Final Judgment and Decree of Foreclosure
Case No. 3AN-22-04985CI
Page 2 of 2



Page 3 of 77
301-2022-021656-0

MAY 17 2022

Quincy H. Arms
Assistant Municipal Attorney
Email: courtdocs@muni.org

Clerk of the Trial Courts
By _____ Deputy

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA
THIRD JUDICIAL DISTRICT AT ANCHORAGE

In re: Municipality of Anchorage Annual
Foreclosure for Delinquent Real Property
Taxes and Special Assessments for the
Year 2021 and prior years.

Case No. 3AN-22-04985 CI

FINDINGS OF FACT AND CONCLUSIONS OF LAW

On March 9, 2022, the Municipality of Anchorage petitioned the court for a judgment and decree of foreclosure. More than 30 days have passed since the date of the last publication of the foreclosure list in the manner provided by law. Therefore, this court makes the following findings of fact and conclusions of law:

FINDINGS OF FACT

1. Petitioner is a home rule municipality organized and existing under the laws of the State of Alaska and is located in the Third Judicial District of the State of Alaska.
2. During the 2021 calendar year and prior years the Municipality levied real property taxes under AS 29.45.240 and Anchorage Municipal Code (AMC) Chapter 12.15; and special assessments under AS Chapter 29.46 and AMC Title 19.
3. On March 9, 2022, the Municipality filed a Petition for Judgment and Decree of Foreclosure. The petition included a foreclosure list, describing all parcels for which taxes and special assessments remained unpaid and delinquent for the year 2021 and prior years.

MUNICIPALITY
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OFFICE OF THE
MUNICIPAL
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P.O. Box 196650
Anchorage, Alaska
99519-6650

Telephone: 343-4545
Facsimile: 343-4550



4. The Municipality published the foreclosure list for four consecutive weeks in a newspaper of general circulation within the Municipality of Anchorage and mailed notices of the foreclosure proceedings to the last known owner of each property on the foreclosure list and to all holders of mortgages or other liens of record on the property requesting notice.

5. The Municipality has attached Exhibit A, a revised foreclosure list of parcels upon which the Municipality of Anchorage levied real property taxes and special assessments for the year 2021 and prior years and – except where noted that a timely objection was filed, payment of the delinquency was made, the property is subject to bankruptcy proceedings, or where the Municipality has made an administrative decision to remove a parcel from the foreclosure list – which are delinquent and remain unpaid as of May 6, 2022.

CONCLUSIONS OF LAW

1. This court has jurisdiction to adjudicate this case.
2. Publication and notice of this proceeding were made in accordance with all applicable laws.
3. All taxes and special assessments on the parcels of land appearing on the revised foreclosure list were lawfully assessed and levied for the year 2021 and prior years.
4. All unpaid taxes and special assessments against property appearing on the revised foreclosure list for the year 2022 and prior years are, except where noted, delinquent and penalty, interest, costs and attorney fees have accrued upon such property.

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ophone: 343-4545
csimile: 343-4550



5. In accordance with Alaska Rule of Civil Procedure 41(a)(1), his case is dismissed without prejudice as against those properties on the revised foreclosure list (Exhibit A) where the Municipality has lined-out the property and noted payment of the delinquency was made.

6. In accordance with AS 29.45.380 and AS 29.45.390(a) the court may enter a judgment and decree of foreclosure against all property for which no objection was filed.

7. In accordance with AS 29.45.390(c), this judgment and decree of foreclosure hereby entered stops objections that could have been presented before judgment and decree of foreclosure.

8. Pursuant to Civil Rule 54(b) this court expressly determines there is no just reason for delay to enter judgment.

DATED: June 2, 2022

Andrew Guidi

Hon. Judge Andrew Guidi
Superior Court Judge

I certify that on 6/2/2022 a copy
of the above was mailed/faxed/handed to
each of the following at their address of record
[Signature]
Judicial Assistant

MUNICIPALITY
OF
ANCHORAGE

OFFICE OF THE
MUNICIPAL
ATTORNEY

P.O. Box 196650
Anchorage, Alaska
99519-6650

Telephone: 343-4545
Facsimile: 343-4550

Findings of Fact and Conclusion of Law
Case No. 3AN-22-04985CI
Page 3 of 3

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 at Anchorage
By: [Signature] 6/2/2022
Deputy Date
JUDICIAL DISTRICT



ROAD RUNNER FENCE COMPANY INC	051-212-16-00013	MCKINLEY HEIGHTS BLK 1 LT 11	2021	\$910.60	\$120.89	\$45.00
ROBARDS MARTIN	001-081-37-03112	SOUTH ADDITION TO THE TOWNSITE OF ANCHORAGE BLK 18A LT 7A HORN APARTMENT / UNIT 405	2020	\$119.59	\$7.31	\$140.00
			2021	\$1,726.31	\$229.19	\$45.00
ROBERTS BRADLEY G	006-234-15-00015	NUNAKA VALLEY BLK E LT 24	2021	\$44.00	\$5.65	\$45.00
ROBERTSON JAMES SR TRUST AGREEMENT ROBERTSON JAMES SR / TRUSTEE	006-101-24-00018	CREEKSIDE PARK #3 LT 35	2021	\$5,850.97	\$152.50	\$45.00
ROBINSON EMILY K & JUN MARK J	015-283-18-00015	THOMAS L BOYLE BLK 2 LT 11A	2021	\$2,475.94	\$328.70	\$45.00
ROBINSON EMILY K & JUN MARK J	015-283-20-00011	THOMAS L BOYLE BLK 2 LT 14A	2021	\$2,241.68	\$297.60	\$45.00
ROBINSON SCOTT	050-751-18-00017	TERI #2 LT 3	2019	\$3,438.93	\$165.40	
			2020	\$3,980.96	\$720.27	\$140.00
			2021	\$3,504.46	\$465.24	\$45.00
ROBINSON TAMMY H	050-481-05-00018	DONALD C SCHROEDER #3 UNIT 1 BLK 1 LT 3	2021	\$1,155.07	\$120.40	\$45.00
ROBISON SARA	005-027-47-00017	FAIRVIEW BLK 7 LT 22	2021	\$4,913.10	\$19.81	\$45.00
ROCK RANCH TRUST KINDRED NORMA JEAN / TRUSTEE	050-973-02-00011	T14N R1W SEC 17 SM SE4NE4 PTN	2021	\$229.26	\$6.51	\$45.00
RODGERS FAMILY LLC	009-142-06-00016	GRANDVIEW HEIGHTS BLK 2 LT 14	2021	\$8,527.06	\$1,132.05	\$45.00
RODRIGUEZ CRUZ RICARDO	006-291-26-03313	WONDER PARK LT C3 CONTEMPO 1 PHASE 3 / UNIT VI-7B	2021	\$1,146.08	\$152.14	\$45.00
RODRIGUEZ DANIEL & DINA	002-162-38-00014	THIRD ADDITION TO THE TOWNSITE OF ANCHORAGE BLK 27B LT 1	2020	\$1,851.72	\$7.47	
			2021	\$2,697.59	\$358.14	\$45.00
RODRIGUEZ ELVIS & MORALES BETSY	005-024-04-00015	FAIRVIEW BLK 4 LT 4	2021	\$581.06	\$74.59	\$45.00
ROE LENA P	006-145-17-00019	DEBARR VISTA BLK 1 LT 14	2020	\$38.52	\$1.00	
			2021	\$4,649.16	\$617.23	\$45.00
ROGERS LESLIE NICOLE IRREVOCABLE TRUST ROGERS RENEE/TRUSTEE	019-151-09-00019	SKYWAY PARK ESTATES BLK 6 LT 4	2020	\$9,876.96	\$1,787.02	\$140.00
			2021	\$10,693.06	\$1,419.60	\$45.00
ROLANDO JESSICA & URIAH	020-281-32-00013	POTTER HEIGHTS BLK 1 LT 7	2021	\$5,613.57	\$745.25	\$45.00
ROLANDO URIAH	076-062-22-00011	ALYESKA BASIN #7 BLK 28 LT 17	2021	\$2,247.78	\$298.42	\$45.00
ROMAN INOCENCIO J	010-107-16-00015	H J PIKE LT 29	2021	\$202.28	\$25.97	\$45.00
RONDEAU HEATHER V	014-105-26-00014	SPRUCEWOOD ESTATES BLK 3 LT 1	2021	\$2,401.91	\$286.64	\$45.00





Recording District: Anchorage

After Recording Return to: Municipality of Anchorage
PO Box 196650
Anchorage, AK 99519-6650
Real Estate Department
Attn: John Bruns

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR THE RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

Quincy H. Arms
Assistant Municipal Attorney
Email: courtdocs@muni.org

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA

THIRD JUDICIAL DISTRICT AT ANCHORAGE

In re: Municipality of Anchorage Annual
Foreclosure for Delinquent Real Property
Taxes and Special Assessments for the
Year 2022 and prior years.

Case No. 3AN-23-05662CI

FINAL JUDGMENT AND DECREE OF FORECLOSURE

IT IS ORDERED, ADJUDGED AND DECREED that the Municipality of Anchorage shall have, except as provided below, a final judgment and decree foreclosing all liens on all delinquent taxes and special assessments, penalties, interest and costs, severally against the parcels subject to those liens as set forth in the revised foreclosure list attached as Exhibit A.

IT IS FURTHER ORDERED that the properties in the revised foreclosure list attached as Exhibit A, where the Municipality has noted a timely objection was filed, payment of the delinquency was made, the property is subject to bankruptcy proceedings, or where the Municipality has made an administrative decision to remove a parcel from the foreclosure list, are not subject to this judgment and decree.

IT IS FURTHER ORDERED that for the parcels where the delinquencies were cleared in full by payment pursuant to AS 29.45.340, as noted by the Municipality on the revised foreclosure list attached as Exhibit A, this case against them is dismissed without prejudice.

**MUNICIPALITY
OF
ANCHORAGE**

**OFFICE OF THE
MUNICIPAL
ATTORNEY**

P.O. Box 196650
Anchorage, Alaska
99519-6650

Telephone: 343-4545
Facsimile: 343-4550



AUG 16 2023

AUG 16 2023

DATED: Aug. 18, 2023

Laura Hartz
Hon. Laura Hartz
Superior Court Judge

Subscribed and sworn to or affirmed
before me on 8-31-23, 20 23
at Anchorage, Alaska
(Seal)

[Signature]
Deputy Clerk of Court
My Commission Expires with office



I certify that on 8-21-23 a copy
of the following was mailed/emailed to each
of the following at their addresses of record.

[Signature] P. Arnes
Administrative Assistant

MUNICIPALITY
OF
ANCHORAGE

OFFICE OF THE
MUNICIPAL
ATTORNEY

P.O. Box 196650
Anchorage, Alaska
99519-6650

Telephone: 343-4545
Facsimile: 343-4550



Page 3 of 67
301-2023-025235-0

Final Judgment & Decree of Foreclosure

In re: MOA Frcl for Delinq Taxes & Special Assessments for 2022 and prior years/Case No.3AN-23-05662CI

Page 2 of 2

Quincy H. Arms
Assistant Municipal Attorney
Email: courtdocs@muni.org

FILED in the Trial Courts
State of Alaska Third District

AUG 16 2023

Clerk of the Trial Courts
By _____ Deputy

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA

THIRD JUDICIAL DISTRICT AT ANCHORAGE

In re: Municipality of Anchorage Annual
Foreclosure for Delinquent Real Property
Taxes and Special Assessments for the
Year 2022 and prior years.

Case No. 3AN-23-05662CI

FINDINGS OF FACT AND CONCLUSIONS OF LAW

On April 12, 2023, the Municipality of Anchorage petitioned the court for a judgment and decree of foreclosure. More than 30 days have passed since the date of the last publication of the foreclosure list in the manner provided by law. Therefore, this court makes the following findings of fact and conclusions of law:

FINDINGS OF FACT

1. Petitioner is a home rule municipality organized and existing under the laws of the State of Alaska and is in the Third Judicial District of the State of Alaska.

2. During the 2022 calendar year and prior years the Municipality levied real property taxes under AS 29.45.240 and Anchorage Municipal Code (AMC) Chapter 12.15; and special assessments under AS Chapter 29.46 and AMC Title 19.

3. On April 12, 2023, the Municipality filed a Petition for Judgment and Decree of Foreclosure. The petition included a foreclosure list, describing all parcels for which taxes and special assessments remained unpaid and delinquent for the year 2022 and prior years.

MUNICIPALITY
OF
ANCHORAGE

OFFICE OF THE
MUNICIPAL
ATTORNEY

P.O. Box 196650
Anchorage, Alaska
99519-6650

Telephone: 343-4545
Facsimile: 343-4550



4. The Municipality published the foreclosure list for four consecutive weeks in a newspaper of general circulation within the Municipality of Anchorage and mailed notices of the foreclosure proceedings to the last known owner of each property on the foreclosure list and to all holders of mortgages or other liens of record on the property requesting notice.

5. The Municipality has attached Exhibit A, a revised foreclosure list of parcels upon which the Municipality of Anchorage levied real property taxes and special assessments for the year 2022 and prior years and – except where noted that a timely objection was filed, payment of the delinquency was made, the property is subject to bankruptcy proceedings, or where the Municipality has made an administrative decision to remove a parcel from the foreclosure list – which are delinquent and remain unpaid as of June 30, 2023.

CONCLUSIONS OF LAW

1. This court has jurisdiction to adjudicate this case.
2. Publication and notice of this proceeding were made in accordance with all applicable laws.
3. All taxes and special assessments on the parcels of land appearing on the revised foreclosure list were lawfully assessed and levied for the year 2022 and prior years.
4. All unpaid taxes and special assessments against property appearing on the revised foreclosure list for the year 2022 and prior years are, except where noted, delinquent and penalty, interest, costs and attorney fees have accrued upon such property.

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Findings of Fact & Conclusions of Law

In re: MOA Frcl for Delinq Taxes & Special Assessments for 2022 and prior years/Case No.3AN-23-05662CI

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5. In accordance with Alaska Rule of Civil Procedure 41(a)(1), his case is dismissed without prejudice as against those properties on the revised foreclosure list (Exhibit A) where the Municipality has lined-out the property and noted payment of the delinquency was made.

6. In accordance with AS 29.45.380 and AS 29.45.390(a) the court may enter a judgment and decree of foreclosure against all property for which no objection was filed.

7. In accordance with AS 29.45.390(c), this judgment and decree of foreclosure hereby entered stops objections that could have been presented before judgment and decree of foreclosure.

8. Pursuant to Civil Rule 54(b) this court expressly determines there is no just reason for delay to enter judgment.

AUG 16 2023

DATED: Aug. 18, 2023

Laura Hartz
Hon. Laura Hartz
Superior Court Judge

I certify that on 8.21.23 a copy of the following was mailed/emailed to each of the following at their addresses of record.

[Signature]
Administrative Assistant

Q. Truss

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Anchorage, Alaska
99519-6650

Telephone: 343-4545
Facsimile: 343-4550



I certify that this is a true and correct copy of the original on file in my office.

ATTEST: Clerk of the Trial Courts

By: [Signature] Deputy

Date: 9/2/2023

Findings of Fact & Conclusions of Law

In re: MOA Frcl for Delinq Taxes & Special Assessments for 2022 and prior years/Case No.3AN-23-05662CI

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Owner	Parcel ID	Legal Description	Year	Principal	Interest	Penalty	Cost
RICHARDSON DWAYNE A	001-161-45-021	PEYERSONS BLK 3 LT 28 WONONZOF - UNIT 405	2021	\$ 2,475.94	\$ 228.33	\$ 247.60	\$ 140.00
			2022	\$ 2,435.06	\$ 111.60	\$ 243.50	\$ 45.00
RIEDEL STEVEN	010-085-02-000	BROOKSIDE LT 15	2022	\$ 2,387.38	\$ 109.33	\$ 238.74	\$ 45.00
RISKE JAMES & KIMBERLY	013-121-22-051	BRIARCLIFF TR B BRIARCLIFF TOWNHOMES - UNIT 51	2022	\$ 3,992.76	\$ 182.98	\$ 399.28	\$ 45.00
RITZ CONSULTING FOREST PARK LLC	051-261-04-000	WITMAN TR A	2022	\$ 3,773.50	\$ 172.94	\$ 377.36	\$ 45.00
RIVERA JUAN	013-066-02-024	CAPTAIN JAMES COOK TR ENDEAVOUR ENDEAVOUR - UNIT 210	2021	\$ 1,072.57	\$ 29.49	\$ -	\$ -
			2022	\$ 2,291.92	\$ 105.05	\$ 229.20	\$ 45.00
ROACH JERRY S TRUST ROACH JERRY S / TTE	017-022-12-000	MOUNTAIN PARK ESTATES #2 BLK 3 LT 1	2021	\$ 71.25	\$ 3.92	\$ -	\$ 95.00
			2022	\$ 7,945.30	\$ 364.13	\$ 794.54	\$ 45.00
ROACH JERRY S TRUST ROACH JERRY S / TTE	006-284-04-000	BONIBROOK #1 BLK 5 LT 6A	2021	\$ 45.62	\$ 2.51	\$ -	\$ 95.00
			2022	\$ 5,252.40	\$ 240.71	\$ 525.24	\$ 45.00
ROBBINS KAYE M	007-021-10-000	ERDE WOOD BLK 2 LT 2	2022	\$ 293.02	\$ 12.09	\$ 29.30	\$ 45.00
ROBINSON ADAM & AMY 50% & ROBINSON PETER H 50%	042-081-25-000	BEEDE BLK 1 LT 8	2022	\$ 299.10	\$ 12.33	\$ 26.97	\$ 45.00
ROBINSON SCOTT	050-751-18-000	TERI #2 LT 3	2020	\$ 3,980.96	\$ 371.81	\$ -	\$ -
			2021	\$ 3,504.46	\$ 323.17	\$ 350.44	\$ 140.00
			2022	\$ 3,591.28	\$ 164.58	\$ 359.12	\$ 45.00
RODGERS FAMILY LLC	009-142-06-000	GRANDVIEW HEIGHTS BLK 2 LT 14	2022	\$ 393.10	\$ 16.21	\$ 39.31	\$ 45.00
RODRIGUEZ CRUZ RICARDO	006-291-26-033	WONDER PARK LT C3 CONTEMPO 1 PHASE 3 - UNIT VI 78	2022	\$ 1,150.52	\$ 52.73	\$ 115.06	\$ 45.00
RODRIGUEZ DANIEL & DINA	002-162-38-000	THIRD ADDITION TO THE TOWNSITE OF ANCHORAGE BLK 278 LT 1	2020	\$ 1,851.72	\$ 124.54	\$ -	\$ -
			2021	\$ 2,697.59	\$ 248.78	\$ 269.76	\$ 140.00
			2022	\$ 2,043.70	\$ 93.66	\$ 204.38	\$ 45.00
RODRIGUEZ GENARO	010-022-22-000	NEWELL (SUBD OF MCRAE LT 18) LT A (OF LT 18)	2022	\$ 3,228.29	\$ 104.87	\$ 219.93	\$ 45.00
ROE LENA P	006-145-17-000	DEBARR VISTA BLK 1 LT 14	2020	\$ 38.52	\$ 3.65	\$ -	\$ -
			2021	\$ 4,649.16	\$ 428.75	\$ 464.92	\$ 140.00
			2022	\$ 4,737.10	\$ 217.11	\$ 473.72	\$ 45.00
ROLANDO JESSICA & URIAH	020-281-22-000	POTTER HEIGHTS BLK 1 LT 7	2021	\$ 5,612.57	\$ 517.67	\$ 561.26	\$ 140.00
			2022	\$ 5,466.86	\$ 250.55	\$ 546.68	\$ 45.00
ROLANDO URIAH	076-062-22-000	ALYESKA BASIN #2 BLK 28 LT 17	2021	\$ 2,247.78	\$ 207.29	\$ 224.78	\$ 140.00
			2022	\$ 2,052.62	\$ 94.07	\$ 205.26	\$ 45.00
ROMAN INOCENCIO J	010-107-16-000	M J PIKE LT 29	2022	\$ 286.46	\$ 5.25	\$ -	\$ 45.00
ROOSDETT RANDY L	012-272-94-000	K & N TR 2	2016	\$ 2,480.67	\$ 1,018.68	\$ 248.06	\$ -
			2017	\$ 2,608.95	\$ 925.75	\$ 260.90	\$ -
			2018	\$ 2,732.24	\$ 801.55	\$ 273.22	\$ -
			2019	\$ 3,175.47	\$ 712.28	\$ 317.54	\$ 45.00
			2020	\$ 3,319.11	\$ 496.39	\$ 331.92	\$ 140.00
			2021	\$ 3,497.68	\$ 322.56	\$ 349.76	\$ 140.00
			2022	\$ 3,268.64	\$ 149.80	\$ 326.86	\$ 45.00
ROOSDETT RANDY L	012-272-47-000	GEORGEVILLE ESTATES BLK 1 LT 3	2019	\$ 2,012.28	\$ 451.37	\$ 201.22	\$ 45.00
			2020	\$ 2,103.30	\$ 314.55	\$ 210.34	\$ 140.00
			2021	\$ 2,216.46	\$ 204.40	\$ 221.64	\$ 140.00
			2022	\$ 2,071.32	\$ 94.93	\$ 207.14	\$ 45.00
ROOSDETT RANDY L	012-272-49-000	GEORGEVILLE ESTATES BLK 1 LT 5	2019	\$ 1,680.17	\$ 376.88	\$ 168.02	\$ 45.00
			2020	\$ 1,756.17	\$ 262.65	\$ 175.62	\$ 140.00
			2021	\$ 1,850.65	\$ 170.67	\$ 185.06	\$ 140.00
			2022	\$ 1,729.46	\$ 79.26	\$ 172.94	\$ 45.00





MUNICIPALITY OF ANCHORAGE

Claimant,

CLAIM OF LIEN

Seward Meridian

Anchorage Recording District

NOTICE IS HEREBY GIVEN that the Municipality of Anchorage claims a lien on the property hereinafter described as:

DeBarr Vista

BLK 1 LT 14

Plat P-242B

Commonly known as: 6810 E 12th Ave., Anchorage, AK


Record owner at time of lien: Lena Roe

The Municipality of Anchorage claims a lien on the above-described property in the amount of Seven Thousand Seven Hundred Eighty-Five Dollars and 33/100 (\$7,785.33), which represents the costs incurred by Claimant in the abatement of this property. Anchorage Municipal Code Section 21.14.040.7 provides that ...*"the responsibility for payment of the charges for abatement as set forth in this section shall rest solely upon the owners of the property upon which the abatement occurred. Such charges become a lien upon the real property upon which the violation was located..."* Alaska Statute 34.35.005-34.35.045 states that the enforcement of the lien is a cumulative remedy and does not bar the collection of the charges for abatement or costs and attorney fees through a personal action.

Dated at Anchorage, Alaska, this 5th day of March, 2024.

MUNICIPALITY OF ANCHORAGE

RETURN TO:



Gregory Soule, Acting Director
Development Services Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519-6650



Date: 2/15/2024

DEVELOPMENT SERVICES

Attn: Administrative Services
4700 Elmore Rd.
Anchorage, AK 99507
907-343-8101

LAND USE ENFORCEMENT - REIMBURSABLE EXPENSES SUMMARY for LIEN

Property Owner:
Ernie Poe
6810 E 12th Ave.
Anchorage, AK 99504

Site Address: 6810 E. 12th Ave., Anchorage, AK
Parcel: 00614517000
Plat: P-242B
Legal Description: DeBarr Vista BLK 1 LT 14

DATE of SERVICE		Units	RATE	CODE COMPLIANCE FEES
2/14/2024	Research Fee	1	\$ 1.00 /Hr	\$ 75.00
				\$ 75.00
REIMBURSABLE SUPPLIES				
10/10/2023	A-1 Lawn & Landscaping Clean Up			\$ 7,577.78
	Total Supplies			\$ 7,577.78
RECORDATION / REMOVAL / FEES				
	Claim of Lien Fee			\$ 33.25
	Release of Lien Fee			\$ 38.25
	Recording/Removal Fees	2	\$ 30.00 /Ea	\$ 60.00
	Copies	3	0.35 /Ea	\$ 1.05
	Total Filing Fees			\$ 132.55
TOTAL DUE				\$ 7,785.33

23.70.710.1 Responsibility for payment. The responsibility for payment of the charges for all expenses incurred during abatement by code official as set forth in this chapter shall rest solely upon the owners of the property upon which the abatement occurred. Owners, as used in this section, includes the record owner upon the date of service of notice and order as served under section 704, jointly and severally with any subsequent owner until all costs assessed under this chapter are paid in full.

23.70.710.2 Enforcement. The Municipality shall have the right to bring suit for the collection of charges for abatement as set forth in this chapter plus costs and attorney's fees against any or all of the parties responsible for payment.

23.70.710.5 Bill to Collections. When charges for the repair, demolition or removal of any building or structure remain unpaid after THIRTY (30) DAYS from the date the code official forwards an invoice for payment to the record owner as identified in this chapter, the code official shall forward the bill to collections as per Municipality policies and procedures.



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BOOK 454 PAGE 875
Anchorage Recording DistrictWARRANTY DEED

THE GRANTORS, LEE O. REED and LAURA C. REED, husband and wife, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid, CONVEY and WARRANT to ERNEST RICHARD ROE, JR. and LENA P. ROE, husband and wife, GRANTEES, as TENANTS BY THE ENTIRETY, with the right of survivorship and to the survivor's heirs and assigns, forever, the following described real property located in the State of Alaska:

Lot Fourteen (14), Block One (1), DEBARR VISTA SUBDIVISION, according to the official plat thereof, filed September 2, 1952, under Plat No. P-242-B in the Anchorage Recording District, Third Judicial District, State of Alaska.

SUBJECT to reservations, restrictions, covenants, and easements of record.

DATED this 14th day of May, 1973.

Lee O. Reed
LEE O. REED, Grantor

Laura C. Reed
LAURA C. REED, Grantor

STATE OF ALASKA)
) ss.:
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 14th day of May, 1973, before me, the undersigned, a Notary Public in and for Alaska, personally appeared LEE O. REED and LAURA C. REED, husband and wife, to me known and known to me to be the individuals mentioned in and who executed the above and foregoing Warranty Deed and who each acknowledged to me that they did the same freely and voluntarily for the uses and purposes therein contained.

WITNESS my hand and seal the day and year first above written.

Judy H. Kieck
Notary Public in and for Alaska.
My Commission expires: 1/27/76

COLE, HARTIG,
RHODES & NORMAN
ATTORNEYS AT LAW

717 K STREET
ANCHORAGE, ALASKA
99501

TELEPHONE
(907) 274-1670
DW

RECORDED-FILED
ANCHORAGE REC.
DISTRICT

MAY 15 9 41 AM '73

REQUESTED BY _____

ADDRESS _____

Transamerica Title Insurance Co.
235 W. MAIN AVENUE
ANCHORAGE, ALASKA 99501

Return to:
Spokane Mortgage
503 W. 8th

Judy