

Property Information

Property Location: 4303 GARFIELD ST
 Class: R - Residential
 Use Code (LUC): 101 - Residential 1 Family
 Condo/Unit #:
 Tax District: 03
 Zoning: R2M
 Plat #: P-153
 HRA #: 000000
 Grid #: SW1729
 Deeded Acres:
 Square Feet: 7,000
 Legal Description: EVERGREEN
 BLK 3 LT 2
 Economic Link: No

[Show Parcel on Map](#)

Owner

Owner: PLATT WALTER L & CRISTINA A
 Co-Owner:
 Care Of:
 Address: 4303 GARFIELD STREET
 City / State / Zip: ANCHORAGE, AK 99503 6437
 Deed Book/Page: 010/21

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
01021305000	RP	2025	1		1,676.90			.00	.00	1,676.90	106.25	167.69	.00	1,950.84	06/30/2025
01021305000	RP	2025	2		1,676.90			.00	.00	1,676.90	79.69	167.69	.00	1,924.28	08/31/2025
01021305000	RP	2024	1		1,604.82			.00	.00	1,604.82	267.52	160.48	140.00	2,172.82	06/30/2024
01021305000	RP	2024	2		1,604.81			.00	.00	1,604.81	239.44	160.48	.00	2,004.73	08/31/2024
01021305000	RP	2023	1		1,582.94			.00	.00	1,582.94	423.48	158.29	140.00	2,304.71	06/30/2023
01021305000	RP	2023	2		1,582.94			.00	.00	1,582.94	397.10	158.29	.00	2,138.33	08/31/2023
01021305000	RP	2022	1		1,593.07			.00	.00	1,593.07	518.45	159.31	530.00	2,800.83	07/31/2022
01021305000	RP	2022	2		1,593.07			.00	.00	1,593.07	503.85	159.31	.00	2,256.23	09/30/2022
01021305000	RP	2021	1		3,025.55			335.89	-3,361.44	.00	.00	.00	.00	.00	06/15/2021
01021305000	RP	2020	1		2,946.33			.00	-2,946.33	.00	.00	.00	.00	.00	07/15/2020
01021305000	RP	2019	1		2,768.11			320.23	-3,088.34	.00	.00	.00	.00	.00	06/15/2019
01021305000	RP	2018	1		2,658.44			303.46	-2,961.90	.00	.00	.00	.00	.00	06/15/2018
01021305000	RP	2017	1		2,723.27			306.48	-3,029.75	.00	.00	.00	.00	.00	06/15/2017
01021305000	RP	2016	1		2,522.36			281.64	-2,804.00	.00	.00	.00	.00	.00	06/15/2016

[Make a Payment](#)

Assessed Value

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2026	RP	101	R	89,100	150,700	239,800

Taxable Value

Net Taxable Value 239,800

Land Summary

Land Line #	Zoning	Size (Square Feet)	NBHD
1	R2M	7,000	06C00

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:	5 - Fair Plus
Grade:	D
Exterior Wall:	6 - STUCCO
Style:	01 - RANCH
Year Built:	1952
Effective Year:	1952
Square Feet of Living Area:	973
Total Rooms:	6
Bedrooms:	3
Full Baths:	1
Half Baths:	0
Additional Fixtures:	0
Heating:	2 - CENTRAL
Fuel Type:	2 - NATURAL GAS
Resi Market Area:	BS - BOWL: SPENARD

Sections

Card #	Addition #	Description	Area
1	0		973
1	1	UNFINISHED BASEMENT	144
1	2	COVERED OPEN PORCH	36

OBY - Detached Structures

Description:	Year Built:	Width:	Length:	Area:
SHED - STORAGE SHED	1997			288

Entrances

Visit Date:	Measure Date:	Entrance Source:
30-JUN-2009		0-Land Characteristics Inspection
20-NOV-2013		9-Quick Re-Inventory Inspection
03-DEC-2021		9-Quick Re-Inventory Inspection

Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Improvements	Total Appraised
2026	RP	101	R	89,100	150,700	239,800
2025	RP	101	R	84,900	127,500	212,400
2024	RP	101	R	84,900	113,900	198,800
2023	RP	101	R	84,900	101,000	185,900
2022	RP	101	R	84,800	104,400	189,200
2021	RP	101	R	84,800	83,100	167,900
2020	RP	101	R	84,800	87,500	172,300
2019	RP	101	R	84,800	84,400	169,200
2018	RP	101	R	76,900	85,200	162,100
2017	RP	101	R	76,900	97,000	173,900



Data Updated as of: February 1, 2026 3:03 AM

Parcel Number: 010-213-05-000

Current Owner: PLATT WALTER L & CRISTINA A

Address: 4303 GARFIELD ST

Legal Description: EVERGREEN BLK 3 LT 2

Plat Number: P-153

Grid: SW1729 **Lot Size:** 0.16 acres (7,000 ft²)

Property Tax Portal: <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=01021305000>

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



Microsoft, Vantor | Municipality of Anchorage | MOA GDIC, Parks and Recreation

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TAX DISTRICT 3

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

Tax District Map: https://experience.arcgis.com/experience/12f0a01ff77f4468aaf89fd610e250f9/page/Page#data_s=where%3AdataSource_1-PropertyInformation_Hosted_90%3AParcel_ID%3D'01021305000'&zoom_to_selection=true

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. [Terms and Conditions](#)



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=01021305000>

Zoning Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=e7c3d7a43f2e4924b23d36fd1500bb01&find=01021305000>

Land Use Map: https://experience.arcgis.com/experience/1c01c59894454f1086fe55266917b6c9/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_1972%3AParcel_ID%3D%2701021305000%27&zoom_to_selection=true

Comprehensive Plan: Anchorage

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

Other Plans: yes: no:

https://experience.arcgis.com/experience/29c0649863d74132adb225df3ed99d1b/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_6586%3AParcel_ID%3D%2701021305000%27&zoom_to_selection=true

Wetland Classification: None

<https://moawms.maps.arcgis.com/home/gallery.html?sortField=numviews&sortOrder=desc>

BUILDING SAFETY

Service Area: Inside Outside

Building Permit Portal: <https://bsd.muni.org/inspandreview/ParcelInfo.aspx?parcelNo=01021305000>

Wind Zone: I 2 3 4 None

https://experience.arcgis.com/experience/eda8a802f0f04b319f9519ccadf465ba/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_169%3AParcel_ID%3D%2701021305000%27&zoom_to_selection=true

Flood Review Required: All Some None

<https://moawms.maps.arcgis.com/home/gallery.html?sortField=numviews&sortOrder=desc>

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

https://experience.arcgis.com/experience/3cabd21aeb694222bc2f937c94758176/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_9164%3AParcel_ID%3D%2701021305000%27&zoom_to_selection=true

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. [Terms and Conditions](#)



ADDITIONAL INFORMATION

Nitrate Map: https://experience.arcgis.com/experience/8aa8f823d4dc4cb0ac1f51f6f80e4971#data_s=where%3AdataSource_1-PropertyInformation_Hosted_4044%3AParcel_ID%3D'01021305000'&zoom_to_selection=true

Soil Boring Map: https://experience.arcgis.com/experience/fed5a55c768c4158aa11f1c601b57c87/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_3100%3AParcel_ID%3D%2701021305000%27&zoom_to_selection=true

MOA MapIt Link: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=f0bef139a7584820ad9d60c9eeea8a5f&find=01021305000>

POLITICAL BOUNDARIES

Assembly District: 4

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=c4809e7b77da4f058aacd6936d3079fa&find=01021305000>

Community Council: Spenard

https://experience.arcgis.com/experience/39a5dc6d3b31404aa07c5c80903c8551/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_8234%3AParcel_ID%3D%2701021305000%27&zoom_to_selection=true

Representative Lookup Map: <https://muniorg.maps.arcgis.com/apps/ZoneLookup/index.html?appid=868cbf13fd3144b3a431eed89b48f911&find=01021305000&findSource=2>



LITIGATION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

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

**STEWART TITLE GUARANTY COMPANY
GUARANTEES**

the Assured named in Schedule A against loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, as of Date of Guarantee shown in Schedule A.

1. The title to the herein described estate or interest is vested in the vestee named in Schedule A.
2. Except for the matters shown in Schedule B, there are no defects, liens, encumbrances or other matters affecting title to the estate or interest in the land shown in Schedule A, which matters are not necessarily shown in the order of their priority.
3. (a) The current interest holders claiming some right, title or interest by reason of the matters shown in Part II of Schedule B are as shown therein. The vestee named in Schedule A and parties claiming to have some right, title or interest by reason of the matters shown in Part II of Schedule B may be necessary parties defendant in an action, the nature of which is referred to in Schedule A.
(b) The current interest holders claiming some right, title or interest by reason of the matters shown in Part I of Schedule B may also be necessary parties defendant in an action, the nature of which is referred to in Schedule A. However, no assurance is given hereby as to those current interest holders.
4. The return address for mailing after recording, if any, as shown on each and every document referred to in Part II of Schedule B by specific recording information, and as shown on the document(s) vesting title as shown in Schedule A are as shown in Schedule C.

THIS LITIGATION GUARANTEE IS FURNISHED SOLELY FOR THE PURPOSE OF FACILITATING THE FILING OF THE ACTION REFERRED TO IN SCHEDULE A. IT SHALL NOT BE USED OR RELIED UPON FOR ANY OTHER PURPOSE.

In witness whereof, Stewart Title Guaranty Company has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.



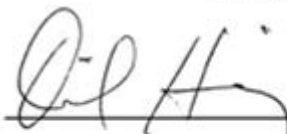
Authorized Countersignature

Stewart Title of Alaska
480 E 36th Ave
Anchorage, AK 99503





Frederick H. Eppinger
President and CEO



David Hisey
Secretary

GUARANTEE CONDITIONS AND STIPULATIONS

1. **Definition of Terms** – The following terms when used in this 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 Schedule (A)(C) or in Part 2, 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 Schedule (A)(C) or in Part 2, 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. **Exclusions from Coverage of this Guarantee** – The Company assumes no liability for loss or damage by reason of the following:
 - (a) 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.
 - (b) (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 by (1), (2) or (3) are shown by the public records.
 - (c) Assurances to title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A)(C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
 - (d) (1) Defects, liens, encumbrances, or adverse claims against the title, if assurances are provided as to such title, and as limited by such assurances. (2) Defects, liens, encumbrances, adverse claims or other matters (a) whether or not shown by the public records, and which are created, suffered, assumed or agreed to by one or more of the Assureds; (b) which result in no loss to the Assured; or (c) 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 assurances provided.
3. **Notice of Claims 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.
4. **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.
5. **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 4 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 option as stated in Paragraph 5(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.
6. **Proof of Loss or Damage** – In addition to and after the notices required under Section 3 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 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.

7. 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 the 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 option under Paragraph 5, 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 5.

8. 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 stated in Paragraph 2.

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

(a) the amount of liability stated in Schedule A;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 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.

9. 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.

10. Reduction of Liability or Termination of Liability – All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to paragraph 5 shall reduce the amount of liability pro tanto.

11. 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.

12. 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.

13. 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 provisions 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. Judgement 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.

14. 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.

15. 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 P.O. Box 2029, Houston, Texas 77252-2029.

**LITIGATION GUARANTEE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Prepared by: Nichole Smith
Title Officer: Nichole Smith

File No.: 2741127

Guarantee No.: G-2226-105366

Date of Guarantee: September 24, 2025 at 8:00AM

Liability Amount: \$28,000.00

Fee: \$330.00

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 Property 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:

Walter L. Platt and Cristina A. Platt, husband and wife

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

See Exhibit "A" Attached Hereto

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

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2741127

Guarantee No.: G-2226-105366

Lot 2, Block 3, EVERGREEN SUBDIVISION, according to the official plat thereof, filed under Plat No. P-153, in the records of, the Anchorage Recording District, Third Judicial District, State of Alaska.

Property Address for description purposes only: 4303 Garfield Street, Anchorage, AK 99503

LITIGATION GUARANTEE SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY

File No.: 2741127

Guarantee No.: G-2226-105366

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. All matters contained in the United States Patent and/or in Acts authorizing the issuance thereof.

LITIGATION GUARANTEE

SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY

16. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
17. Taxes and/or assessments due the Municipality of Anchorage, as shown on the [report](#) attached hereto and made a part thereof.
18. All matters shown on the plat filed under Plat No. [P-153](#) located in the Anchorage Recording District, Third Judicial District, State of Alaska.
19. Easement for electrical transmission and/or telephone distribution and incidental purposes, including terms and provisions thereof:
Granted To: Chugach Electric Association, Inc.
Recorded: June 20, 1952 [in Book 74 at Page 44](#)
Affects: Blanket Easement
20. Covenants, conditions, reservations and restrictions, including the terms and provisions thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenant, condition or restriction violates 42 USC 3604 (c), as contained in an instrument:
Recorded: July 30, 1952 [in Book 76 at Page 167](#)
21. Covenants, conditions, reservations and restrictions, including the terms and provisions thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenant, condition or restriction violates 42 USC 3604 (c), as contained in an instrument:
Recorded: May 11, 1953 [in Book 90 at Page 61](#)
22. Easement, including terms and provisions thereof, for the purpose set out therein:
Granted to: Spenard Utilities Corporation, Inc.
For: Utility Easement and appurtenances
Recorded: February 27, 1962 [in Book Misc Book43 at Page 332](#)
Affects: South Eight Feet (S 8') of the East Half 1/2 of Lot 2, Block 3
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-23-05662CI
Tax Year : 2022 and prior years
Recorded : September 12, 2023 [as Instrument No. 2023-025235-0](#)
24. State of Alaska, Department of Revenue, Child Support Services Division, Assertion of Lien for Child Support (AS 25.27.230):
Against: Christina A Platt Also Known As: Christina A. Smith, Cristina Platt
Amount: \$10,091.89, together with any other amounts due thereunder
Recorded: August 8, 2024 [as Instrument No. 2024-003510-0](#) in Homer Recording District
Recorded: August 8, 2024 [as Instrument No. 2024-005777-0](#) in Kenai Recording District
Recorded: August 8, 2024 [as Instrument No. 2024-013883-0](#) in Palmer Recording District
Recorded: August 8, 2024 [as Instrument No. 2024-021113-0](#) in Anchorage Recording District

LITIGATION GUARANTEE SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY

25. Default Judgment entered in District Court for the State of Alaska, Third Judicial District
Case No.: 3PA-24-01605CI
In favor of: Global Federal Credit Union f/k/a Alaska USA Federal Credit Union
Against: Walter Lawrence Platt
Amount: \$35,436.66, together with any other amounts due thereunder
Recorded: October 21, 2024 [as Instrument No. 2024-029190-0](#)
Attorney for Creditor: Max D Holmquist, Jermain, Dunnagan & Owens, P.C.
26. 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-24-07694CI
Tax Year : 2023 and prior years
Recorded :October 22, 2024 [as Instrument No. 2024-029478-0](#)
27. State of Alaska, Department of Revenue, Child Support Services Division, Assertion of Lien for Child Support (AS 25.27.230):
Against: Walter L. Platt Also Known As: Ahmed R Freeman, Walter L Platt, Jr.
Amount: \$654.41, together with any other amounts due thereunder
Recorded: August 7, 2025 [as Instrument No. 2025-021579-0](#) in Anchorage Recording District
28. 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-25-06269CI
Tax Year : 2024 and prior years
Recorded :August 28, 2025 [as Instrument No. 2025-024042-0](#)
29. 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
30. 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.: 2741127

Guarantee No.: G-2226-105366

Said necessary parties (other than those having a claim or interest by reason of matter as shown in Exceptions numbered 23, 26 and 28 to be made defendants in said action to be brought by

Municipality of Anchorage

as plaintiff, are as follows:

Walter L. Platt
Cristina A. Platt
State of Alaska, Department of Revenue, Child Support Services Division
Global Federal Credit Union f/k/a Alaska USA Federal Credit Union

STEWART INFORMATION SERVICES CORPORATION GRAMM-LEACH BLILEY PRIVACY NOTICE

This Stewart Information Services Corporation Privacy Notice (“Notice”) explains how we and our affiliates and majority-owned subsidiary companies (collectively, “Stewart,” “our,” or “we”) collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act (“GLBA”) and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, or other similar identifiers.
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver’s license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker.
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates’, and others’ products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart’s behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules, and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to OptOut@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to directly market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical, and administrative safeguards and policies to protect your personal information.

Contact Information

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270
Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

STEWART INFORMATION SERVICES CORPORATION PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, “Stewart,” “our,” or “we”) respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 (“CCPA”) and the California Privacy Rights Act of 2020 (“CPRA”), we are providing this **Privacy Notice** (“CCPA Notice”). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart’s existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA (“consumers” or “you”). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

Stewart has collected the following categories of personal and sensitive personal information from consumers within the last twelve (12) months:

A. Identifiers. A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver’s license number, passport number, or other similar identifiers.

B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)). A name, signature, Social Security number, address, telephone number, passport number, driver’s license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.

C. Protected classification characteristics under California or federal law. Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.

D. Commercial information. Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.

E. Internet or other similar network activity. Browsing history, search history, information on a consumer’s interaction with a website, application, or advertisement.

F. Geolocation data

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart’s website or other applications.
- From third parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.
- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart’s behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- l. Auditing for compliance with federal and state laws, rules, and regulations.
- m. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

- a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. Affiliated Companies.
- c. Parties involved in litigation and attorneys, as required by law.
- d. Financial rating organizations, rating bureaus and trade associations.
- e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information:

Category A: Identifiers

Category B: California Customer Records personal information categories

Category C: Protected classification characteristics under California or federal law

Category D: Commercial Information

Category E: Internet or other similar network activity

Category F: Non-public education information

A. Your Consumer Rights and Choices Under CCPA and CPRA

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

i. Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

ii. Deletion Request Rights

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 seq.).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

iii. Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

iv. Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate information maintained about.

v. **Limit the Use of Sensitive Personal Information**

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below:

1. Emailing us at OptOut@stewart.com; or
2. Visiting <https://www.stewart.com/en/quick-links/ccpa-request.html>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPA Notice

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

<https://www.stewart.com/en/privacy.html>

Contact Information

Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Property Tax Research, Inc.

Telephone (907) 748-2552

PropertyResearchLLC@gmail.com

Title Company: Stewart Title

Order Number: 2741127

Sequence: 1.1

Escrow Number:

Date: 9/26/2025 Spl Instructions:

LEGAL INFORMATION

Tax Number: 010-213-05-000

Code Area: 3 Mil Rate: 15.790

Subdivision: EVERGREEN

Lot: 2 Block: 3

Legal:

Address: 4303 GARFIELD

TAXES

Taxing Authority/Dates: ANCHORAGE 6/30 & 8/31

Tax Year: 2025

Tax Amount: 3353.80

Amount Due:

Delinquent Amount: 3742.30

Good Thru: 9/30/2025 State Exemption Amount:

Tax1: 2024 TAXES 4050.45 DUE THRU 9/30/2025 2023 TAXES 4317.68 DUE THRU 9/30/2025

Tax2: 2022 TAXES 4540.90 DUE THRU 9/30/2025

ASSESSMENTS

Assmt1: SEWER TRUNK AND LATERAL PAID

Assmt2: WATER PAID

Assmt3:

Assmt4:

Assmt5:

Owner per Title Co: PLATT

Owner per Muni: SAME

Land Value: 84900

Bldg Value 127500

Zone: R2M

Comments1:

Lot Size: 7000

Comments2:

Comments3:

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

Marcia



CC

WARRANTY DEED

04-06348

(Creating Tenancy by the Entirety)

The Grantor, GRANT C. BAKER and TINA L. BAKER, husband and wife, whose address is PO Box 240986, Anchorage AK 99524-0986, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does hereby convey and warrant unto the Grantee, WALTER L. PLATT and CRISTINA A. PLATT, husband and wife, whose address is 4303 Garfield Street, Anchorage AK 99503, as TENANTS BY THE ENTIRETY, with the right of survivorship, and to the heirs of the survivor, the following described real property:

Lot 2, Block 3, EVERGREEN SUBDIVISION, according to the official plat thereof, filed under Plat Number P-153, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

SUBJECT TO ALL reservations, easements, exceptions, restrictions, covenants, conditions and rights-of-way of record, if any.

SUBJECT TO that certain Deed of Trust, including the terms and provisions thereof, dated August 9, 1999, executed by GRANT C. BAKER and TINA L. BAKER, Trustor, to ALASKA FIRST TITLE INSURANCE AGENCY, INC., Trustee, for the benefit of PEDRO DENTON and HELEN L. DENTON, to secure the original sum of \$45,000.00 and interest; recorded August 10, 1999, in Book 3517, at Page 997. Modification of Deed of Trust, including the terms and provisions thereof, executed by PEDRO DENTON, HELEN L. DENTON, GRANT C. BAKER and TINA L. BAKER, dated March 10, 2003, and recorded March 11, 2003, as Serial Number 2003-022444-0. The Grantee herein does not agree to assume said Deed of Trust but accepts the property subject to said Deed of Trust.

TOGETHER WITH, ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the premises, all and singular, together with the appurtenances and privileges thereto incident unto said Grantees, and to the heirs, executors, administrators, and assigns of the survivor, FOREVER.

DATED this 5th day of November, 2004.

GRANTOR:

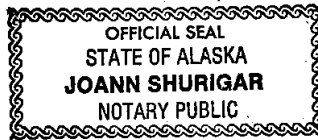
GRANT C. BAKER

TINA L. BAKER

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 5th day of November, 2004, by GRANT C. BAKER and TINA L. BAKER.

Joann Shurigat
Notary Public in and for Alaska
My Commission expires: 4-2-2005



DATED this 5 day of November, 2004.

GRANTEE:

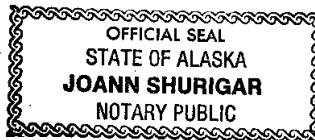
Walter L. Platt
WALTER L. PLATT

Cristina A. Platt
CRISTINA A. PLATT

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 5th day of November, 2004, by WALTER L. PLATT and CRISTINA A. PLATT.

Joann Shurigat
Notary Public in and for Alaska
My Commission expires: 4-2-2005



After recording, please return to Grantee.

Warranty Deed, Page 2

Coryell & Associates
Attorneys at Law
4141 B St., Suite 208
Anchorage, AK
99503-5939
Tel. 907-277-7679
Fax 907-276-0383



2 of 2

2004-084196-0

**State of Alaska Child Support Enforcement Division**

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

www.childsupport.alaska.gov

To: **HOMER RECORDING DISTRICT**
550 WEST 7TH AVE STE 108
ANCHORAGE, AK 99501

Date: **August 1, 2024**Case Number: **001244016**

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

STATE BUSINESS - No charge
Government Certified Copy

Assertion of Lien for Child Support

(AS 25.27.230)

Please Record In **HOMER RECORDING DISTRICT**

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

CHRISTINA A. PLATT**7510 BLACKBERRY ST**
ANCHORAGE, AK 99502-2874Also Known As: **CHRISTINA A. SMITH**
CRISTINA PLATT

in the amount of said Obligor's liability for child support. The said Obligor's present liability for child support is **\$10,091.89** as of **August 1, 2024**. 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 **August 1, 2024**.

Christy Vaden
Deputy Director



C - 44/4401, 001244016, 309

1850, 6722980

**State of Alaska Child Support Enforcement Division**

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

www.childsupport.alaska.gov

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

Date: **August 1, 2024**
Case Number: **001244016**

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

STATE BUSINESS - No charge
Government Certified Copy

Assertion of Lien for Child Support

(AS 25.27.230)

Please Record In **KENAI RECORDING DISTRICT**

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

CHRISTINA A. PLATT

7510 BLACKBERRY ST
ANCHORAGE, AK 99502-2874

Also Known As: **CHRISTINA A. SMITH**
CRISTINA PLATT

in the amount of said Obligor's liability for child support. The said Obligor's present liability for child support is **\$10,091.89** as of **August 1, 2024**. 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 **August 1, 2024**.

Christy Vaden
Deputy Director



C - 44/4401, 001244016, 302
1850, 6722979

**State of Alaska Child Support Enforcement Division**Phone: (907) 269-6900 Fax: (907) 787-3220
www.childsupport.alaska.govTo: **PALMER RECORDING DISTRICT**
550 W 7TH AVE. STE 108
ANCHORAGE, AK 99501-3564Date: **August 1, 2024**
Case Number: **001244016**RETURN TO: 550 W 7th Ave
Suite 310
Anchorage, AK, 99501STATE BUSINESS - No charge
Government Certified Copy**Assertion of Lien for Child Support**

(AS 25.27.230)

Please Record In **PALMER RECORDING DISTRICT**

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

CHRISTINA A. PLATT**7510 BLACKBERRY ST**
ANCHORAGE, AK 99502-2874Also Known As: **CHRISTINA A. SMITH**
CRISTINA PLATTin the amount of said Obligor's liability for child support. The said Obligor's present liability for child support is **\$10,091.89** as of **August 1, 2024**. 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 **August 1, 2024**.Christy Vaden
Deputy DirectorC - 44/4401, 001244016, 311
1850, 6722981

**State of Alaska Child Support Enforcement 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: **August 1, 2024**Case Number: **001244016**

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

STATE BUSINESS - No charge
Government Certified Copy

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 Enforcement Division is hereby asserting a Lien upon the real and personal property of the following Obligor whose last known address is:

CHRISTINA A. PLATT

7510 BLACKBERRY ST
ANCHORAGE, AK 99502-2874

Also Known As: **CHRISTINA A. SMITH**
CRISTINA PLATT

in the amount of said Obligor's liability for child support. The said Obligor's present liability for child support is **\$10,091.89** as of **August 1, 2024**. 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 **August 1, 2024**.

Christy Vaden
Deputy Director





IN THE DISTRICT COURT FOR THE STATE OF ALASKA

THIRD JUDICIAL DISTRICT AT PALMER
FILED IN THE TRIAL COURTS
State of Alaska Third District
at Palmer, Alaska

GLOBAL FEDERAL CREDIT UNION f/k/a
ALASKA USA FEDERAL CREDIT UNION.

UCL 03 2023

Plaintiff,

By LJM Deputy

vs.

WALTER LAWRENCE PLATT,

Defendant.

Case No. 3PA-24-01605CI

DEFAULT JUDGMENT

IT IS ORDERED that judgment is entered as follows:

1. Plaintiff Global Federal Credit Union f/k/a Alaska USA Federal Credit Union, shall recover from and have judgment against Defendant Walter Lawrence Platt on Plaintiff's Complaint, as follows:

a.	Principal Amount – 2020 Chevrolet Silverado	\$ <u>31,852.27</u>
b.	Prejudgment Interest accrued through 2/8/24	\$ <u>588.35</u>
c.	Prejudgment Interest on \$ <u>31,852.27</u> (computed at the annual rate of <u>4.85%</u> from <u>February 9 2024</u> to <u>date of judgment</u>)	\$ <u>1,007.32</u>
d.	Subtotal	\$ <u>33,447.94</u>
2.	Attorney Fees	\$ <u>1,626.50</u>
3.	Costs	\$ <u>362.22</u>
4.	TOTAL JUDGMENT	\$ <u>35,436.66</u>
5.	Post-Judgment Interest Rate:	<u>4.85%</u>

LET EXECUTION ISSUE FORTHWITH.

DATED: 10/3/24

[Signature]
District Court Judge


LAW OFFICES OF
JERMAIN DUNNAGAN & OWENS
A PROFESSIONAL CORPORATION
111 W. 16th Avenue, Suite 203
ANCHORAGE, ALASKA 99501-6206
(907) 563-8844
FAX (907) 563-7322

APR 12 2024

ORDER OF DELIVERY

IT IS HEREBY ORDERED that Plaintiff Global Federal Credit Union f/k/a Alaska USA Federal Credit Union is entitled to take possession of the Collateral for the Loan (i.e., 2020 Chevrolet Silverado (VIN# 1GCUYEEDXLZ364008), to sell the Collateral, and the amount owed on the judgment herein shall be reduced by the net sales money received by Global Federal Credit Union f/k/a Alaska USA Federal Credit Union.

DATED: 10/3/24



DISTRICT COURT JUDGE

CERTIFICATE OF SERVICE

The undersigned certifies that on the 12th day of April, 2024, a true and correct copy of the foregoing was served by U.S. Mail, postage prepaid, on the following:

Walter Lawrence Platt, ID No. 346458
c/o Goose Creek Correctional Center
22301 Alsop Road
Wasilla, AK 99654

s/Dawn Andrews

APR 12 2024

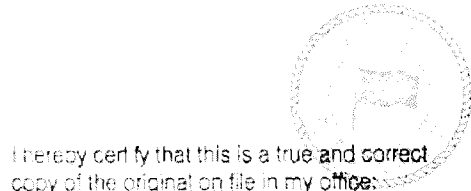
RECORD IN ANCHORAGE RECORDING DISTRICT

After recording, return to:

Max D. Holmquist
JERMAIN, DUNNAGAN & OWENS, P.C.
111 W. 16th Avenue, Suite 203
Anchorage, AK 99501

LAW OFFICES OF
JERMAIN DUNNAGAN & OWENS
A PROFESSIONAL CORPORATION
111 W. 16th Avenue, Suite 203
ANCHORAGE, ALASKA 99501-6206
(907) 563-8844
FAX (907) 563-7322

I certify that on 10-4-24
a copy of this document was sent to
 CSSD Attorney(s) of record Holmquist
 Plaintiff Defendant Other
At the address(es) of record:
Rec'd Jnl
Deputy Clerk Lpm CC-SMT



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

Clerk of the Trial Courts
By Yvonne Marnell
Deputy Date 10-4-24

Global Federal Credit Union v. Walter Lawrence Platt
DEFAULT JUDGMENT

Case No. 3PA-24-01605C1
Page 2 of 2



**State of Alaska Child Support Enforcement 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: **August 1, 2025**Case Number: **001253443**

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

STATE BUSINESS - No charge
Government Certified Copy

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 Enforcement Division is hereby asserting a Lien upon the real and personal property of the following Obligor whose last known address is:

WALTER L. PLATT

DOC# 000346458
GOOSE CREEK CC
22301 W ALSOP RD
WASILLA, AK 99623-5023

Also Known As: **AHMED R. FREEMAN**
WALTER L. PLATT JR

in the amount of said Obligor's liability for child support. The said Obligor's present liability for child support is **\$654.41** as of **August 1, 2025**. An ongoing monthly obligation exists in the amount of **\$50.00**.

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 **August 1, 2025**.

Christy Vaden
Deputy Director



C - 01/0101, 001253443, 301
1850, 7051549

CHUGACH ELECTRIC ASSOCIATION, INC.
ANCHORAGE, ALASKA

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that (I) (We), the undersigned DON L. IRWIN AND AMY P.

IRWIN ~~XXXXXXXXXX~~ (husband and wife), for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the CHUGACH ELECTRIC ASSOCIATION, INC., a co-operative corporation, (hereinafter called the "Cooperative") whose post office address is Anchorage, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Anchorage Recording Precinct, Third Division, Territory of Alaska, and more particularly described as follows:

All and the whole of the SOUTHWEST ONE QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST ONE QUARTER (SE $\frac{1}{4}$), SECTION TWENTY FIVE (S25), TOWNSHIP THIRTEEN NORTH (T13N), RANGE FOUR WEST (R4W) OF THE SEWARD MERIDIAN, CONTAINING FORTY (40) ACRES, MORE OR LESS.

It is specifically understood and agreed that this easement is given only on the following conditions which are made a part of this easement:

1. That all power poles set and all power lines run are to be placed in alleys only in this subdivision and are not to be placed in the streets or at an angle crossing the streets;
2. That no guy cables are to be placed so that they will interfere with the free cultivation or other use of the property owners along which the power line passes.

and to construct, operate and maintain on the above described lands and/or in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system, and to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system.

THE UNDERSIGNED agree(s) that all poles, wires and other facilities, including any main service entrance equipment, installed on the above-described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative, upon termination of service to or on said lands.

THE UNDERSIGNED covenant(s) that (they are) (he is) the owner (s) of the above-described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons: None

IN WITNESS WHEREOF, the undersigned (have) (has) set (their) (his) hand(s) and seal(s) this 10th day of March, 1949

Signed, Sealed and Delivered in the Presence of: Don L. Irwin (L.S.)

Amy P. Irwin (L.S.)

Sandy M. Henke (L.S.)
Kathryn R. Hamblay (L.S.)
Anchorage Recording Precinct Anchorage, Alaska
FILED IN REC. DIV. WIN 20 1952 sub 114 (225)
Chugach Electric

UNITED STATES OF AMERICA)
TERRITORY OF ALASKA)
Anchorage
ROSE WALSH B.D.
District Recorder

THIS IS TO CERTIFY that on this 10th day of March, 1949, before me, a Notary Public in and for the Territory of Alaska, residing therein, duly commissioned and sworn, personally appeared Don L. Irwin and Amy P. Irwin, husband and wife,

~~XXXXXXXXXX~~ (husband and wife), known to me to be the identical individual(s) described in and who executed the foregoing instrument, and (he) (they) personally acknowledged to me that (he) (they) executed the same freely and voluntarily for the uses and purposes therein specified.

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

Kathryn R. Hamblay
Notary Public for Alaska, residing at Palmer, Alaska

My commission expires: 12/30/51

DEED CREATING TENANCY BY THE ENTIRETY

THIS INDENTURE, made and entered into this 26 day of May, 1951, by and between, DON IRWIN and AMY PEARL IRWIN, husband and wife, INA BELLE BOSS, a married woman, and MARY ESTELLA ODSATHER, a married woman, (all by and through their Attorney in Fact, LOUIS ODSATHER), parties of the first part, and ROBERT C. HANEY and EDNA HANEY, husband and wife, all of Anchorage, Alaska, parties of the second part, WITNESSETH:

That the parties of the first part, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, and other good and valuable considerations in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, have granted, bargained, sold, conveyed and confirmed, and by these PRESENTS do grant, BARGAIN, SELL, CONVEY and CONFIRM unto the said parties of the second part, as TENANTS BY THE ENTIRETY, with the right of survivorship, and to the heirs and assigns of the survivor, the following described real property situate in the Anchorage Recording Precinct, Third Division, Territory of Alaska, and more particularly described as follows, to-wit:

All and the whole of Lot Two (2) in Block Three (3) of the EVERGREEN SUBDIVISION, located in the Southwest Quarter (SW¹) of the Southeast Quarter (SE¹) of Section Twenty-five (25), Township Thirteen (13) North, Range Four (4) West, Seward Meridian, Alaska, according to the map and plat thereof on file in the office of the U.S. Commissioner, ex-Officio Recorder for the Anchorage Precinct, Territory of Alaska.

THIS LAND HAS NEVER BEEN USED AS A HOMESTEAD.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

TO HAVE AND TO HOLD the said premises, all and singular, with the appurtenances and privileges incident thereto unto the said parties of the second part as TENANTS BY THE ENTIRETY, with the right of survivorship, and not otherwise, and to the heirs and assigns of the survivor, FOREVER:

This DEED is made subject to the additional covenants contained herein.

- (a) The premises hereby conveyed shall never be used for obnoxious trade or business.
- (b) No residence shall be erected, placed or maintained upon the real property hereby conveyed unless the same, when completed, shall have a minimum value of \$4,500.00 the same must also be completed within three (3) years after construction has been started, and the temporary housing used during construction shall be removed on completion of the residence.
- (c) No building, or part thereof, shall be erected, placed or maintained upon said lots nearer than 20 feet from the property line in front, nor nearer than 5 feet to any other side property line.
- (d) The location of any well, cesspool and/or septic tank placed on this property must comply with the

Territorial Health Laws.

And the said parties of the first part hereby covenant and agree that they are the lawful owners of said premises; that they have the legal right to sell the same, and by these presents do WARRANT and will forever defend the said parties of the second part, their heirs and assigns, against any and all persons having or claiming any right, title or interest thereto adverse to said parties of the second part in the quiet and peaceable possession thereof.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first hereinabove written.

Signed in the presence of:)

James R. Tucker
London Pearson

DON IRWIN (SEAL)

By *Louis Odsather*
His Attorney in Fact

AMY PEARL IRWIN (SEAL)

By *Louis Odsather*
Her Attorney in Fact

INA BELLE BOSS (SEAL)

By *Louis Odsather*
Her Attorney in Fact

MARY ESTELLA ODSATHER (SEAL)

By *Louis Odsather*
Her Attorney in Fact

UNITED STATES OF AMERICA ☉
TERRITORY OF ALASKA ☉ ss:

THIS IS TO CERTIFY that on this ¹⁶ day of May, 1951, before me, the undersigned, a Notary Public in and for the Territory of Alaska, duly commissioned and sworn as such, personally came DON IRWIN, AMY PEARL IRWIN, INA BELLE BOSS and MARY ESTELLA ODSATHER (all by and through their Attorney in Fact) (LOUIS ODSATHER), all known to me and known to be the particular individuals described in and who executed the foregoing DEED, and they acknowledged severally, that they signed and sealed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my Hand and Notarial Seal the day and year last above written.

8/6 6.00

James R. Tucker
Notary Public in and for Alaska
My commission expires: *7/15/51*

Anchorage - P. O. Box 1 Anchorage, Alaska
Filed for record *JUL 30 1952* 'clock *11:15 A.M.*
By *Miss Robert Nancy* Mail to: *Box 2282*
At *Star Route - Spearhead* *ROSE WALSH*
District Recorder *RD*

3369 WARRANTY DEED

INDEXED

THIS INDENTURE, made this 6th day of May, 1953, by and between JOHN T. EDWARDS and MADGE E. EDWARDS, husband and wife, and RICHARD L. THIEL and FLORENCE THIEL, husband and wife, all of Anchorage, Alaska, hereinafter known as the Grantors, and IRA J. DUNEGAN, a single man, of the same place, hereinafter known as the Grantee,

WITNESSETH:

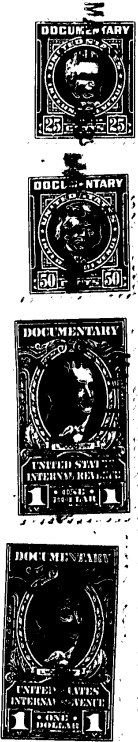
That the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, and other good and valuable considerations in hand paid by the Grantee, the receipt of all of which is hereby acknowledged, have granted, bargained, sold, conveyed and confirmed, and by these presents do grant, bargain, sell, convey and confirm unto the said Grantee, his heirs and assigns, the following described real property situate in the Anchorage Recording Precinct, Third Judicial Division, Territory of Alaska, and more particularly described as follows, to-wit:

All and the whole of Lot Two (2) Block Three (3) of the EVERGREEN SUBDIVISION, located in the SW 1/4 of the SE 1/4 of Section 25, Township 13 North, Range 4 West, Seward Meridian, Alaska, according to the map and plat thereof on file in the office of the U. S. Commissioner and ex-Officio Recorder for the Anchorage Precinct, Alaska.

TOGETHER WITH, all and singular, the tenements, hereditaments, appurtenances thereunto belonging or in anywise appertaining, SUBJECT, HOWEVER, to the following restrictions:

- (1) The premises hereby conveyed shall never be used for obnoxious trade or business.
(2) No residence shall be erected, placed or maintained upon the real property herein conveyed unless the same, when completed, shall have a minimum value of \$4,500.00, the same must also be completed within three (3) years after construction has been started, and the temporary building used during the construction shall be removed on completion of the residence.
(3) No building, or part thereof shall be erected, placed or maintained upon said lots nearer than 20 feet from the property line in front nor nearer than 5 feet to any other side property line.
(4) The location of any well, cesspool and/or septic tank placed upon this property must comply with the Territorial Health laws.

TO HAVE AND TO HOLD the said premises, all and singular, together with the appurtenances and privileges incident thereto, unto the said Grantee, his



LAW OFFICES
BELL & SANDERS
CENTRAL BLDG.
ANCHORAGE, ALASKA

1 heirs and assigns forever; and the said Grantors hereby covenant and agree
2 with the said Grantee, that they are the lawful owners of said premises; that
3 they have legal right to sell the same, and by these presents do warrant and
4 will forever defend the said grantee against any and all persons lawfully
5 having or claiming any right, title or interest therein, adverse to said Gran-
6 tee in the quiet and peaceable possession thereof.

7 IN WITNESS WHEREOF, the said Grantors have hereunto set their hands
8 and seals the day and year first hereinabove written.

9 Witnesses:

10 Margaret L. Ruthford John T. Edwards (SEAL)
11 Don Sluman Madge E. Edwards (SEAL)
12 Richard L. Thiel (SEAL)
13 Florence Thiel (SEAL)
14
15

16 UNITED STATES OF AMERICA)
17 TERRITORY OF ALASKA) ss

18 THIS IS TO CERTIFY that on this 6th day of May, 1953, before me,
19 the undersigned, a Notary Public in and for the Territory of Alaska, duly com-
20 missioned and sworn as such, personally appeared JOHN T. EDWARDS, MADGE E.
21 EDWARDS, RICHARD L. THIEL and FLORENCE THIEL, known to me and known to be the
22 identical individuals named in and who executed the foregoing Warranty Deed,
23 and they did acknowledge to me that they signed the same freely and voluntarily
24 for the uses and purposes therein stated.

25 WITNESS my hand and notarial seal the day and year last above written.

26 (SEAL) 5.00
27 W. L. Ruthford
28 Notary Public, Territory of Alaska
29 My commission expires: 4-9-57

30 Anchorage Precinct, Anchorage, Alaska.
31 Filed for record MAY 11 1953 at 1:40 P
32 By Dora J. Dunne to: Rose Walsh
District Recorder

BOOK misc 43 PAGE 332
Anchorage Recording District

62-3427
EASEMENT

THIS INDENTURE, made and entered into this 12th day of April in the year One Thousand Nine Hundred and 59, between Roy McFall & Josephine McFall

of Spenard, in the Territory of Alaska, hereinafter referred to as Parties of the First Part, and the SPENARD UTILITIES CORPORATION, INC., an Alaskan Corporation, hereinafter referred to as Party of the Second Part.

WITNESSETH:

That for and in consideration of the sum of ONE DOLLAR (\$1.00), cash, in hand paid, receipt of which is hereby acknowledged, and other valuable considerations, the Parties of the First Part have this date bargained and sold, and by these presents do bargain, sell, convey, transfer and deliver unto Party of the Second Part, an exclusive easement and right-of-way, including use by Parties of the First Part, in and over the following described property:

South part of Lot 1 & 2 (East Half) Ewingman Subdivision Block 31

for the purposes of installing, constructing, maintaining and repairing underground pipe lines, fire hydrants, for the purpose of conveying water over, across, through and under the above described property, together with the right to excavate and refill ditches and/or trenches for the location of the said pipe lines and/or mains, fire hydrants, etc.

Party of the Second Part hereby agrees to construct and locate the said facilities in, through and over the eight (8) feet of the above described real property fronting and bordering the street or alley on which the company may install some part of its water facility.

Party of the First Part hereby grants, sells and conveys, the above described perpetual and exclusive Easement and right-of-way unto the said Party of the Second Part, its successors and assigns, for so long thereafter as it is used for the purposes granted.

The Parties of the First Part do hereby covenant with the Party of the Second Part that they are lawfully seized and possessed of the real estate above described; that they have a good and lawful right to convey it or any part thereof, and that they will warrant and defend the title there to against the lawful claims of all persons whomsoever.

As a part of the consideration for this grant, the Parties of the First Part do hereby release any and all claims for damages from whatsoever cause incidental to the exercise of the rights herein granted so long as the surface of the easement area is left in a condition as good or better than when Party of the Second Part entered upon same.

IN WITNESS WHEREOF, the parties have hereunto set their hands this 12th day of April, 1959

Roy McFall
Party of the First Part

Executed in the presence of:
Louis C. Kennedy

RECORDED - FILED 325
REC. DIST.
DATE 3-27 1962
TIME 10:30 By M. Kennedy
Requested by City of Anchorage
Address Anchorage
Attest William H. Farrow
Secretary

Josephine McFall
Party of the First Part

Executed in the presence of:

Kenneth J. Kedow
President
William H. Farrow
Secretary

UNITED STATES OF AMERICA)
TERRITORY OF ALASKA) ss.

THIS IS TO CERTIFY that on this 12th day of April, 1959, before me, the undersigned, a Notary Public in and for the Territory of Alaska, duly sworn and commissioned as such, personally appeared Roy McFall and Josephine McFall known to me and to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same, each for herself or himself, and not one for the other, for the uses and purposes therein set forth.

WITNESS my hand and notarial seal on the day and year first above written.
John M. Lewis
Notary Public in and for Alaska
My Commission expires: 5-31-61

UNITED STATES OF AMERICA)
TERRITORY OF ALASKA) ss.

THIS IS TO CERTIFY that on this 12th day of April, 1959, before me, the undersigned, a Notary Public in and for the Territory of Alaska, duly sworn and commissioned as such, personally appeared Kenneth J. Kedow and Dallas W. Kedow known to me to be the President and the Secretary, respectively, of SPENARD UTILITIES CORPORATION, INC., and acknowledged to me that they signed and sealed the forgoing instrument for and on behalf of said corporation, for the uses and purposes therein set forth.

WITNESS my hand and notarial seal on the day and year first above written.
Clairaine B. Andrews
Notary Public in and for Alaska
My Commission expires: _____

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ANCHORAGE PRECINCT
Anchorage, Alaska
FILED FOR RECORD

JUL 11 1949

District Recorder
ROSE WALSH
By: James Tucker

EMERALGREN SUBDIVISION

DESCRIPTION = SW 1/4 OF THE SE 1/4 ALL IN SECTION 25, T-13N, R-4W, S-1M.

CERTIFICATE OF ENGINEERING SURVEY

DATED: _____
I CERTIFY THAT I HAVE MADE THIS DATE A SUB-DIVISION OF THE SW 1/4 OF THE SE 1/4 OF SEC. 25, T-13N, R-4W, S-1M, AND HAVE PLOTTED THE LINES HEREON WHICH TO THE BEST OF MY KNOWLEDGE & BELIEF IS CORRECT.

DATUM FOR THIS SURVEY TAKEN FROM U.S. GEN. LAND OFFICE MAPS DATED AUG. 10, 1917

David P. Erwin ENGR.
RES. FOR & IN THE TERRITORY OF ALASKA
REG. NO. 154

ABSTRACT & CLEAR TITLE TO ALL PROPERTY HEREON. ALL ROAD & ALLEY WAY EASEMENTS ARE HEREBY DEDICATED TO PUBLIC USE.

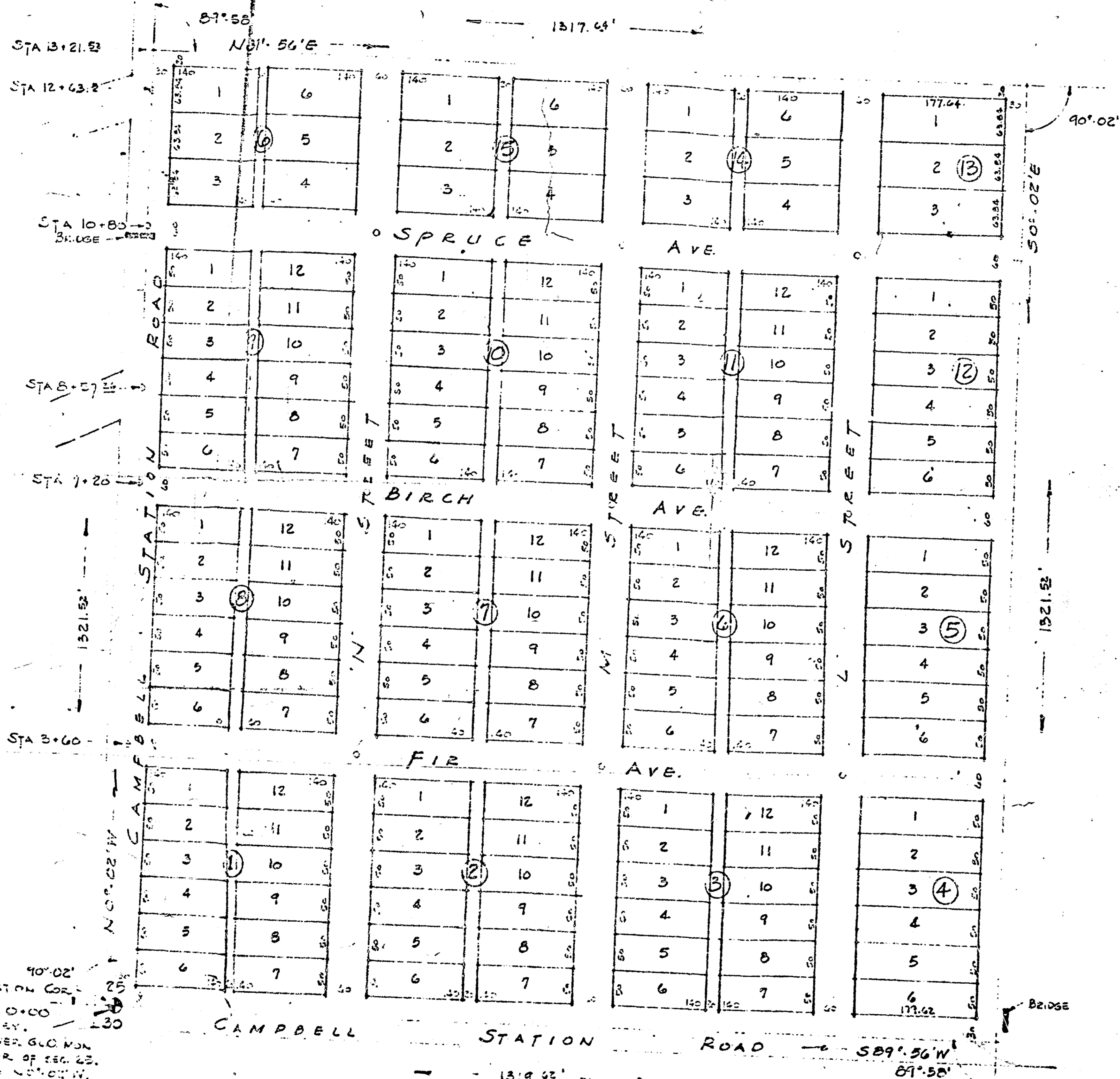
David P. Erwin
James Tucker
Attorney in Fact

RECORDED IN ANCHORAGE, ALASKA, THIS _____ DAY OF _____ 1949

SCALE 1" = 100'
3 - IRON PIPE
5 - BLOCK NUMBER

FIELD ENGINEERING PARTY
PARTY CHIEF & TRANSITMAN: DEL LA PEYS
ALTERNATE CHAIRMEN: HER NEWBY & HILDENER
BULLDOZER OPERATOR: D.G. HYDRALIC MARTIN

LINCOLN PARK ADDITION



40°02'
G.L.O. MON. SECT. ON COR.
STA 0+00
BEGINNING OF SURVEY.
TRANSIT X, SET UP OVER G.L.O. MON.
SIGHT IN, ESTAB. CENTER OF SEC. 25.
RETURNS TO BEARING N00°02'W.

CAMPBELL STATION ROAD
BIRCHWOOD PARK