



YUKON
TITLE COMPANY
LISTING PACKAGE

DATE: July 12, 2012

LP2012-1813

PREPARED FOR:

**Meyeres Real Estate
627 Gaffney Road
Fairbanks, AK 99701
Attn: Audrey Foldoe**

PROPERTY OWNER:

WELLS FARGO FINANCIAL

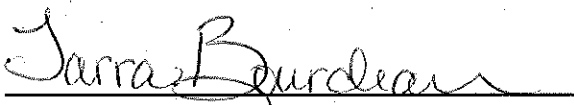
STREET ADDRESS:

3614 Old Richardson Highway

LEGAL DESCRIPTION:

**Lots 1 and 2, Block 1, R.H. CASPERSON
SUBDIVISION, Instrument No. 140.182**

Thank you for using Yukon Title Company, Inc.


Tarra Bourdeau
Customer Service

NOTICE OF DISCLAIMER OF LIABILITY

YUKON TITLE COMPANY, INC. • 714 Gaffney Road • Fairbanks, Alaska 99701 • Phone: 907-456-3474 • Fax: 907-456-3476

This letter and the accompanying materials do not constitute a Policy of Title Insurance or a Commitment for Title Insurance. Further, it is not an Abstract of Title. These materials are furnished as a courtesy by Yukon Title Company, Inc. and the Company does not take responsibility for the completeness or the accuracy of the materials. If you desire a complete report on the status of title, please contact Yukon Title Company, Inc. to arrange for a Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has the opportunity to perform a complete search and is prepared to issue a Policy.

LISTING PACKAGE

- A. The following information has been obtained from the Fairbanks North Star Borough records:

REAL PROPERTY TAXES:

2012 Assessed Value:

PAN No.	: 0120871	Tax Amount*	: \$2,198.04
Land	: \$4,353	Misc. Improvement	: \$0
Building	: \$145,552	Total Assessed Value	: \$149,905

*Taxes for 2012 are FULLY EXEMPT.

MIL RATE	:	14.6630
PARCEL SIZE	:	.13 Acres/5,898 Sq. Feet (As to Lot 1) .16 Acres/7,000 Sq. Feet (As to Lot 2)
ZONING	:	GU-1 (General Use) See attached information sheet
STRUCTURE AGE/YR BUILT	:	60 Years/1952
FIRE DISTRICT	:	North Star
ROAD SERVICE AREA	:	Moose Creek
SCHOOLS	:	Crawford Elementary Eielson Middle Eielson High
MLS AREA	:	50
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X
LONGITUDE	:	147.1396
LATITUDE	:	64.7048

- B. There is no As Built Survey available

LISTING PACKAGE

The following information has been obtained from Yukon Title Company, Inc. records:

1. ~~First Deed of Record recorded as Book 360 at Page 500 to JOHN D. CATHLEER and GEORGE H. CATHLEER (affects this and other property)~~
2. ~~Deed of Trust recorded as Instrument No. 2005-025107-0 (AS to Lot 1)~~
3. ~~Deed in Lieu of Foreclosure recorded as Instrument No. 2012-006900-0 (AS to Lot 1)~~
4. Covenants, Conditions and Restrictions recorded in Book 39 at Page 940, amended in Book 40 at Page 159 and in Book 40 at Page 238.
5. Notes and /or Easements as Stated on the Plat.
6. Plat Map
7. Neighborhood Map
8. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN
0120871

PROPERTY PHYSICAL DESCRIPTION
UMB03 BLOCK 1 R H CASPERSON 2006 T/R
ASSEMBLED LOTS 1 & 2 BLOCK 1 R H CASPERSON
- FKA LOT 1 BLOCK 1 R H CASPERSON
PREVIOUSLY ASSESSED AS LOT 1 BLOCK 1 R H
CASPERSON INST 140,182 6/30/53

NEIGHBORHOOD
0502 Salcha-Moose Creek
MILLAGE GROUP
0596 MOOSE CREEK SERVICE
AREA

BUSINESS
MOMMA C'S MOOSE CREEK KITCHEN
MOST RECENT MILLAGE RATE
14.6630

PROPERTY CLASS
Residential
STATUS
TAXABLE

FIRE SERVICE AREA
NORTH STAR FIRE S A

IS PARENT OF THE FOLLOWING:
[120880 572241](#)

ADDITIONAL INFORMATION
[Building Details](#)
[View Property Location](#)

LAND AREA
Parcel
Lot 2 7000 Square Feet
Lot 1 5898 Square Feet

OWNER NAME	INTEREST	ADDRESS	SITUS ADDRESS
12,898 CANNON, GEORGETTE J	CO-OWNER	3011 OLD CASPERSON HWY	
CANNON, GEORGETTE J	OWNER		

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the Instrument #. The FNSB has no control over the contents posted on any external web sites and these sites may have separate terms of use and privacy policies. The inclusion of this web link does not imply endorsement by the FNSB of the site, its content, advertisers or sponsors.

Documents

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
ANNUAL DELINQUENT TAX REPORT	3/31/2011			
Deed of Trust	11/14/2005			2005-025187-0
Deed of Trust	4/27/2001	1252	697	2001-007739-0
Deed of Trust	3/24/2000	1189	555	
Quit Claim Deed	7/12/1996	960	502	
Warranty Deed	7/12/1996	960	500	
Deed of Trust	7/9/1996	960	504	
Quit Claim Deed	4/21/1995	899	513	1995-006050-0
Quit Claim Deed	10/14/1987	547	67	1987-021966-0

Assessment History (For questions regarding assessments, contact the FNSB Department of Assessing at 907-459-1428.)

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2012	\$4,353.00	\$145,552.00	\$149,905.00	\$0.00
2011	\$4,353.00	\$145,219.00	\$149,572.00	\$0.00
2010	\$3,192.00	\$124,422.00	\$127,614.00	\$0.00
2009	\$3,192.00	\$126,344.00	\$129,536.00	\$64,768.00
2008	\$3,192.00	\$115,635.00	\$118,827.00	\$59,414.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 07/11/12 04:01 AM)

If taxes are delinquent interest calculation date is: 9/4/2012 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2012	\$2,198.04	\$2,198.04	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$2,189.28	\$2,189.28	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$1,857.80	\$1,857.80	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$1,845.62	\$922.80	\$325.99	\$1,248.81	\$1,248.81	\$0.00

Building Details for PAN 0120871

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

View Details 0 1952 SFR Standard Residential

Amenities

QUANTITY	DESCRIPTION
1	1-Fixture_SFR
2	3-Fix. Bath_SFR

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1800	1	172	Main Area	LOG STD Rate
2	1152	1	144	Secondary L.A.	2x4 STD Siding

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
1	1800	Rest Bsm/ unfinished
2	50	Closed Por Finished
3	56	Closed Por Finished

1800 lodge

1152 MOBle

2952 Lwing area

1800 Basement

4752 Total

Chapter 18.44
GU-1 GENERAL USE DISTRICT

Sections:

- 18.44.010 Intent.
- 18.44.020 Use regulations.
- 18.44.030 Standards.

18.44.010 Intent.

This district is intended to be located in rural areas where community sewer and water systems are unavailable. (Ord. 88-010 § 2, 1988)

18.44.020 Use regulations.

A. Permitted Uses. In the GU-1, general use district, permitted uses are:

1. Any use except for correctional facilities.

B. Conditional Uses. In the GU-1, general use district, conditional uses are:

1. Adult entertainment facilities as a principal use;
2. Biosolids application when used for agricultural purposes or beneficial land application;
3. Large scale development;
4. Nuclear power plant;
5. Petrochemical plant;
6. Petroleum refinery and storage;
7. Residential cluster development;
8. Sanitary landfill;
9. Storage of hazardous substances as the principal use of the property or which are unrelated to those uses that are either permitted outright or conditionally in this zoning district. (Ord. 2006-82 § 7, 2007; Ord. 94-066 § 2, 1994; Ord. 93-064 § 6, 1994; Ord. 92-006 § 2, 1992; Ord. 90-007 § 2, 1990; Ord. 88-010 § 2, 1988)

18.44.030 Standards.

In the GU-1, general use district, geometric standards are:

A. Lot Area.

1. In the GU-1 district, lot area shall not be less than 40,000 square feet.

B. Required Yards for All Buildings. Front, side and rear yards shall not be required.

C. Building Height. Unlimited.

D. One hundred percent lot coverage. (Ord. 88-010 § 2, 1988)

MS

R. H. CASPERSON SUBDIVISION
DECLARATION OF PROTECTIVE COVENANTS

BOOK 39 PAGE 940
Fairbanks Recording Dist.

Applicable to all of the lots in R.H. Casperson Subdivision:

1. Any lot may not be further subdivided or replatted except for the purposes of annexing all of an adjacent lot unless community sewer and water services become available.
2. Dwelling units must have a minimum of 500 square feet of floor space and must conform to FHA minimum standards and only single family dwellings.
3. Water supply and sewage disposal systems shall be designed, located and constructed in accordance with the requirements, standards and recommendations of the Alaska Department of Health. Approval of such systems shall be obtained from such authority.
4. Mobile homes ten (10) feet wide or over are permitted within this subdivision provided that all other provisions of these covenants are met. Additions and other structures added to a mobile home shall not exceed the width or length of the mobile home to which they are added and shall be designed and erected to harmonize with the mobile home.
5. Easements there shall be a 15 foot utility easement around the entire perimeter of each lot.
6. No noxious or offensive activity of any kind shall be permitted on any lot, or part thereof, which shall be considered to be an annoyance or nuisance to the neighborhood.
7. No lot shall be used for the parking or storing of any commercial vehicles, machinery, surplus equipment or buildings, quonsets, trailers, or scrap of any kind. Only items directly connected with the use of the land for strictly residential purposes may be kept on the lot. One camp trailer, and/or one boat, may be stored on the property provided storage is in an adequate enclosure (concealing fence, concealing shrubs or a building).
8. No structure of a temporary character such as a camp trailer, tent, barn, shack, garage, or other out-building shall be used on any lot at any time as a residence either temporarily or permanently. A basement may be used as a temporary residence for no more than a period of twenty-four (24) months.
9. No poultry, dogs, cats, livestock, or other animals shall be permitted on any lot or part thereof for commercial purposes, nor shall they be allowed to constitute a nuisance. Ambulatory pets shall be contained in proper enclosures on the owner's property so as not to disturb neighboring property owners. A maximum of one horse, one dog, one cat, one rabbit, one guineau pig, or one deodorized skunk may be kept on any one lot. House pets such as fish, birds, and turtles are not considered to be ambulatory nuisances to neighbors and may be kept in reasonable quantities.
10. No obstructions shall be placed in drainage ditches adjoining any lot. Metal culverts of a diameter not less than ten (10) inches, or as required by the

BOOK 39 PAGE 941

Division of Highways, shall be placed under driveways leading from roads or streets onto said lot, to avoid obstruction of said ditch.

- 11. No signs of any description shall be placed upon said lot or part thereof for public view which exceed five (5) square feet in area, nor shall any sign be located nearer than twenty (20) feet from any lot line.
- 12. No structure shall be placed closer than twenty-five (25) feet to the street lot line.
- 13. The original subdivision owner shall have first chance to re-purchase any lot, or lot and improvements, if and when the buyer decides to re-sell the land. Lot value and improvements value to be based on current market value as determined by a qualified real estate appraiser, or, as agreed upon between buyer and seller.
- 14. These covenants are to run with the land and shall be binding on all parties and persons claiming them for a period of 25 years from the day of recording of these covenants, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part. Enforcement shall be by proceeding of law or in equity against any person or persons violating or attempting to violate covenant, either to restrain violation or to recover damages.
- 15. Any invalidation by the courts of one or more of these covenants shall in no way affect any of the other covenants, all of which shall remain in full force and effect.
- 16. Each buyer shall be required to purchase at least two adjacent lots within the subdivision for the purposes of providing adequate on-site waste disposal. No lot shall be sold without selling the other. This provision shall be considered deleted upon installation of a community sewer system.

deleted by 402388

R. H. Casperson
R. H. CASPERSON

The Notary's Acknowledgement:

United States of America }
State of Alaska } ss.

This is to certify that on this 5th day of October 1973, before me, a Notary Public for the State of Alaska, duly commissioned and sworn, personally appeared R. H. CASPERSON, to me known to be the identical, individual mentioned and who executed the within plat, and he acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein specified.

Witness my hand and notarial seal the day and year in this Certificate first herein written.

Harold K. Rankin
Notary Public in and for the State of Alaska
My Commission expires December 22, 1975

73-13160
500 100
500
RECORDED FILED
F.A.B. REC.
DISTRICT

OCT 5 3 41 PM '73
RECORDED BY P. H. ...

MS

AMMENDMENT TO R H CASPERSON SUBD COVENENTS

BOOK 40 PAGE 159
Fairbanks Recording Dist.

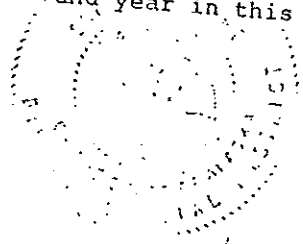
The covenents pertaining to the R H Casperson Subd, Book 39, Page 940
as recorded on October 5, 1973 are hereby ammended.
Lots 1, 2, 3, & 4, Block 1 is designated for business development
and/or Multiple Housing.

Signed: R. H. Casperson Sr.

This is to certify that on 31st day of October, 1973,
at Fairbanks, Alaska, before me the undersigned personally appeared
R. H. Casperson, known to me to be the person who executed, in my
presence, the above instrument.

In witness whereof, I have hereunto set my hand on the day
and year in this certificate first above written.

Ole T. Steger
Clerk, Superior Court
4th Jud. District
Fairbanks, Alaska



3

INDEXED

73-14270
300

REC'D FILES
FAIRBANKS REC.
DISTRICT

OCT 31 10 48 AM '73
REQUESTED BY R. H. Casperson
ADDRESS 23 mi. Richardson Hwy.
Fairbanks, AK. 99701

MS

AMENDMENT TO R H CASPERSON SUBD COVENANTS

238
BOOK 40 PAGE 2
Fairbanks Recording Dis

The covenants pertaining to the R H Casperson Subd, Book 39, Page 940 and Book 40, Page 159, as recorded on October 5, 1973.

Lots 1, 2, 3, & 4, Block 1 is designated for business development and/or multiple housing.

Paragraph #2 shall be changed to Read:

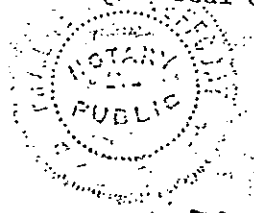
- 2. Dwelling Units must have a minimum of 500 square feet of floor space, must conform to FHA minimum standards, and only single family or two family dwelling units shall be permitted on those lots in said subdivision which are not expressly established as business or multiple residential lots.

PARAGRAPH #13 shall be struck out.

Signed R. H. Casperson Sr.

THIS IS TO CERTIFY, that on this 6th day of November, 1973, before me, the undersigned notary public, personally appeared R. H. CASPERSON, SR., known to me, and he acknowledged to me that he signed the foregoing instrument, as his voluntary act and deed for uses and purposes therein mentioned.

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



Phyllene J. Jeffcoat
Notary Public in and for Alaska
My commission expires: 10-18-76

73-14549
300

INDEXED

FILED
FAIRBANKS REC.
DISTRICT

NOV 6 2 32 PM '73

REQUESTED BY R. H. Casperson
ADDRESS 23 mi. Richardson Hwy.
9660, AK.

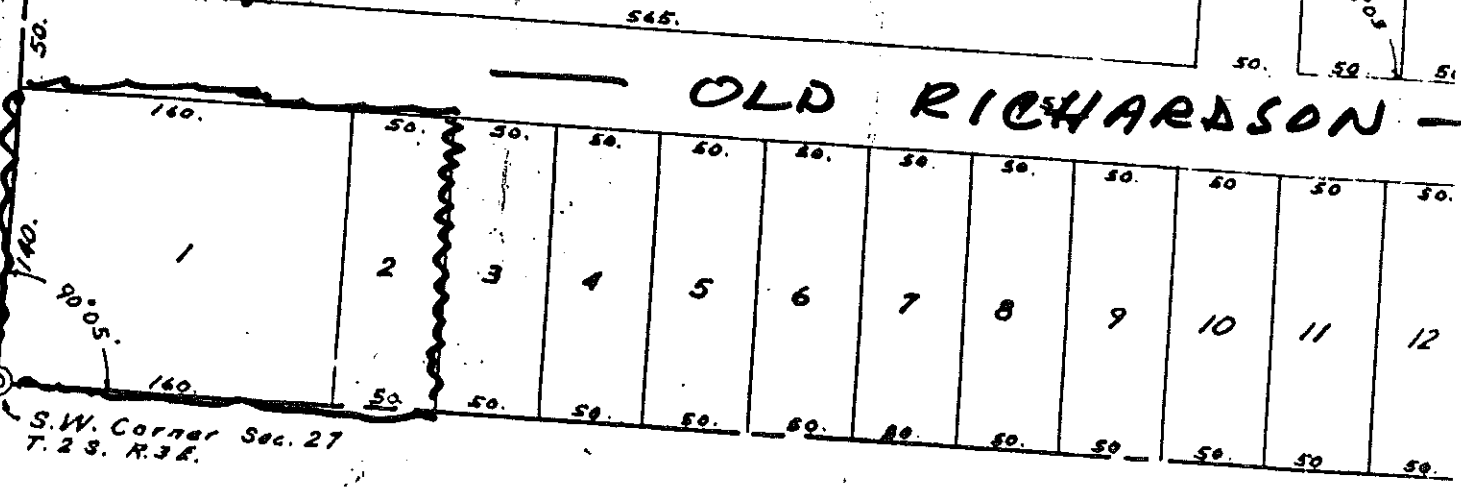
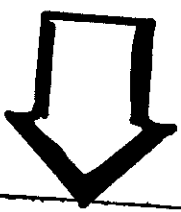
30 This highway will form a part of the State primary highway
 31 system. The property and access hereinafter described is deemed
 32 necessary by the undersigned for said public use of the State

NOTICE

THIS SKETCH IS FURNISHED AS A COURTESY ONLY BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND IT IS NOT A PART OF ANY TITLE COMMITMENT OR POLICY OF TITLE INSURANCE

THIS SKETCH IS FURNISHED SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE PREMISES AND DOES NOT PURPORT TO SHOW ALL HIGHWAYS, ROADS OR EASEMENTS AFFECTING THE PROPERTY. NO RELIANCE SHOULD BE PLACED UPON THIS SKETCH FOR THE LOCATION OR DIMENSIONS OF THE PROPERTY AND NO LIABILITY IS ASSUMED FOR THE CORRECTNESS THEREOF.

N. 0° 05' W.

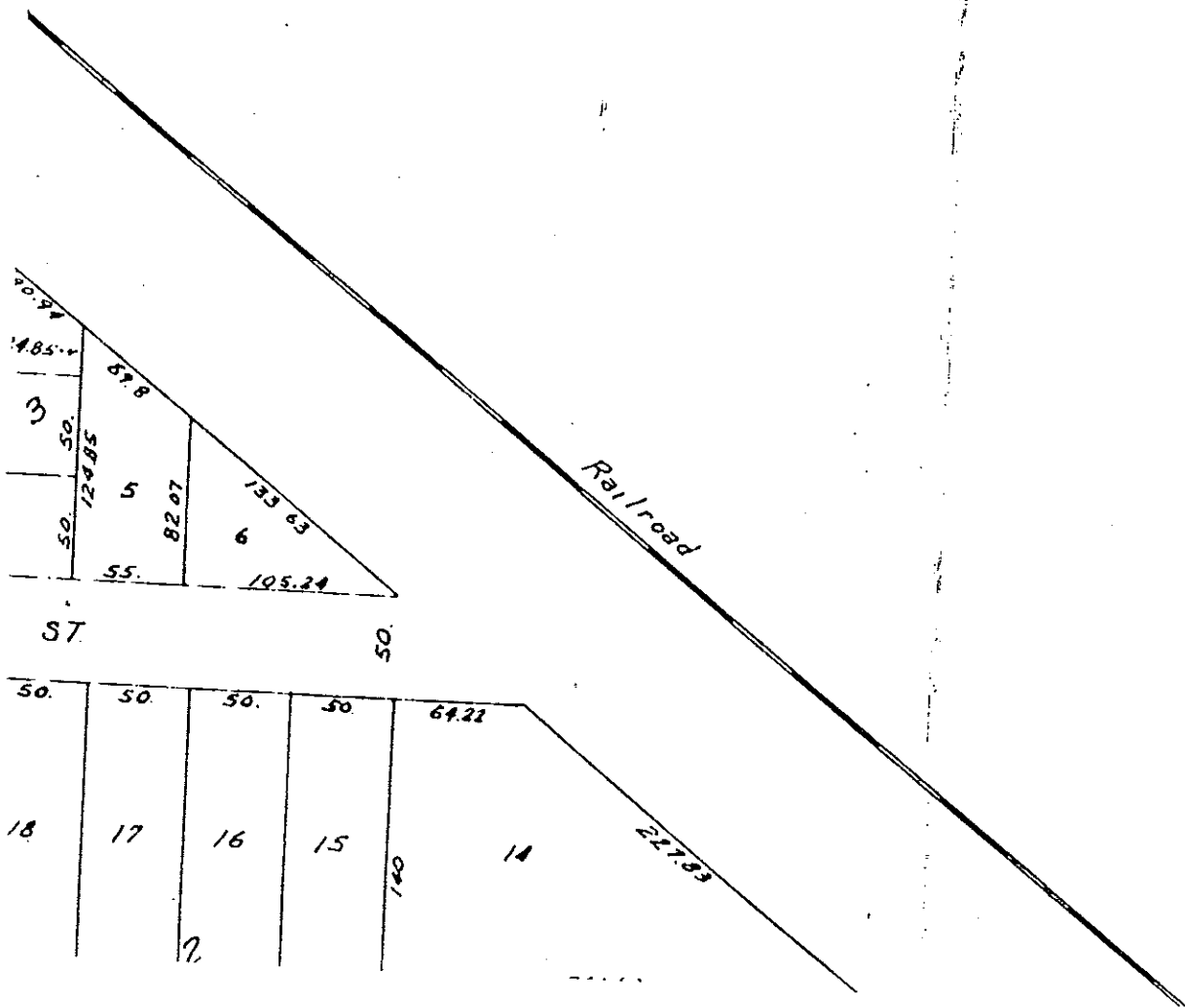


S.W. Corner Sec. 27
T. 2 S. R. 3 E.

MAP OF
 R.H. CASPERSON SUBDIVISION
 Being a portion of the SW 1/4 of Sec. 27, T. 2 S.
 R. 3 E. of the Fairbanks Meridian, Alaska.

J.E. Pugh, Engr.

Scale, 1" = 100'



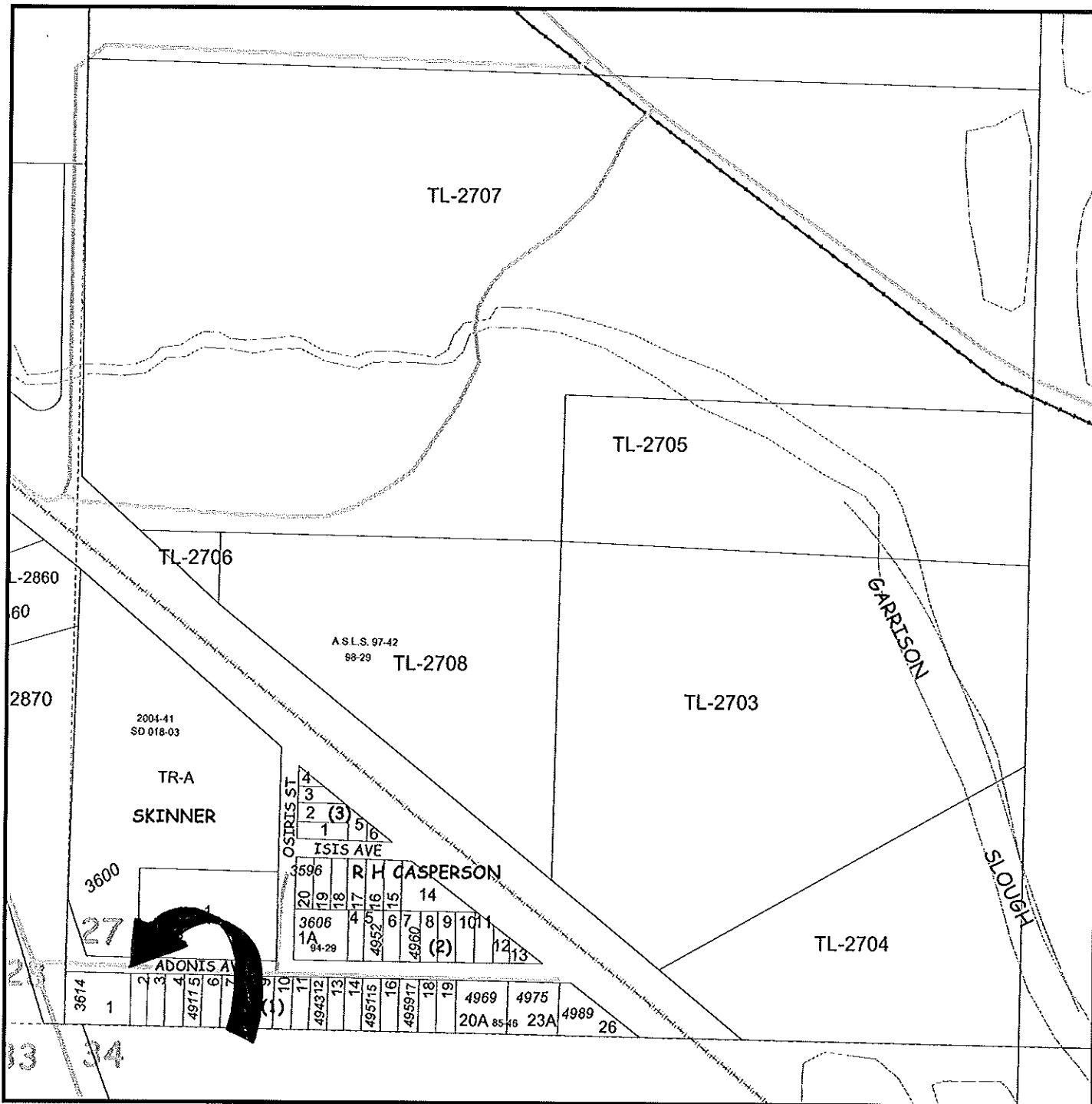
40,182

Filed by R. H. Chapman
on June 30, 1953 at 5:48 P.M.
and recorded in Vol. 18 Page Plats of
Recording District of Alaska Fairbanks
L. Deane Tinkler
Recorder

INDEXED

100.

⊙
S.E. Corner of S.W. 1/4
Sec. 27, T25, R3E



Owner

JOHN CATILLER
3614 OLD RICHARDSON HWY
NORTH POLE AK 99705

Legal

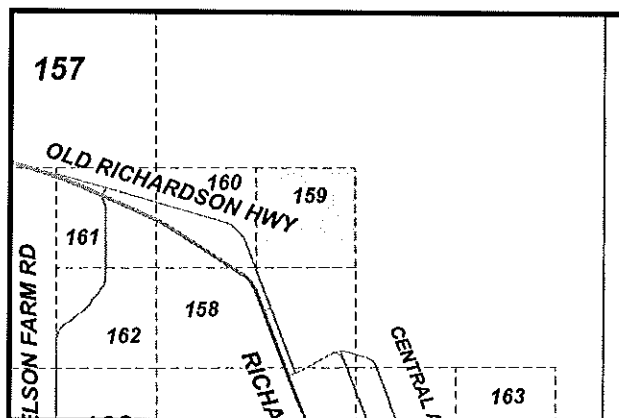
UMB03 BLOCK 1 R H CASPERSON 2006 T/R ASSEMBLED LOTS 1 & 2
BLOCK 1 R H CASPERSON - FKA LOT 1 BLOCK 1 R H CASPERSON
PREVIOUSLY ASSESSED AS LOT 1 BLOCK 1 R H CASPERSON W/ST
140,182 6/30/53

Address 3614 OLD RICHARDSON HWY

Tax ID	FNSB MAP	ASM Book
120871	223H1	159
T R S	Zoning	Zip Code Area
F-02S-03E-27	GU-1	99705
Land App	Bldg Appr	SQ FT / ACRE
4353	145219	5898 0.14
Mill Rate	Primary Use	Tax Year
14.637	RESIDENTIAL	2011
Est Taxes	Year Built	Tax Status
2189.29	1952	TAXABLE

Census Tract	1500
Community	SALCHA-MOOSE CREEK
Elem School	CRAWFORD
Middle School	EIELSON
High School	EIELSON
Road Service	MOOSE CREEK
Fire Service	NORTH STAR FIRE S A
Latitude	64.7048999
Longitude	-147.1396938
MLS Area	50 750
Voting Dist	Moose Creek Precinct
House District	11, North Pole
Senate District	02Q
Flood Zone	X
Elevation	400

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3614 OLD RICHARDSON, NORTH POLE, AK 99705

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
(b) Records and reports available to the seller (check (i) or (ii) below):
(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- (c) Purchaser has received copies of all information listed above.
(d) Purchaser has received the pamphlet Protect Your Family from Lead In Your Home.
(e) Purchaser has (check (i) or (ii) below):
(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller Date Seller Date
Purchaser Date Purchaser Date
Agent Date Agent Date



State of Alaska
Residential Real Property Transfer Disclosure Statement

Waiver By Agreement

AS 34.70.110

Prepared in compliance with Alaska Statute (AS) 34.70.010 – 34.70.200

Legal Description: Lots 1 and 2 Block 1 R. H. Casperson Subdivision

Property Address/City: 3614 Old Richardson Hwy, North Pole, AK 99705

Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing.

Parties may wish to obtain professional advice and/or inspection of the property.

It is recommended that the buyer read the complete State of Alaska Residential Real Property Transfer Disclosure Statement.

* * * * *

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction.

* * * * *

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

* * * * *

By law, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Transferor (Seller) and the Transferee (Buyer) agree in writing. If both parties agree to waive the requirement to complete this disclosure statement, please sign below.

Signing this waiver does not affect other obligations for disclosure.

Seller: _____

Date: _____

Seller: _____

Date: _____

Buyer: _____

Date: _____

Buyer: _____

Date: _____

9 / / 12 3614 Old Richardson, North Pole, AK 99705 / /
Seller's Initials Date Property Address Buyer's Initials Date