



**YUKON**  
TITLE COMPANY  
LISTING PACKAGE

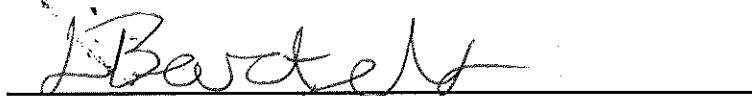
**DATE:** August 28, 2017

**LP-2017-2854**

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

**PROPERTY OWNER:** DINGER  
**STREET ADDRESS:** N/A 52+ MILE C+SR  
**LEGAL DESCRIPTION:** LOT 3 U.S. SURVEY 4076

**Thank you for using Yukon Title Company, Inc.**



**Logan Bartels**  
**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**

2017 Assessed Value:

PAN No.	: 230987	Tax Amount*	: \$1,490.66
Land	: \$37,500	Building	: \$70,253
Total Assessed Value	: \$107,753		

Taxes for 2017 are FULLY PAID.

MILL RATE	: 13.834
PARCEL SIZE	: 5 Acres / 217800 Sq. Feet
ZONING	: GU-1
STRUCTURE AGE/YR BLT	: 38 / 1978
FIRE DISTRICT	: NONE
ROAD SERVICE AREA	: N/A
SCHOOLS	: TWO RIVERS
	: North Pole
	: North Pole
MLS AREA	: 770
RECORDING DISTRICT	: 401
LONGITUDE	: -146.17581738338231
LATITUDE	: 65.058027637187166

- B. There is no As Built Survey available.
- C. There are no covenants that apply to this property. \*NOTE: Covenants and restrictions may be contained in individual deeds, of which we make no search.

## **LISTING PACKAGE**

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

1. Last Deed of Record recorded as Instrument No. 2002-009296-0.  
to: RAYMOND L. DINGER & HELEN S. DINGER.
2. Plat Map.
3. Neighborhood Map
4. Neighbors List and Mailing Labels

# Property Summary

[back to Search Page](#)

**PAN**  
0230987

**PROPERTY PHYSICAL DESCRIPTION**  
LOT 3 U.S. SURVEY 4076 SURVEY 4-21-1964  
PREVIOUSLY ASSESSED AS TL 2900 3N 8E TL-2900  
SEC 29 T3N-R8E

**NEIGHBORHOOD**  
1306 Chena Hot Springs

**BUSINESS**

**PROPERTY CLASS**  
Recreational

**MILLAGE GROUP**  
0930 ALL NW & NE

**MOST RECENT MILLAGE RATE**  
13.8340

**STATUS**  
TAXABLE

**FIRE SERVICE AREA**  
Not within a fire service area.

**ADDITIONAL INFORMATION**

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

**LAND AREA**  
Parcel  
Lot 3 5 Acres

**OWNER**

**ADDRESS**

NAME	INTEREST
DINGER, RAYMOND L	OWNERSHIP
DINGER, HELEN S	CO-OWNER

No data returned

**Documents**

Documents are current as of 12-31-2016

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. Current registered documents **not** showing may be seen at the State of [Alaska Recorders Office Search page](#). 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.

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Tentative Approved	3/8/2013			<a href="#">2013-003953-0</a>
Tentative Approved	1/29/2009			<a href="#">2009-001339-0</a>
Quitclaim Deed	5/13/2002			<a href="#">2002-009296-0</a>
Deed of Trust	7/25/1995	<a href="#">911</a>	<a href="#">350</a>	<a href="#">1995-012601-0</a>
Warranty Deed	7/25/1995	<a href="#">911</a>	<a href="#">349</a>	

**Assessment History**

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

YEAR	LAND	STRUCTURES ETC.	FULL VALUE TOTAL	EXEMPTIONS TOTAL	TAXABLE
2017	\$37,500	\$70,253	\$107,753	\$0	\$107,753
2016	\$37,500	\$70,688	\$108,188	\$0	\$108,188
2015	\$37,500	\$68,950	\$106,450	\$0	\$106,450
2014	\$37,500	\$68,950	\$106,450	\$0	\$106,450
2013	\$37,500	\$69,870	\$107,370	\$0	\$107,370

[Pay Property Taxes by credit card](#)

**Tax History** (Updated: 08/25/17 03:50 AM AST)

Balance due figures are only valid until 07/01/2017

If taxes are delinquent the interest calculation date is: 9/1/2017. All prior year delinquent payments must be made with guaranteed funds.

For payments made after the due dates, please call the FNSB Division of Treasury and Budget at 907-459-1441 for the correct amount.

YEAR	TAX LEVIED	STATE EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2017	\$1,490.66	\$0.00	\$0.00	\$1,490.66	\$1,490.66	\$0.00
2016	\$1,441.82	\$0.00	\$0.00	\$1,441.82	\$1,441.82	\$0.00
2015	\$1,432.40	\$0.00	\$0.00	\$1,432.40	\$1,432.40	\$0.00
2014	\$1,399.70	\$0.00	\$0.00	\$1,399.70	\$1,399.70	\$0.00
2013	\$1,392.70	\$0.00	\$0.00	\$1,392.70	\$1,392.70	\$0.00

# Building Details for PAN 0230987

## Building General Features

### # YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

View Details 1 1978 River Cottage Standard 02 Residential  
View Details 2 1965 Cabin, Low Grade Ranch 11 Residential

### Amenities

QUANTITY	DESCRIPTION
1	Bedroom

### Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	600	1	100	Main Area	LOG CUS Rate
2	280	1	68	Secondary L.A.	2x6 Standard
3	0	1	0	Open to Below	2x6 Standard

### Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	144	Deck
2	240	Open Por Finished

880 sq feet

# Building Details for PAN 0230987

## Building General Features

### # YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

[View Details 1](#) 1978

River Cottage Standard 02 Residential

[View Details 2](#) 1965

Cabin, Low Grade Ranch 11 Residential

### Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	192	1	56	Main Area	LOG STD Rate

*192 square feet*

**Chapter 18.84  
GU-1 GENERAL USE DISTRICT**

Sections:

- 18.84.010 Intent.
- 18.84.020 Use regulations.
- 18.84.030 Standards.

**18.84.010 Intent.**

This district is intended to be located in rural areas where community sewer and water systems are unavailable. (Ord. 88-010 § 2, 1988, 2004 Code § 18.44.010.)

**18.84.020 Use regulations.**

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

1. Shooting range, outdoor permitted; and any use except for correctional facilities.

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

1. Sexually oriented businesses;
2. Biosolids application when used for agricultural purposes or beneficial land application;
3. Large scale development;
4. Marijuana cultivation facility, outdoor unlimited;
5. Marijuana product manufacturing facility, unlimited;
6. Nuclear power plant;
7. Petrochemical plant;
8. Petroleum refinery and storage;
9. Residential cluster development;
10. Sanitary landfill;
11. Shooting range, outdoor;
12. 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. 2015-67 §§ 12, 13, 2016; Ord. 2015-41 § 16, 2015; Ord. 2015-26 § 6, 2015; Ord. 2012-58 §§ 3, 5, 2013; 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, 2004 Code § 18.44.020.)

**18.84.030 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.
2. Exceptions to Lot Area Requirements. See Chapter 18.96 FNSBC.

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. 2016-12 § 4, 2016; Ord. 88-010 § 2, 1988, 2004 Code § 18.44.030.)

QUIT-CLAIM DEED

The Grantors, Raymond L. Dinger, A Married Man and Raymond S. Dinger, whose address is 10121 Goose Berry Place, Anchorage, AK 99515, for good and valuable consideration, hereby conveys and quitclaims to the Grantees, Raymond L. Dinger, a married man, and Helen S. Dinger, a married woman, all right, title and interest that the Grantor has in the following described real estate located in the State of Alaska:

Lot Three (3), U.S. SURVEY NUMBER 4076; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

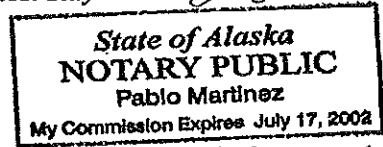
Dated this 24<sup>th</sup> Day of April, 2002.

THIS INSTRUMENT IS BEING RECORDED BY YUKON TITLE COMPANY, INC. AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EFFECT, IF ANY, ON THE TITLE OF THE ESTATE HEREIN.

[Signature]  
Grantor: Raymond L. Dinger

[Signature]  
Grantor: Raymond S. Dinger

UNITED STATE OF AMERICA }  
STATE OF ALASKA } SS.



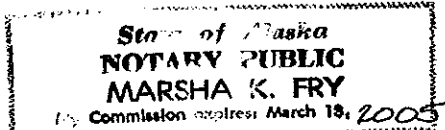
This is to certify that on this 24<sup>th</sup> day of MAY, 2002, before me the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Raymond L. Dinger to me know to be the person described in and who executed the above and foregoing instrument, and acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned.

Witness My Hand and Official Seal the day and year in this certificate first above written.

By [Signature]  
Notary Public for State of Alaska

Residing at Delta Junction,  
My commission expires \_\_\_\_\_

UNITED STATE OF AMERICA }  
STATE OF ALASKA } SS.



This is to certify that on this 24<sup>th</sup> day of April, 2002, before me the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Raymond S. Dinger to me know to be the person described in and who executed the above and foregoing instrument, and acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned.

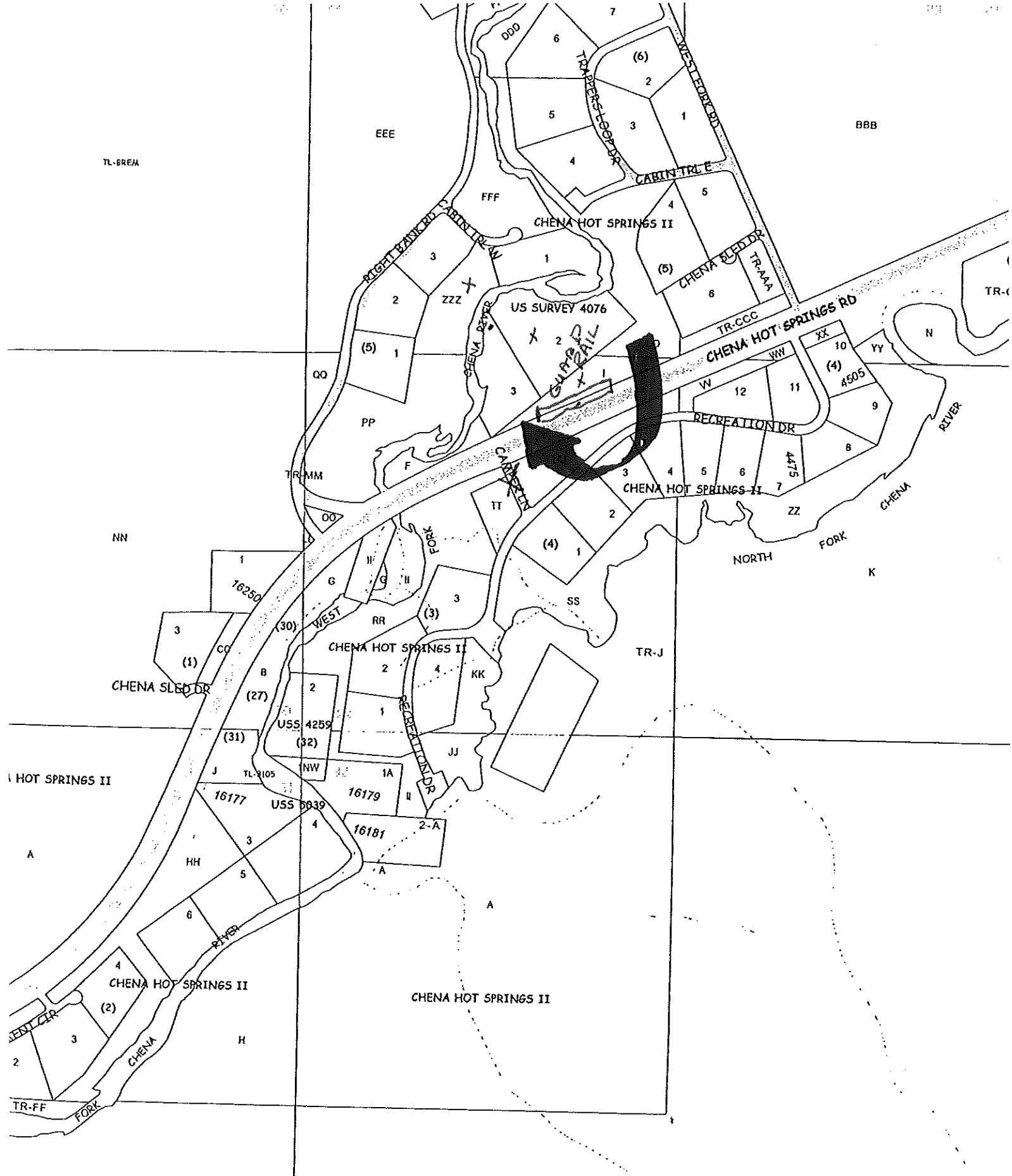
Witness My Hand and Official Seal the day and year in this certificate first above written.

By [Signature]  
Notary Public for State of Alaska

Residing at Anchorage  
My commission expires 3-23-05

Return to:  
Ray Dinger  
P.O. Box 512  
Delta Junction, AK 99737





TL-6REA

EEE

888

CHENA HOT SPRINGS II

US SURVEY 4076

CHENA HOT SPRINGS RD

CHENA HOT SPRINGS II

CHENA HOT SPRINGS II

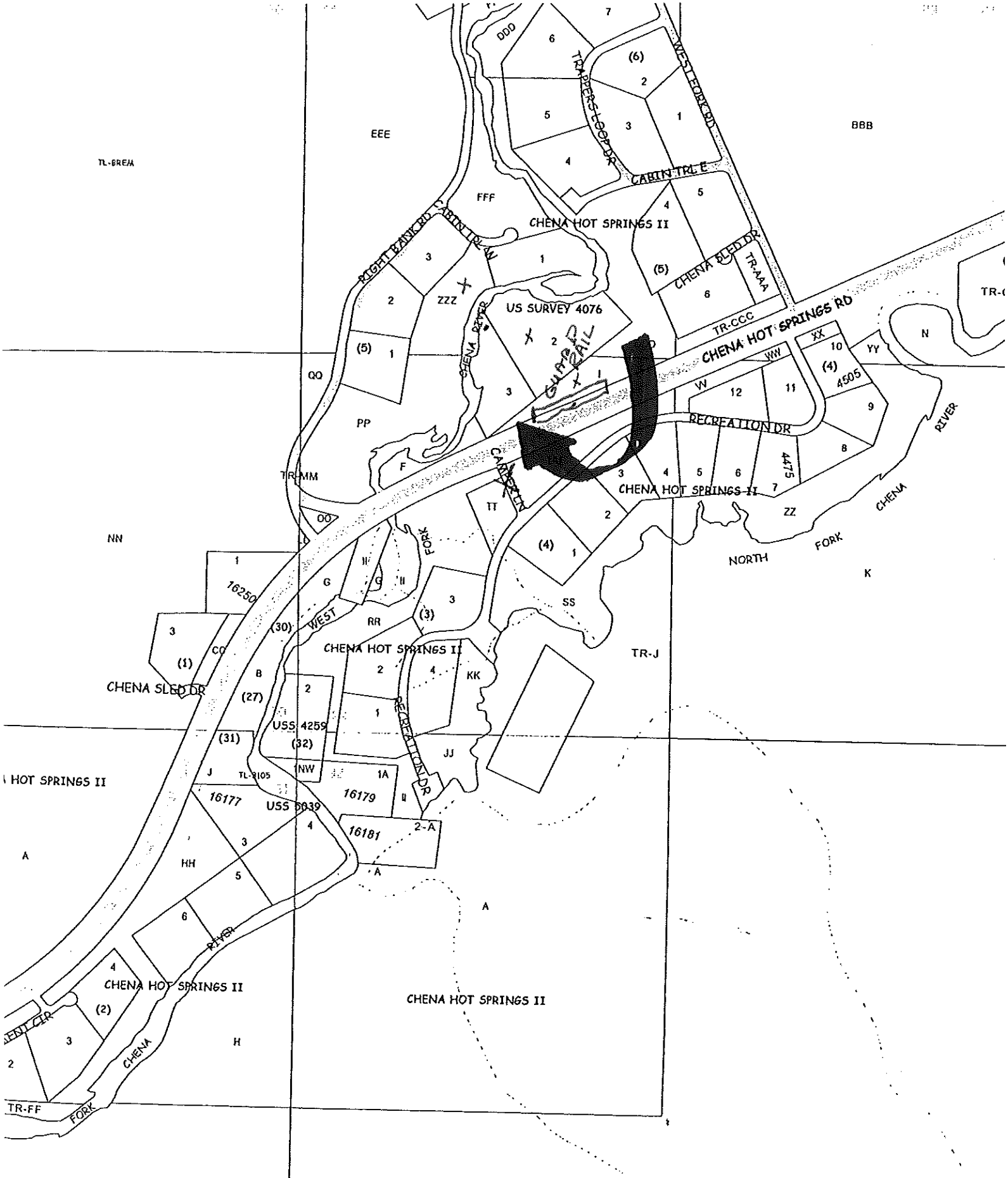
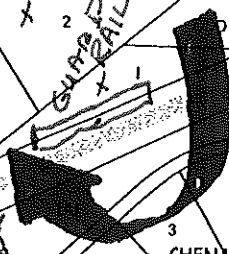
CHENA HOT SPRINGS II

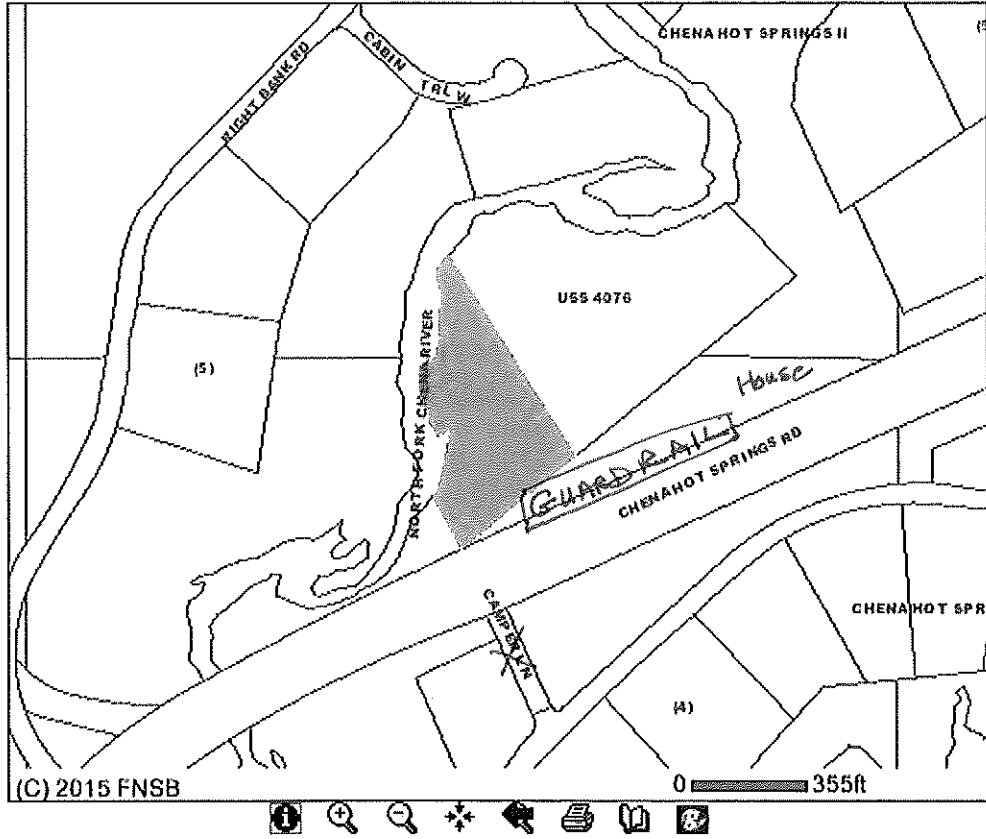
CHENA HOT SPRINGS II

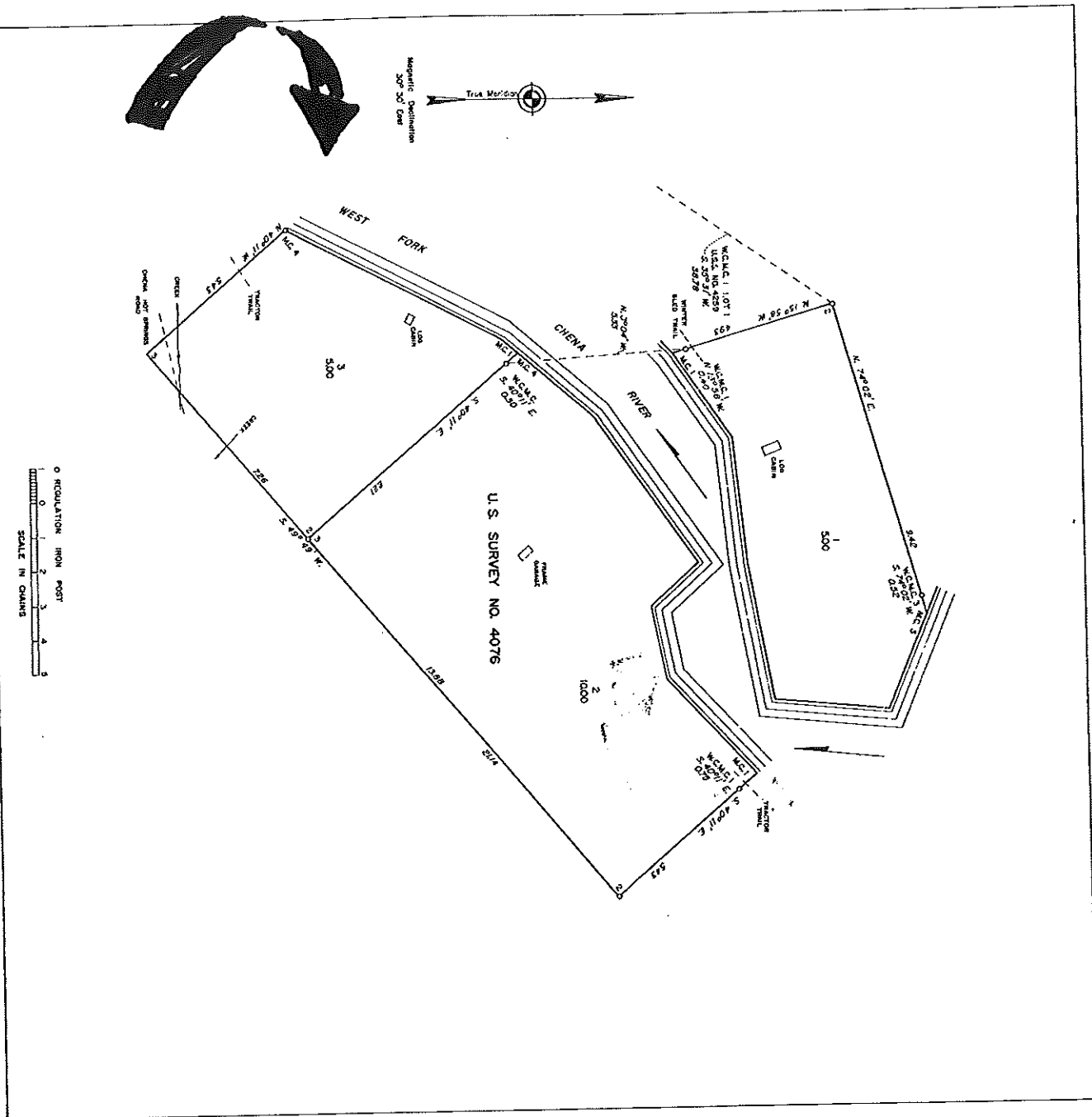
CHENA HOT SPRINGS II

CHENA HOT SPRINGS II

CHENA HOT SPRINGS II







**U. S. SURVEY  
NO. 4076, ALASKA**

BEING  
LOTS 1 THROUGH 3  
SITUATED  
ON THE WEST FORK  
OF THE CHENA RIVER

IN GEOGRAPHIC POSITION  
AT CORNER NO. 2, LOT 1  
LATITUDE 65° 09' 39" N., LONGITUDE 146° 10' 28" W.  
AREA: 20.00 ACRES

SURVEYED BY:  
RAY HARPLEY, SURVEYOR GENERAL SURVEYOR  
AUGUST 28, 1964 TO OCTOBER 12, 1964

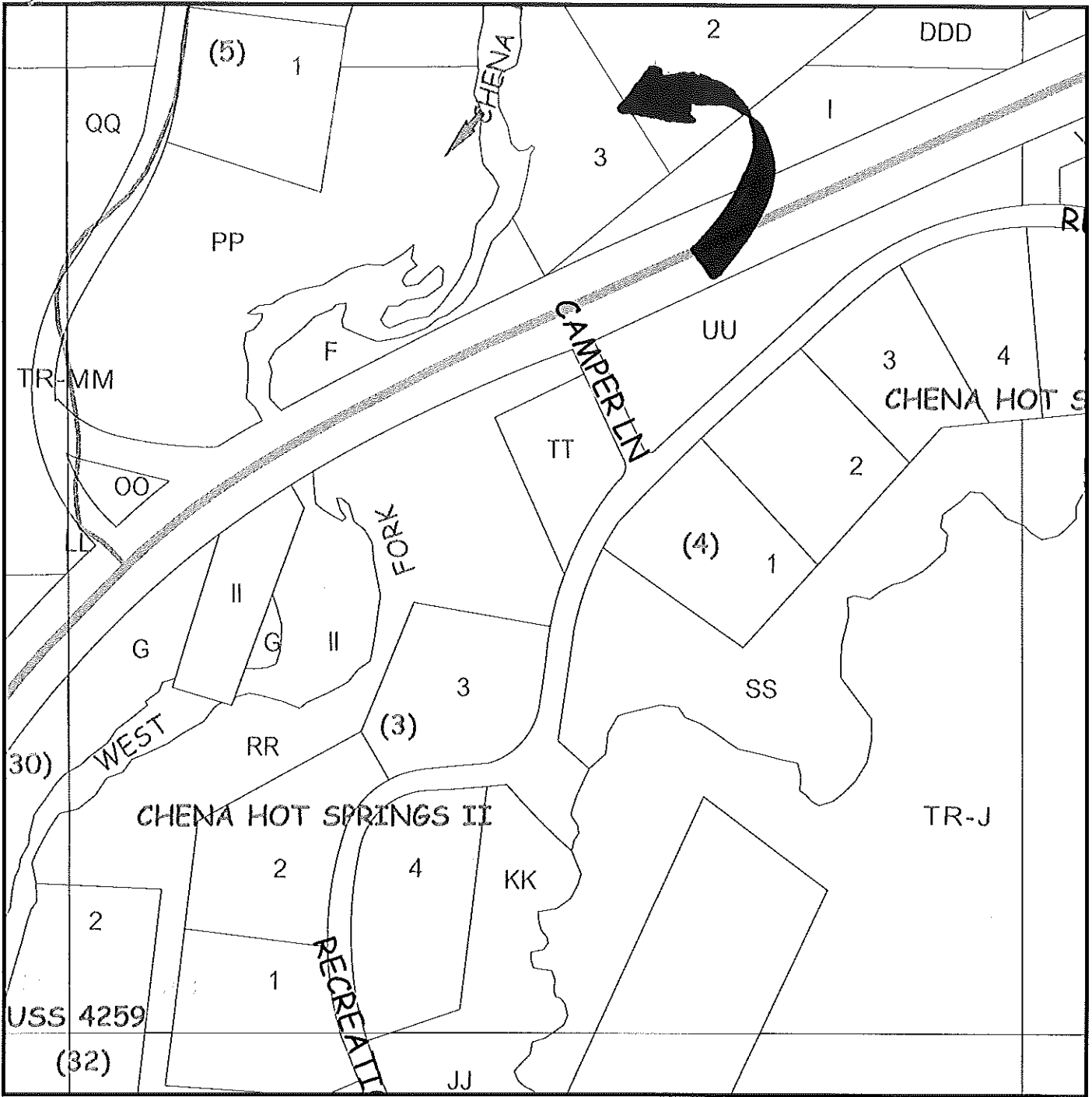
Under Special Instructions  
Dated April 23, 1964  
Approved May 22, 1964

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Washington, D. C. June 7, 1966

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director  
*[Signature]*  
Chief, Division of Reclamation

REGULATION IRON POST  
SCALE IN CHAINS



Owner

RAYMOND DINGER  
PO BOX  
DELTA JUNCTION AK 99737

Legal

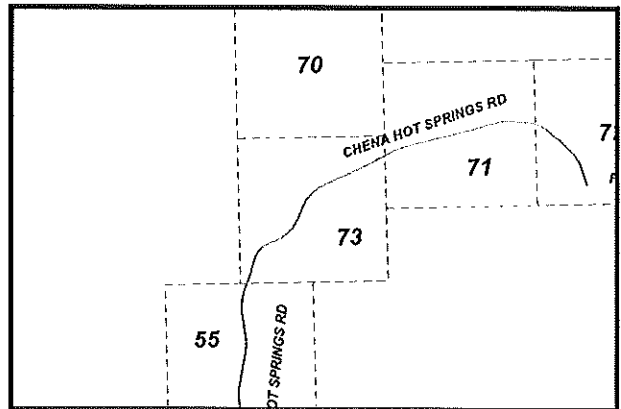
LOT 3 U.S. SURVEY 4076 SURVEY 4-21-1964  
PREVIOUSLY ASSESSED AS TL 2900 3N 8E  
TL-2900 SEC 29 T3N-R8E

Address

Tax ID	FNSB MAP	ASM Book
230987		73
T R S	Zoning	Zip Code Area
F-03N-08E-29	GU-1	99712
Land App	Bldg Appr	SQ FT / ACRE
37500	70253	5 AC
Mill Rate	Primary Use	Tax Year
13.834	RECREATIONAL	2017
Est Taxes	Year Built	Tax Status
1490.66	1978	TAXABLE

Census Tract	19
Community	CHENA HOT SPRINGS
Elem School	TWO RIVERS
Middle School	North Pole
High School	North Pole
Road Service	
Fire Service	DNR
Latitude	65.0580276096781
Longitude	-146.175817354913
MLS Area	770
Voting Dist	08-180
House District	6
Senate District	C
Flood Zone	
Elevation	1000

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**GREATER FAIRBANKS BOARD OF REALTORS®  
SOLID FUEL BURNING APPLIANCE  
DISCLOSURE**

Buyer \_\_\_\_\_  
Seller Raymond S. and Helen S. Dinger  
Property Address 52 mile Chena Hot Springs Road  
Legal Description Lot 3 US Survey 4096

Alaska Department of Environmental Conservation (ADEC) regulations and the State Air Quality Control Plan require solid fuel burning appliances to be removed from a property before sale, lease, or conveyance in the Fairbanks North Star Borough PM<sub>2.5</sub> Nonattainment Area unless they are EPA-certified and/or meet current emission standards. This includes devices located anywhere on the property including inside the home, in a garage, and in outbuildings.

Buyer and Seller acknowledge that there is a solid fuel burning appliance on the property that may or may not meet current certification requirements.

More information regarding regulations and ordinances, the geographical areas and appliances affected, and possible sanctions may be found at:

**Environmental Protection Agency**

<https://www.epa.gov/burnwise>

**Alaska Department of Environmental Conservation**

<http://dec.alaska.gov/air/>

**Fairbanks North Star Borough Air Quality Division**

<http://www.co.fairbanks.ak.us/transportation/Pages/Air-Quality.aspx>

**Non-attainment area**

[http://dec.alaska.gov/air/anpms/comm/fbks1\\_pm.htm](http://dec.alaska.gov/air/anpms/comm/fbks1_pm.htm)

**Certified Appliances**

[http://dec.alaska.gov/air/anpms/comm/fbks\\_pm2-5\\_real-estate.htm#devices](http://dec.alaska.gov/air/anpms/comm/fbks_pm2-5_real-estate.htm#devices)

**I/We acknowledge having read and received a copy of this Solid Fuel Burning Appliance Disclosure. The Buyer and Seller are independently responsible for compliance with the applicable regulations and ordinances.**

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Seller Raymond S. Dinger

Date 9/26/2017

Seller Helen S. Dinger

Date 9/26/2017



**GREATER FAIRBANKS BOARD OF REALTORS®**  
**MOLD DISCLOSURE AND HOLD HARMLESS**

Buyer \_\_\_\_\_  
Seller Raymond L. & Helen S. Dinger  
Legal Description Lot 3 US Survey 4076  
Property Address 52 mile Chena Hot Springs Road

**MOLD.** The Center for Disease Control and Prevention (CDC) defines mold as fungi that can be found both indoors and outdoors. No one knows how many species of fungi exist. Molds grow best in warm, damp, and humid conditions, and spread and reproduce by making spores. Mold spores can survive harsh environmental conditions, such as dry conditions, that do not support normal mold growth. According to the Environmental Protection Agency (EPA), inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic reactions to mold are common and can be immediate or delayed. Mold growth may be directly visible or visible when barriers (such as walls) or furnishings (such as carpet) are removed. Mold may exist in the property of which Brokers, Licensees and parties to the transaction are unaware. Molds generally grow in places where there is or may have been excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. These conditions might not be identified with a typical building inspection. Brokers/Licensees recommend Buyer/Seller obtain a building inspection to better determine the condition of the property. Neither Brokers nor Licensees are experts in the field of mold. Buyer/Seller should consult with their building inspector to determine if additional inspections are prudent. The cost and quality of such inspection(s) may vary.

**PROFESSIONAL ADVICE.** Buyer and Seller execute this Mold Disclosure and Hold Harmless with the understanding that they may consult with a professional of their choice regarding any questions or concerns.

**LEGAL ADVICE.** Buyer and Seller acknowledge that this Mold Disclosure and Hold Harmless does not attempt to offer legal advice. If Buyer or Seller feels the need for legal advice they may consult an attorney of their choice.

**HOLD HARMLESS.** Buyer and Seller agree to hold Brokers and Licensees harmless in the event any molds are discovered on the property.

More information regarding mold may be obtained from the U. S. Environmental Protection Agency at [www.epa.gov/iaq](http://www.epa.gov/iaq) or 800-438-4318.

**I/We acknowledge having read and received a copy of this Mold Disclosure and Hold Harmless.**

Buyer _____	Date _____
Buyer _____	Date _____
Seller <u>Raymond Dinger</u>	Date <u>9/26/2017</u>
Seller <u>Helen S Dinger</u>	Date <u>9/26/2017</u>



# 52 MILE CHEVA HOT SPRINGS RD.

## 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) NR 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) NR 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)  AG 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.

<u>[Signature]</u>	Date	<u>Steve S Dinges</u>	<u>9/26/17</u>
Seller		Seller	Date
	Date	<u>[Signature]</u>	<u>9/26/17</u>
Purchaser		Purchaser	Date
	Date	<u>[Signature]</u>	<u>9/26/17</u>
Agent		Agent	Date

1 (2) 3 USS 4076

BK0911PG348

EASEMENT.

LYNN M. KERN-ROBERTSON, Whose address is  
P.O. BOX 806, DELTA JCT., ALASKA 99737  
"Grantor"

AND

RAYMOND L. KARNS, whose address is  
472 Ballina Road, Fbks, ALASKA 99709  
"Grantee"

WITNESSETH:

Lynn M. Kern-Robertson hereby grants to Raymond L. Karns a perpetual easement for  
ingress and egress to provide access to Lots 1 and 2, U.S. SURVEY 4076.

The easement is within Lot 3, US SURVEY 4076, Fairbanks Meridian, the easement is 30  
feet wide, centered along described centerline as follows: BEGINNING at witness corner meander  
corner No. 1 of Lot 3, US SURVEY 4076, THENCE S 40° 11' E 217.01 TO POINT OF  
BEGINNING; THENCE S 75° 05' 32" W 146.83, S14° 48' 38" W 187.79, S 20° 41' 39" W 85.33, S  
04° 29' 00" E 109.84, AND S 12° 57' 16" E 51.99 TO A COMMON POINT ON THE SOUTH  
BOUNDARY OF SAID LOT AND NORTH RIGHT OF WAY LINE OF CHENA HOT SPRINGS  
ROAD. Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

THIS EASEMENT EXPIRES UPON THE DEATH OF RAYMOND L. KARNS

Dated this 6th day of JULY, 1995

95-12599

1500  
00

*Lynn M. Kern-Robertson*  
Lynn M. Kern-Robertson

FAIRBANKS REC. DISTRICT  
REQUESTED BY ETA

STATE OF ALASKA )  
                          )SS:  
4TH JUDICIAL DISTRICT)

'95 JUL 25 AM 8 32

The foregoing instrument was acknowledged this 6th day of July, 1995 by LYNN  
KERN-ROBERTSON.

Return To:  
Lynn H. Kern-Robertson  
P.O. BOX 806  
Delta Jct., Alaska 99737

*Sumner M. Lewis*  
Notary Public In & For Alaska  
My Commission Expires: July 24, 1996



29703 FFA36936