



LISTING PACKAGE

DATE: September 17, 2010

LP2010-2089

PREPARED FOR:

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

PROPERTY OWNER:

WONG REVOCABLE LIVING TRUST

STREET ADDRESS:

N/A

LEGAL DESCRIPTION:

**Tax Lot 3608, Section 36, Township 1 North, Range
4 East, FAIRBANKS MERIDIAN**

Thank you for using Yukon Title Company, Inc.

Felina Kelly
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:

PAN No.	:	0226203	Tax Amount*	:	\$776.34
Land	:	\$59,842	Misc. Improvement	:	\$0
Building	:	\$0	Total Assessed Value	:	\$59,842

*Taxes for 2010 are HALF PAID.

MIL RATE	:	12.9730
PARCEL SIZE	:	149.98 Acres/6,533,128.8 Sq. Feet
ZONING	:	GU-1 (General Use) See attached information sheet
STRUCTURE AGE/YR BUILT	:	N/A
FIRE DISTRICT	:	N/A
ROAD SERVICE AREA	:	N/A
SCHOOLS	:	Two Rivers Elementary North Pole Middle North Pole High
MLS AREA	:	47
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X
LONGITUDE	:	-146.8539
LATITUDE	:	64.8671

- B. There is no As Built Survey available.

LISTING PACKAGE

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

1. Last Deed of Record recorded as Instrument No. 2005-000650-0 to: **ALFRED Y. WONG** and **LYDIA L. WONG** as Co-Trustees of **THE WONG REVOCABLE LIVING TRUST**, dated February 17, 1992
2. Deed of Trust recorded as Instrument No. 2005-000651-0.
3. Claim of Lien recorded as Instrument No. 2007-001691-0.
4. Private Easement recorded in Book 1044 at Page 162.
5. Covenants, Conditions and Restrictions contained in Patent recorded in Book 1040 at Page 947.
6. Tax Lot Map
7. Neighborhood Map
8. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN 0226203	PROPERTY PHYSICAL DESCRIPTION TL-3608 SECTION 36 T1N-R4E	PROPERTY CLASS Vacant Land
NEIGHBORHOOD 0602Two Rivers	BUSINESS	STATUS TAXABLE
MILLAGE GROUP 0930ALL NW & NE	MOST RECENT MILLAGE RATE 12.9700	ADDITIONAL INFORMATION Building Details View Property Location
FIRE SERVICE AREA Not within a fire service area.		
LAND AREA Parcel 1 149.98Acres		

OWNER		ADDRESS
NAME	INTEREST	
WONG REVOCABLE LIVING TRUST,	OWNERSHIP	No data Returned

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 #
US Patent	3/22/2006			2006-005886-0
Multi-Parcel Deed of Trust	1/12/2005			2005-000651-0
Warranty Deed	1/12/2005			2005-000650-0
Easement(s)	1/7/1998	1044	162	
Warranty Deed	1/7/1998	1044	160	
State Patent	12/15/1997	1040	947	
Contract	4/6/1981			

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2012	\$59,842.00	\$0.00	\$59,842.00	\$59,842.00
2011	\$59,842.00	\$0.00	\$59,842.00	\$59,842.00
2010	\$59,842.00	\$0.00	\$59,842.00	\$59,842.00
2009	\$59,842.00	\$0.00	\$59,842.00	\$59,842.00
2008	\$59,842.00	\$0.00	\$59,842.00	\$59,842.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 08/17/12 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	\$776.14	\$0.00	\$0.00	\$776.14	\$0.00	\$776.14
2011	\$777.88	\$0.00	\$44.51	\$822.39	\$822.39	\$0.00
2010	\$776.34	\$0.00	\$0.00	\$776.34	\$776.34	\$0.00
2009	\$759.98	\$0.00	\$0.00	\$759.98	\$759.98	\$0.00
2008	\$765.38	\$0.00	\$0.00	\$765.38	\$765.38	\$0.00

For questions regarding taxes, contact the FNSB Division of Treasury and Budget at 907-459-1441.

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)

NW36 IN4E
SW36

2005-000650-0
Recording Dist: 401 - Fairbanks
1/12/2005 8:39 AM Pages: 1 of 2
A
L
A
S
K
A

Filed for Record at Request of:
Yukon Title Company, Inc.

CC

AFTER RECORDING MAIL TO:

Name Alfred Y. Wong and Lydia L. Wong
Address 1017 Westholme Ave.
City, State Zip Los Angeles, CA 90024-3227

Escrow Number: Y42731E

Statutory Warranty Deed

THE GRANTOR Arvid Weflen and Karin Weflen, husband and wife

Address: P.O. Box 80311, Two Rivers, AK 99708
for and in consideration of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to
Alfred Y. Wong and Lydia L. Wong as Co-Trustees of
The Wong Revocable Living Trust dated 02/17/1992

the following described real estate, situated in the Fairbanks Recording District, Fourth Judicial
District, State of Alaska:

See Attached Exhibit A



SUBJECT TO: Reservations and exceptions as contained in the U.S.
Patent; Notes; Easements of record; and Covenants, Conditions and
Restrictions.

Dated this 11th day of January, 2004

Arvid Weflen
Arvid Weflen

Karin Weflen
Karin Weflen

STATE OF ALASKA)
Fourth JUDICIAL DISTRICT) ss.

The foregoing instrument was acknowledged before me this 11th day of January, 2005, by
Arvid Weflen and Karin Weflen.

STATE OF ALASKA
NOTARY PUBLIC
CATHERINE M. SUNDBORG
COMMISSION EXPIRES 11/14/05

C. M. Sundborg
Notary Public in and for the State of ALASKA
My Commission Expires: 11/14/2005

Exhibit A

PARCEL I:

The South 440 feet of the East 495 feet of the Northwest 1/4, Section 36, Township 1 North, Range 4 East, Fairbanks Meridian; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

PARCEL II:

* An Agricultural Interest in the following described real property created by that certain State Patent dated December 8, 1997, and recorded December 15, 1997 in Book 1040 at Page 947; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, wherein THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES is Grantor and STEPHEN LAWRENCE TACK, a married person is Grantee:

The West 1/2 of the Southwest 1/4 AND the Southeast 1/4 of the Southwest 1/4 AND the South 1/2 of the Northeast 1/4 of the Southwest 1/4 AND the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4, Section 36, Township 1 North, Range 4 East, Fairbanks Meridian; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.



B 94-57
sw; nw/36 in 4E
BK 1044 PG 162

Return to:

JAMES F. BROOKS JR.
ATTORNEY AT LAW
1241 TOWER STREET
FAIRBANKS, AK 99701
(907) 456-4111
(907) 456-4171 (FAX)

PRIVATE EASEMENT

For value received, STEPHEN L. TACK and CYNDIE WARBELOW-TACK, husband and wife, whose address is P. O. Box 16004, Two Rivers, Alaska 99716, hereby grant to ARVID WEFLEN and KARIN WEFLEN, husband and wife, as tenants by the entirety with right of survivorship, whose address is P. O. Box 80311, Fairbanks, Alaska 99708, a private easement over and upon the following described real property:

The existing trail located on or near the West boundary of Tract B, Dome View Subdivision, according to the plat filed April 29, 1994 as Plat Number 94-57, records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

This is a private, non-perpetual easement, which shall expire on January 1, 2005. This easement benefits the below described parcels of real property.

Parcel I:

The South 440 feet of the East 495 feet of the Northwest 1/4, Section 36, Township 1 North, Range 4 East, Fairbanks Meridian; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

Parcel II:

An Agricultural interest in the following described real property created by that certain State Patent dated December 8, 1997, and recorded December 15, 1997 in Book 1040 at Page 947; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, wherein The State of Alaska Department of Natural Resources is Grantor and Stephen Lawrence Tack, a married person, is Grantee:

The West 1/2 of the Southwest 1/4 AND the Southeast 1/4 of the Southwest 1/4 AND the South 1/2 of the Northeast 1/4 of the Southwest 1/4 AND the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4, Section 36, Township 1 North, Range 4 East, Fairbanks Meridian; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

Dated this 6th day of January, 1998.

Stephen L. Tack
STEPHEN L TACK

Cyndie Warbelow-Tack
CYNDIE WARBELOW-TACK

y 17342

BK1044PG163

STATE OF ALASKA
FOURTH JUDICIAL DISTRICT

)
) ss:
)

THIS IS TO CERTIFY that on this 2th day of January, 1998, before me, a Notary Public duly commissioned and sworn for the State of Alaska, personally appeared STEPHEN L. TACK and CYNIDIE WARBELOW-TACK, to me known to be the identical individuals described in and who executed the within instrument and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and notarial seal this day and year first in this certificate written.



[Signature]
Notary Public for Alaska
My commission expires 6/30/01

000216 18⁰⁰
FAIRBANKS
RECORDING DISTRICT

1533 JA -7 AM 8:56
REQUESTED BY YTCT

TL3608

SW/36 1N 4E

BK 104 OPG 947

State of Alaska



Patent

No. 16212

Know All Men By These Presents that the Grantor, the STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, 3601 C Street, Suite 960, Anchorage, Alaska 99503-5936, pursuant to AS 38.05.055, AS 38.05.321 and the regulations promulgated thereunder, in consideration of the sum of TWENTY-SIX THOUSAND AND NO/100 DOLLARS lawful money of the United States, and other good and valuable consideration, now paid, the receipt whereof is hereby acknowledged, grants and conveys to the Grantee, STEPHEN LAWRENCE TACK, a married person, whose mailing address of record is P.O. Box 16004, Two Rivers, Alaska 99716, Grantee's heirs and assigns, all that real property situated in the Fairbanks Recording District, State of Alaska, and described as follows:

TOWNSHIP 1 NORTH, RANGE 4 EAST, FAIRBANKS MERIDIAN, ALASKA

SECTION 36: W1/2SW1/4, SE1/4SW1/4, S1/2NE1/4SW1/4, NW1/4NE1/4SW1/4.

CONTAINING 149.98 ACRES, MORE OR LESS.

ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON APRIL 16, 1962.

Subject to:

Valid existing easements and reservations.

An easement, 50 feet on each side of the section line, dedicated to the State of Alaska for public highways under AS 19.10.010.

A public access easement on the North 50 feet of the W1/2SW1/4, on the North 50 feet and on the East 50 feet of the NW1/4NE1/4SW1/4, on the North 50 feet and on the East 50 feet of the SE1/4NE1/4SW1/4 and on the East 50 feet of the SE1/4SW1/4, ADLs 402374 and 402379.

A trail easement, 20 feet wide, ADL 402378.

Subdivision requirements pursuant to AS 38.05.321.

Provided that a perpetual covenant for the benefit of all Alaska residents restricts the use of the land to agricultural purposes only as defined in AS 38.05.321. This covenant runs with the land and is binding upon the Grantee and all persons or parties claiming through the Grantee.

Provided Further that a perpetual covenant for the benefit of all Alaska residents permits the owner of the land to subdivide and convey not more than four parcels of not less than 40 acres each, after the obligation to pay for the right to construct housing in each subdivided parcel is either satisfied under AS 38.05.321(e) or, if conveyance is to be made to a member of the owner's immediate family, is acknowledged by a lien placed on the parcel under AS 38.05.321(f) as security for future payment of the amount due. A subdivided parcel may not be further subdivided. This covenant runs with the land and is binding upon the Grantee and all persons or parties claiming through the Grantee.

Provided Further that the covenants listed above may be enforced only through a civil action brought by the State, a municipality, or an Alaska resident in accordance with the requirements set forth in AS 38.05.321.

Provided Further that the Grantee expressly covenants to operate in accordance with a Farm Conservation Plan approved by the Grantor. This covenant runs with the land and is binding upon the Grantee and all other persons or parties claiming through the Grantee.

Save and Except, those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title;

And Further, the Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

To Have And To Hold the said land, together with the tenements, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and Grantee's heirs and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Land, Department of Natural Resources, State of Alaska, pursuant to delegated authority, this 8th day of December, 1997.

By: Carol L. Shobe
 Carol L. Shobe
 For Jane Angvik, Director
 Division of Land

BK 1040PG949

State of Alaska)
) ss.
Third Judicial District)

This Is To Certify that on the 8th day of December, 1997, appeared before me CAROL L. SHOBE, who is known to me to be the person who has been lawfully delegated the authority of Jane Angvik, the Director of the Division of Land, Department of Natural Resources, State of Alaska, to execute the foregoing document; that Carol L. Shobe executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

Witness my hand and official seal the day and year in this certificate first above written.

Celeste L. Kinser
Notary Public in and for the State of Alaska

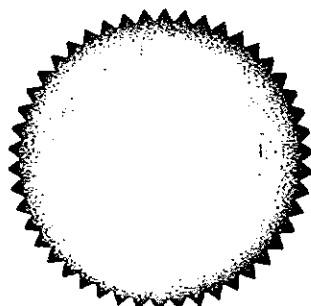
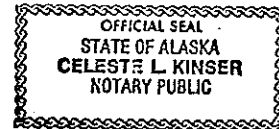
My commission expires: April 4, 2001

028776
FAIRBANKS
RECORDING DISTRICT

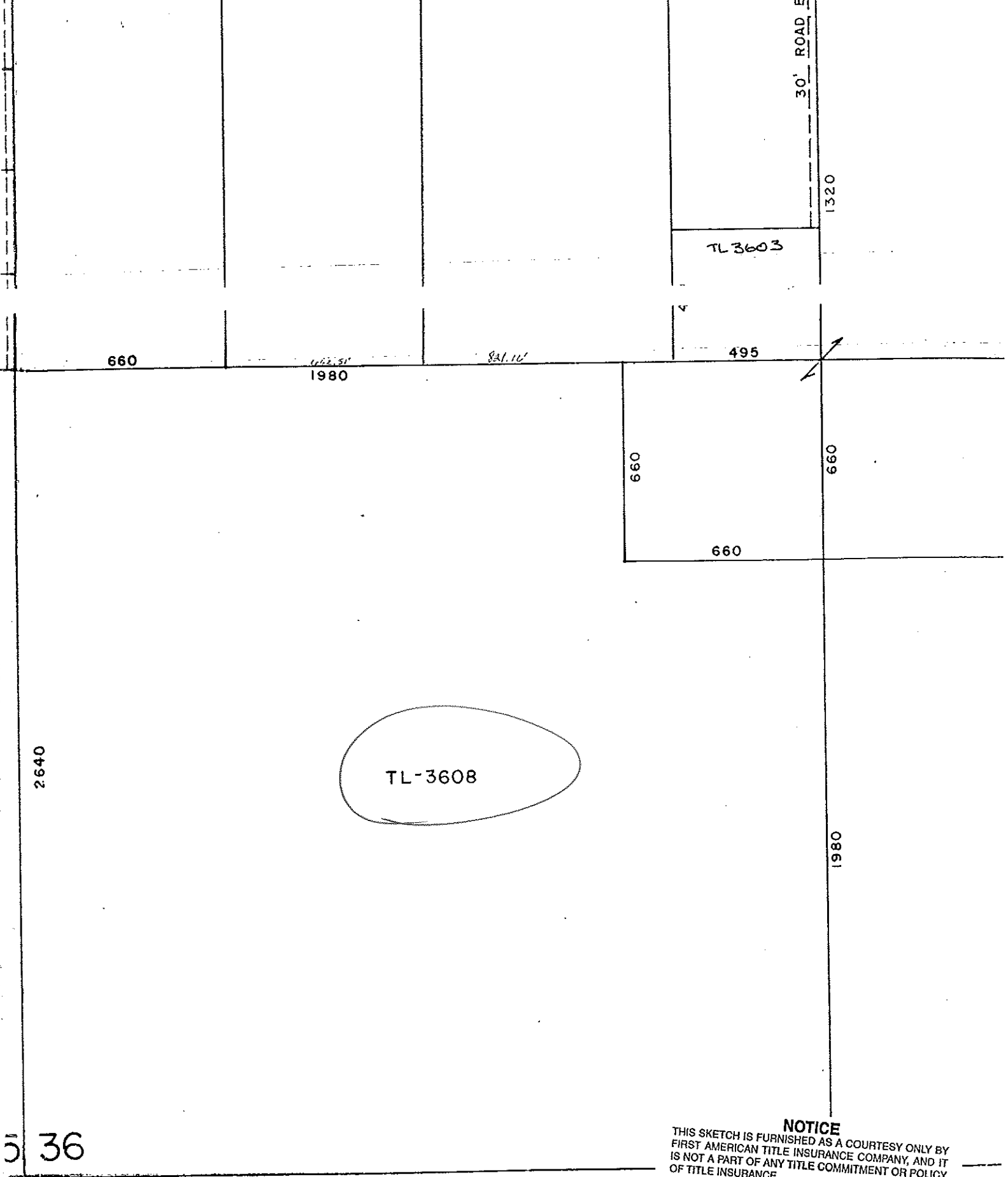
2/11/98

1997 DE 15 PH 12: 28

REQUESTED BY
Cyndie Warklow-TACK



Patent No. 16212
ADL No. 402594
Location Index:
T. 1 N., R. 4 E., F.M.
Section 36



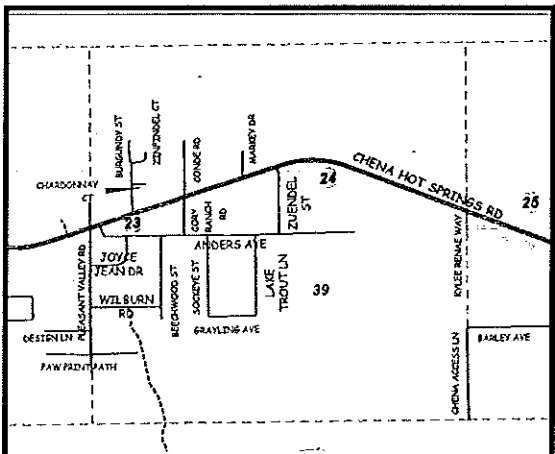
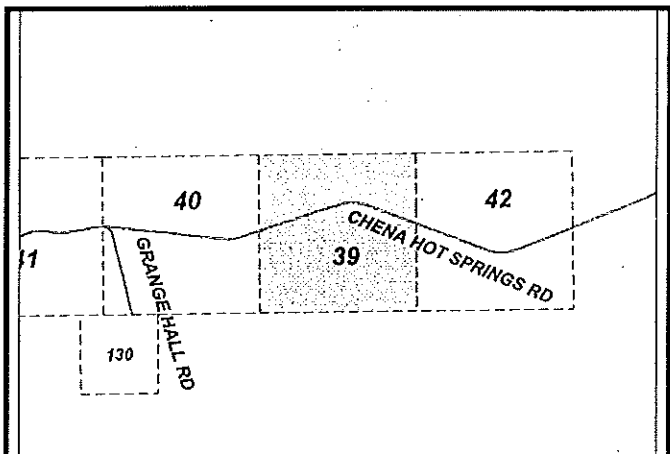
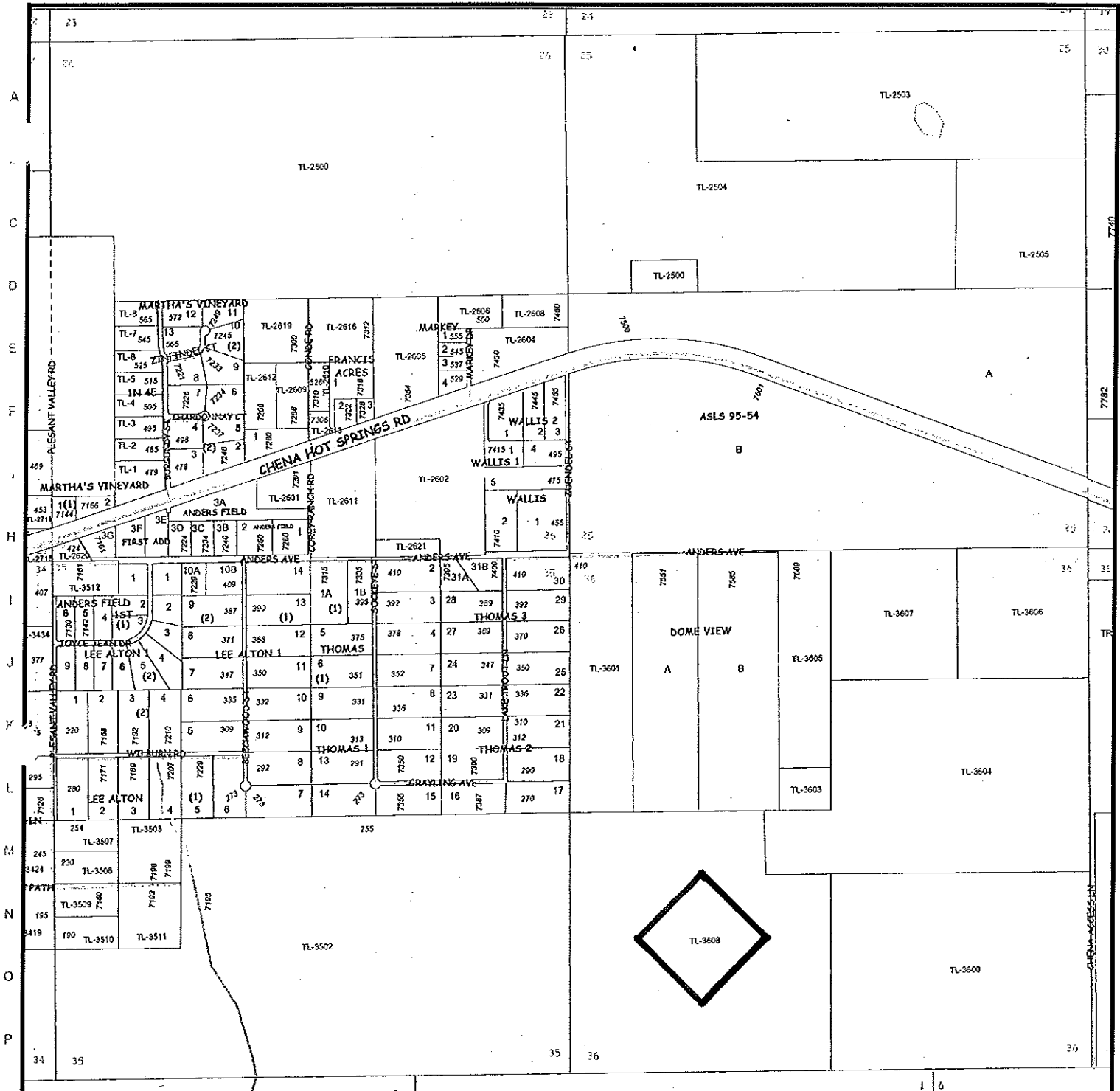
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214A)

SECTION 36, TOWNSHIP

RA

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