

Stewart Title of the Kenai Peninsula

35681 Kenai Spur Hwy., Suite 1, Soldotna, Alaska 99669

Phone (907) 260-8031 • Fax (907) 260-8036

info@stewartkenai.com

LISTING PACKAGE

PREPARED FOR: Danielle Chihuly // Mossy Oak Properties

DATE PREPARED: July 29, 2026

In response to your request for a listing package on the following described parcel:

Tract A1, DEEP CREEK PARK SUBDIVISION, NO. 2, according to Plat No. 95-10, in the Homer Recording District, State of Alaska, Third Judicial District.

We have included copies of the following documents:

- (X) Last Deed of Record
- () Last recorded Deed of Trust of Record
- (X) Covenants, Conditions, and Restrictions
- (X) Plat Map & Taxes

Vested Owner(s): TRUST AGREEMENT OF ANDREA J. MILLER

Parcel ID: 15901241

This listing package is restricted to the use of the addressee without charge in conformance with the guidelines approved by the State of Alaska Insurance Commissioner. A transaction or financial decision should not be made based on these materials. A title examination has not been accomplished to provide these materials. **Stewart Title of the Kenai Peninsula, Inc.** does not assume any liability as to the completeness or accuracy of the documents included.

When you need a complete report of the title, please contact our office to place an order for a Preliminary Commitment for Title Insurance and obtain a fee quote.

Sincerely,

Stewart Title of the Kenai Peninsula
TITLE DEPARTMENT



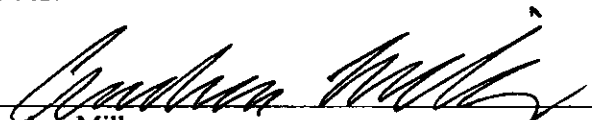
QUITCLAIM DEED

ANDREA MILLER, Grantor, an unmarried person, whose address is 4220 Frontier Lane, Anchorage, Alaska 99516, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey, release and quitclaim all of her right, title and interest without warranty to the Trustee of the TRUST AGREEMENT OF ANDREA J. MILLER DATED APRIL 8, 2022, Grantee, whose address is 4220 Frontier Lane, Anchorage, Alaska 99516, that real property situated in Homer Recording District, Third Judicial District, State of Alaska, and more particularly described as:

Tracts A-One (A1), and Thirty-One-A (31-A) DEEP CREEK PARK
SUBDIVISION, NO. 2, according to Plat No. 95-10, in the Homer
Recording District, Third Judicial District, State of Alaska.

SUBJECT HOWEVER, to any easements, reservations, covenants, conditions, restrictions, plat notations, U.S. Patent reservations and exceptions, State of Alaska Patent reservations and exceptions, rights-of-way, agreements, and notices of record.

DATED this 8th day of April, 2022.

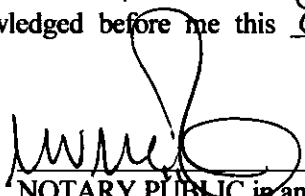

Andrea Miller

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 8th day of April, 2022, by ANDREA MILLER.

(SEAL)




NOTARY PUBLIC in and for Alaska
My Commission Expires: 6-7-2023

AFTER RECORDING, RETURN TO:

Andrea J. Miller
4220 Frontier Lane
Anchorage, AK 99516

PROTECTIVE COVENANTS AND RESTRICTIONS
FOR
DEEP CREEK PARK SUBDIVISION

1. PREAMBLE

KNOW ALL MEAN BY THESE PRESENTS, that whereas the undersigned, Kenneth W. Kime JR. And Alexander B. Kime are the owners of the properties comprising DEEP CREEK PARK and

WHEREAS, the undersigned in their desire to assure the continued developement of DEEP CREEK PARK on a high level for the benefit of future property owners and the protection of property values therein, do desire to place on and against all real property within the DEEP CREEK PARK certain protective covenants regarding the improvement and/or use of same:

NOW, THEREFORE, the undersigned hereby establish and file for record the following declarations, reservations, protective covenants, limitations, conditions and restrictions regarding the use and/or improvement of the property located in the DEEP CREEK PARK, the plat of which is recorded in the HOMER Recording District, Plat No. 85-66, FILED JUNE 7, 1985, and described as:

II. APPLICATION

The covenants and restrictions contained herein shall apply in their entirety to all lots as are contained within the plat of DEEP CREEK PARK, No. 85-66 EXCEPT FOR TRACT A.

The covenants, restrictions and conditions shall become effective and shall be eforceable upon recording and shall superzed any other covenants, restrictions, or conditions recorded separately or as shown on the plat.

III. COVENANTS AND RESTRICTIONS

1. All lots in this subdivision shall be used for residential or recreational purposes. Any dwellings, cabins or other structures on the lots shall be single family units or structures. Only one structure, residential or recreational, shall be allowed per lot.

2. Residential Homes: Any structures erected or move to DEEP CREEK PARK, intended to be used as a residence shall be subject to the following restrictions:

(a) There is no minimum size for any such structure. However, any residential building proposed to be constructed must first be approved by any member of the Architectural Control Committee whose initial membership shall consists of Kenneth W. Kime, Jr., Alexander B. Kime, and Greg D. Ochsner.

(b) No building may remain in an unfinished exterior only state for more than two years. All garages, outbuildings and storage buildings shall be of the same quality and workmanship as any residential dwelling. All outbuildings to be approved by the Architectural Control Committee.

(c) All construction of any type, including outbuildings shall be on a permanent foundation. All frame construction shall be to FHA minimum standards or better.

3. Recreational Cabins: Any structure erected or moved to DEEP CREEK PARK or intended to be move to DEEP CREEK PARK and intended to used as a recreational cabin or to be occupied only seasonally shall be subject to provisions 2(a) and 2(b) above, and any outbuildings shall conform to 2(c).

4. Mobile Homes, are not allowed in DEEP CREEK PARK.

5. Moveable trailers and RV: Camping trailers and recreational vehicles and motor homes shall be allowed subject to the following conditions and restrictions:

(a) Any such units must be manufactured as a "camping" trailer, recreational vehicle, or motor home and not converted.

(b) Any disabled or disconnected unit remaining stationary for in excess of 12 months^{and used as a permanent residence} shall be considered a mobile home and subject to the restrictions of section 4, above. Camp trailers, may not be on a permanent foundation.

(c) All outbuildings must conform to section 2(a) above.

6. Tents: Tents and other temporary sleeping quarters shall be allowed subject to the following conditions and restrictions:

(a) They may not be left on a year-round basis.

(b) There may be no more than three tents on any one lot at any time.

7. Setbacks: No temporary or permanent structure may be located within building setbacks on plat, or 30 feet from any side lot line. All structures must be as close to center of lot as possible.

8. To ensure natural growth screening and aesthetics between dwelling structures, no cutting of live trees, is allowed except for clearing for structures, driveways, camper pads, and outside living areas. No lot may be clear cut more than 50%. Fallen trees shall be removed or neatly stacked for firewood. Branches must be removed from ground. Saw mills are not allowed.

9. Firepits:

(a) All firepits must have stone or any inflammable guard around pit should not be less than 12 inches high.

(b) A clear cut gravel perimeter of not less than 15 feet must surround the fire pit guard.

10. Parking: All recreational vehicles, vehicles, boats, trailers, snowmachines, motorcycles, three-wheelers, etc., must be parked out of all road rightaways within DEEP CREEK PARK.

11. No motorbikes or offroad recreational vehicles shall be driven in the subdivision except for egress and ingress. The maximum speed limit for the operation of any vehicle within the subdivision shall be 15 miles per hour.

12. Fencing: All fences or other barriers must be of good quality and not annoying or offensive to the neighborhood.

13. Signs: No sign of any kind shall be displayed to the public view on any lot except one sign for not more than five square feet advertising the property for sale or rent or signs used by a builder to advertise the property during the construction and sales period.

14. The re-subdivision of any lot shall not be allowed.

15. No commercial breeding, boarding or raising of animals shall be allowed. The term "commercial" as used above means for sale or profit. All dogs shall be restrained when necessary to prevent nuisances. No animals, fences or cages shall be annoying or offen-

sive to the neighborhood. No dog teams allowed.

16. No oil or mineral rights are acquired with this land.

17. No lot shall be used or maintained as a dumping ground for rubbish, junk yard or inoperable vehicles. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

18. Offensive and annoying activities, not generally found in residential or recreational neighborhoods, which lead to excessive noise levels, excessive odors, or excessive visual decay of the neighborhood shall not be permitted.

19. No mining activities, mineral exploration, or excavation related thereto shall be allowed on or within five hundred (500) feet of the surface of any lot in the subdivision.

20. Discharging of firearms is not allowed.

21. No running of chain saws after 9:00 P.M.

22. Power generators must be contained so they are not loud and obnoxious.

IV. LANDOWNERS' ASSOCIATION

The responsibility for road maintenance shall rest with the property owners, and any costs for road maintenance shall be paid as needed by prorating such costs among the property owners actually receiving the benefit, until the area is incorporated into some type of road service area.

A Landowners' Association, which shall consist of the owners of each lot, shall authorize routine maintenance and repair of all streets within the subdivision, as well as snow removal, and shall be responsible for billing the members of the Association for any road maintenance performed. Payments must be received within thirty (30) days from the date of billing.

V. GENERAL PROVISIONS

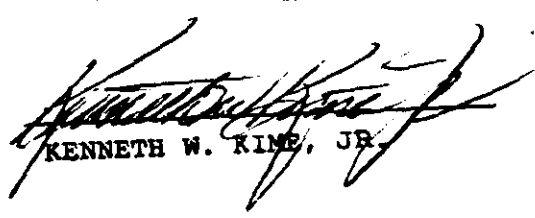
1. Terms: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then lot

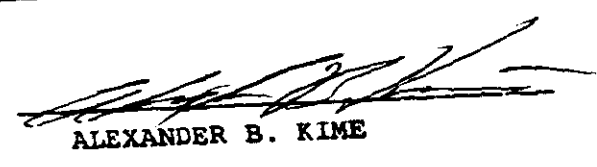
owners has been recorded, agreeing to change said covenants in whole or in part.

2. Enforcement: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages, and such actions may be brought by the owner or owners of any lot in the subdivision.

3. Severability: Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

DATED this 14th day of June, 1985.


KENNETH W. KIME, JR.


ALEXANDER B. KIME

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) SS

THIS IS TO CERTIFY that on this 14th day of June, 1985, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Kenneth E. Kime, Jr., to me known to be the person described and who executed the foregoing document and he acknowledged to that he executed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official notarial seal on the day, month and year in this certificate first hereinabove written.

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) SS


NOTARY PUBLIC IN AND FOR ALASKA
My commission expires 11-18-1986
NOTARY PUBLIC
WM. ROY ELLISTON
Commission expires 11-18-1986

THIS IS TO CERTIFY that on this 14th day of June, 1985, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Alexander B. Kime, to me known to be the person described and who executed the foregoing document and he acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official notarial seal on the day, month and year in this certificate first hereinabove written.

Wm Roy Elliston
 NOTARY PUBLIC IN AND FOR ALASKA
 My commission expires:

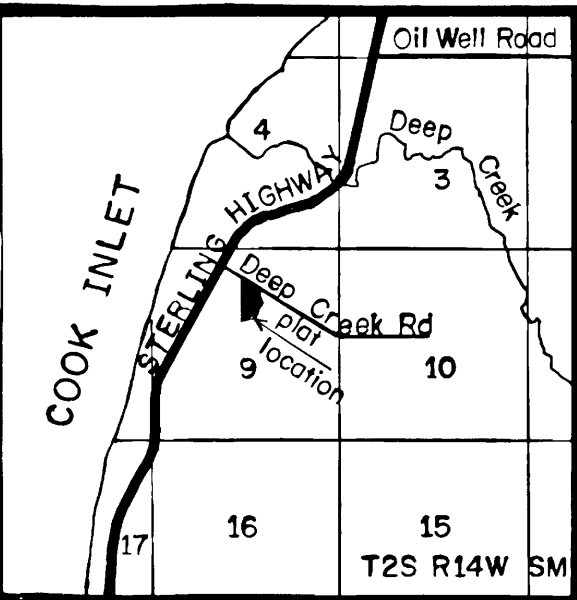
STATE OF ALASKA
 NOTARY PUBLIC
 WM. ROY ELLISTON
 Commission expires 11-18-1986

P

85-3381
 23 - *[initials]*

RECORDED - ~~FILED~~
 HOMER RECORDING
 DISTRICT

Jan 18 10 05 AM '85
 REQUESTED BY KBT
 ADDRESS HOMER

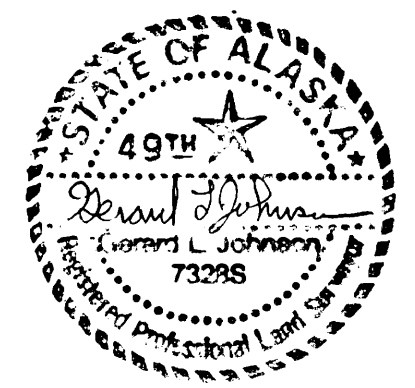


DEEP CREEK PARK SUBDIVISION No. 2

BEING A REPLAT OF LOTS 28,29,30,31, AND TRACT 'A' DEEP CREEK PARK SUBD. (HR 85-66)
Located in the NE 1/4 Section 9, T2S R14W, SM, Alaska. Homer Recording District KPB File 95-27

Prepared for
Homer Electric Association, Inc.
3977 Lake Street
Homer, Ak 99603

Prepared by
Johnson Surveying
Box 27
Clam Gulch, Ak 99568



SCALE 1"=100' AREA=5.52 acres 10 Jan, 1995

VICINITY 1"=1mile MAP

RECORDED-FILED 95-10
HOMER RECORDING DIST.
DATE 4-26-1995
Time 3:43 P M
Requested by
Johnson Surveying
Box 27
Clam Gulch, Ak 99568

LEGEND

- 3-1/4" alcap monument, 2087-S, 1985, found.
- 2" alcap on 5/8" rebar, 2087-S, 1985, found.
- 3-1/4" alcap monument, 610-S, 1979, record, HR 85-66.
- 2" alcap on 5/8" rebar, 2087-S, 1985, record, HR 85-66.
- () - indicates record information from plat HR 85-66.

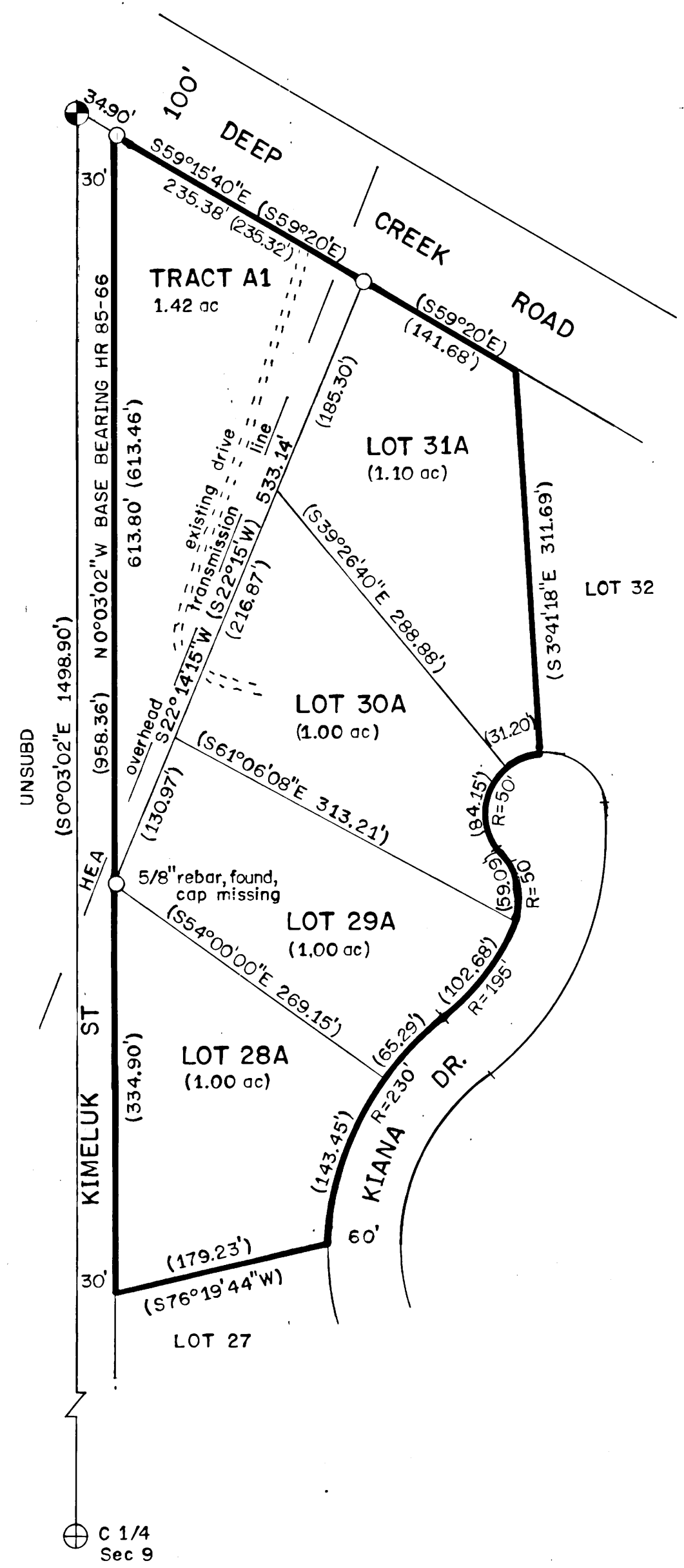
NOTES

- The purpose of this replat is to vacate a utility easement, locate HEA transmission line and dedicate transmission line easement, and clarify legal access to Tract A1. No lot lines are being altered by this plat.
- Corners of Tract A1 only were recovered during this survey. All other lot corners and dimensions are shown according to record information.
- A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines. Along Deep Creek Road and Kimeluck Street, area of setback not within a utility easement or used for driveway is reserved as a screening easement.
- No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- Access to Lot 28A may be from either Kimeluck Street or Kiana Drive; Access to Lot 31A may be from Kiana Drive, or with State DOT approval from Deep Creek Road; and, Access to Tract A1 may be from Kimeluck Drive, or with State DOT approval from Deep Creek Road.
- Existing HEA transmission line is the centerline of a 100' wide transmission line easement.
- A 40' utility easement located within Tract A1 along its east boundary is being vacated by this plat.
- No direct access to State maintained R.O.W.s permitted without approval of State of Alaska Department of Transportation.

WASTEWATER DISPOSAL

Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
The ADEC approves this subdivision for platting.

Signature David M. Bear Title Environmental Engineer Date 3-29-95



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 13 March, 1995.

KENAI PENINSULA BOROUGH

BY: Richard B. Trogger Date 4-26-95
Authorized Official

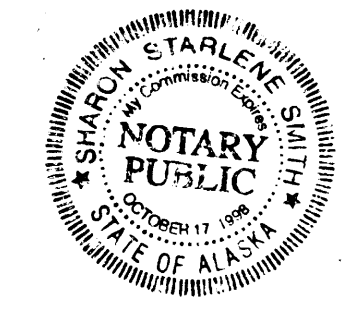
OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of replat, and by our free consent grant all easements to the use shown.

Alan M. Ramos 4503 Spenard Rd. No.6 Anchorage, Ak 99517
Tract A1
Shirley Kotila P.O. Box 143155 Anchorage, Ak 99514-3155
Lots 29A, 30A, and 31A
Donald Carter 5341 Country Club Lane Anchorage, Ak 99516
Lot 28A

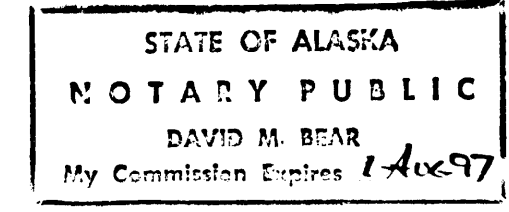
NOTARYS' ACKNOWLEDGEMENT

For Alan M. Ramos
Subscribed and sworn to before me this 22nd
day of March, 1995.
Sharon Starlene Smith
Notary Public for Alaska
My commission expires 10-17-98



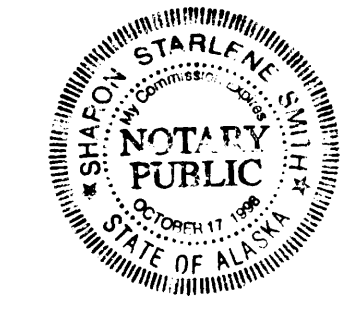
NOTARYS' ACKNOWLEDGEMENT

For Shirley Kotila
Subscribed and sworn to before me this 3-19
day of March, 1995.
David M. Bear
Notary Public for Alaska
My commission expires 1-1-97



NOTARYS' ACKNOWLEDGEMENT

For Donald Carter
Subscribed and sworn to before me this 22nd
day of March, 1995.
Sharon Starlene Smith
Notary Public for Alaska
My commission expires 10-17-98



 2026 VALUES ARE NOW CERTIFIED.

 Return

 New Search

 Tax Info

 Print

 Map It!

 [Update Mailing Address](#)

General Information

Property Owner: MILLER ANDREA J TRUST AGREEMENT	Property ID: 15901241	Acreage: 1.4200
Mailing Address: 4220 FRONTIER LN ANCHORAGE AK 99516-2219	Property Address: 67537 DEEP CREEK RD	Tax Authority Group: 68 - Western Emergency Svs

Legal Description
T 2S R 14W SEC 9 Seward Meridian HM 0950010 DEEP CREEK PARK SUB NO 2 TRACT A1

Ownership History

Document No.	Date	Grantor	Grantee	Type
20220013020	4/26/22	Miller Andrea	Miller Andrea J Trust Agreement	Multiple
20160003570	2/18/16	Carroll Susan A	Miller Andrea	Multiple
11003415	11/28/11	Multiple Owners	Carroll Susan A	Multiple
20110034100	11/2/11	Carroll Robert K	Multiple Owners	Multiple
20070004650	2/5/07	Cox William J & Carroll Robert K	Carroll Robert K	

[1](#)[2](#)[3](#)[4](#)

5

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items per page

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Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2026	Main Roll Certification	26,600	118,200	144,800
2025	Main Roll Certification	26,000	112,200	138,200
2024	Main Roll Certification	19,100	103,300	122,400
2023	Main Roll Certification	15,900	91,000	106,900
2022	Main Roll Certification	15,900	95,200	111,100

[1](#)[2](#)[3](#)[4](#)[5](#)[6](#)

5

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items per page

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Improvements

Building	Code	Description	Grade	Year	Length	Width	Units	Type	Value
R01	DWELL	Dwelling	F+	1994	0	0	674	Fin. sq.ft.	98,100
R01	SWL	Residential Sewer Water Landscaping	A	n/a	0	0	1	Item	12,000
R01	MACHINE	General Purpose Bldg x Other	L	1999	26	12	348	Sq.ft.	3,600
R01	CONEX	CONTAINER VAN / CONEX	A	n/a	34	8	1	Item	2,500
R01	DRIVE	Gravel Driveway	A	n/a	0	0	1	Item	2,000

✉

Update Mailing Address

Account Information

Owner of Record: MILLER ANDREA J TRUST AGREEMENT	PIN: 15901241	Tax Roll: Real Property
Mailing Address: 4220 FRONTIER LN ANCHORAGE AK 99516-2219	Property Address: 67537 DEEP CREEK RD	TAG: 68 - WESTERN EMERGENCY SVS

Last updated: 7/29/2026 10:09:02 AM

Owners
MILLER ANDREA J TRUST AGREEMENT.

Legal Description
T 2S R 14W SEC 9 Seward Meridian HM 0950010 DEEP CREEK PARK SUB NO 2 TRACT A1

Tax Bills Due

Total Payable:

\$1,398.78

ADD ALL TO CART

Min. Due:

\$699.39

ADD TO CART

Pay Partial:

ADD TO CART

-

Bills Due

i

 Payments will be applied to the oldest balance first.

2026 | BILL: 2026040971 | REAL PROPERTY

DUE \$1,398.78

ADD TO CART

+ All past due items must be paid together. Funds Breakdown					
Status	Installment	Due Date	Taxes And Charges	Paid	Owed
Due	1	9/15/26	+ \$699.39	\$0.00	\$699.39
Due	2	11/16/26	+ \$699.39	\$0.00	\$699.39

+

Settled Charges

Payment History

i

 Select the "Tax Year" link to view the **Funds Breakdown** for the entire tax year.

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2025	2025041390	11/17/25	B26.38732	\$1,416.28
2024	2024041001	11/17/25	B26.38732	\$273.00
2024	2024041001	8/16/24	B25.13125	\$1,061.96
2023	2023042194	7/12/23	B24.1991	\$1,151.32
2022	2022042380	11/7/22	B23.37107	\$616.05
2022	2022042380	9/7/22	B23.17160	\$616.05
2021	2021042179	11/5/21	B22.36862	\$629.98

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2021	2021042179	9/7/21	B22.17060	\$629.98
2020	2020042750	11/6/20	B21.37913	\$471.21
2020	2020042750	9/4/20	B21.17406	\$471.21
2019	2019042870	11/8/19	B20.36739	\$413.70
2019	2019042870	9/9/19	B20.14999	\$413.70
2018	2018043128	11/7/18	B19.37012	\$354.48
2018	2018043128	9/7/18	B19.15954	\$354.48
2017	2017038055	11/9/17	B18.37613	\$300.53
2017	2017038055	9/12/17	B18.17756	\$300.53
2016	2016038391	11/10/16	B17.37362	\$376.79
2016	2016038391	9/12/16	B17.17407	\$376.79
2015	2015043002	9/9/15	B16.15980	\$734.72
2014	2014049644	8/8/14	B15.7065	\$721.60