

Stewart Title of the Kenai Peninsula, Inc.

35096 Kenai Spur Highway, Soldotna, Alaska 99669
Phone (907) 260-8031 • Fax (907) 260-8036
info@stewartkenai.com

LISTING PACKAGE

PREPARED FOR: Danielle

DATE PREPARED: November 9, 2021

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

Tract A, Mullegen Tracts, plat no. 2013-13, Kenai Recording District, Third Judicial District, State of Alaska.

We have included copies of the following documents:

- (X) Last Deed of Record
- (None) Last recorded Deed of Trust of Record
- (None) Covenants, Conditions and Restrictions
- (X) Plat Map

Vested Owner: Yar Ventures, LLC
Parcel No.: 133-114-26

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, Inc.
TITLE DEPARTMENT

**Record in the Kenai Recording District**

After recording return to:

Ray Legenza
P.O. Box 773468
Eagle River, AK 99577

WARRANTY DEED

The Grantors, RAY LEGENZA and JEANETTE LEGENZA, husband and wife, whose address is 16927 Yellowstone Drive, Eagle River, Alaska, 99577, and PATRICK MULLEN and SANDRA MULLEN, husband and wife, whose address is 8736 Inyo Circle, Eagle River, Alaska, 99577, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, convey and warrant to the Grantee YAR VENTURES, LLC, an Alaska limited liability company, whose address is P.O. Box 773468, Eagle River, Alaska, 99577, the following-described real estate:

MULLEGEN TRACTS, TRACT A in Section 35, Township 3 North, Range 12 West, Seward MERIDIAN, according to the official plat thereof, filed under Plat Number 2010-13, Kenai Recording District, Third Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

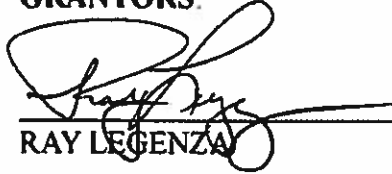
TOGETHER WITH, all and singular, the tenements and appurtenances thereunto belonging or in anywise appertaining, for themselves, the Grantors covenant with and for the benefit of the Grantees and assign that except for interests reserved by patent, liens for valorem taxes not yet due, and liens for special assessments:

1. The Grantors are seized in fee simple absolute of the said property.
2. The same shall be enjoyed without any lawful disturbances;
3. The same is free from all encumbrances;
4. On demand, any further assurance of the same that may be reasonably required will be executed and delivered; and

5. The title is warranted and will be defended.

DATED this 2nd day of September, 2010.

GRANTORS:

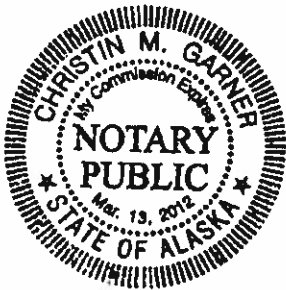

RAY LEGENZA



JEANETTE LEGENZA

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

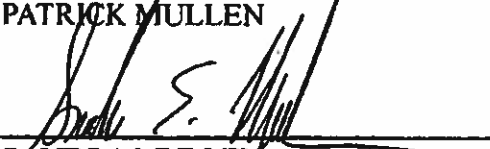
BEFORE ME, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared RAY LEGENZA and JEANETTE LEGENZA known to me to be the individuals who executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal this 2nd day of September 2010.




Notary Public in and for Alaska
My Commission Expires: 03.13.2012


PATRICK MULLEN

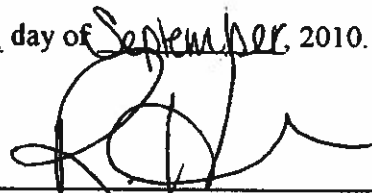

SANDRA MULLEN



STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

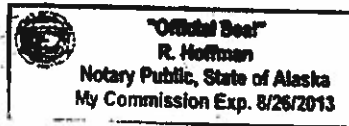
BEFORE ME, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared PATRICK MULLEN and SANDRA MULLEN known to me to be the individuals who executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal this 2nd day of September, 2010.



Notary Public in and for Alaska

My Commission Expires: 8/26/2013



MULLEGEN TRACTS

Located in the SE1/4 SE1/4 Section 35, T3N R12W, S1M Cohoe, Alaska
Kenai Recording District Kenai Peninsula Borough File 2009-130

Prepared for
Ray & Jeanette Legenza
16927 Yellowstone Drive
Eagle River AK 99577

Prepared by
Johnson Surveying
Box 27
Clon Gulch, AK 99568



Patrick & Sandra Mullen
8736 Inyo Circle
Eagle River AK 99577

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 14 September, 2009.

KENAI PENINSULA BOROUGH

By: Ray Legenza April 6, 2010
Authorized Official Date

SCALE 1" = 200' AREA = 39.961 acres
11 September, 2008

LEGEND

- ⊕ = 1920 USGLD Brass cap monument. Found
- ⊕ = 3 1/2" alcap monument. LS-6101, 1995. Found
- ⊕ = 3 1/2" alcap monument. LS-4928, 1986. Found
- = 5/8" rebar. Found. replace with 2 1/2" x 30" aluminum monument
- ⊥ = 1/2" x 4" rebar with 1" plastic cap. set
- () = indicates record information, plat KRD 96-29.

NOTES

- 1 A building setback of 20' from all street ROW's 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.
- 2 No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
- 3 An exception to matching ROW dedications Noid Drive and Grindstone Avenue was granted by the Kenai Peninsula Borough Planning Commission at the meeting of 14 September, 2009.

OWNERSHIP CERTIFICATE & DEDICATION

We hereby certify that we are the owners of the real property shown and described herein and that we hereby adopt this plan of subdivision, and by our Free consent dedicate all ROW's and grant all easements to the use shown.

Ray Legenza
Ray Legenza 16927 Yellowstone Dr. Eagle River, AK 99577

Jeanette Legenza
Jeanette Legenza 16927 Yellowstone Dr. Eagle River, AK 99577

Patrick Mullen
Patrick Mullen 8736 Inyo Circle Eagle River, AK 99577

Sandra Mullen
Sandra Mullen 8736 Inyo Circle Eagle River, AK 99577

NOTARY'S ACKNOWLEDGEMENT

For Ray & Jeanette Legenza
Subscribed and sworn to before me this 27th
day of January 2010.

R. Williams
Notary Public For Alaska

My commission expires 12/31/2013

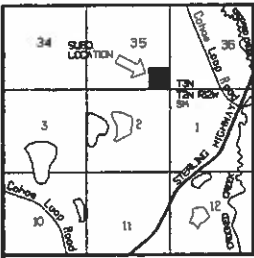


NOTARY'S ACKNOWLEDGEMENT

For Patrick & Sandra Mullen
Subscribed and sworn to before me this 27th
day of January 2010.

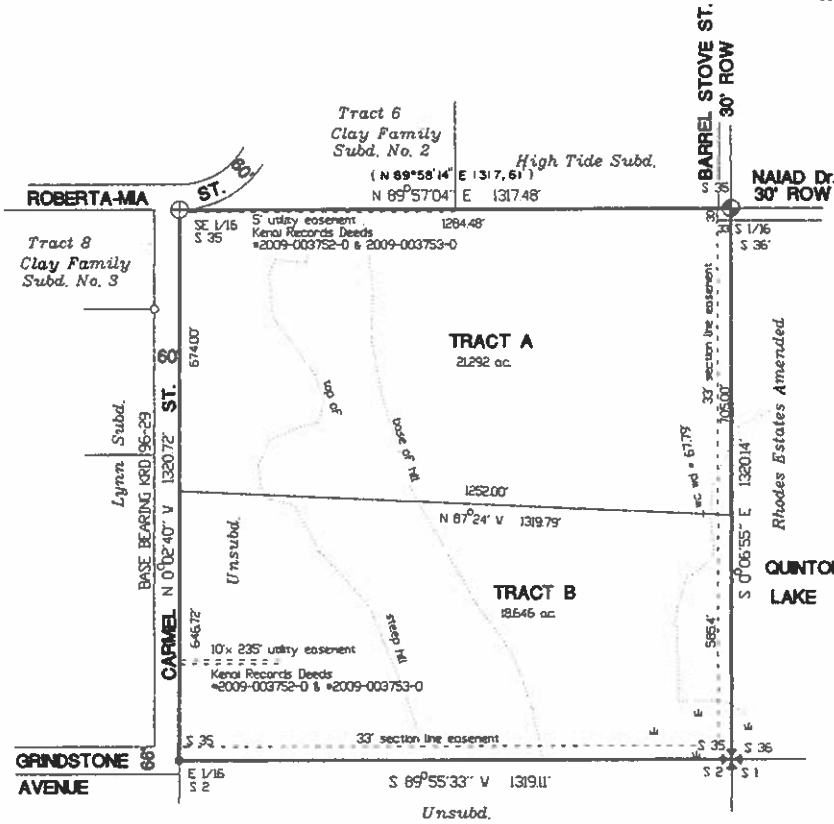
R. Williams
Notary Public For Alaska

My commission expires 8/26/2013



VICINITY 1" = 1 mile MAP

2010-13
RECORDED-FILED
KRD 96-29 - REC DIST
DATE 9-14-2010
TIME 5:29 P M
Requested by:
Johnson Surveying
Box 27
Clon Gulch, AK 99568



WASTEWATER DISPOSAL

These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

Kenai Peninsula Borough
Property Tax Division

Kenai Peninsula Borough - Property Tax Division
PO Box 3040, Soldotna, Alaska 99669
Phone: (907) 714-2304
Fax: (907) 714-2376

Account Detail

Search Results

View Assessment

Map It

Print this Page

KPB Tax Information

PIN	Property Type	Last Update
13311426	Real Property	11/9/2021 8:25:26 AM
Mailing Address: YAR VENTURES LLC PO BOX 773443 EAGLE RIVER , AK 99577-3443 TAG 58 - CENTRAL EMERGENCY SERVICES		Location: 22176 CARMEL ST
<input type="button" value="Change of Address"/>		
Legal Description		
T 3N R 12W SEC 35 Seward Meridian KN 2010013 MULLEGEN TRACTS TRACT A		

KPB Tax Bills

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Amount Due
2021	\$1,783.94	\$1,783.94	\$0.00	\$0.00	\$0.00
2020	\$1,587.72	\$1,587.72	\$0.00	\$0.00	\$0.00
2019	\$1,550.08	\$1,550.08	\$0.00	\$0.00	\$0.00
2018	\$692.62	\$692.62	\$0.00	\$0.00	\$0.00
2017	\$653.58	\$653.58	\$0.00	\$0.00	\$0.00
2016	\$663.66	\$663.66	\$0.00	\$0.00	\$0.00
2015	\$653.98	\$653.98	\$0.00	\$0.00	\$0.00
2014	\$654.84	\$654.84	\$0.00	\$0.00	\$0.00
2013	\$626.48	\$626.48	\$0.00	\$0.00	\$0.00
2012	\$627.32	\$627.32	\$0.00	\$0.00	\$0.00
2011	\$613.52	\$613.52	\$0.00	\$0.00	\$0.00
Total					\$0.00

Browser Compatibility

This site is best viewed using Google Chrome, Mozilla Firefox OR Internet Explorer 10

The Kenai Peninsula Borough Finance Department makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (907) 714-2304 or



Kenai Peninsula Borough

Nov 9 2021 12:24PM

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

General Information

YAR VENTURES LLC PO BOX 773443 EAGLE RIVER, AK 99577-3443	Property ID	13311426
	Address	22176 CARMEL ST
	Document / Book Page	20100083800
	Acreage	21.2900

Owners

Property ID	Display Name	Address
13311426	YAR VENTURES LLC	PO BOX 773443

Legal Description

Description
T 3N R 12W SEC 35 Seward Meridian KN 2010013 MULLEGEN TRACTS TRACT A

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$190,400	\$8,700	\$199,100
2020	Main Roll Certification	\$168,500	\$8,700	\$177,200
2019	Main Roll Certification	\$165,100	\$7,900	\$173,000
2018	Main Roll Certification	\$69,200	\$8,100	\$77,300
2017	Main Roll Certification	\$69,200	\$7,600	\$76,800
2016	Main Roll Certification	\$69,200	\$7,700	\$76,900
2015	Main Roll Certification	\$69,200	\$7,200	\$76,400
2014	Main Roll Certification	\$69,200	\$7,300	\$76,500
2013	Main Roll Certification	\$69,200	\$3,900	\$73,100
2012	Main Roll Certification	\$69,200	\$4,000	\$73,200
2011	Main Roll Certification	\$69,200	\$4,100	\$73,300