

Stewart Title of the Kenai Peninsula, Inc.

35681 Kenai Spur Hwy., Suite B, Soldotna AK 99669

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

info@stewartkenai.com

Property Profile

PREPARED FOR: Mossy Oak Properties – Raquel Hawkins

DATE PREPARED: October 15, 2026

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

1530 Kittiwake Ct., Kenai AK 99611

Lot Thirteen (13), Block One (1), LEO T. OBERTS SUBDIVISION ADDITION NO. 1, according to Plat No. 79-72, Kenai Recording District, Third Judicial District, State of Alaska.

We have included copies of the following documents:

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

Vested Owner(s): Mike Cluff and Michael Cluff, Married

Parcel No: 049-460-13

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,

Mary Frenge

Stewart Title of the Kenai Peninsula, Inc.

TITLE DEPARTMENT

**WHEN RECORDED MAIL TO:**

Mike Cluff 50%, Ray Metcalfe 25%, Julie Olsen 25%
6976 Whitehall St
Anchorage, AK 99502

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No.: 134992-AK

Parcel No.: 049-460-13

TRUSTEE'S DEED

Trustee: CLEAR RECON CORP, 3333 Camino Del Rio South, Suite 225, San Diego, California 92108

Grantee: Mike Cluff 50%, Ray Metcalfe 25%, Julie Olsen 25%, 6976 Whitehall St, Anchorage, AK 99502

RECITALS:

1. HAROLD WELLNITZ, A SINGLE PERSON, Trustor executed and delivered to FIRST AMERICAN TITLE, Trustee for the benefit of WELLS FARGO BANK, N.A., Beneficiary, a Deed of Trust dated 3/17/2020 and recorded on 3/23/2020, as Instrument No. 2020-002336-0 in the Kenai Recording District of the 3rd Judicial District of Alaska. In the Deed of Trust, the following described real property was conveyed by the Trustor to the Trustee to secure the performance of certain obligations to the Beneficiary:

Lot 13, Block 1, LEO T. OBERTS SUBDIVISION, ADDITION NO. 1, according to the official plat thereof, filed under Plat Number 79-72, Records of the Kenai Recording District, Third Judicial District, State of Alaska.

More accurately described as:

Lot Thirteen (13), Block One (1), LEO T. OBERTS SUBDIVISION, ADDN. 1, according to Plat No. 79-72, Kenai Recording District, Third Judicial District, State of Alaska.

Thereafter, the Trustor defaulted in performance of the obligations secured by the Deed of Trust. The default still existed at the time of sale by the Trustee to the Grantee.

2. CLEAR RECON CORP was appointed Substitute Trustee of the Deed of Trust. The Substitution of Trustee was recorded on 5/30/2025, as Instrument No. 2025-003645-0, in the Kenai Recording District of the 3rd Judicial District of Alaska.
3. The Beneficiary declared the Trustor of the Deed of Trust to be in default. Notice of Default and Election to Sell Under Deed of Trust including the reason for the declaration of default, the Beneficiary's election to declare all sums due to it immediately due and the Beneficiary's election to foreclose the Deed of Trust by advertisement and sale to satisfy the Trustor's obligations was recorded on 5/30/2025, as Instrument No. 2025-003646-0, in the Kenai Recording District of the 3rd Judicial District of Alaska.

TRUSTEE'S DEED, Con't

T.S. No.: 134992-AK

4. After recording the Notice of Default and Election to Sell Under Deed of Trust, the Trustee gave notice of the time and place set for sale of the Real Property. Notice of the sale was given:
 - A. To all persons entitled to receive such notice as required by AS 34.20.070, by mailing the notice to them at their last known addresses by certified mail on 6/6/2025. The Affidavit of Mailing Notice of Default and Election to Sell Under Deed of Trust attached hereto as Exhibit A.
 - B. By posting the notice in the following public places on 6/2/2025; (1) the ANCHORAGE U.S. Post Office 1601 W. Northern Lights Boulevard, Anchorage, AK 99517; (2) the bulletin board at the ANCHORAGE Municipal Clerks Office 632 W 6th Ave., Anchorage, AK 99501; and (3) on the bulletin board at the ANCHORAGE Superior Court 825 W 4th Ave., Anchorage, AK 99501; and posted to the property 6/2/2025. The Affidavit(s) of Posting is attached hereto as Exhibit B.
 - C. By publishing such notice in the Alaska Journal of Commerce, a newspaper of general circulation in the 3rd Judicial District of Alaska on 6/15/2025, 6/22/2025, 6/29/2025, and on 7/6/2025. By publishing a copy of such notice on www.alaskajournal.com beginning on 6/15/2025, and continuing through 7/29/2025. The Affidavit of Publication is attached hereto as Exhibit C.
5. Prior to the Trustee's Sale, no action on an obligation secured by the Deed of Trust was pending, nor was there any action pending at the time of said Trustee's Sale to foreclose a lien or other encumbrance on all of any part of the Real Property.
6. All legal requirements and all provisions of the Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in AS Chapter 34.
7. On the date of the Notice of Default and Election to Sell Under Deed of Trust, the Trustee did not have actual notice of any person claiming an interest which was subsequent to the Trustee's interest in the Real Property, except for those persons referred to in Recital of the deed.
8. On 10/14/2025, at 10:00 AM at 3RD JUDICIAL DISTRICT: Inside the Lobby of the Boney Courthouse located at 303 "K" Street, Anchorage, AK 99501, the Trustee sold the Real Property in one parcel at public auction to the highest bidder. The price bid was paid at the time of sale.
9. The true and actual consideration paid for this transfer is \$200,100.00.



TRUSTEE'S DEED, Con't

T.S. No.: 134992-AK

In consideration of the sum paid by the Grantee in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust, the receipt of which is hereby acknowledged, the Trustee hereby conveys to the Grantee all interest which the Trustor had or had had the power to convey at the time of Trustor's execution of the Deed of Trust in and to the Real Property described herein, together with any interest the Trustor or the Trustor's successors in interest acquired after the execution of the Deed of Trust.

Dated: OCT 20 2025

CLEAR RECON CORP



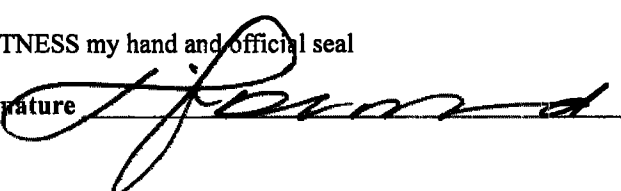
Monica Chavez
Authorized Signor

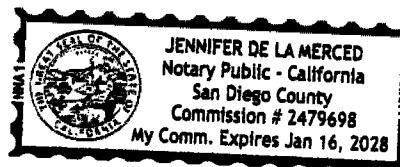
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On OCT 20 2025 before me, Jennifer De La Merced,
a Notary Public, personally appeared Monica Chavez who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature 



WHEN RECORDED RETURN TO:
MICHAEL CLUFF
6976 WHITEHALL STREET
ANCHORAGE, ALASKA 99502

**QUITCLAIM DEED**

A.S. 34.15.040

For \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, Ray Metcalfe, unmarried, of 10270 Arborvitae Dr, Anchorage, Alaska 99507 (grantor) and Julie Olsen, married, of 1501 Oceanview Dr, Anchorage, Alaska, 99515 (Grantor), does hereby grant, as well as quitclaim, unto Michael Cluff, married, of 6976 Whitehall Street, Anchorage, Alaska 99502 (collectively the Grantee), the following lands and property, together with all improvements located on the property, lying in the Third Judicial District State of Alaska.

Lot 13, Block 1, LEO T. OBERTS SUBDIVISION, ADDITION NO. 1, according to the official plat thereof, filed under Plat Number 79-72, records of the Kenai Recording District, Third Judicial District, State of Alaska.

More accurately described as:

Lot Thirteen (13) Block One (1), LEO T. OBERTS SUBDIVISION, ADDN.1 According to Plat No. 79-72, Kenia Recording District, Third Judicial District, State of Alaska.

Commonly referred to as: 1530 KITTIWAKE CT. KENAI, AK 99611-8612

APN: 049-460-13

Prior instrument reference: document No. 2025-009216-0 Kenai recording District

TO HAVE AND HOLD same unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenance thereunto belonging.

IN WITNESS WHEREOF this deed was executed by the undersigned this 24th
Day of NOVEMBER, 2025

Signed in the presence of:

[Signature]

Witness Signature

[Signature]

Witness Signature

[Signature]
Ray Metcalfe

[Signature]
Julie Olsen

ACKNOWLEDGEMENT

THIRD JUDICIAL DISTRICT)

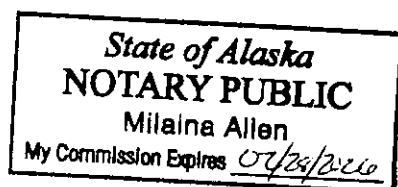
) SS.

STATE OF ALASKA)

THIS IS TO CERTIFY that on the 24th day of November, 2025

before me the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Ray Metcalfe to me know to be the identical individual described in and who executed the within and foregoing Quitclaim Deed in name of and for and on behalf of himself, freely and voluntarily and by authority of same for the uses or purposes therein mentioned.

GIVEN UNDER MY HAND and official seal the day and year last above written.



[Signature]
NOTARY PUBLIC IN AND FOR ALASKA

DECLARATION AND ESTABLISHMENT OF CONDITIONS,
RESTRICTIONS AND COVENANTS FOR LEO T. OBERTS
SUBDIVISION, ADDITION ONE, LOTS 2,3,4,5,6,7,
8,9,10,11,12,13,14, BLOCK ONE AND LOTS 1,2,3,
BLOCK TWO AS PER PLAT K 79-72.

December 15, 1979

Use of lot will be restricted to R-3 Single Family District uses as described in proposed (CITY OF KENAI COMPREHENSIVE PLAN, DECEMBER, 1979). "KENAI PENINSULA BOROUGH, Code of Ordinances, Chapter 21.76, KENAI MUNICIPAL ZONING ORDINANCES." No structure of a temporary character, dwelling mobile home, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

Upon adoption of described proposed Chapter 21.76 for the City of Kenai, R-3 Single Family District restrictions shall prevail and become subject to proper legal governing authority for R-3 Single Family District Zoning cancelling term condition described below.

Term:

These conditions, restrictions, and covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these conditions, restrictions and covenants are recorded, after which time said conditions, restrictions shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said conditions, restrictions and covenants in whole or in part.

Leo T. Oberts
Leo T. Oberts, Owner
Box 458, Kenai, Alaska 99611

Marion A. Oberts
Marion A. Oberts, Owner
Box 458, Kenai, Alaska 99611

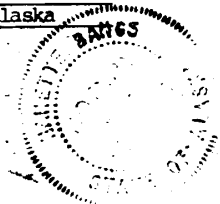
Joseph M. Ross
Joseph M. Ross, Owner
Box 2990, Kenai, Alaska 99611
Owner of Lot 14, Block 1, Leo T. Oberts Subd., Addition One

Royce M. Adams
Royce M. Adams, Owner
Box 3561, Kenai, Alaska 99611

NOTARY'S ACKNOWLEDGEMENT
City: Kenai
State: Alaska

Subscribed and sworn before me this 15
day of January, 1980.

Notary Public
My Commission Expires: 10/31/81



United States of America
State of Alaska

This is to certify that on this 15 day of January 1980
before me, the undersigned, duly commissioned and sworn,
personally appeared Leo T. Oberts, Marion A. Oberts, Joseph M. Ross and Royce A. Adams
to be known to be the persons described in and who executed
the above and foregoing instrument and acknowledged to me that
they signed and sealed the same freely and volun-
tarily for the uses and purposes therein mentioned.

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

Marion Ross
Notary Public for Alaska

My Commission Expires: 10/31/81

80-000252

1100

RECORDED-FILED
KENT REC.
DISTRICT

JAN 15 12 04 PM '80

REQUESTED BY *Leo T. Oberts*

ADDRESS *Box 458 Kiana*

C 77

✉

 Update Mailing Address

Account Information

Owner of Record: CLUFF MICHAEL	PIN: 04946013	Tax Roll: Real Property
Mailing Address: 6976 WHITEHALL ST ANCHORAGE AK 99502-2759	Property Address: 1530 KITTIWAKE CT KENAI AK	TAG: 30 - KENAI CITY

Last updated: 10/15/2026 10:18:08 AM

Owners
CLUFF MICHAEL. CLUFF MIKE.

Legal Description
T 5N R 10W SEC 8 Seward Meridian KN 0790072 LEO T OBERTS SUB ADDN NO 1 LOT 13 BLK 1

Tax Bills Due

Total Payable:

\$2,692.88

ADD ALL TO CART

Pay Partial:

ADD TO CART

-

All Bills Due

Payments will be applied to the oldest balance first.

Important Notice for 2026 Installments:

If 1st installment was not paid by 9/15/2026, the installment will be added to the minimum due amount. 1st and 2nd installments are now due for Tax Year 2026.

2026 | 2026016294 | REAL PROPERTY

DUE \$2,692.88

ADD TO CART

+ All past due items must be paid together. Funds Breakdown					
Status	Installment	Due Date	Taxes And Charges	Paid	Owed
Due	1	10/15/26	\$1,346.44	\$0.00	\$1,346.44
Due	2	10/15/26	\$1,346.44	\$0.00	\$1,346.44

+

 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	2025016064	3/20/26	U26.12548	\$417.58
2025	2025016064	9/11/25	B26.18876	\$368.45
2024	2024016158	10/29/24	B25.39501	\$337.35
2024	2024016158	9/11/24	B25.20730	\$337.35

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2023	2023016839	10/26/23	B24.36370	\$299.07
2023	2023016839	8/24/23	B24.13422	\$299.07
2022	2022016970	11/9/22	B23.37532	\$232.51
2022	2022016970	9/12/22	B23.18847	\$232.51
2021	2021016975	7/9/21	B22.588	\$404.12
2020	2020017182	10/30/20	B21.37151	\$170.31
2020	2020017182	9/2/20	B21.16764	\$170.31
2019	2019016205	11/8/19	B20.37232	\$153.78
2019	2019016205	8/30/19	B20.13776	\$153.78
2018	2018017495	11/1/18	B19.36020	\$152.91
2018	2018017495	8/20/18	B19.11950	\$152.91
2017	2017012298	11/6/17	B18.36601	\$155.08
2017	2017012298	8/25/17	B18.13060	\$155.08
2016	2016012363	10/13/16	B17.29555	\$133.33
2016	2016012363	8/29/16	B17.13462	\$133.33
2015	2015017039	10/23/15	B16.34745	\$117.89

 2026 VALUES ARE NOW CERTIFIED.

 Address Update Functionality is Temporarily Down

-  Return
-  New Search
-  Tax Info
-  Print
-  Map It!

 [Update Mailing Address](#)

General Information

Property Owner: CLUFF MICHAEL, CLUFF MIKE	Property ID: 04946013	Acreage: 0.9300
Mailing Address: 6976 WHITEHALL ST ANCHORAGE AK 99502-2759	Property Address: 1530 KITTIWAKE CT	Tax Authority Group: 30 - Kenai City

Legal Description
T 5N R 10W SEC 8 Seward Meridian KN 0790072 LEO T OBERTS SUB ADDN NO 1 LOT 13 BLK 1

Ownership History

Document No.	Date	Grantor	Grantee	Type
20250104220	12/2/25	Cluff Mike	Cluff Michael	Single
20250092160	10/22/25	Wellnitz Harold	Cluff Mike	Single
DC08002889	1/1/15	Wellnitz Harold & Yvonne E	Wellnitz Harold	Single
2005002683	4/6/05	Elson James A & Jo Ann	Wellnitz Harold & Yvonne E	
20050026830	4/6/05	Elson James A & Jo Ann	Wellnitz Harold & Yvonne E	

123 5 items per page 1 - 5 of 11 items

Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2026	Main Roll Certification	52,100	275,900	328,000
2025	Main Roll Certification	51,000	268,400	319,400
2024	Main Roll Certification	49,800	255,300	305,100
2023	Main Roll Certification	45,200	242,300	287,500
2022	Main Roll Certification	36,200	220,700	256,900

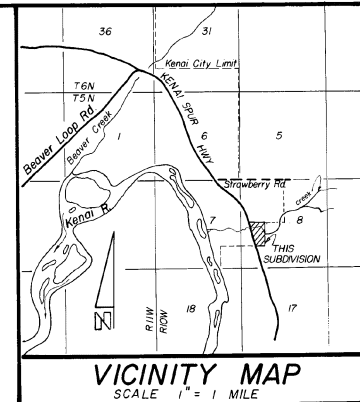
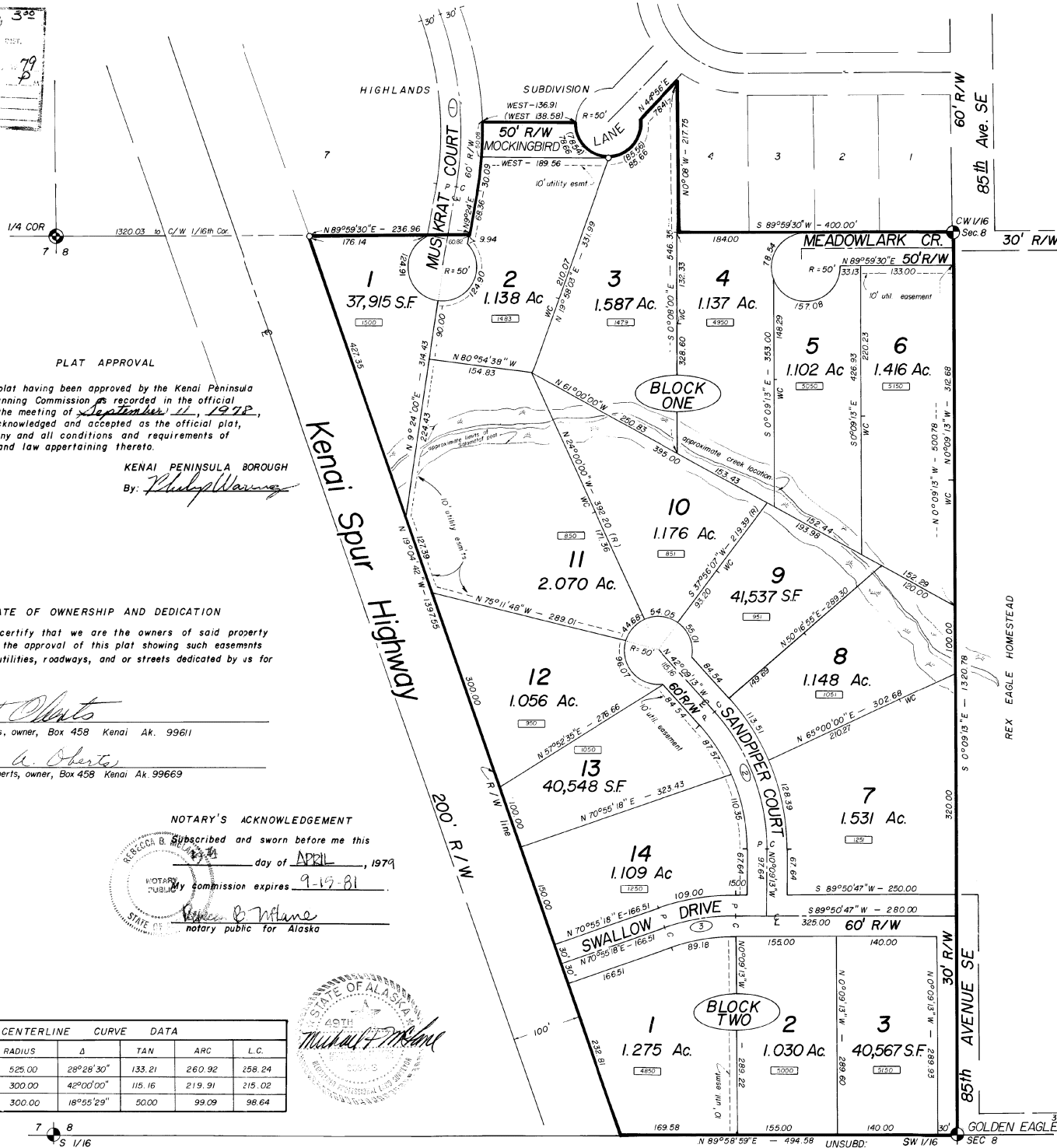
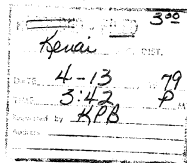
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Improvements

Building	Code	Description	Grade	Year	Length	Width	Units	Type	Value
R01	DWELL	Dwelling	A	1983	0	0	1588	Fin. sq.ft.	259,800
R01	SWL	Residential Sewer Water Landscaping	A	n/a	0	0	1	Item	10,500
R01	PAV	Residential Paving	A	n/a	0	0	1675	Sq.ft.	3,600

Building	Code	Description	Grade	Year	Length	Width	Units	Type	Value
R01	DRIVE	Gravel Driveway	A	n/a	0	0	1	Item	2,000
R01	ATTGAR	Attached Garage	A	0	25	20	488	Sq.ft.	0

79-72



KN 79-72