

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: Deb / Mossy Oak

DATE PREPARED: April 11, 2022

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

Lot Eleven "A" (11-A), Block Two (2), MOOSE RANGE MEADOWS SOUTH, IVORY ADDITION, AMENDED, according to the official plat thereof, filed under Plat Number 2009-86, Records of the 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
- (X) Covenants, Conditions and Restrictions
- (X) Plat Map

Vested Owner: Bennett Smith and Nomi Smith, husband and wife
Parcel No.: 13525658

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

Account Detail

[Search Results](#)[View Assessment](#)[Map It](#)[Print this Page](#)

KPB Tax Information

PIN	Property Type	Last Update
13525658	Real Property	4/11/2022 8:08:55 AM
<div><div>Mailing Address: SMITH BENNETT 33245 TERI CIR SOLDOTNA , AK 99669-8713 TAG 58 - CENTRAL EMERGENCY SERVICES</div><div>Location: 42177 SALAMATOF DR</div></div>		
<div>Change of Address </div>		
Legal Description		
T 4N R 10W SEC 2 Seward Meridian KN 2009086 MOOSE RANGE MEADOWS SOUTH IVORY ADD AMD LOT 11-A BLOCK 2		

KPB Tax Bills

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Amount Due
2021	\$153.22	\$172.38	\$0.00	\$0.00	\$0.00
2020	\$141.58	\$173.44	\$0.00	\$0.00	\$0.00
2019	\$129.02	\$170.94	\$0.00	\$0.00	\$0.00
2018	\$129.02	\$151.22	\$0.00	\$0.00	\$0.00
2017	\$122.54	\$156.14	\$0.00	\$0.00	\$0.00
2016	\$124.28	\$153.28	\$0.00	\$0.00	\$0.00
2015	\$123.26	\$184.98	\$0.00	\$0.00	\$0.00
2014	\$123.26	\$184.98	\$0.00	\$0.00	\$0.00
2013	\$123.42	\$123.42	\$0.00	\$0.00	\$0.00
2012	\$123.42	\$129.58	\$0.00	\$0.00	\$0.00
2011	\$120.54	\$120.54	\$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



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

Apr 11 2022 12:07PM

General Information

SMITH BENNETT
SMITH NOMI
33245 TERI CIR
SOLDOTNA, AK 99669-8713

Property ID 13525658
Address 42177 SALAMATOF DR
Document / Book Page 20140026670
Acreage 0.9200

Owners

Property ID	Display Name	Address
13525658	SMITH BENNETT	33245 TERI CIR
13525658	SMITH NOMI	33245 TERI CIR

Legal Description

Description

T 4N R 10W SEC 2 Seward Meridian KN 2009086 MOOSE RANGE MEADOWS SOUTH IVORY A DD AMD LOT 11-A BLOCK 2

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2022	Main Roll Certification	\$17,100	\$0	\$17,100
2021	Main Roll Certification	\$17,100	\$0	\$17,100
2020	Main Roll Certification	\$15,800	\$0	\$15,800
2019	Main Roll Certification	\$14,400	\$0	\$14,400
2018	Main Roll Certification	\$14,400	\$0	\$14,400
2017	Main Roll Certification	\$14,400	\$0	\$14,400
2016	Main Roll Certification	\$14,400	\$0	\$14,400
2015	Main Roll Certification	\$14,400	\$0	\$14,400
2014	Main Roll Certification	\$14,400	\$0	\$14,400
2013	Main Roll Certification	\$14,400	\$0	\$14,400
2012	Main Roll Certification	\$14,400	\$0	\$14,400
2011	Main Roll Certification	\$14,400	\$0	\$14,400
2010	Main Roll Certification	\$14,400	\$0	\$14,400
2009	Main Roll Certification	\$14,400	\$0	\$14,400
2008	Main Roll Certification	\$14,000	\$0	\$14,000
2007	Main Roll Certification	\$14,000	\$0	\$14,000
2006	Main Roll Certification	\$14,000	\$0	\$14,000
2005	Main Roll Certification	\$14,000	\$0	\$14,000
2004	Main Roll Certification	\$14,000	\$0	\$14,000
2003	Main Roll Certification	\$14,000	\$0	\$14,000
2002	Main Roll Certification	\$14,000	\$0	\$14,000
2001	Main Roll Certification	\$14,000	\$0	\$14,000

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Ass Value
	Residential Rural/Res T	0.9200	0.00	0.00	\$17,100



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

Apr 11 2022 12:07PM

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SMITH BENNETT
SMITH NOMI
33245 TERI CIR
SOLDOTNA, AK 99669-8713

Property ID 13525658
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Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Residential Rural/Res T	0.9200	0.00	0.00	\$17,100



File for Record at Request of:

First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: Bennett Smith and Nomi Smith

Address: 33245 Terri Circle

Soldotna, AK 99669

File No.: 0223-2229617 (LMW)

STATUTORY WARRANTY DEED

THE GRANTOR, **Salamatof Native Association, Inc.**, whose mailing address is **42191 and 42177 Salamatof Drive, Soldotna, AK 99669**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Bennett Smith and Nomi Smith, husband and wife**, residing at **33245 Terri Circle, Soldotna, AK 99669**, the following described real estate, situated in the **Kenai** Recording District, **Third Judicial District, State of Alaska**:

Lots 10-A and 11-A, Block 2, MOOSE RANGE MEADOWS SOUTH, IVORY ADDITION, AMENDED, according to the official plat thereof, filed under Plat Number **2009-86**, Records of the **Kenai** Recording District, **Third Judicial District, State of Alaska**.

EXCEPTING THEREFROM THE SUBSURFACE ESTATE and all rights, privileges, immunities and appurtenances of whatsoever nature accruing unto said estate pursuant to the Alaska Native Claims Settlement Act of 12-18-71 (85 Stat 688, 704; 43 U.S.C. 1601, 1613(f) (1976) as reserved by the United States of America.

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

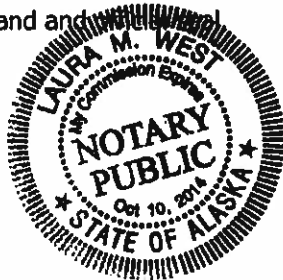
Dated: April 7th, 2014.

By: Penny Carty, President

STATE OF Alaska)
) ss.
Third Judicial District)

THIS IS TO CERTIFY that on this 9th day of April, 2014, before me the undersigned Notary Public, personally appeared **Penny Carty, President and Authorized Signer of Salamatof Native Association, Inc.**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and the seal of the County of San Diego, State of California, this 11th day of January, 2024.



Laura M West
Notary Public in and for Alaska
My commission expires 10/10/14

INDENTURE OF PROTECTIVE COVENANTS
FOR
MOOSE RANGE MEADOWS SOUTH
ADDITION 1

THIS INDENTURE made this 21 day of September, 1984, by Salamatof Native Association, Inc., an Alaska corporation, hereinafter referred to as "Salamatof", which is the owner of the following-described real property, for the purpose of submitting such real property to the following restrictive covenants which shall run with the land in accordance with the terms of this Indenture:

Lots One (1) through Sixty (60), Block 1; Lots One (1) through Twenty-nine (29), Block 2; Lots One (1) through Twenty-one (21), Block 3; and Lots One (1) through Twenty-one (21), Block 4, MOOSE RANGE MEADOWS, SOUTH, ADDITION 1 according to Plat No. 21-242, Records of the Kenai Recording District, Third Judicial District, State of Alaska.

ARTICLE I
BUILDING & USE RESTRICTIONS

This Indenture and the covenants established hereunder may be extended by Salamatof to encompass additions to Moose Range Meadows Subdivision by the recording of a notice to that effect when such additions are platted.

1. All lots in the subdivision are restricted to single family or duplex residential use.
2. No business of any kind may be operated in the subdivision.
3. The raising of livestock for commercial purposes is not permitted within the subdivision.
4. The raising of dog teams is not permitted within the subdivision.
5. No house trailers or other temporary residential structures are allowed within the subdivision with the exception that a mobile home may be used for a period not exceeding 12 months during actual construction of a residence.
6. No storing of commercial machinery or equipment used in a business or for commercial activity is permitted in the subdivision.
7. No unoperatable vehicle may be left in the subdivision for over thirty days.
8. No lot may be used for any purpose that would alter the recreational or residential character of the subdivision.
9. Manufactured housing with less than 1100 square feet of livable area shall not be used within the subdivision.
10. All structures within the subdivision shall be set upon a permanent foundation consisting of poured concrete footings and all weather wood, poured concrete or grouted concrete block (cinder block) stem walls.

11. Recreational vehicles may be left within the subdivision for 5 months during the calendar year.

12. All residents shall keep their property neat, clean, and orderly at all times.

13. No lean-tos or temporary storage structures may be used within the subdivision. All storage facilities, garages or out-buildings must be set upon a permanent foundation consistent with that described in 10 above.

14. No outhouses or other similar types of detached sewage systems may be used within the subdivision.

ARTICLE II
GENERAL PROVISIONS

1. This Indenture and the several provisions hereunder shall be severable and invalidation of any one of such provisions by Judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

2. Each grantee of Moose Range Meadows, South by the acceptance of a deed to a lot and each purchaser under any contract for such deed of conveyance accepts the same subject to this Indenture and the covenants established hereunder and the jurisdiction, rights and powers created or reserved by this Indenture as though the provisions of this Indenture were recited and stipulated at length in each and every such deed of conveyance or contract.

3. No covenant, restriction or provision contained in this Indenture shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number or duration of violations or breaches thereof which may have occurred.

4. If any provision of this Indenture shall conflict with the provisions of Alaska Statutes, the provisions of such statutes shall control.

5. This declaration shall take effect upon recording.

Salam of Native Association, Inc.

By


Ralph A. Johnson, President

STATE OF ALASKA)
) ss.
 KENAI PENINSULA BOROUGH)

THIS IS TO CERTIFY that on this 12 day of September, 1984, before me, the undersigned, a Notary Public in and for the State of Alaska, is duly commissioned and swore as such, personally appeared Ralph A. Johnson, known to me and to me known to be the President of SALAMATOF NATIVE ASSOCIATION, INC., an Alaska corporation, and he acknowledged to me that he executed the above and foregoing document for me and on behalf of said corporation and he further acknowledged to me that he had the power and authority so to do as granted to him by said corporation in its Bylaws or by resolution of its Board of Directors.

IN WITNESS THEREOF, I have hereunto set my hand and official seal the day and year first hereinabove set forth.

[Signature]
 Notary Public in and for Alaska

My Commission Expires _____

My Commission Expires
 April 13, 1988



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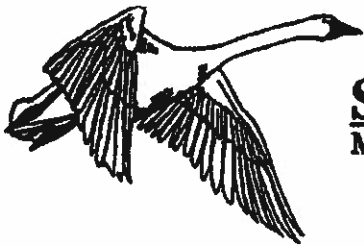
RECORDED-FILED
 KENAI REC.
 DISTRICT

SEP 21 9 34 AM '84

REQUESTED BY

ADDRESS

Professional Design Assoc
P.O. Box 34406
Kenai, Ak. 99611
327672



SWAN SURVEYING
Michael Swan R.L.S.

Kenai 2009-86

P.O. Box 987 • Soldotna, AK 99669 • (907) 262-1014

MOOSE RANGE MEADOWS SOUTH,
IVORY ADDITION

AFFIDAVIT

The above reference subdivision plat as filed in the office of the District Recorder, Kenai Recording District, under Plat File No. 2000-11 has been amended.


CHANGING T5N to T4N in the Title Block

The above revisions constitute the sole changes made to the plat, aside from their notation thereon.

The above revisions do not alter lot areas and do not affect or influence any change of ownership, drainage features, rights of way or other items which would adversely affect this or adjacent properties. We therefore are submitting this plat for refiling as corrected.

Date: DECEMBER 11, 2009




Michael A. Swan LS6940