

Stewart Title of the Kenai Peninsula, Inc.

35681 Kenai Spur Highway, Suite B, Soldotna, Alaska 99669

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

info@stewartkenai.com

LISTING PACKAGE

PREPARED FOR: Celisa / Mossy Oak

DATE PREPARED: September 30, 2024

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

Lot 2, COYOTE ALLEY #2, according to Plat No. 2005-77, Kenai Recording District, Third Judicial District, State of Alaska.

We have included copies of the following documents:

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

Vested Owner: Mercedes T. Wirz

Parcel No.: 01716048

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

General Information

Property Owner(s): WIRZ MERCEDES T,	Property ID: 01716048	Acreage: 1.2400
Mailing Address: 313 VINTAGE ALCOA WAY ALCOA TN 37701-2020	Property Address: 53245 COYOTE LN	Tax Authority Group: 53 - Nikiski Fire

Legal Description

T 6N R 12W SEC 14 Seward Meridian KN 2005077 COYOTE ALLEY # 2 LOT 2

Ownership History

Document No.	Date	Owner	Grantee	Type
20200086330	9/2/20	Wirz Robert S	Wirz Mercedes T	Single
2006002402	3/16/06	Lundy Charmaine Et Al	Wirz Robert S	
20060024020	3/16/06	Wirz Robert S Et Al	Wirz Robert S	
2006001304	2/10/06	Carty Penny Et Al	Wirz Robert S Et Al	
20060013040	2/10/06	Lundy Charmaine Et Al	Wirz Robert S Et Al	

1

2

3

5

items per page

1 - 5 of 11 items

Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2024	Main Roll Certification	13,800	67,200	81,000
2023	Main Roll Certification	11,900	68,000	79,900
2022	Main Roll Certification	10,500	231,100	241,600
2021	Main Roll Certification	10,500	227,700	238,200
2020	Main Roll Certification	8,900	227,200	236,100

1

2

3

4

5

items per page

1 - 5 of 19 items

Improvements

Building	Code	Description	Quality	Year	Length	Width	Units	Type	Value
R01	DWELL	Dwelling	A	1984	0	0	1814	Fin. sq.ft.	33,100
R01	SWL	Residential Sewer Water Landscaping	A	n/a	0	0	1	Item	10,500
R01	MACHINE	General Purpose Bldg x Other	A	1988	22	20	536	Sq.ft.	7,200
R01	QUONSET	General Purpose Bldg Quonset Type	A	2002	40	30	1200	Sq.ft.	7,100
R01	CONEX	CONTAINER VAN / CONEX	A	n/a	45	8	1	Item	2,500
R01	CONEX	CONTAINER VAN / CONEX	A	n/a	40	8	1	Item	2,500
R01	MACHINE	General Purpose Bldg x Other	A	1988	20	12	240	Sq.ft.	2,300

Building	Code	Description	Quality	Year	Length	Width	Units	Type	Value
R01	DRIVE	Gravel Driveway	A	n/a	0	0	1	Item	2,000

**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, ROBERT S. WIRZ, P.O. Box 2583, Kenai, Alaska 99611, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, do hereby grant, demise, release and quit claim all interest unto, MERCEDES T. WIRZ, of P.O. Box 2583, Kenai Alaska 99611; in the following described real property:

Lot 2, Coyote Alley #2 Subdivision, according to the official Plat thereof, filed under Plat Number 2005-77, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, unto the parties entitled thereto, their successors, heirs and assigns forever.

DATED this 31 day of August, 2020.

Robert Wirz
ROBERT S. WIRZ

ACKNOWLEDGMENT

STATE OF ALASKA

) ss.

THIS IS TO CERTIFY that on this 31 day of August, 2020, before me, a notary public in the State of Alaska, personally appeared ROBERT S. WIRZ to me known to be the person described in and who executed the foregoing instrument; and, who acknowledged to me that the same was subscribed freely and voluntarily for the uses and purposes therein mentioned.

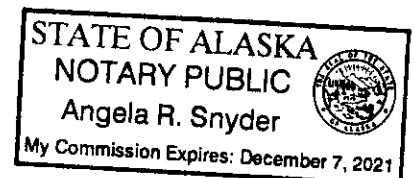
WITNESS my hand and official seal the day and year first above written.

Angela R Snyder

NOTARY PUBLIC, CLERK OF COURT or other person authorized to administer oaths.
My Commission Expires: 12-07-21

Return to: ROBERT S. WIRZ, AT P.O. BOX 2583, KENAI ALASKA 99611.

Angela R Snyder



NOTES:

- 1) Building Setback - A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 2) Front 10 ft. of the building setback adjacent to rights-of-way is also a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a Utility to use the easement.
- 3) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the road maintenance program.
- 4) **WASTEWATER DISPOSAL:** Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Dept. of Environmental Conservation.

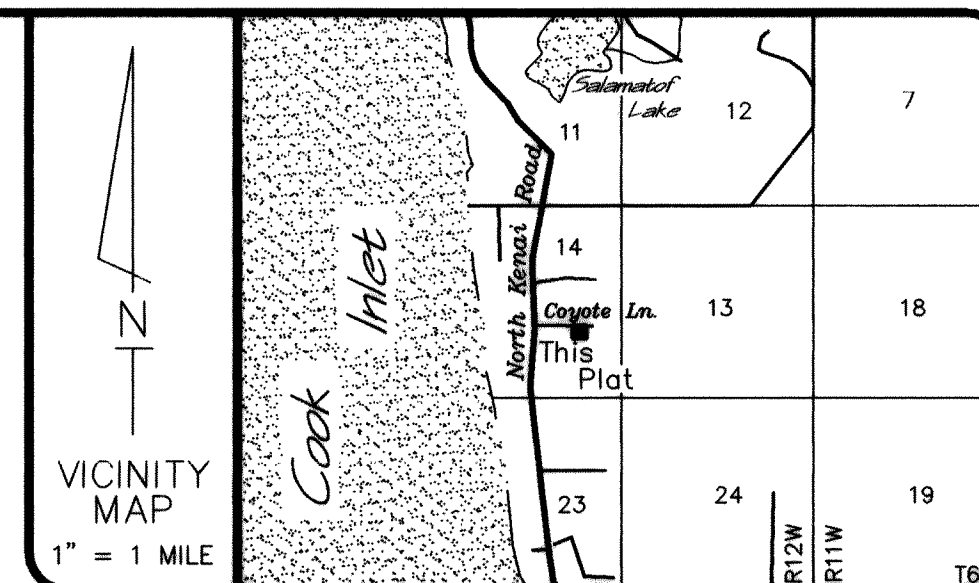
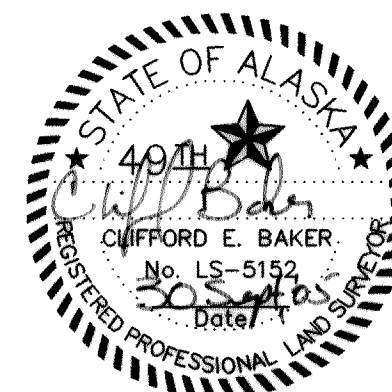
5) Acceptance of this subdivision by the Kenai Peninsula Borough does not constitute acceptance of the encroachments within ROW easement.

LEGEND:

- 3-1/4" Brass Cap BLM Monument, 1953 (found)
- 5/8" Rebar (set)
- [] Record Datum - BLM Dependent Resurvey & Subdivision Section 14
- () Record Datum - Boundary of Record Survey Gov't Lot 106, S14, T6N, R12W Plat No. 82-61 BS

SURVEYOR'S CERTIFICATE

I hereby certify that; I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

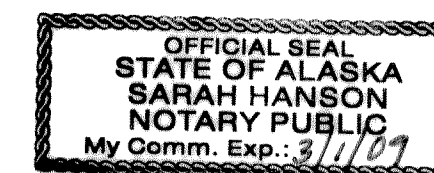
Margaret D. Wirz
Estate of Margaret D. Wirz by Penny L. Carty, Personal Representative

10609 Spruce View LP#23
Anchorage, Alaska 99507

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 30th DAY OF September 2005 FOR Penny L. Carty

Sarah Hanson
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 3/1/09



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF July 18 & September 26, 2005

KENAI PENINSULA BOROUGH

Mary Joell
AUTHORIZED OFFICIAL

2005-77
RECORDED 80 -
Kenai REC. DIST.
DATE: 10-11 2005
TIME: 11:46 A.M.
REQUESTED BY:
INTEGRITY SURVEYS
605 SWIRES DRIVE
KENAI, ALASKA 99611

KPB FILE No. 2005-173

Coyote Alley #2 Subdivision

A subdivision of Government Lot 101 Located in the NW1/4 SE1/4 Section 14, T6N, R12W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska.

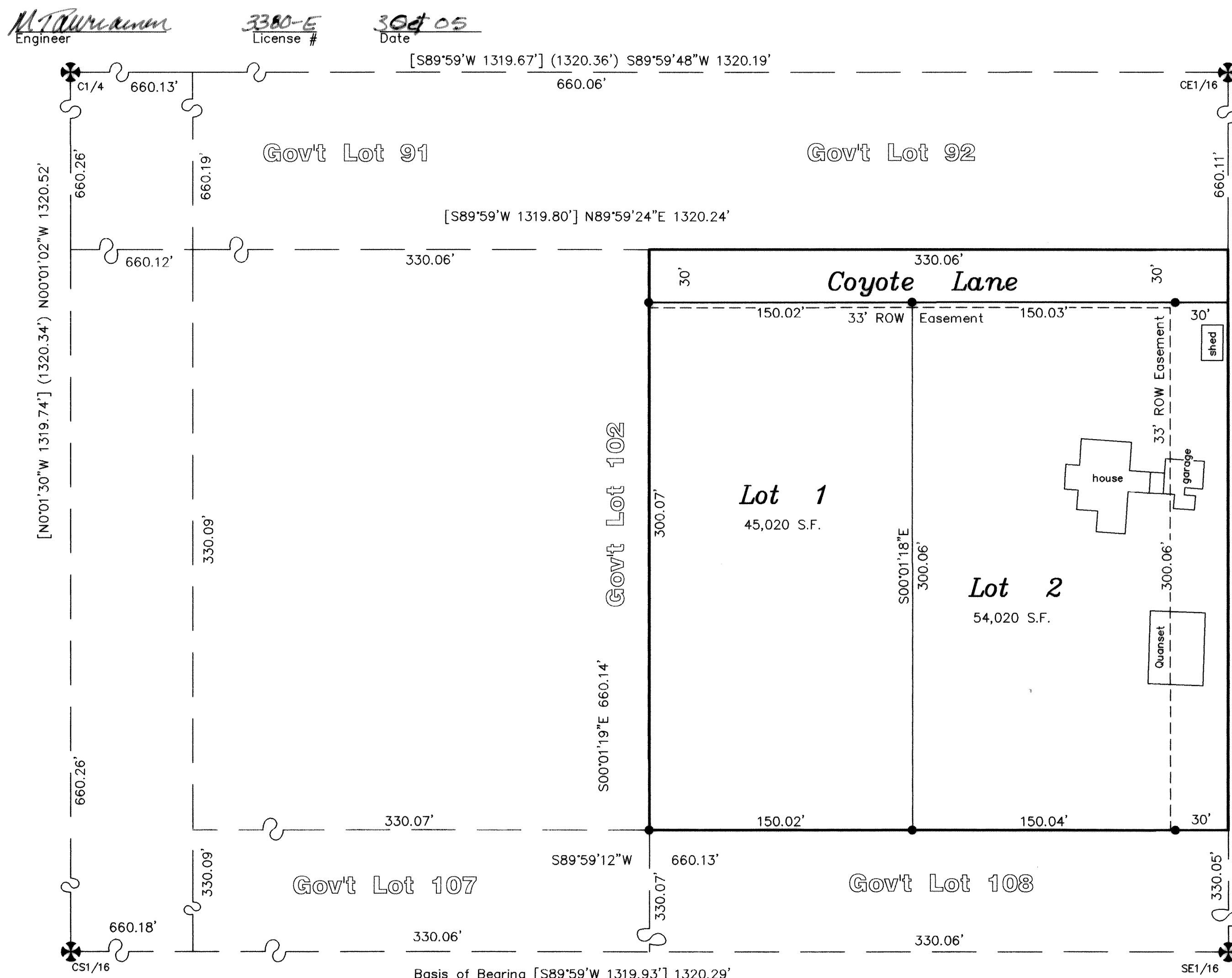
Containing 2.501 Acres

Integrity Surveys

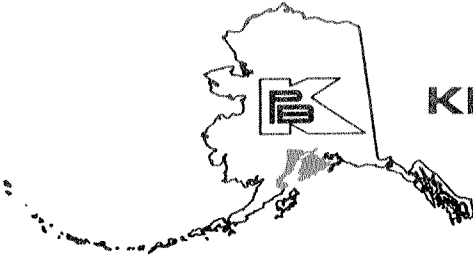
8195 Kenai Spur Hwy Kenai, Alaska 99611-8902

SURVEYORS PHONE - (907) 283-9047 FAX --- (907) 283-9071 PLANNERS

JOB NO:	25114 ref: 25047	DRAWN:	27 September, 2005 CB
SURVEYED:	May 2005	SCALE:	1" = 50'
FIELD BK:	2005-4, Pg. 17	DISK:	Coyote Alley



2005-77
KENAI



KENAI PENINSULA BOROUGH

144 N. BINKLEY • SOLDOTNA, ALASKA • 99669-7599
BUSINESS (907) 262-4441 FAX (907) 262-1892

DALE BAGLEY
MAYOR

CERTIFICATE OF TAX DEPARTMENT

I, Rhonda K. Krohn, Property Tax and Collections Supervisor for the Kenai Peninsula Borough, do hereby certify that, as of the date of this certificate, all real property taxes levied by the Kenai Peninsula Borough have been paid for the area(s) described as:

Subdivision: COYOTE ALLEY NO. 2

Parcel # 01716027-6

T06N R12W S14 KN GOVT LOT 101

The following assessments (except assessments for the cities of Homer, Kenai, Seward, Seldovia, and Soldotna) levied against this property are outstanding: none.

Witness my hand and seal this 10th day of October, 2005.

Rhonda K. Krohn
Property Tax and Collections Supervisor