

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: Legacy Real Estate // C21

DATE PREPARED: August 20, 2026

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

Lot 10-A3, KIMBREL SUBDIVISION, WINN REPLAT, according to Plat No. 96-56, in the Kenai Recording District, Third Judicial District, State of Alaska,

We have included copies of the following documents:

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

Vested Owner(s): CLUFF, MICHAEL

Parcel ID: 13140071

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



WHEN RECORDED MAIL TO:

Michael Cluff
6976 Whitehall St
Anchorage, AK 99502

T.S. No.: 137196-AK

SPACE ABOVE THIS LINE FOR RECORDER'S US

Parcel No.: 13140071

TRUSTEE'S DEED

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

Grantee: Michael Cluff, 6976 Whitehall St, Anchorage, AK 99502

RECITALS:

1. MIKE S. GONIOTAKIS AND EVA RACHELLE GONIOTAKIS, HUSBAND AND WIFE, Trustor executed and delivered to FIRST AMERICAN TITLE INSURANCE COMPANY, Trustee for the benefit of CREDIT UNION 1, Beneficiary, a Deed of Trust dated 5/25/2017 and recorded on 5/31/2017, as Instrument No. 2017-003867-0 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 10-A3, KIMBREL SUBDIVISION, WINN REPLAT, according to the official plat thereof, filed under Plat Number 96-56, Records of the 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 8/7/2025, as Instrument No. 2025-005536-0, 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 8/7/2025, as Instrument No. 2025-005537-0, in the Kenai Recording District of the 3rd Judicial District of Alaska.
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:

TRUSTEE'S DEED, Con't

T.S. No.: 137196-AK

- 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 8/15/2025. 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 8/21/2025; (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 8/13/2025. 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 8/24/2025, 8/31/2025, 9/7/2025, and on 9/14/2025. By publishing a copy of such notice on www.alaskajournal.com beginning on 8/24/2025, and continuing through 10/7/2025. 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 11/18/2025, 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 \$333,110.00.

TRUSTEE'S DEED, Con't

T.S. No.: 137196-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: NOV 25 2025

CLEAR RECON CORP

llin

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 NOV 25 2025 before me, Jazmin Chavez,
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 [Signature]

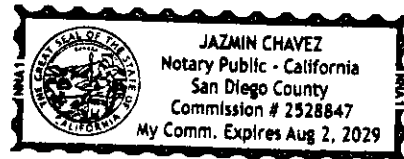


EXHIBIT A



DECLARATION OF MAILING

Reference No: 137196-AK
Mailing Number: 0170673-01
Type of Mailing: AK10DAY



STATE OF CALIFORNIA }
 } SS
COUNTY OF SAN DIEGO }

I, Charlene Broussard, declare as follows:

I am, and at all times herein mentioned, a citizen of the United States, over the age of eighteen years and a resident of San Diego County, California. I am not a party to the action/matter identified in the document(s) referenced below. My business address is iMailTracking, LLC, 9620 Ridgehaven Ct., Ste. A, San Diego, CA 92123.

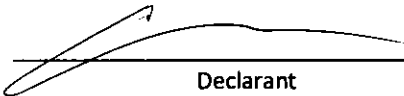
At the request of Aldridge Pite LLP on 8/15/2025, I deposited in the United States mail a copy of the attached document(s), in separate sealed envelopes, in accordance with the checked mailing classes defined below, postage prepaid, to the address list on exhibit A, attached hereto and made a part hereof.

- ☐ First Class
- ☒ Certified
- ☐ First Class with Certificate of Mailing
- ☐ Certified with Return Receipt
- ☐ Certified with Return Receipt and Restricted Delivery
- ☐ Certified with Electronic Return Receipt
- ☐ Registered
- ☐ Registered International

Additional Services provided during the production of this mail order (if any):
None

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

August 18 2025 San Diego, California
Date and Location


Declarant

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.

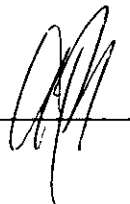
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On August 18 2025 before me, Adelina R. Larson
personally appeared Charlene Broussard, 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 this instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

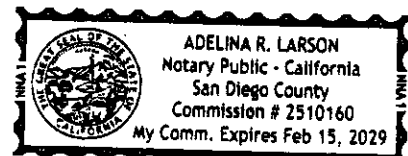
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(Seal)





WHEN RECORDED MAIL TO
Clear Recon Corp
3333 Camino Del Rio South, Suite 225
San Diego, California 92108
Phone: 866-931-0036

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

Trustee's Sale No: 137196-AK

This NOTICE OF DEFAULT AND ELECTION TO SELL is given by **CLEAR RECON CORP**, as Successor Trustee under that certain Deed of Trust executed by **MIKE S. GONIOTAKIS AND EVA RACHELLE GONIOTAKIS, HUSBAND AND WIFE**, as Trustor, to **FIRST AMERICAN TITLE INSURANCE COMPANY**, as Trustee, in favor of **CREDIT UNION 1**, as Beneficiary, dated 5/25/2017, recorded 5/31/2017, as Instrument No. 2017-003867-0, in the Kenai Recording District, State of Alaska. The beneficial interest in the Deed of Trust has been assigned to CREDIT UNION 1 and the record owner of the property is purported to be **MIKE S. GONIOTAKIS**. Said Deed of Trust covers real property situated in said Recording District, described as follows:

Lot 10-A3, KIMBREL SUBDIVISION, WINN REPLAT, according to the official plat thereof, filed under Plat Number 96-56, Records of the Kenai Recording District, Third Judicial District, State of Alaska.

Commonly referred to as: 49534 STERLING HIGHWAY, SOLDOTNA, AK 99669

APN: 13140071

A breach of the obligation which said Deed of Trust secures has occurred in that Installment of Principal and Interest plus impounds and/or advances which became due on 1/1/2025 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable. By reason thereof, and under the terms of the Note and Deed of Trust, the Beneficiary has declared all sums so secured to be immediately due and payable, together with any trustee fees, attorney fees, costs and advances made to protect the security associated with this foreclosure. The sum owing on the obligation good through 8/6/2025 is \$313,631.50 as follows:

<i>Unpaid Principal Balance:</i>	\$299,369.66
<i>Interest:</i>	\$8,911.02
<i>Late Charges:</i>	\$1,379.19
<i>Beneficiary Advances:</i>	\$3,971.63
<i>TOTAL REQUIRED TO PAYOFF:</i>	\$313,631.50



If the default has arisen by failure to make payments required by the trust deed, the default may be cured and the sale may be terminated if:

1. Payment of the sum in default, other than the principal that would not be due if default had not occurred, and attorney and other foreclosure fees and costs actually incurred by the beneficiary and trustee due to the default is made at any time before the sale date stated in this notice or to which the sale is postponed; and
2. If Notice of Default has been recorded two or more times previously under the same trust deed and the default has been cured the trustee does not elect to refuse payment and continue the sale.

NOTICE IS HEREBY GIVEN that pursuant to demand of the Beneficiary, the Trustee hereby elects to sell the above described real property to satisfy the obligation, together with all accrued interest and all costs and expenses, at public auction, for certified funds, to the highest and best bidder, at the **3RD JUDICIAL DISTRICT: Inside the Lobby of the Boney Courthouse located at 303 "K" Street, Anchorage, AK 99501, on 11/18/2025, at 10:00 AM.** Beneficiary will have the right to make an offset bid at sale without cash.

Anyone having an objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the same.

DATED: 8/6/2025

CLEAR RECON CORP

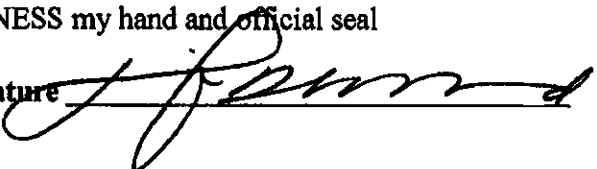
By 
Alison Arrendale, Authorized Signatory for Trustee

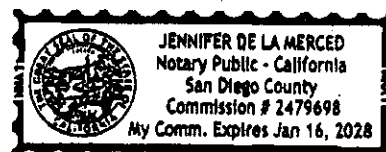
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On AUG 06 2025 before me, Jennifer De La Merced,
a Notary Public, personally appeared Alison Arrendale 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 



Page 2 of 2

Trustee's Sale No: 137196-AK



2 of 2



Exhibit A to Declaration of Mailing

Postal Class: Certified
Mail Date: 08/15/2025
Type of Mailing: AK10DAY
Attachment: 0170673-01 000 1338386 Piedmont

Sender: Aldridge Pite LLP
6 Piedmont Center, 3525 Piedmont Rd. NE
Atlanta GA 30305

0	71969002484098307320 MIKE GONIOTAKIS AKA MIKE S. GONIOTAKIS 49534 STERLING HIGHWAY
SOLDOTNA, AK 99669	
1	71969002484098307351 MIKE GONIOTAKIS AKA MIKE S. GONIOTAKIS PO BOX 481
STERLING, AK 99672-048	
2	71969002484098307382 MIKE GONIOTAKIS AKA MIKE S. GONIOTAKIS 30093 ALI STREET
SOLDOTNA, AK 99669	
3	71969002484098307429 MIKE GONIOTAKIS AKA MIKE S. GONIOTAKIS 1852 E 400 N
SAINT ANTHONY, ID 85445	
4	71969002484098307443 Steve Todd Goniotakis 821 Briny Circle
Anchorage, AK 99515	
5	71969002484098307474 Kenai Peninsula Borough Attn: Tax Department 144 N Binkley Street
Soldotna, AK 99669	
6	71969002484098307498 Occupant / Post / Personal Service 49534 Sterling Hwy.
Soldotna, AK 99669	
7	71969002484098307511 Occupants/Tenants 49534 STERLING HIGHWAY
SOLDOTNA, AK 99669	
8	71969002484098307559 EVA RACHELLE GONIOTAKIS 30093 ALI STREET
SOLDOTNA, AK 99669	
9	71969002484098307573 EVA RACHELLE GONIOTAKIS PO BOX 481
STERLING, AK 99672-048	
10	71969002484098307597 EVA RACHELLE GONIOTAKIS 49534 STERLING HIGHWAY
SOLDOTNA, AK 99669	
11	71969002484098307627 EVA RACHELLE GONIOTAKIS 1852 E 400 N
SAINT ANTHONY, ID 85445	



EXHIBIT B



IN THE DISTRICT COURT FOR THE STATE OF ALASKA
THIRD JUDICIAL DISTRICT AT KENAI

Clear Recon Corp

-vs-

Mike S Goniotakis & Eva Rachelle Goniotakis

RETURN OF SERVICE

Case No: 2025-005537-0

Alaska Court Services
821 N Street #104
Anchorage, AK 99501
907-258-3211

271759

I certify that on Wednesday, August 13, 2025 at 10:59 AM I Served the following documents:
Notice of Default and Election to Sell Under Deed of Trust

for service upon Mike S Goniotakis & Eva Rachelle Goniotakis
at 49534 Sterling Hwy in Soldotna, Alaska.

By leaving a true and correct copy with Posted on Property

I saw no signs of New Construction

SUBSCRIBED AND SWORN to me on August 17, 2025

Client: STOX Posting & Publishing, LLC
17671 Irvine Blvd, Suite 204
Tustin, CA 92780

Attention:

File No: 954015 137196-AK

Service Fee: Per Rule 11 (A1ii)

Mileage: Per Rule 11 (A7)

Endeavor:

Endeavor:

Endeavor:

Endeavor:

Total:



Page 10 of 13

302-2025-010751-0

Process Server /

Kristina Loy

Notary Public in and for the State of Alaska
My commission Expires: 7-5-2028



IN THE DISTRICT COURT FOR THE STATE OF ALASKA
THIRD JUDICIAL DISTRICT, AT KENAI

Clear Recon Corp

Plaintiff(s)

Mike S Goniotakis & Eva Rachelle Goniotakis

Defendant(s)

Alaska Court Services
821 N Street #104
Anchorage, Alaska 99501
907-258-3211

271760

CASE NO: 2025-005537-0

AFFIDAVIT OF POSTING

Steve Arturo, Being first duly sworn, deposes & states as follows:

On Thursday, August 21, 2025 the undersigned posted the notice of sale at the following 3 Public places:

Said notice of sale was posted in each of the following public places

Court Clerks Office
825 W 4th Ave
Anchorage, Ak 99501

Municipal Clerks Office
632 W 6th Ave
Anchorage, Ak 99501

U.S. Post Office
1601 W. Northern Lights
Anchorage, Ak 99517

Legal Description of Real Property

Lot 10-A3, KIMBREL SUBDIVISION, WINN REPLAT,
According to the official plat thereof, filed under Plat Number 96-56,
Records of the Kenai Recording District, Third Judicial District, State of Alaska.
Commonly referred to as: 49534 STERLING HIGHWAY, SOLDOTNA, AK 99669
APN: 13140071

Real Property Also Know as:

49534 Sterling Hwy

SUBSCRIBED AND SWORN to me this day of August 22, 2025

Client: STOX Posting & Publishing, LLC
17671 Irvine Blvd, Suite 204
Tustin, CA. 92780

Attention:

File No: 954015 137196-AK

Service Fee:

Mileage:

Total:

Process Server STEVE ARTURO

Notary Public in and for the State of Alaska
My commission expires: 6-5-2029



Page 11 of 13

302-2025-010751-0



EXHIBIT C



ALASKA
Journal of Commerce
AFFIDAVIT OF PUBLICATION

Account #: 102131 STOX POSTING AND PUBLISHING LLC - AJOC
2030 E 4TH STREET, STE 230B, SANTA ANA, CA 92705

Order Number: W0054568

Cost: \$973.2

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

United States of America, State of Alaska,
Third District before me, the undersigned, a
notary public this day personally appeared Lisi
Misa, who, being first duly sworn, according to
the law, says that he/she is an authorized repre-
sentative of the Alaska Journal of Commerce,
a newspaper of general circulation, published
at 300 W. 31st Avenue, in said Third District
and State of Alaska and that advertisement, of
which the annexed is a true copy, which has
published in said publication on the dates listed
below.

08/24/2025, 08/31/2025, 09/07/2025,
09/14/2025

Said notice is also published for not less than
45 days before the date in the notice; accessed
by selecting legals at <http://www.alaskajournal.com>
and viewed through <http://marketplace.adn.com>. It will be searchable and archived on
said site.

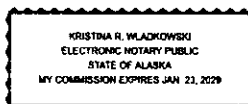
Signed *Lisi Misa*

Subscribed and sworn to before me this

2025-09-15

Kristina R. Wladkowski

Notary Public in and for
The State of Alaska.
Third Division
Anchorage, Alaska



MY COMMISSION EXPIRES

2029-01-23

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST
Trustee's Sale No: 137196-AK

This NOTICE OF DEFAULT AND ELECTION TO SELL is given by CLEAR
RECON CORP, as Successor Trustee under that certain Deed of Trust
executed by MIKE S. GONIOTAKIS AND EVA RACHELLE GONIOTAKIS,
HUSBAND AND WIFE, as Trustor, to FIRST AMERICAN TITLE INSURANCE
COMPANY, as Trustee, in favor of CREDIT UNION 1, as Beneficiary, dated
5/25/2017, recorded 5/31/2017, as Instrument No. 2017-003867-0, in
the Kenai Recording District, State of Alaska. The beneficial interest
in the Deed of Trust has been assigned to CREDIT UNION 1 and the
record owner of the property is purported to be MIKE S. GONIOTAKIS.
Said Deed of Trust covers real property situated in said Recording
District, described as follows: Lot 10-A3, KIMBREL SUBDIVISION, WINN
REPLAT, according to the official plat thereof, filed under Plat Number
96-56, Records of the Kenai Recording District, Third Judicial District,
State of Alaska. Commonly referred to as: 49534 STERLING HIGHWAY,
SOLDOTNA, AK 99669 APN: 13140071 A breach of the obligation
which said Deed of Trust secures has occurred in that installment of
Principal and Interest plus impounds and/or advances which became
due on 1/1/2025 plus late charges, and all subsequent installments of
principal, interest, balloon payments, plus impounds and/or advances
and late charges that become payable. By reason thereof, and under
the terms of the Note and Deed of Trust, the Beneficiary has declared
all sums so secured to be immediately due and payable, together with
any trustee fees, attorney fees, costs and advances made to protect
the security associated with this foreclosure. The sum owing on the
obligation good through 8/6/2025 is \$313,631.50 as follows:

Unpaid Principal Balance:
\$299,369.66
Interest:
\$8,911.02
Late Charges:
\$1,379.19
Beneficiary Advances:
\$3,971.63
TOTAL REQUIRED TO PAYOFF:
\$313,631.50

If the default has arisen by failure to make payments required by the
trust deed, the default may be cured and the sale may be terminated if:
1. Payment of the sum in default, other than the principal that would not
be due if default had not occurred, and attorney and other foreclosure
fees and costs actually incurred by the beneficiary and trustee due
to the default is made at any time before the sale date stated in this
notice or to which the sale is postponed; and 2. If Notice of Default
has been recorded two or more times previously under the same trust
deed and the default has been cured the trustee does not elect to
refuse payment and continue the sale. NOTICE IS HEREBY GIVEN that
pursuant to demand of the Beneficiary, the Trustee hereby elects to sell
the above described real property to satisfy the obligation, together
with all accrued interest and all costs and expenses, at public auction,
for certified funds, to the highest and best bidder, at the 3RD JUDICIAL
DISTRICT: Inside the Lobby of the Boney Courthouse located at 303 "K"
Street, Anchorage, AK 99501, on 11/18/2025, at 10:00 AM. Beneficiary
will have the right to make an offset bid at sale without cash. Anyone
having an objection to the sale on any grounds whatsoever will be
afforded an opportunity to be heard as to those objections if they bring
a lawsuit to restrain the same. DATED: 8/6/2025 CLEAR RECON CORP
3333 Camino Del Rio South, Suite 225 San Diego, California 92108
Phone: 866-931-0036 By Alison Arrendale, Authorized Signatory for
Trustee
Pub: 08/24, 31, 09/07, 14/2025



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302 - 2025 - 010751 - 0



NOTES:

- Proposed land uses are recreational, residential, agricultural, and commercial.
- A setback of 20 ft. is required from all street Rights-of-Way unless a lesser standard is approved by the appropriate planning commission.
- The front 10 ft. of the building setback 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.
- 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 Department of Environmental Conservation.

Stephen J. Bonebrake
Steve Bonebrake, Engineer
Bonebrake Engineering
CE 7857
License #
11-6-96
Date

CERTIFICATE OF SURVEYOR

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.

LS 5152
REGISTRATION No. 6 Nov., 1996
DATE
Clifford E. Baker
REGISTERED LAND SURVEYOR



No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	36°39'29"	50.00	31.99	31.45	S48°08'34"E
C2	87°04'48"	50.00	75.99	68.89	N13°43'35"E

Gibson 1984

Lot 5

Kimbril Subdivision

Tract 11

(East 690'±) N89°54'24"W 689.79'

Kimbril Avenue

(East 630'±) N89°54'24"W 629.81'

Lot 10-A4

1.192 Ac.

Lot 10-A3

1.384 Ac.

Lot 10-A5

1.192 Ac.

Lot 10-A2

1.439 Ac.

Lot 10-A6

1.193 Ac.

Lot 10-A1

1.446 Ac.

Lot 10-A7

1.193 Ac.

Lot 19

Lot 18

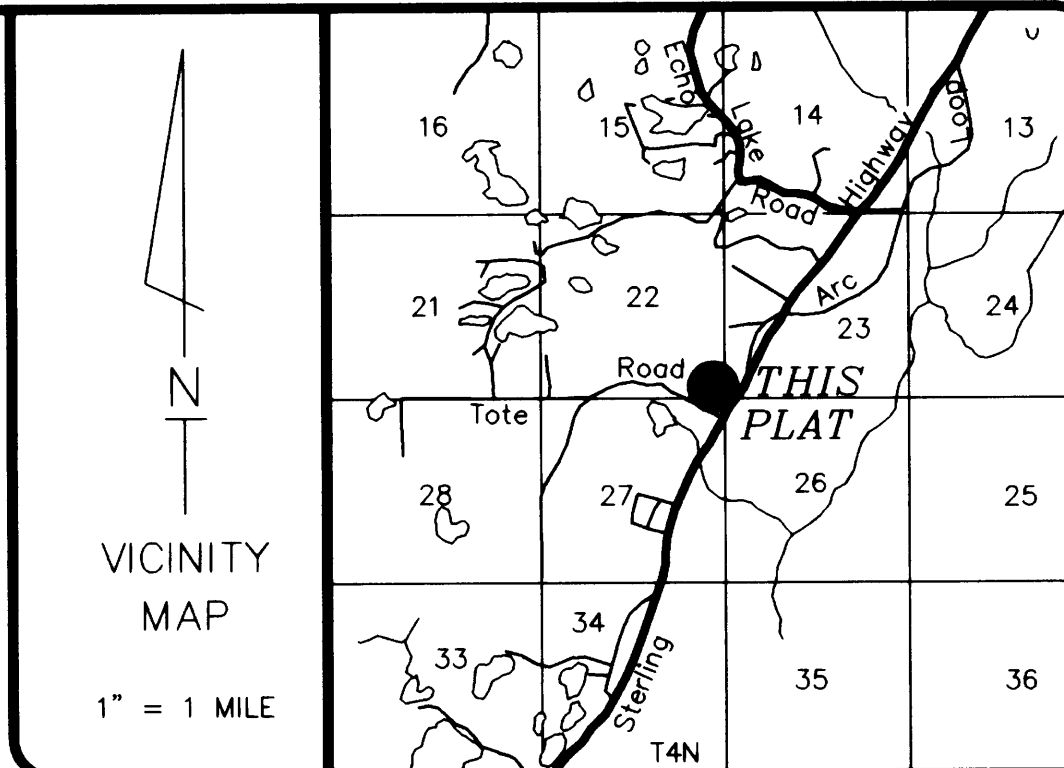
Lot 16

Lot 15

LEGEND:

- MONUMENT (found this survey)
- 5/8" REBAR (found this survey)
- 1/2" REBAR (found this survey)
- 5/8" REBAR (set this survey)
- () RECORD DATUM - Kimbril Subd. Tract 10 Replat
Plat # 94-88 KRD
- [] RECORD DATUM - Kimbril Subd. - Gibson 1981
Subdivision of Tracts 3, 4, & 9
Plat # 82-63 KRD
- { } RECORD DATUM - Hobart Subdivision
Plat # K-72-57

NW1/4 NW1/4 of
Section 26
Northwest of
Sterling Highway



CERTIFICATE of OWNERSHIP and DEDICATION

WE 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.

WE FURTHER CERTIFY THAT DEED(S) OF TRUST AFFECTING THIS PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PROHIBIT THIS REPLAT, OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARY(ES).

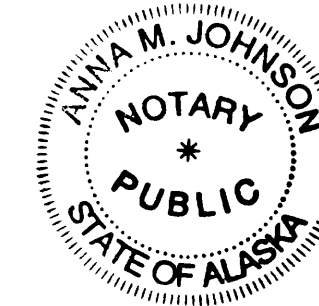
Richard T. Winn
Richard T. Winn
Charmaine B. Winn
Charmaine B. Winn

HC 67 Box 220
Anchor Point, AK 99556

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 6th DAY OF Nov.,
1996 FOR *Richard T. Winn & Charmaine B. Winn*

Dana M. Johnson
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 4-23-97



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 26 August, 1996

KENAI PENINSULA BOROUGH

Mary J. Best
AUTHORIZED OFFICIAL

96-56
RECORDED 20"
KENAI REC. DIST.
DATE: 11-19-1996
TIME: 2:56 P.M.
REQUESTED BY:
INTEGRITY SURVEYS
605 SWIRES DRIVE
KENAI, ALASKA 99611

KPB FILE No. 96-161

Kimbril Subd. Winn Replat

A replat of Tract 10-A, Kimbril Subdivision Tract 10 Replat.

Located within the SE1/4 SE1/4 SE1/4 of Section 22, T4N, R11W, S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 9.107 Acres

INTEGRITY SURVEYS

605 Swires Drive Kenai, Alaska 99611-8363
SURVEYORS PHONE - (907) 283-9047 PLANNERS
FAX - (907) 283-9071

JOB NO:	96100	DRAWN:	21 August, 1996	CB
SURVEYED:	Aug. - Oct. 1996	SCALE:	1" = 50'	
FIELD BK:	96-2, Pg. 60-63	DISK:	\\D16\\Kimbril	

 2026 VALUES ARE NOW CERTIFIED.

 Return

 New Search

 Tax Info

 Print

 Map It!

 [Update Mailing Address](#)

General Information

Property Owner: CLUFF MICHAEL	Property ID: 13140071	Acreage: 1.3800
Mailing Address: 6976 WHITEHALL ST ANCHORAGE AK 99502-2759	Property Address: 49534 STERLING HWY	Tax Authority Group: 58 - Central Emergency Services

Legal Description
T 4N R 11W SEC 22 Seward Meridian KN 0960056 KIMBREL SUB WINN REPLAT LOT 10-A3

Ownership History

Document No.	Date	Grantor	Grantee	Type
20250107510	12/12/25	Goniotakis Mike S	Cluff Michael	Single
20210025160	3/16/21	Goniotakis Mike S	Goniotakis Mike S	Single
20140007410	1/30/14	Sedivy Pete & Peggy	Goniotakis Mike S	Single
0	1/13/97	Winn Richard T & Charmaine B	Sedivy Pete & Peggy	
0	1/13/97	Winn Richard T & Charmaine B	Sedivy Pete & Peggy	

122

5

items per page

1 - 5 of 6 items

Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2026	Main Roll Certification	18,700	530,000	548,700
2025	Main Roll Certification	18,300	526,100	544,400
2024	Main Roll Certification	17,100	479,900	497,000
2023	Main Roll Certification	15,600	456,300	471,900
2022	Main Roll Certification	15,400	401,800	417,200

123456

5

items per page

1 - 5 of 26 items

Improvements

Building	Code	Description	Grade	Year	Length	Width	Units	Type	Value
R01	DWELL	Dwelling	G	1998	0	0	2736	Fin. sq.ft.	480,900
R01	MACHINE	General Purpose Bldg x Other	A	2003	64	30	1668	Sq.ft.	32,500
R01	SWL	Residential Sewer Water Landscaping	A	n/a	0	0	1	Item	12,500
R01	DRIVE	Gravel Driveway	A	n/a	0	0	1	Item	2,000
R01	LEANTO	Lean-to	A	2011	24	19	456	Sq.ft.	1,400

Building	Code	Description	Grade	Year	Length	Width	Units	Type	Value
R01	SHEDGP	Shed - Gen Purpose Frame, up to 10'eave	A	1999	13	10	130	Sq.ft.	600
R01	OFP	OFP	Cbn-	1999	4	13	52	Sq.ft.	100

✉

Update Mailing Address

Account Information

Owner of Record:
CLUFF MICHAEL
Mailing Address:
6976 WHITEHALL ST ANCHORAGE AK 99502-2759

PIN:
13140071
Property Address:
49534 STERLING HWY

Tax Roll:
Real Property
TAG:
58 - CENTRAL EMERGENCY SERVICES

Last updated: 8/20/2026 11:45:34 AM

Owners
CLUFF MICHAEL.

Legal Description
T 4N R 11W SEC 22 Seward Meridian KN 0960056 KIMBREL SUB WINN REPLAT LOT 10-A3

Tax Bills Due

Total Payable: \$4,395.10

ADD ALL TO CART

Min. Due: \$2,197.55

ADD TO CART

Pay Partial:

ADD TO CART

-

Bills Due

i

Payments will be applied to the oldest balance first.

2026 | BILL: 2026032984 | REAL PROPERTY

DUE \$4,395.10

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	+ \$2,197.55	\$0.00	\$2,197.55
Due	2	11/16/26	+ \$2,197.55	\$0.00	\$2,197.55

+

Settled Charges

Payment History

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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	2025033075	11/12/25	B26.37459	\$2,004.79
2025	2025033075	9/11/25	B26.18876	\$2,004.79
2024	2024032787	11/12/24	B25.40791	\$1,993.62
2024	2024032787	9/11/24	B25.20730	\$1,993.62
2023	2023032978	11/7/23	B24.37605	\$1,881.68
2023	2023032978	9/8/23	B24.16931	\$1,881.68
2022	2022034307	11/7/22	B23.37107	\$1,358.34

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1/2

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2022	2022034307	9/7/22	B23.17160	\$1,358.34
2021	2021034255	11/5/21	B22.36862	\$1,631.17
2021	2021034255	9/7/21	B22.17060	\$1,631.17
2020	2020035051	11/6/20	B21.37913	\$1,637.45
2020	2020035051	9/4/20	B21.17406	\$1,637.45
2019	2019035098	11/8/19	B20.36739	\$1,626.24
2019	2019035098	9/9/19	B20.14999	\$1,626.24
2018	2018034834	11/7/18	B19.37012	\$1,625.80
2018	2018034834	9/7/18	B19.15954	\$1,625.80
2017	2017030067	11/9/17	B18.37613	\$1,554.78
2017	2017030067	9/12/17	B18.17756	\$1,554.78
2016	2016029964	11/10/16	B17.37362	\$1,521.47
2016	2016029964	9/12/16	B17.17407	\$1,521.47