



LISTING PACKAGE

DATE: November 29, 2010

LP2010-2417

PREPARED FOR:

**Meyeres Real Estate
627 Gaffney Road
Fairbanks, AK 99701
Attn: Audrey Foldoe**

PROPERTY OWNER:

SECRETARY OF VETERANS AFFAIRS

STREET ADDRESS:

720 Nautilus Drive

LEGAL DESCRIPTION:

**Lot 3, Block 1, SECLUDED ACRES
SUBDIVISION, Plat No. 96-7**

Thank you for using Yukon Title Company, Inc.

**Lacy Birkliid
Customer Service**

NOTICE OF DISCLAIMER OF LIABILITY

YUKON TITLE COMPANY, INC. • 714 Gaffney Road • Fairbanks, Alaska 99701 • Phone: 907-456-3474 • Fax: 907-456-3476

This letter and the accompanying materials do not constitute a Policy of Title Insurance or a Commitment for Title Insurance. Further, it is not an Abstract of Title. These materials are furnished as a courtesy by Yukon Title Company, Inc. and the Company does not take responsibility for the completeness or the accuracy of the materials. If you desire a complete report on the status of title, please contact Yukon Title Company, Inc. to arrange for a Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has the opportunity to perform a complete search and is prepared to issue a Policy.

LISTING PACKAGE

A. The following information has been obtained from the Fairbanks North Star Borough records:

REAL PROPERTY TAXES:

PAN No.	:	0482391	Tax Amount*	:	\$2,304.00
Land	:	\$26,250	Misc. Improvement	:	\$0
Building	:	\$134,096	Total Assessed Value	:	\$160,346

*Taxes for 2010 are FULLY PAID.

MIL RATE	:	14.3690
PARCEL SIZE	:	0.7 Acres/30,492 Sq. Feet
ZONING	:	SF-10 (Single-Family Residence) See attached information sheet
STRUCTURE AGE/YR BUILT	:	14 Years/1996
FIRE DISTRICT	:	N/A
ROAD SERVICE AREA	:	N/A
SCHOOLS	:	Ladd Elementary Tanana Middle Lathrop High
MLS AREA	:	50
RECORDING DISTRICT	:	401
FLOOD ZONE	:	A,X500
LONGITUDE	:	-147.5535
LATITUDE	:	64.8353

LISTING PACKAGE

The following information has been obtained from Yukon Title Company, Inc. records:

1. Last Deed of Record recorded as Instrument No. 2010-021307-0 to: **THE SECRETARY OF VETERANS AFFAIRS**, and his successors in office as such.
2. As Built Survey
3. Covenants, Conditions and Restrictions,
4. Notes and /or Easements as Stated on the Plat.
5. Plat Map
6. Neighborhood Map
7. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN 0482391	PROPERTY PHYSICAL DESCRIPTION LOT 3 BLOCK 1 SECLUDED ACRES OUT OF TL-901 SEC 9 T1S-R1E	TWN-RNG 1S 1E
NEIGHBORHOOD 0600 Secluded	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 2227 SECLUDED ACRES SERVICE AREA	MOST RECENT MILLAGE RATE 14.3690	STATUS TAXABLE
FIRE SERVICE AREA Not within a fire service area.		ADDITIONAL INFORMATION Building Details View Property Location
LAND AREA Parcel 1 0.7 Acres		

OWNER	ADDRESS
NAME JERNIGAN, WILLIAM K	SITUS ADDRESS 720 NAUTILUS DR
INTEREST OWNERSHIP	

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. The FNSB has no control over the contents posted on any external web sites and these sites may have separate terms of use and privacy policies. The inclusion of this web link does not imply endorsement by the FNSB of the site, its content, advertisers or sponsors.

Documents

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Warranty Deed	8/2/2007			2007-017731-0
Deed of Trust	8/2/2007			2007-017732-0
Warranty Deed	9/28/2004			2004-021850-0
Deed of Trust	9/28/2004			2004-021851-0
Deed of Trust	9/28/2004			2004-021852-0
Warranty Deed	8/4/2003			2003-018891-0
Deed of Trust	8/4/2003			2003-018892-0
Warranty Deed	9/6/1996	969	870	
Deed of Trust	9/5/1996	969	71	
Plat	1/17/1996			
Covenants	1/17/1996	936	632	

Assessment History (For questions regarding assessments, contact the FNSB Department of Assessing at 907-459-1428.)

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2010	\$26,250.00	\$134,096.00	\$160,346.00	\$160,346.00
2009	\$26,250.00	\$140,250.00	\$166,500.00	\$166,500.00
2008	\$17,517.00	\$140,274.00	\$157,791.00	\$157,791.00
2007	\$17,517.00	\$121,881.00	\$139,398.00	\$139,398.00
2006	\$17,517.00	\$113,964.00	\$131,481.00	\$131,481.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 11/26/10 04:00 AM)

If taxes are delinquent interest calculation date is: 11/1/2010 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2010	\$2,304.00	\$0.00	\$0.00	\$2,304.00	\$2,304.00	\$0.00
2009	\$2,341.82	\$0.00	\$0.00	\$2,341.82	\$2,341.82	\$0.00
2008	\$2,224.84	\$0.00	\$0.00	\$2,224.84	\$2,224.84	\$0.00
2007	\$2,113.26	\$0.00	\$0.00	\$2,113.26	\$2,113.26	\$0.00
2006	\$2,096.06	\$0.00	\$0.00	\$2,096.06	\$2,096.06	\$0.00

For questions regarding taxes, contact the FNSB Division of Treasury and Budget at 907-459-1441.

Alaska Street Master

<http://www.alaskastreetmaster.com> - 907-243-0477

Property

TAXID	Map	Zoning	Primary Use	Year Built	Lot Sq Ft	Acres
482391	89	SF-10	RESIDENTIAL	1996	30492	0.7

Legal

LOT 3 BLOCK 1 SECLUDED ACRES
OUT OF TL-901 SEC 9 T1S-R1E

Property Owner

Owner 1
JERNIGAN WILLIAM K

Legal

Subdivision
SECLUDED ACRES

First Name	Last Name
WILLIAM	JERNIGAN

Block	Lot
01	03

Owner 2

Site Address
720 NAUTILUS DR

Business

Owner 3

Neighborhood
SECLUDED

Mailing
720 NAUTILUS DR

Property Assessment

City	St	Zip
FAIRBANKS	AK	99712

Site Address - Assessing

Land 10	Bldg 10	Total 10
26250	134096	160346

Tax Status	Mill Rate	Est Taxes
TAXABLE	14.369	2304

Other

Elementary School
LADD

Road Service

Forest Coverage
Shrubland, tall

Middle School
TANANA

Fire Service
NONE

Census Tract	Census Blk	MLS
12	1100	50

High School
LATHROP

Voter Precinct
32-250

Legislature
P32

Latitude	Longitude
64.83536461	-147.5535025

Flood Zone A,X500

Elevation
400

FNSB Planning Dist
6 STEELE CREEK

Zip Code
99712

Ownership History

2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
JERNIGAN WILLIAM K	26250	166500	14.065	BELLINGER ELIZABETH S	8320	108538	16.66
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
JERNIGAN WILLIAM K	17517	157791	14.1	RITCHEY DO	8320	105303	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
JERNIGAN W	17517	139398	15.16	LUNDGREN JAMES STEVEN	8320	99402	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
BELLINGER ELIZABETH S	17517	131481	15.94	LUNDGREN JAMES STEVEN	8320	97638	
2005 Owner	05 Land	05 Total	05 Mill	2000 Owner	00 Land	00 Total	
BELLINGER ELIZABETH S	17517	128319	16.23	LUNDGREN JAMES STEVEN	8320	88664	

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Chapter 18.22
SF-20, SF-10 AND SF-5 SINGLE-FAMILY RESIDENTIAL DISTRICTS

Sections:

- 18.22.010 Intent.
- 18.22.020 Use regulations.
- 18.22.030 Standards.

18.22.010 Intent.

These districts are intended for low and medium density residential development and other uses which maintain the low and medium density residential nature of the district. These districts are intended for areas where community sewer and water systems are available. (Ord. 88-010 § 2, 1988)

18.22.020 Use regulations.

A. Permitted Uses. In the SF-20, SF-10 and SF-5, single-family residential districts, permitted uses are:

1. Accessory uses;
2. Bed and breakfast homestay;
3. Bed and breakfast residence (excluding SF-10 and SF-5);
4. Church buildings;
5. Home occupations;
6. Playground;
7. Single-family detached dwellings.

B. Conditional Uses. In the SF-20, SF-10 and SF-5, single-family residential districts, conditional uses are:

1. Bed and breakfast residence (excluding SF-20);
2. Communications towers;
3. Day care facility;
4. Parking lots, as a principal use;
5. Privately owned and operated neighborhood recreation centers oriented towards a particular residential subdivision or complex;
6. Public utility and service uses including, but not limited to: fire stations, transfer stations, neighborhood dumpsters, public dumping sites, electric substations, gas regulator stations, telephone exchanges, sewage treatment plants, well and water

pumping stations, water filtration plants, water reservoirs, and other similar uses. These uses do not include the installation and maintenance of utility lines which are permitted uses in all zoning districts;

7. School buildings. (Ord. 2009-05 § 8, 2009; Ord. 89-099 § 8, 1990; Ord. 88-010 § 2, 1988)

18.22.030 Standards.

In the SF-20, SF-10 and SF-5, single-family residential districts, geometric standards are:

A. Lot Area.

1. In the SF-20 district, lot area shall not be less than 20,000 square feet;
2. In the SF-10 district, lot area shall not be less than 10,000 square feet;
3. In the SF-5 district, lot area shall not be less than 5,000 square feet.

B. Required Yards for Principal Buildings.

1. Front yard shall not be less than 20 feet;
2. Side yard shall not be less than five feet;
3. Rear yard shall not be less than 10 feet.

C. Building Height. Unlimited.

D. Exceptions to Yard and Building Height Requirements. See Chapter 18.50 FNSBC.

E. Parking. See Chapter 18.50 FNSBC.

F. Signs. See Chapter 18.50 FNSBC. (Ord. 88-010 § 2, 1988)

This page of the Fairbanks North Star Borough Code is current through Ordinance 2010-54, passed October 14, 2010.

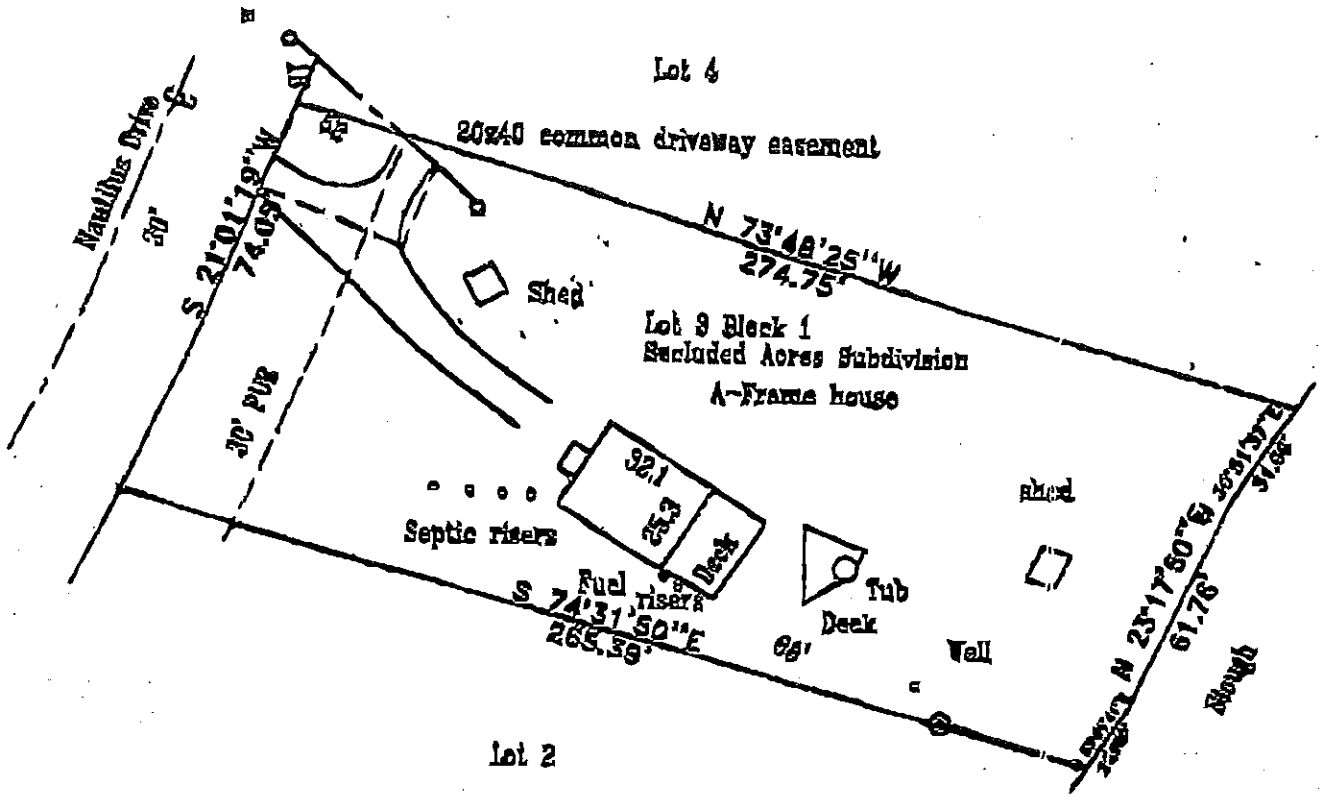
Disclaimer: The Borough Clerk's Office has the official version of the Fairbanks North Star Borough Code. Users should contact the Borough Clerk's Office for ordinances passed subsequent to the ordinance cited above.

Borough Website:
<http://www.co.fairbanks.ak.us/>
Borough Telephone: (907) 459-1401
Code Publishing Company

From Dennis Jennings 9074581418 To: Faye

Date: 7/10/03 Time: 8:08:50 A.M.

002



Plot Plan

I, L. Frank Stallings PLS, Certify that this Plot Plan was prepared by me or under my direct supervision and that to the best of my knowledge, there are no other improvements or encroachments, if any, on the property other than those that are shown. This Plot plan should not be construed to represent a boundary survey.

Lot 9, Block 1, Secluded Acres Subdivision (780 Nautilus Drive)
Re-max Associates
Attn: Faye

Surveyed by Jenco Surveying
515 Craig Avenue
Fairbanks, Alaska 99701
Ph: 907 458 1408 Fax: 907 458 1418

Scale 1" = 80'
Drawn by: DCJ
Checked by: LSF
Ordered 08/17/03 Delivered: 07/03/03



BK 0936PG632

PROTECTIVE COVENANTS
of
SECLUDED ACRES
PLAT # 96-7

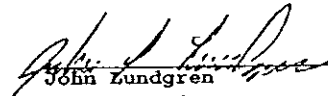
The following Covenants are expressly agreed and accepted as a contractual consideration for this property transfer by all parties:

1. To not re-subdivide this property in any manner except for the purposes of annexing all of one or more lots.
2. No structure of a temporary character, trailer, tent, shack, garage, barn or other building shall be used on any lot at any time as a residence either temporarily or permanently.
3. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority company is responsible.
4. No sign of any kind shall be displayed to the public view on any lot except one (1) sign of not more than five (5) square feet advertising the property for sale or rent.
5. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purposes. No animal kennels shall be permitted.
6. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers.
7. No oil drilling, oil development, oil refining, or operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavation or shafts be permitted upon or in any lot.
8. All vehicles, trailers, and the like shall be parked in or alongside the designated driveway area.
9. No fences are allowed over six (6) feet in height or extending more than forty (40) feet from the residence.
10. The designated uses of Tract A as shown on the plat of Secluded Acres shall be the decision of a simple majority of the lot owners.

BK0936PG633

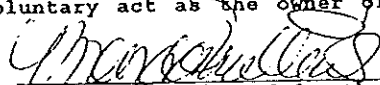
- 11. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.
- 12. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
- 13. Invalidation of any one of these covenants by judgment or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

NOTARIZED SIGNATURES:



 John Lundgren

THIS IS TO CERTIFY that on this 16 day of January 1996, before me, a Notary in and for the State of Alaska, duly sworn and commissioned as such, personally appeared John Lundgren, as owner of Secluded Acres, known to me and known to be the owner of said subdivision, and he acknowledged to me that he executed the foregoing instrument as a voluntary act as the owner of said subdivision.



 Notary Public in and for the State
 of Alaska
 My Commission Expires 10/31/96



96-0910
 1800
 CC

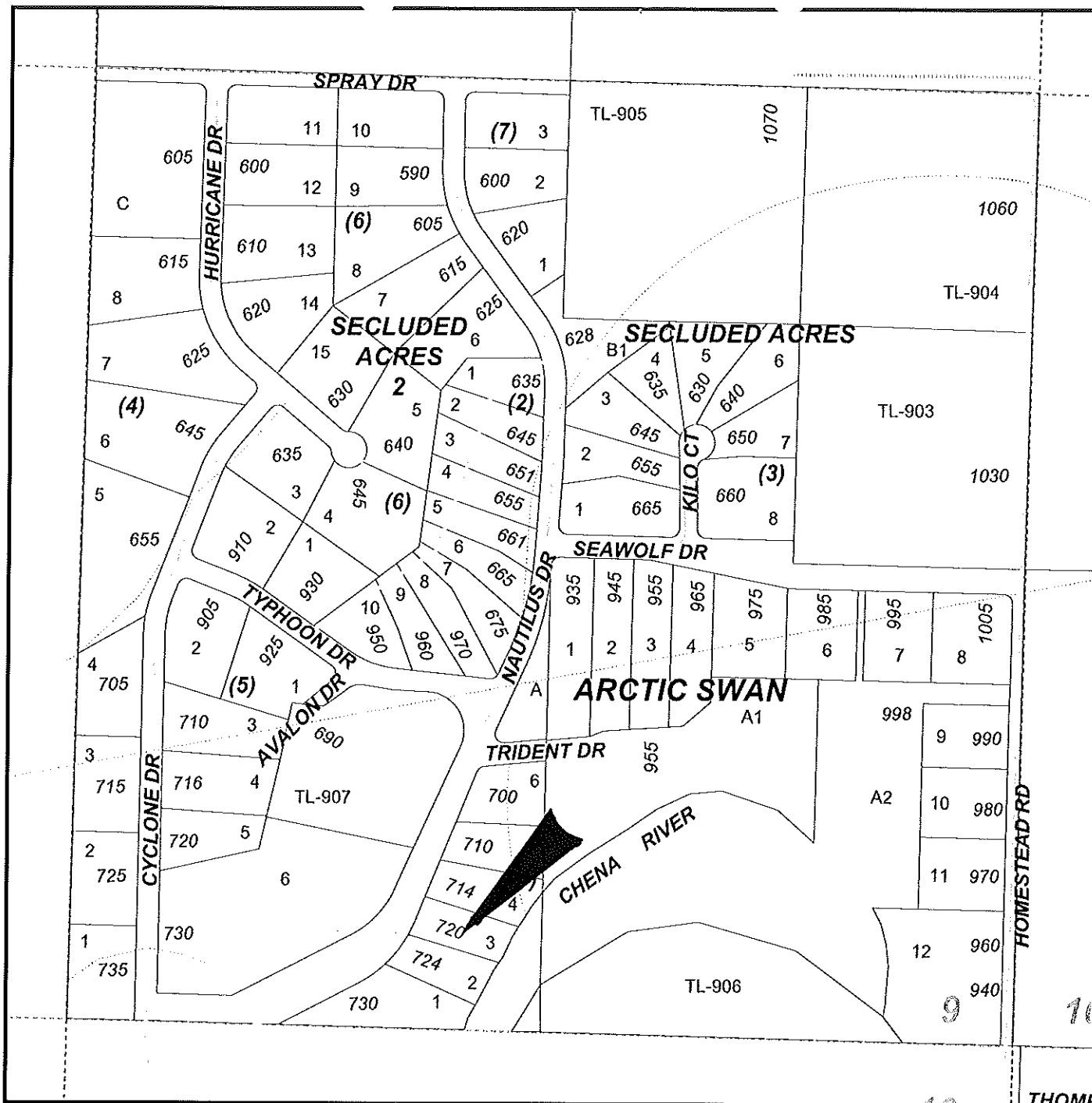
FBKS RECORDING DIST.

RETURN TO:

|||
 Herb Mann
 FNSB Community Planning
 PO Box 71267
 Fairbanks AK 99707-1267

PAGE 2 of 2
 FAIRBANKS DISTRICT
 REQUESTED BY FNSB

'96 JAN 17 AM 9 33



Owner

JERNIGAN WILLIAM K
720 NAUTILUS DR
FAIRBANKS AK 99712

Legal

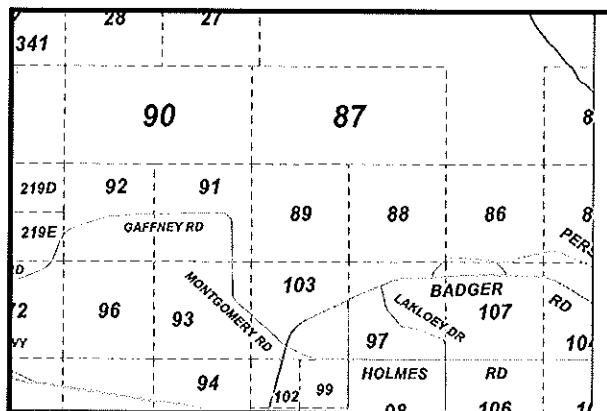
LOT 3 BLOCK 1 SECLUDED ACRES
OUT OF TL-901 SEC 9 T1S-R1E

Address 720 NAUTILUS DR

Tax ID	FNSB MAP	ASM Book
482391	211B3	6 STEELE CREEK89
T R S	Zoning	Zip Code Area
F001S001E09	SF-10	99712
Land App	Bldg Appr	SQ FT / ACRE
26250	134096	30492 0.7
Mill Rate	Primary Use	Tax Year
14.369	RESIDENTIAL	2010
Est Taxes	Year Built	Tax Status
2304	1996	TAXABLE

Census Tract	12
Census Blk Grp	1100
Elem School	LADD
Middle School	TANANA
High School	LATHROP
Road Service	
Fire Service	NONE
Latitude	64.83536461
Longitude	-147.5535025
MLS Area	50
Voting Dist	32-250
Legislature	P32
Flood Zone	A,X500
Elevation	400

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Alaska Street Master Property Report

<u>TAXID</u>	<u>OWNER1</u>	<u>SUBDIVISION</u>	<u>block lot</u>	<u>SITEADDRESS</u>
179761	NOBLE TERRY	1S 1E	09 903	647 SONJA ST
482374	RUSSELL WILLIAM J	SECLUDED ACRES	01 01	730 NAUTILUS DR
482382	WEBBER JOSEPH A	SECLUDED ACRES	01 02	724 NAUTILUS DR
482391	JERNIGAN WILLIAM K	SECLUDED ACRES	01 03	720 NAUTILUS DR
482404	VOELKELT JOE	SECLUDED ACRES	01 04	714 NAUTILUS DR
482412	SPINKS ROBERT D	SECLUDED ACRES	01 05	710 NAUTILUS DR
482421	GRONENTHAL VICTOR T	SECLUDED ACRES	01 06	700 NAUTILUS DR
482455	ERICKSON TIMOTHY D	SECLUDED ACRES	02 03	651 NAUTILUS DR
482463	COULSON STEVEN	SECLUDED ACRES	02 04	655 NAUTILUS DR
482471	BRIAN GARLAND L	SECLUDED ACRES	02 05	661 NAUTILUS DR
482480	GOWAN WALTER III	SECLUDED ACRES	02 06	665 NAUTILUS DR
482498	SANDERS BENJAMIN D	SECLUDED ACRES	02 07	675 NAUTILUS DR
482501	ABBOTT JON H	SECLUDED ACRES	02 08	970 TYPHOON DR
482510	ROCHA MCKAY	SECLUDED ACRES	02 09	960 TYPHOON DR
482528	LUSHIN DANIEL K	SECLUDED ACRES	02 10	950 TYPHOON DR
482536	GILDOW KEVIN L	SECLUDED ACRES	03 01	665 KILO CT
482544	DEAL PAMELA J	SECLUDED ACRES	03 02	655 KILO CT
482609	WILLIAMS DOUG	SECLUDED ACRES	03 08	660 KILO CT
486272	UNITED STATES OF	1S 1E	16 1601	
497045	FALK KATHLEEN A	SECLUDED ACRES 2	04 01	735 CYCLONE DR
497053	GOLUB MICHAEL	SECLUDED ACRES 2	04 02	725 CYCLONE DR
497070	BEAVER RICHARD A	SECLUDED ACRES 2	04 04	705 CYCLONE DR
497088	RNM TRUST LLC	SECLUDED ACRES 2	04 05	655 CYCLONE DR
497126	BURGESS EDNA C	SECLUDED ACRES 2	05 01	925 TYPHOON DR
497134	LOGIE JAMES W	SECLUDED ACRES 2	05 02	905 TYPHOON DR
497142	CONKLIN TAYLEAH A	SECLUDED ACRES 2	05 03	710 CYCLONE DR
497151	KILLORAN JAMES PATRICK	SECLUDED ACRES 2	05 04	716 CYCLONE DR
497169	WALTON TIMOTHY C	SECLUDED ACRES 2	05 05	720 CYCLONE DR
497193	COTTER BRIAN P	SECLUDED ACRES 2	06 02	910 TYPHOON DR
497207	SENZAMICI MARC G	SECLUDED ACRES 2	06 03	635 HURRICANE DR



State of Alaska
Residential Real Property Transfer Disclosure Statement

Waiver By Agreement

AS 34.70.110

Prepared in compliance with Alaska Statute (AS) 34.70.010 – 34.70.200

Legal Description: Lot 3 Block 1 Secluded Acres Subdivision

Property Address/City: 720 Nautilus Drive, North Pole, Alaska 99705

Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing.

Parties may wish to obtain professional advice and/or inspection of the property.

It is recommended that the buyer read the complete State of Alaska Residential Real Property Transfer Disclosure Statement.

* * * * *

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction.

* * * * *

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

* * * * *

By law, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Transferor (Seller) and the Transferee (Buyer) agree in writing. If both parties agree to waive the requirement to complete this disclosure statement, please sign below.

Signing this waiver does not affect other obligations for disclosure.

Seller: _____

Date: _____

Seller: _____

Date: _____

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Seller's Initials / / Date
08-4229 (Rev. 7/08)

720 Nautilus Drive, North Pole, AK 99705
Property Address

Buyer's Initials / / Date