



# Matanuska-Susitna Borough Land Information Parcel Report



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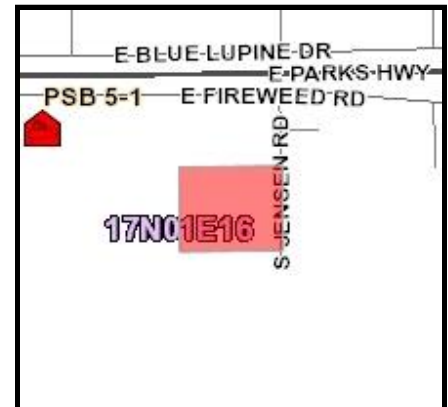
**Account ID:** 17N01E16D014

**Owner(s):** THORNE SUE E

**General Owner:** PRIVATE

**Legal Description:** TOWNSHIP 17N RANGE 1E

SECTION 16 LOT D14



Parcel location within Matanuska-Susitna Borough



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 17N01E16D014

### Site Information

Account Number	17N01E16D014	Subdivision	
Parcel ID	29700	City	None
TRS	S17N01E16	Map WA10	
Abbreviated Description (Not for Conveyance)	TOWNSHIP 17N RANGE 1E SECTION 16 LOT D14	Tax Map	

Site Address 2000 S JENSEN RD

### Ownership

Owners	THORNE SUE E	Buyers	
Primary Owner's Address	PO BOX 870295 WASILLA AK 99687-0295	Primary Buyer's Address	

### Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed*
2015	\$138,500.00	\$324,400.00	\$462,900.00	2015	\$45,802.00	\$324,400.00	\$370,202.00
2014	\$138,500.00	\$308,800.00	\$447,300.00	2014	\$45,802.00	\$308,800.00	\$354,602.00
2013	\$138,500.00	\$313,800.00	\$452,300.00	2013	\$45,802.00	\$313,800.00	\$359,602.00

### Building Information

#### Structure 1 of 2

Business Use	None	Residential Units	1
Design	Residential Building	Condition	Standard
Construction Type	Daylight Basement	Basement	Full
Grade	Frame	Year Built	1977
Building Appraisal	04.5	Foundation	Concrete Block
Septic	\$209500	Well	Well 1 - Drilled Well
	Septic - 1 - Septic Tank		

#### Structure 2 of 2

Business Use	None	Residential Units	1
Design	Residential Building	Condition	Standard
Construction Type	One Story	Basement	None
Grade	Frame	Year Built	1977
Building Appraisal	04.3	Foundation	Concrete Block
Septic	\$109900	Well	

### Building Item Details

Building Number	Description	Area	Percent Complete
1	Garage (10.2) - 11G	0	100
1	Garage (10.3) Area - 11M	960	100
1	First Story	2056	100
1	Fin. Split Entry - 2D	1936	100
1	Gas Heat	1	100
1	DLB	1936	100
2	Gas Heat	1	100
2	First Story	1152	100

### Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents Date	Type	Recording Info (offsite link to DNR)
2015	Yes	0006	Not Yet Set	Tax Not Yet Set	1/15/2008		<a href="#">Palmer 2008-001127-0</a>
2014	Yes	0006	14.952	\$5302.00	9/2/2005	QUITCLAIM DEED (ALL TYPE)	<a href="#">Palmer 2005-024370-0</a>
2013	Yes	0006	15.142	\$5445.09	1/13/1992	QUITCLAIM DEED (ALL TYPE)	<a href="#">Palmer Bk: 671 Pg: 961</a>

### Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total
Current	\$0.00	\$92,698.00	\$0.00	\$0.00	\$0.00	\$92,698.00

### Land and Miscellaneous

Gross Acreage	Taxable Acreage	Fire Service Area	Road Service Area
9.55	9.55	130 Central Mat-Su	009 Midway RSA

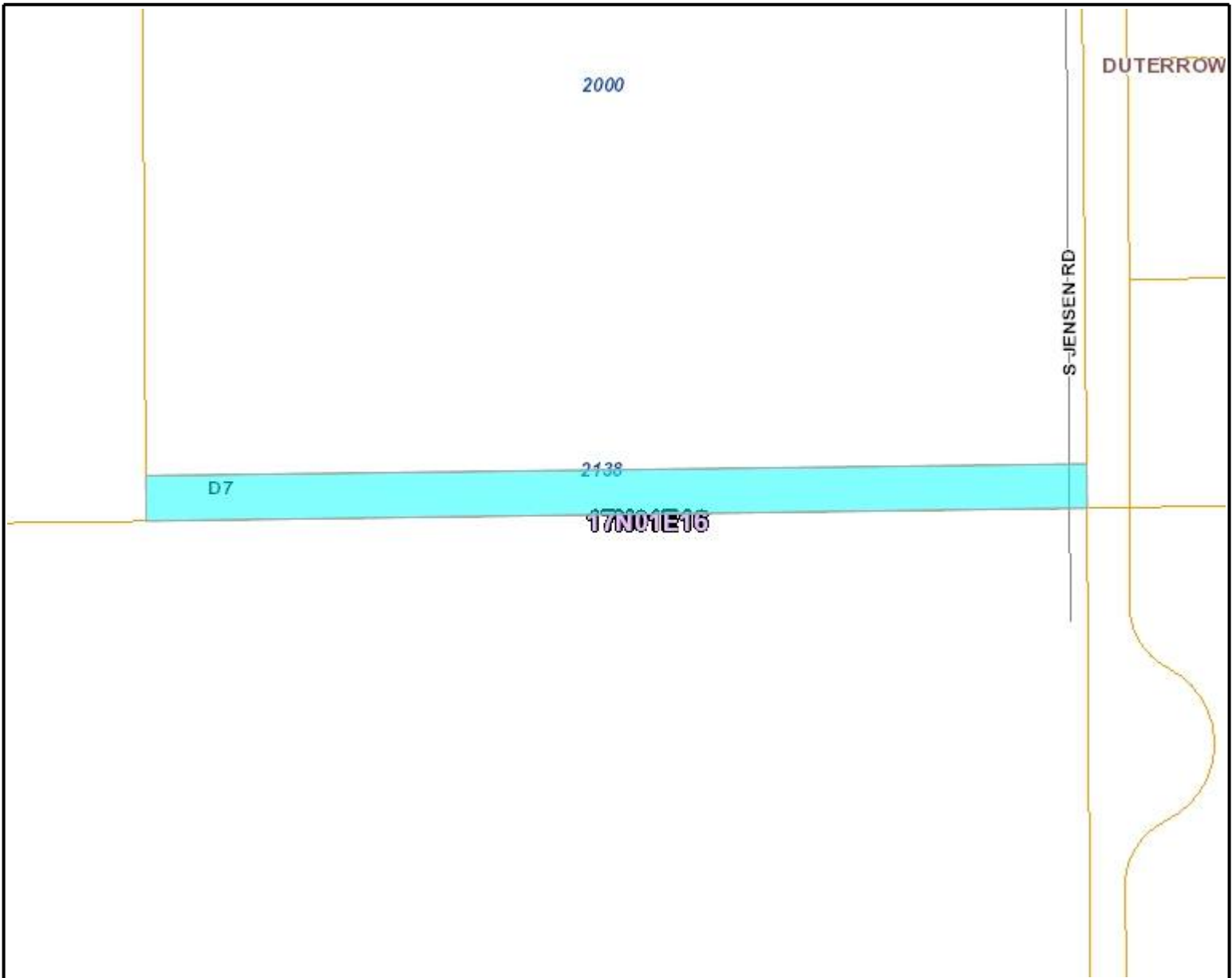
\* Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 6/2/2015 4:02:28 AM

† If account is in foreclosure, payment must be in certified funds.



# Matanuska-Susitna Borough Land Information Parcel Report



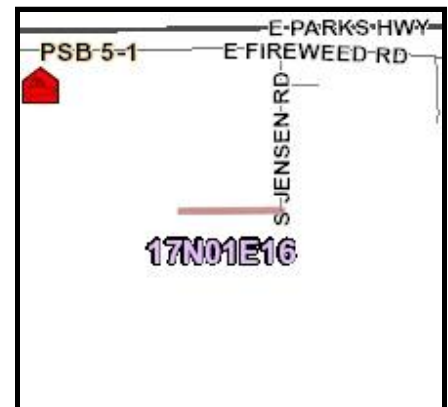
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**Account ID:** 17N01E16D007

**Owner(s):** THORNE SUE ELLEN

**General Owner:** PRIVATE

**Legal Description:** TOWNSHIP 17N RANGE 1E SECTION 16 LOT D7



Parcel location within Matanuska-Susitna Borough



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 17N01E16D007

### Site Information

Account Number	17N01E16D007	Subdivision	
Parcel ID	60579	City	None
TRS	S17N01E16	Map	WA10
Abbreviated Description (Not for Conveyance)	TOWNSHIP 17N RANGE 1E SECTION 16 LOT D7	Tax Map	

Site Address 2138 S JENSEN RD

### Ownership

Owners	THORNE SUE ELLEN	Buyers	
Primary Owner's Address	PO BOX 870295 WASILLA AK 99687-0295	Primary Buyer's Address	

### Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2015	\$2,000.00	\$0.00	\$2,000.00	2015	\$158.00	\$0.00	\$158.00
2014	\$2,000.00	\$0.00	\$2,000.00	2014	\$158.00	\$0.00	\$158.00
2013	\$2,000.00	\$0.00	\$2,000.00	2013	\$158.00	\$0.00	\$158.00

### Building Information

#### Building Item Details

Building Number	Description	Area	Percent Complete				
<b>Tax/Billing Information</b>							
Year	Certified	Zone	Mill	Tax Billed	Recorded Documents Date	Type	Recording Info (offsite link to DNR)
2015	Yes	0006	Not Yet Set	Tax Not Yet Set	1/15/2008		<a href="#">Palmer 2008-001127-0</a>
2014	Yes	0006	14.952	\$2.36	9/2/2005	QUITCLAIM DEED (ALL TYPE)	<a href="#">Palmer 2005-024370-0</a>
2013	Yes	0006	15.142	\$2.39	1/13/1992	QUITCLAIM DEED (ALL TYPE)	<a href="#">Palmer Bk: 671 Pg: 961</a>

### Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total
Current	\$0.00	\$1,842.00	\$0.00	\$0.00	\$0.00	\$1,842.00

### Land and Miscellaneous

Gross Acreage	Taxable Acreage	Fire Service Area	Road Service Area
0.45	0.45	130 Central Mat-Su	009 Midway RSA

\* Total Assessed is net of exemptions and deferrals. rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 6/2/2015 4:02:28 AM

† If account is in foreclosure, payment must be in certified funds.



cc

## PERSONAL REPRESENTATIVE'S DEED

WHEREAS, Marianne Hermon, individually and as the surviving spouse of James S. Hermon, owned a remaining 50% interest in the real property described below; and

WHEREAS, Marianne Hermon, died on August 30, 2005; and

WHEREAS, Sue Ellen Thorne was appointed Personal Representative of the Estate of Marianne Hermon by Letters Testamentary issued on January 5, 2006, by the Superior Court for the State of Alaska, Third Judicial District at Palmer, in Case No. 3PA-05-186 PR (a certified copy of which is attached hereto); and

WHEREAS, for the purposes of probate administration, the Personal Representative desires to make distribution of the decedent's remaining 50% interest in the real property described below to a certain beneficiary of the estate.

NOW, THEREFORE, the Grantor, Sue Ellen Thorne, Personal Representative of the Estate of **Marianne Hermon**, whose address is P.O. Box 870295, Wasilla, Alaska 99687, for good and valuable consideration provided by estate administration, hereby conveys and quitclaims to the Grantee, **Sue E. Thorne**, a married woman, as her sole and separate property, whose address is P.O. Box 870295, Wasilla, Alaska 99687, **all of the decedent's interest** in the right, title, interest, estate and claim which the Grantor has, if any, in and to the following-described real property, to-wit:

Parcel No. 1:

The South one-half of the East one-half of the Northwest one-quarter of the Southeast Quarter (S1/2 E1/2 NW1/4 SE1/4), Section 16, Township 17 North, Range 1 East, Seward Meridian, except the South Thirty feet (30') and except all oil, gas and mineral rights and the right to prospect for and remove the same.

Parcel No. 2:

The South 30 feet of the South one-half of the East one-half of the Northwest one-quarter of the Southeast one-quarter (S1/2 E1/2 NW1/4 SE1/4), Section 16, Township 17 North, Range 1 East, Seward Meridian, **Palmer Recording District**, Third Judicial District, State of Alaska.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining;

SUBJECT, however, to any and all easements, reservations, covenants, conditions, restrictions, plat notations, patent reservations and exceptions, right-of-way, and agreements of record.

DATED this 10<sup>th</sup> day of January, 2007. 8 SET

**Return Recorded Deed to:**  
Law Offices of David Shaftel PC  
1029 West 3<sup>rd</sup> Avenue, Ste 600  
Anchorage, Alaska 99501

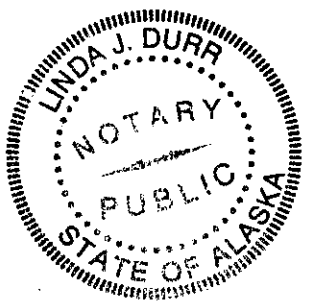
**GRANTOR:**

Sue Ellen Thorne Per Rep.  
Sue Ellen Thorne, Personal Representative of the  
Estate of Marianne Hermon, deceased

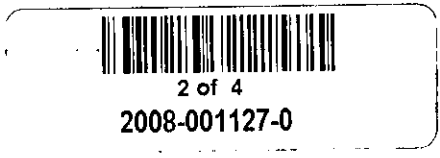
STATE OF ALASKA            )  
  ) ss.  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 10<sup>th</sup> day of January, 2007, before me See appeared Sue Ellen Thorne, to me known and known to me to be the person named in and who executed the foregoing instrument, and acknowledged voluntarily signing and sealing the same.

WITNESS my hand and official seal.



Linda J. Durr  
Notary Public in and for Alaska  
My Commission expires: 10/19/2009



IN THE SUPERIOR COURT FOR THE STATE OF ALASKA

THIRD JUDICIAL DISTRICT  
FILED IN THE TRIAL COURTS  
STATE OF ALASKA, THIRD DISTRICT  
AT PALM BEACH

In the Matter of the Estate )  
 )  
 of )  
 )  
 MARIANNE HERMON, )  
 )  
 Deceased. )  
 \_\_\_\_\_ )

JAN 05 2006

Clerk of the Trial Courts

By TK Deputy

Case No. 3PA-05- 186 PR

LETTERS TESTAMENTARY

The will of Marianne Hermon having been admitted to probate, SUE ELLEN THORNE is appointed personal representative of the estate.

Date 1/5/6

[Signature]  
Registrar/Superior Court Judge

ACCEPTANCE

I, Sue Ellen Thorne, accept the duties and promise to perform the duties as required by law of the office of personal representative of the estate of Marianne Hermon. I acknowledge my duty as personal representative to:

(a) take possession and control of decedent's property as required by AS 13.16.380, determine the liabilities of the estate, and complete an inventory as required by AS 13.16.365;

(b) provide notice to heirs and devisees as required by AS 13.16.360, except as provided by AS 13.16.690;

(c) provide notice to creditors as required by law, publish notice when required, and review and either accept or reject claims as required by AS 13.16.455-.515;

CC: Sue

NOV 01 2005

DAVID G. SHAFTTEL  
ATTORNEY AT LAW  
SUITE 705  
550 W. SEVENTH AVE.  
ANCHORAGE, AK 99501  
(907) 276-6015  
FAX (907) 278-6015



(d) advise the court in writing of my address and telephone number as required by Probate Rule 8;

(e) file returns for state estate taxes, if required by AS 43.31.121 and AS 43.31.250;

(f) pay homestead, exempt property and family allowances as required by AS 13.11.125-.140, costs of administration and other claims as required by AS 13.16.470, and distribute the assets of the estate; and

(g) close the estate as soon as appropriate as required by AS 13.16.620-.670.

I will file any required bond.

10/24/2005  
Date

Sue Ellen Thorne  
Sue Ellen Thorne, Personal Representative  
2600 Whispering Woods Drive  
Wasilla, Alaska 99654  
907- 357-3846

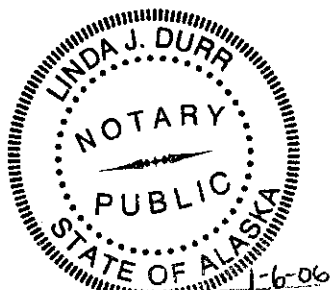
STATE OF ALASKA )  
) ss.  
THIRD JUDICIAL DISTRICT )

Sue Ellen Thorne, being first duly sworn, deposes and says: I am the personal representative in the foregoing Letters Testamentary and Acceptance. I have read this document, know the contents thereof, and to the best of my knowledge and belief, the matters and facts stated therein are true.

Sue Ellen Thorne  
Sue Ellen Thorne

SUBSCRIBED AND SWORN to before me this 24<sup>th</sup> day of October, 2005.

Linda J. Durr  
Notary Public in and for Alaska  
My commission expires: 10/19/2005



2008-001127-0



I hereby certify that this is a true and correct copy of the original on file in my office.  
ATTEST:

By: Debra Nelson 12-10-05  
Deputy Clerk of the Trial Courts Date

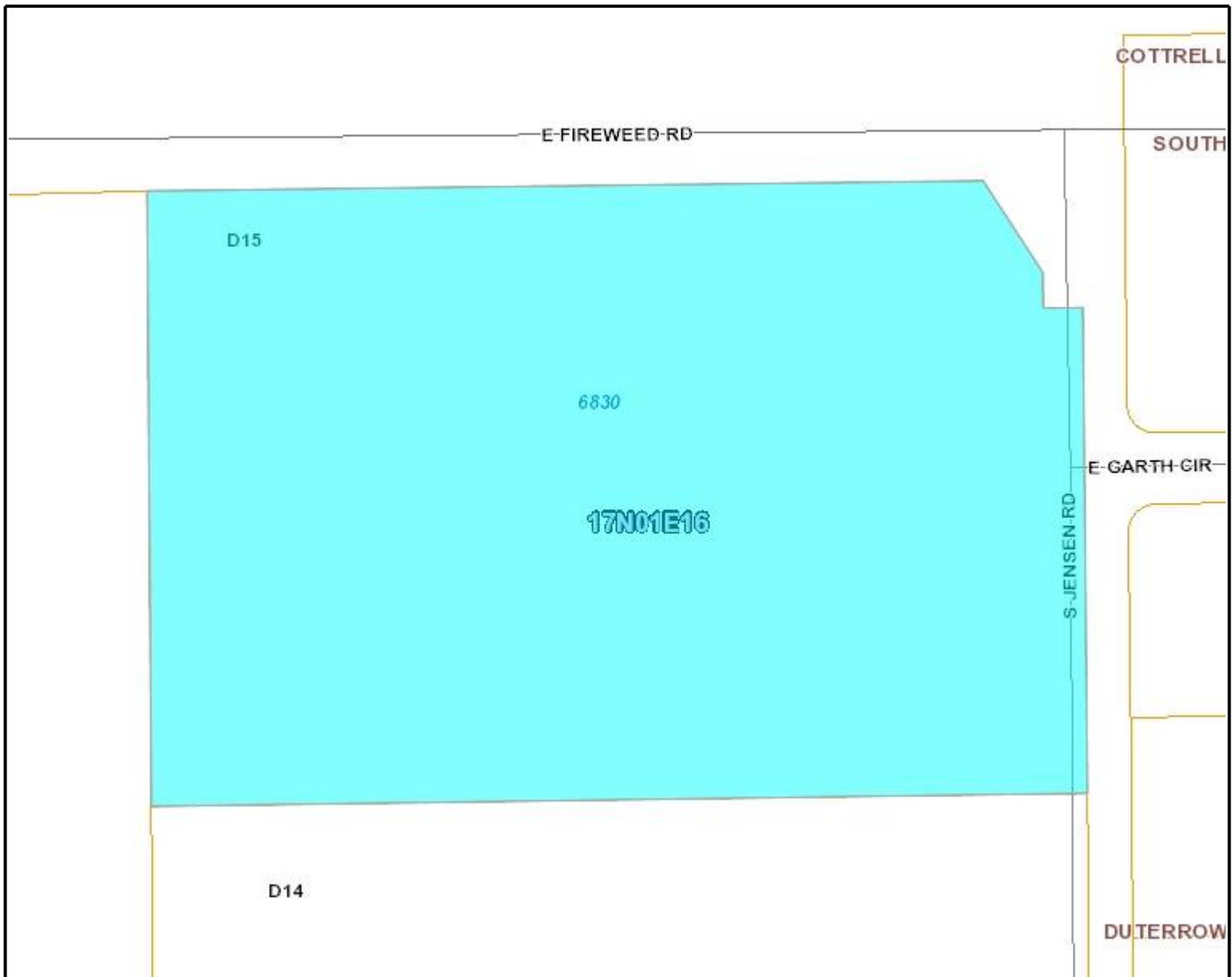
I certify that on \_\_\_\_\_ a copy of this document was sent to:  
 OSCD  Attorney(s) of Record Shaftel  
 Plaintiff  Defendant  
 Other \_\_\_\_\_  
at the address(es) of record \_\_\_\_\_  
Filed Jnl \_\_\_\_\_  
T. Challe  
Deputy Clerk

DAVID G. SHAFTEL  
ATTORNEY AT LAW  
SUITE 705  
550 W. SEVENTH AVE.  
ANCHORAGE, AK 99501  
(907) 276-6015  
FAX (907) 278-6015





# Matanuska-Susitna Borough Land Information Parcel Report



Selected parcel highlighted

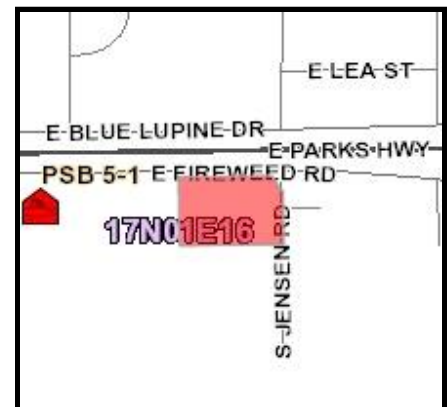
**Account ID:** 17N01E16D015

**Owner(s):** LUGDUNUM PROPERTIES LLC

**General Owner:** PRIVATE

**Legal Description:** TOWNSHIP 17N RANGE 1E

SECTION 16 LOT D15



Parcel location within Matanuska-Susitna Borough



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 17N01E16D015

### Site Information

Account Number	17N01E16D015	Subdivision	
Parcel ID	81913	City	None
TRS	S17N01E16	Map WA10	
Abbreviated Description (Not for Conveyance)	TOWNSHIP 17N RANGE 1E SECTION 16 LOT D15		Tax Map

Site Address 6830 E FIREWEED RD

### Ownership

Owners	LUGDUNUM PROPERTIES LLC	Buyers	
Primary Owner's Address	PO BOX 461 PALMER AK 99645-0461	Primary Buyer's Address	

### Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed*
2015	\$820,200.00	\$24,800.00	\$845,000.00	2015	\$820,200.00	\$24,800.00	\$845,000.00
2014	\$820,200.00	\$28,100.00	\$848,300.00	2014	\$820,200.00	\$28,100.00	\$848,300.00
2013	\$703,100.00	\$28,700.00	\$731,800.00	2013	\$703,100.00	\$28,700.00	\$731,800.00

### Building Information

#### Structure 1 of 2

Business Use	N COUNTRY STUDIO &GALLERY	Residential Units	0
Design	Residential Garage	Condition	Standard
Construction Type	Other	Basement	None
Grade	Frame	Year Built	1975
Building Appraisal	None	Foundation	Unknown
Septic	\$12200	Well	

#### Structure 2 of 2

Business Use	None	Residential Units	1
Design	Residential Building	Condition	Standard
Construction Type	Cabin	Basement	None
Grade	Frame	Year Built	1950
Building Appraisal	1220 - Cabin	Foundation	Unknown
Septic	\$12600	Well	Well 1 - Drilled Well
	Septic 2 - Cess Pool Only		

### Building Item Details

Building Number	Description	Area	Percent Complete
1	Garage (10.2) - 11G	1024	100
2	First Story	600	100
2	Oil Heat	1	100
2	Wood Stove w/Fin-8Z	1	100

### Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents Date	Type	Recording Info (offsite link to DNR)
2015	Yes	0006	Not Yet Set	Tax Not Yet Set	1/17/2006	QUITCLAIM DEED (ALL TYPE)	<a href="#">Palmer 2006-001355-0</a>
2014	Yes	0006	14.952	\$12683.78	7/26/1993		<a href="#">Palmer Bk: 725 Pg: 420</a>
2013	Yes	0006	15.142	\$11080.91	7/26/1993	QUITCLAIM DEED (ALL TYPE)	<a href="#">Palmer Bk: 725 Pg: 422</a>

### Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

### Land and Miscellaneous

Gross Acreage	Taxable Acreage	Fire Service Area	Road Service Area
5.38	5.38	130 Central Mat-Su	009 Midway RSA

\* Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 6/2/2015 4:02:28 AM

† If account is in foreclosure, payment must be in certified funds.



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**QUITCLAIM DEED**

WHEREAS, the BERNARD VANDERWEELE REVOCABLE TRUST, utad July 6, 1993, Bernard VanderWeele, trustee, whose address is P.O. Box 461, Palmer Alaska 99645, owns a 100% interest in the real property described below; and

WHEREAS, the BERNARD VANDERWEELE REVOCABLE TRUST, utad July 6, 1993, Bernard VanderWeele, trustee, whose address is P.O. Box 461, Palmer Alaska 99645, desires to transfer all of its interest in the real property described below to a certain limited liability company.

NOW, THEREFORE, the Grantor, the BERNARD VANDERWEELE REVOCABLE TRUST, utad July 6, 1993, Bernard VanderWeele, trustee, whose address is P.O. Box 461, Palmer Alaska 99645, for good and valuable consideration provided by estate planning, hereby conveys and quitclaims to the Grantee, Lugdunum Properties, LLC, an Alaska limited liability company, whose address is P.O. Box 461 Palmer Alaska 99645, all of the right, title, interest, estate and claim which the Grantor has, if any, in and to the following described real property, to-wit:

The North One-Half East One-Half Northwest Quarter Southeast Quarter, Section 16, Township 17 North, Range 1 East, Seward Meridian, EXCEPT that portion thereof conveyed to the State of Alaska by Deed recorded August 19, 1970 in Book 83, page 302

EXCEPT all oil, gas and mineral rights and the right to prospect for and remove the same, in the Palmer Recording District, Third Judicial District, State of Alaska; and

EXCEPT for any property taken under the power of eminent domain in Alaska Superior Court Case No. 3AN-95-10823 CI.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining;

SUBJECT, however, to any and all easements, reservations, covenants, conditions, restrictions, plat notations, patent reservations and exceptions, right-of-way, and agreements of record.

DATED this 27<sup>th</sup> day of December, 2005.

GRANTOR:

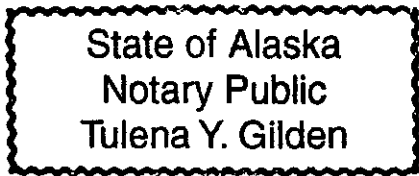
the BERNARD VANDERWEELE REVOCABLE TRUST, utad July 6, 1993, Bernard VanderWeele, trustee, whose address is P.O. Box 461, Palmer Alaska 99645

**Return Recorded Deed to:**  
Law Offices of David G. Shaftel  
550 W. 7th Ave., Suite 705  
Anchorage, Alaska 99501

STATE OF ALASKA                    )  
  ) ss.  
THIRD JUDICIAL DISTRICT        )

THIS IS TO CERTIFY that on this 27<sup>th</sup> day of December, 2005, before me appeared Bernard VanderWeele, trustee of the BERNARD VANDERWEELE REVOCABLE TRUST, to me known and known to me to be the person named in and who executed the foregoing instrument, and acknowledged voluntarily signing and sealing the same.

WITNESS my hand and official seal.



*Tulena Y. Gilden*  
Notary Public in and for Alaska  
My Commission expires: 04/09/2007

