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Property Profile Report

05/12/2025

PAN 0260487, Lot 3, Block 9, North Shanly Subdivision

Purported owner of Record: Cody Engle and Jennifer Engle

Prepared by:

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714 Gaffney Rd
Fairbanks, AK 99701
(907) 456-3474
listingpackages@stewart.com

Prepared for:

***Alaska Commercial
Properties, Inc***

Report Provided by:

Stewart Title of Fairbanks
714 Gaffney Rd
Fairbanks, AK 99701
(907) 456-3474
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- | | | | |
|-------------------------------------|-----------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Tax Report | <input checked="" type="checkbox"/> | Plat Map |
| <input type="checkbox"/> | BEES Certificate | <input checked="" type="checkbox"/> | No As-Built |
| <input type="checkbox"/> | Summary of Bldg Insp | <input type="checkbox"/> | As-Built Attached |
| <input checked="" type="checkbox"/> | Vesting Deed | <input type="checkbox"/> | As-Built Requested/Will forward if rcvd |
| <input type="checkbox"/> | Deed of Trust | <input type="checkbox"/> | Other - |
| <input type="checkbox"/> | CC&R's | <input type="checkbox"/> | Notice of Default |

Disclaimer

This property report is provided "as is" without warranty of any kind, either express or implied, including without limitations any warranties of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this property report without a title insurance policy.

The information contained in this property report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.

Summary

PAN 0260487 	Physical Description <small>do not rely on as a legal description</small> 2003T/R ASSEMBLAGE NKA UMB01 BLOCK 9 NORTH SHANLY LOT 3 BLOCK 9 NORTH SHANLY	Neighborhood 1050 - College Road	Fire Service Area UNIVERSITY FIRE S A
Property Class Assembled	Tax Status Value Transferred.		Business
Land Area 1 - 16,250 Square Feet	Millage Group 0946 - College Service Area	Millage Rate 16.753	
Street Address	Billing Address 1600 CORDWOOD DR FAIRBANKS, AK 99709-3720	Child Properties 696024	Parent Properties 260461

Documents

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. Current registered documents **not** showing may be seen at the State of [Alaska Recorders Office Search page](#). 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.

Description	Record Date	Book	Page	Instrument
Warranty Deed	6/2/2023			2023-006472-0
Utility Easement	3/27/2020			2020-004441-0
Ordinance	9/11/2008			

Assessment History

For questions regarding assessments, contact the FNSB Department of Assessing at 907-459-1428. For information on our exemption programs please visit our [website](#). Or contact our office at 907-459-1428.

Year	Land	Improvement Value	Full Value Total	Exemptions Total	Taxable
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Tax History

If you have Delinquent Taxes, call FNSB Division of Treasury and Budget Office at 907-459-1441 for the current outstanding amount due. All prior year taxes must be paid with certified funds.

*** Balances may not reflect the correct payoff amount due to accrued interest ***

Year	Tax Levied	State Exempted	Fees	Total Due	Total Paid	Net Due
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QUITCLAIM DEED

The Grantor, FAIRBANKS NORTH STAR BOROUGH, an Alaska municipal corporation, of P.O. Box 71267, Fairbanks, Alaska 99707-1267, for and in consideration of TEN DOLLARS and NO/100 (\$10.00) and other good and valuable consideration in hand paid, conveys and quitclaims to Cody and Jennifer Engle, a married couple, of 1600 Cordwood Drive, Fairbanks, Alaska 99709, all interest which it has, if any, in the following described real estate located in the State of Alaska:

Lots 1-7, Block 9 of NORTH SHANLY SUBDIVISION, according to the plat filed October 27, 1948 as Instrument No. 110.493, records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska

SUBJECT TO all liens, reservations, restrictions, exceptions, easements, rights of way, covenants, and conditions of record, if any, and the following notification:

DATED this 31st day of May, 2023.



By: [Signature] Bryce J. Ward, Mayor Fairbanks North Star Borough

ATTEST:

[Signature] April Tickey Borough Clerk

REVIEWED:

[Signature] Assistant Borough Attorney

ACKNOWLEDGMENT

STATE OF ALASKA)
)ss
FOURTH JUDICIAL DISTRICT)

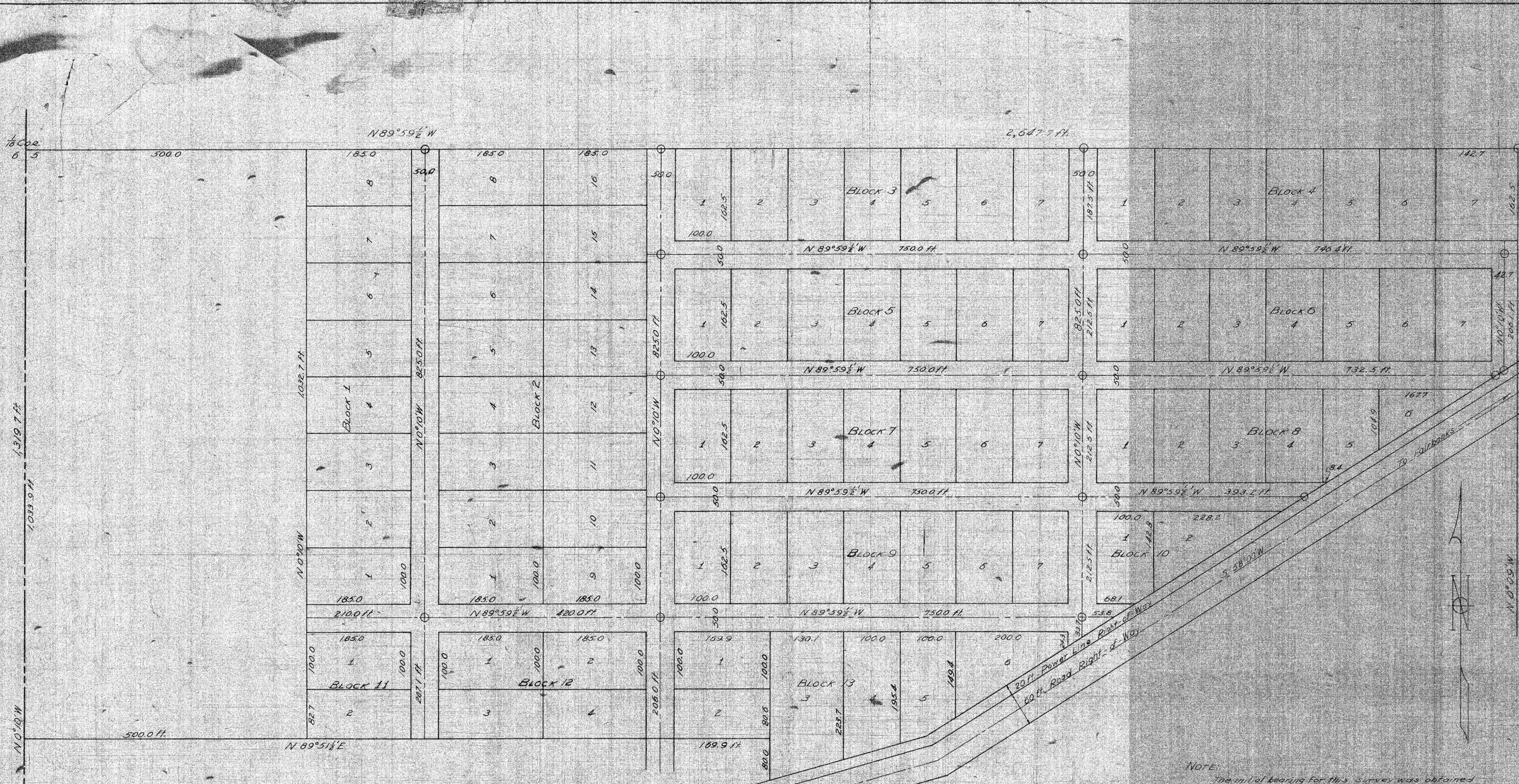
The foregoing instrument was acknowledged before me on this 31st day of May, 2023, by BRYCE J. WARD, Mayor of the Fairbanks North Star Borough, an Alaska municipal corporation, on behalf of the corporation.

[Signature] Krista Major Notary Public in and for Alaska My commission expires: W/office

Return Recorded Deed to: Cody and Jennifer Engle 1600 Cordwood Drive Fairbanks, AK 99709



Instr. #110,493
 Shanly Subd. North
 T1S, R1W, F. M.



NOTE:
 The initial bearing for this survey was obtained by setting on $\frac{1}{4}$ Cor. 0/5 and sighting on correction corner 0/5. The bearing of this line was taken to be $N 0^{\circ} 10' W$ as shown on the G.L.O. Plat.
 Iron pipes were placed at all lot corners and 1/2 ft. nails were placed to mark the pipes.
 Concrete monuments

110,493
 TERRITORY OF ALASKA
 FOURTH JUDICIAL DIVISION
 Filed for record at request of
 Charles E. Bunnell
 on the 27th day of Oct. 1948
 at Fairbanks, Alaska
 and returned to me
 by
 Marie D. Jensen

NORTH SHANLY SUBDIVISION
 Part of South $\frac{1}{2}$ of Northwest $\frac{1}{4}$, T1S, R1W
 Fairbanks Meridian
 Dwn & Surveyed by Johansen and Associates
 for Charles E. Bunnell
 Scale: 1 in. = 100 ft. Date: July, 1948
 J. Johansen
 Reg. Engr. #136-E

110,493
 110,493
 RECORDED
 OCT 27 1948 9:00 AM
 REQUESTED BY Charles E. Bunnell
 ADDRESS