



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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Stewart Title of Fairbanks  
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**Prepared for:**

***Alaska Commercial  
Properties, Inc***

**Report Provided by:**

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<input checked="" type="checkbox"/>	<b>Tax Report</b>	<input checked="" type="checkbox"/>	<b>Plat Map</b>
<input type="checkbox"/>	<b>BEES Certificate</b>	<input checked="" type="checkbox"/>	<b>No As-Built</b>
<input type="checkbox"/>	<b>Summary of Bldg Insp</b>	<input type="checkbox"/>	<b>As-Built Attached</b>
<input checked="" type="checkbox"/>	<b>Vesting Deed</b>	<input type="checkbox"/>	<b>As-Built Requested/Will forward if rcvd</b>
<input type="checkbox"/>	<b>Deed of Trust</b>	<input type="checkbox"/>	<b>Other -</b>
<input type="checkbox"/>	<b>CC&amp;R's</b>	<input type="checkbox"/>	<b>Notice of Default</b>

## 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

<b>PAN</b> 0260487 	<b>Physical Description</b> <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	<b>Neighborhood</b> 1050 - College Road	<b>Fire Service Area</b> UNIVERSITY FIRE S A
<b>Property Class</b> Assembled	<b>Tax Status</b> Value Transferred.		<b>Business</b>
<b>Land Area</b> 1 - 16,250 Square Feet	<b>Millage Group</b> 0946 - College Service Area	<b>Millage Rate</b> 16.753	
<b>Street Address</b>	<b>Billing Address</b> 1600 CORDWOOD DR FAIRBANKS, AK 99709-3720	<b>Child Properties</b> <a href="#">696024</a>	<b>Parent Properties</b> <a href="#">260461</a>

## Documents

The FNSB provides a link to view the recorded document at the State of Alaska Records Office through the instrument #. Current registered documents **not** showing may be seen at the State of [Alaska Records 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			<a href="#">2023-006472-0</a>
Utility Easement	3/27/2020			<a href="#">2020-004441-0</a>
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]  
Borough Clerk

REVIEWED:

[Signature]  
Assistant Borough Attorney

## ACKNOWLEDGMENT

STATE OF ALASKA )  
FOURTH JUDICIAL DISTRICT )ss

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.

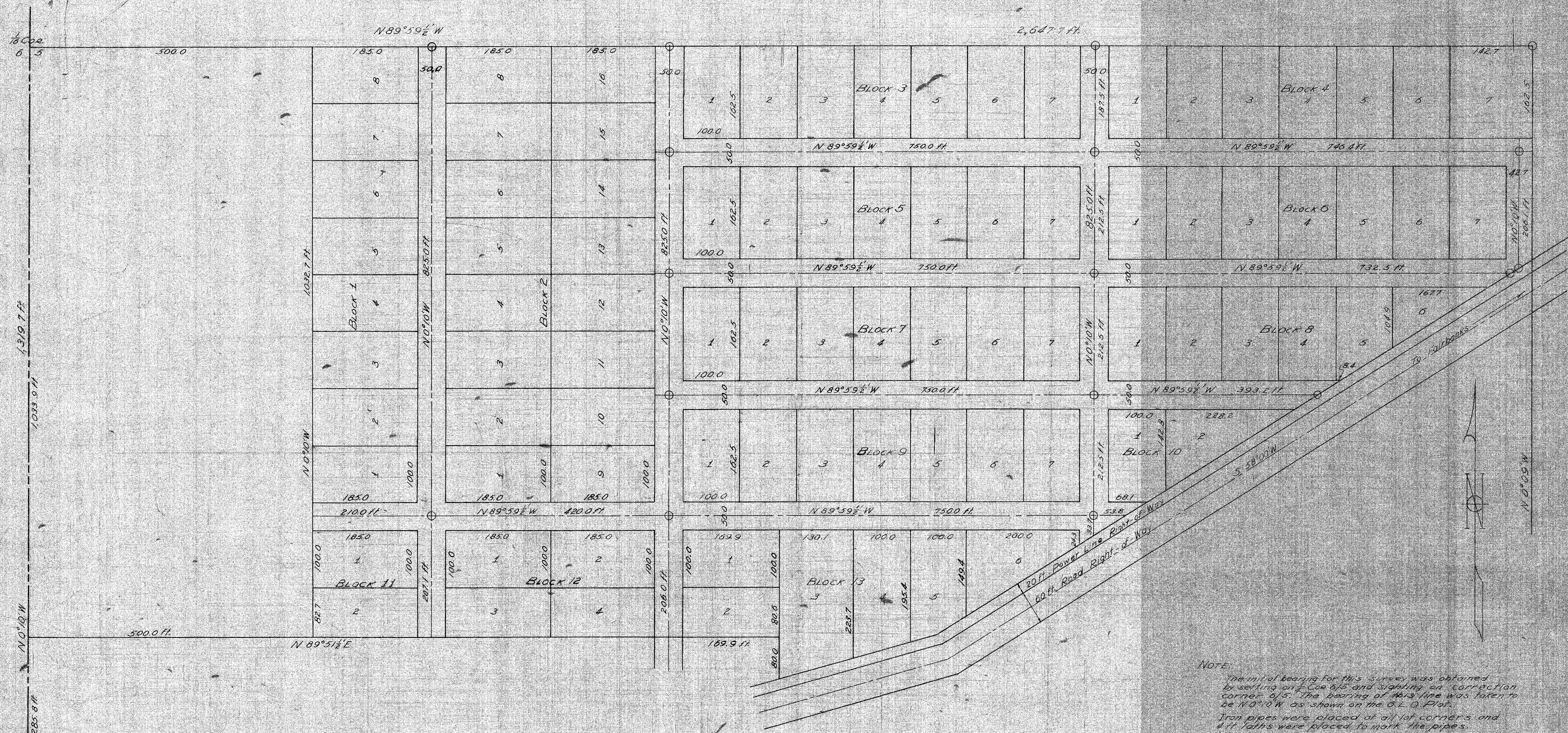
[Signature]  
Notary Public in and for Alaska  
My commission expires: W/Office

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





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



NOTE  
The initial bearing for this survey was obtained by setting out a corner and sighting on a correction corner. The bearing of this line was taken to be N 0° 0' 0" W as shown on the G.L.O. Plat.  
Iron pipes were placed at all lot corners and 1 ft. lathe was 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 422 P.M.  
and returned to me  
Dated  
Charles E. Bunnell  
Marie D. Jensen

NORTH SHANLY SUBDIVISION  
Part of South 1/2 of Northwest 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  
INDEXED  
Date: 27th 9:00 AM  
REQUESTED BY Charles E. Bunnell  
ADDRESS