

stewart title®

Property Profile Report

05/09/2025

Pan 0530789-Lot 1, Block 9

Purported owner of Record: Cody Engle and Jennifer Engle

Prepared by:

Erin Hodgson
Stewart Title of Fairbanks
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
www.stewart.com/fairbanks

<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

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Summary

PAN	Physical Description do not rely on as a legal description 2003T/R ASSEMBLAGE NKA UMB01 BLOCK 9 NORTH SHANLY LOT 01 BLOCK 09 NORTH SHANLY	Neighborhood	Fire Service Area
Property Class	Tax Status		Business
Assembled	Value Transferred.		
Land Area	Millage Group	Millage Rate	
1 - 16,250 Square Feet	0946 - College Service Area	16.753	
Street Address	Billing Address	Child Properties	Parent Properties
	1600 CORDWOOD DR FAIRBANKS, AK 99709-3720	<u>696024</u>	<u>260461</u>

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

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



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: 
Bryce J. Ward, Mayor
Fairbanks North Star Borough

ATTEST:


April Tickey
Borough Clerk

REVIEWED:


Quinn
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.


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





NOTE

The initial bearing for this survey was obtained by setting out from Coor 6 and sighting on corner 6/5. The bearing of this line was taken to be N 0° 0' W as shown on the G.L.O. Plot.

Iron pipes were placed at all lot corners and 1/4 ft. bolts were placed to mark the pipes.

Concrete monuments

110-493

110-493

110-493

TERRITORY OF ALASKA	
FOURTH JUDICIAL DIVISION	
Filed for record at request of	
Charles E. Burnell	
on the	27 Oct. 1948
at	42 218 M.
and record	Vol. 42
Plats	
Charles E. Burnell	
Maria D. Johnson	

NORTH SHANLY SUBDIVISION
Part of South $\frac{1}{2}$ of Northwest $\frac{1}{4}$, T1S, R1W
Fairbanks Meridian

Drawn & Surveyed by Johansen and Associates
for Charles E. Burnell

Scale: 1 in = 100 ft. Date: July, 1948

H. Johansen
Reg. Egr. #136-E

Drawn at 2100 ft. 2100 ft.
RECORDED BY Charles E. Burnell
ADDRESS