



Property Profile Report

05/12/2025

PAN 0260495, Lot 4, Block 9, North Shanly Subdivision

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
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☒	Tax Report	☒	Plat Map
☐	BEES Certificate	☒	No As-Built
☐	Summary of Bldg Insp	☐	As-Built Attached
☒	Vesting Deed	☐	As-Built Requested/Will forward if rcvd
☐	Deed of Trust	☐	Other -
☐	CC&R's	☐	Notice of Default

Disclaimer

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Summary

PAN 0260495 	Physical Description do not rely on as a legal description 2003T/R ASSEMBLAGE NKA UMB01 BLOCK 9 NORTH SHANLY LOT 4 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 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			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]
Borough Clerk

REVIEWED:

[Signature]
~~Assistant~~ Borough Attorney

ACKNOWLEDGMENT

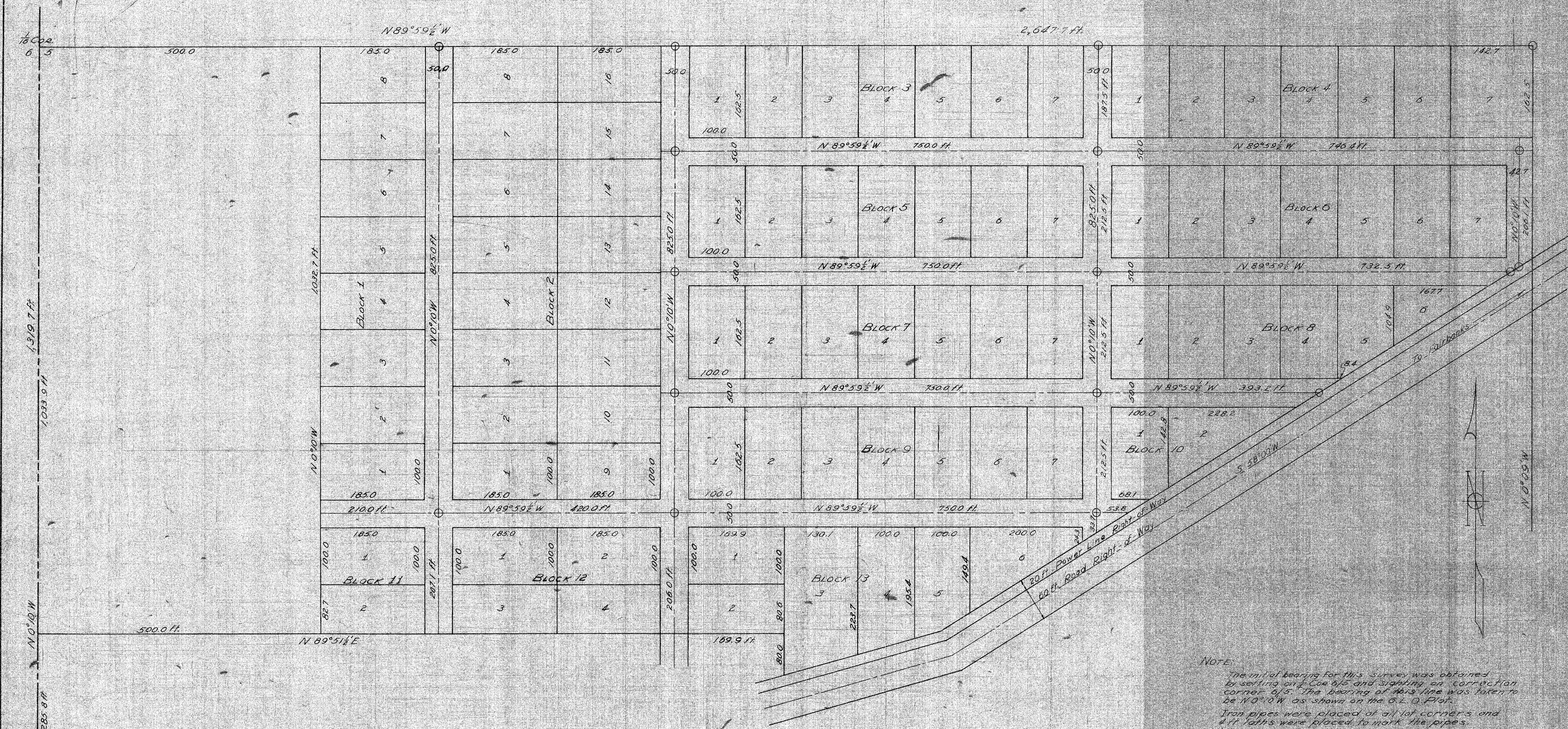
STATE OF ALASKA)
)ss
FOURTH JUDICIAL DISTRICT)

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]
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 leveling to the G.L.O. and sighting on a correction corner 915. The bearing of this line was taken to be $N 0^{\circ} 30' W$ as shown on the G.L.O. Plat.

Iron pipes were placed at all lot corners and 4" bolts were placed to mark the pipes.

⊕ Concrete monuments

110,492

TERRITORY OF ALASKA } ss.
FOURTH JUDICIAL DIVISION }

Filed for record at request of

Charles E. Bunnell

on the 27th day of Oct. 1904

42nd year past, 2 P. M.

and sworn to before me

Wm. H. Bunnell

Charles E. Bunnell

Marie D. Bunnell

NORTH SHANLY SUBDIVISION
Part of South $\frac{1}{2}$ of Northwest $\frac{1}{4}$, T1S, R1W
Fairbanks Meridian
Drn & Surveyed by Johansen and Associates
for Charles E. Bunnell
Scale: 1 in. = 100 ft. Date: July, 1948
J. Johansen
Reg. Engr. #156-E

110, 493

110, 493

PERSONAL
FBI

Wm. A. R. 2, 2000
REQUESTED BY Charles E. Bushnell
ADDRESS _____