



Fidelity Title Agency

of Alaska, LLC

3150 C. Street, Suite 220
Anchorage, AK 99503
Tel: (907) 277-6601
Fax: (907) 277-6613
fidelitytitleagencyak.com

*A Non-Affiliated
Independent & Locally Owned Company
Where Experience Counts*

OWNER'S CONSULTATION REPORT

ORDER NO: F-243478

PROPERTY: 403 W. Wilmington Drive, Wasilla, AK 99654

Reference: MS.SR.0009

UA Land Management
1815 Bragaw Street #101
Anchorage, AK 99508

Questions regarding this Guarantee should be directed to:
Jared Lance at (907) 770-8656 or jaredl@fidelityak.com



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INVOICE

Invoice #: 3451

Invoice Date: September 17, 2025

Due Date: October 17, 2025

File No.: F-243478/

Underwriter: Fidelity National Title Insurance Company

To:

UA Land Management
1815 Bragaw Street #101
Anchorage, AK 99508

Loan No.: MS.SR.0009

Owner:

Property: 403 W. Wilmington Drive
Wasilla, AK 99654

Description	Amount
Original Charges	
Title - Owner's Consultation Report	250.00
Total Charges (+)	250.00
Balance Due \$	250.00

Please Remit To:

Fidelity Title Agency of Alaska, LLC
3150 C Street, Suite 220
Anchorage, AK 99503

Thank you!



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OWNER'S CONSULTATION REPORT

Order No.: F-243478

Fee: \$250.00

Prepared September 17, 2025 for the sole use and benefit of the addressee:

**UA Land Management
1815 Bragaw Street #101
Anchorage, AK 99508**

This report is issued for the use of the addressee set out above. This report sets out ownership and liens, voluntary and involuntary, affecting the following described property, such items being only those items recorded in the records of the recording district where the property is located, and which impart constructive notice:

1. Estate or interest researched:

fee simple

2. Vested owner:

Board of Regents of the University of Alaska, as Trustee for the University of Alaska

3. Legal description

The South one-half of the Southeast one-quarter of Section 21, Township 18 North, Range 1 West Seward Meridian, according to the Bureau of Land Management, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

A search of the public records in the office of the recorder for the Palmer Recording District, Third Judicial District, State of Alaska, discloses the following matters affecting the title to the property set out herein:

The search and this report are effective only through: September 3, 2025 at 8:00 am

GENERAL EXCEPTIONS

- a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- b) Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
- c) Easements, claims of easement or encumbrances which are not recorded in the public records.
- d) Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- e) (a) Unpatented mining claims; or (b) water rights, claims or title to water, whether or not the matter excepted under (a) or (b) are shown by the public records.
- f) Any lien, or right to a lien, for services, labor, or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
- g) Rights of the State or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS2477 (AKA 43 USC 932) whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way.

SPECIAL EXCEPTIONS

- 1. Reservations and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof, said patent was recorded March 18, 1961 in Book 35 at Page 243 and re-recorded March 22, 2006 as Instrument No. 2006-007158-0.
- 2. Reservations and exceptions as contained in the State of Alaska Quitclaim Deed an/or in Acts authorizing the issuance thereof, said Deed was recorded November 23, 1984 in Book 391 at Page 238.
- 3. Taxes and/or assessments, if any, due the Matanuska-Susitna Borough.
- 4. Rights of the public and/or government entities in and to Bureau of Land Management and/or State of Alaska Section Line Easement pursuant to 43 U.S.C. 932 as ratified by Alaska Statute 19.10.010.
Affects: 50 feet on either side of section lines.

5. Rights of the Public and/or governmental agencies, in and to any portion of said land included within the boundaries of any trails, streets, roads or highways.
6. Tentative Approval, Including the terms and provisions thereof:
Recorded: September 5, 2013
Reception No.: 2013-019420-0

NOTE: We find the following Deeds recorded within the last 24 months:

None

The last Deed of record was recorded November 23, 1984 in Book 391 at Page 238

Please click on the hyper link to access the [SUPPORTING DOCUMENTS](#)

This report is limited to the benefit of the addressee solely for the researching the condition of title as of the effective date set out above and cannot be used as a basis for the completion or closing of any transaction involving this property.

The liability of Fidelity Title Agency of Alaska under this report for any error or omission, including any negligence on the part of Fidelity Title Agency of Alaska is limited to \$250.00 which is the amount of the fees received. Further, by state regulation, the fees paid will not be applicable to any title insurance policies subsequently issued involving this property.

This report is **not** a title insurance commitment, policy or guaranty.

Effective Date September 3, 2025 at 8:00 am

Prepared by:

Fidelity Title Agency of Alaska, LLC



Jared Lance

Enclosures: Invoice
Vesting Deed
Liens (voluntary or involuntary)
Recorded Plat