



Tel: (907) 376-5294

Fax: (907) 376-1237

1981 East Palmer-Wasilla Highway, Ste. 100, Wasilla, AK 99654

Owner's Consultation Report

ORDER NO: F-241989
PROPERTY: 1575 S. Trunk Road, Palmer, AK 99645

**Title Questions regarding this
Commitment should be directed to:**

Mat-Su Title Agency
1981 East Palmer-Wasilla Highway, Suite 100
Wasilla, AK 99654
Attn: Paulette M Keuler
Phone: (907) 376-1820
Fax: (907) 277-6613
Email: Paulette@matsutitle.com
Reference: F-241989



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

OWNER'S CONSULTATION REPORT

Order No.: F-241989

Fee: \$256.25

Prepared December 19, 2024 for the sole use and benefit of the addressee:

UA Land Management

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:

University of Alaska

3. Legal description

The East one-half of the Northwest one-quarter (E1/2 NW1/4) of Section 15, Township 17 North, Range 1 East, Seward Meridian, located in the Palmer Recording District Third Judicial District, State of Alaska,

EXCEPTING THEREFROM that portion conveyed to State of Alaska, Department of Transportation and Public Facilities in that certain Corporation Warranty Deed recorded July 1, 1994 in Book 772 at Page 823;

And Further EXCEPTING THEREFROM that portion conveyed to State of Alaska, Department of Transportation and Public Facilities in that certain Quitclaim Deed recorded December 24, 2008 as Reception No. 2008-027252-0;

And further EXCEPTING THEREFROM the plat of UAF Ag. Station No. 1 filed May 17, 2004 as Plat Number 2004-73;

And further EXCEPTING THEREFROM the plat of Hospital Substation filed January 17, 2007 as Plat Number 2007-6.

A search of the public records in the office of the recorder for the Recording District, 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: 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.
- 2. Taxes and/or Assessments, if any, due the Matanuska-Susitna Borough (See Tax Report attached hereto and made a part hereof).
- 3. Rights of the Public and/or governmental agencies, in and to any portion of said land lying within the boundaries of S. Trunk Road.
- 4. Blanket Termination of Easements, including terms and provisions thereof:
By and Between: Board of Regents on the University of Alaska and Matanuska Electric Association
Recorded: July 22, 2009
Reception No.: 2009-016205-0

5. Easement for electrical transmission and/or telephone distribution, telecommunication purposes and incidental purposes, including terms and provisions thereof:

Granted To: Matanuska Electric Association, Inc.

For: Electric transmission and distribution system

Recorded: July 22, 2009

Reception No.: 2009-016206-0

Affects: A portion of the herein described property as more fully depicted on the Record of Survey attached thereto

6. Matters as disclosed on State of Alaska Department of Transportation & Public Facilities Right of Way map Alaska Project Trunk Road reconstruction Phase I Parks Hwy to Palmer-Wasilla Hwy STP-0001(117) 52432, recorded July 30, 2012 as Plat No. 2012-57 and Re-Recorded October 30, 2015 as Plat No. 2015-150.

7. We require certification from University of Alaska authorizing the proposed transaction and naming the person(s) authorized to execute the necessary documents.

[Please click the link to access your 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 December 18, 2024 at 8:00 am

Prepared by:

Mat-Su Title Agency

Paulette M. Keuler, Title Officer

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



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INVOICE

Invoice #: 312
Invoice Date: December 19, 2024
Due Date: January 21, 2025
File No.: F-241989/
Underwriter: N/A

To:

UA Land Management
1815 Bragaw Street #101
Anchorage, AK 99508
Re: MS.AF.4010
Attn: Chelsey Okonek
CJOkonek@Alaska.edu

Loan No.:
Owner: University of Alaska
Property: 1575 S. Trunk Road
Palmer, AK 99645

Description	Amount
Original Charges	
Owner's Consultation Report	256.25
Total Charges (+)	256.25
Balance Due \$	256.25

Please Remit To:
Mat-Su Title Agency
1981 East Palmer-Wasilla Highway, Suite 100
Wasilla, AK 99654

Thank you!



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PRELIMINARY BILLING

DATE: December 19, 2024

PRELIMINARY CHARGE: \$250.00

ORDER NUMBER F-241989

REFERENCE: University of Alaska to

ORDERED BY: UA Land Management

If this transaction fails to close, this bill will serve as a Cancellation Fee Billing which will be due in full in 30 days from the above date.

This billing is issued in accordance with the State of Alaska, Division of Insurance Order No. R92-1 dated May 4, 1992. The charge for providing this commitment is to be billed at this time. Payment of this charge must be made within 30 days of this initial billing. In the event this transaction fails to close, the minimum billing will be the cancellation fee in accordance with our filed rate schedule.



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Privacy Policy

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by, us, our affiliates, or others;
- From our internet web sites;
- From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- From consumer or other reporting agencies.

Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We also may disclose your Personal Information:

- to agents, brokers or representatives to provide you with services you have requested;
- to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our right arising out of any agreement, transaction or relationship with you. One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right to Access Your Personal Information and Ability to Correct Errors or Request Changes or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests. All requests must be made in writing to the above address.