

	EXISTING	NEW	RETIRE
PEDESTAL			
SWITCH CABINET			
TRANSFORMER (1P)			
TRANSFORMER (2P)			
TRANSFORMER (3P)			
JUNCTION BOX			
VAULT			
POLE			
OH TRANSFORMER (1P)			
OH TRANSFORMER (2P)			
OH TRANSFORMER (3P)			
FUSE			
ANCHOR			
AIR BRAKE SWITCH			
METER			
RMP			
STREET LIGHT			
1-PHASE PRIMARY UG			
2-PHASE PRIMARY UG			
3-PHASE PRIMARY UG			
1-PHASE PRIMARY OH			
2-PHASE PRIMARY OH			
3-PHASE PRIMARY OH			
1-PHASE SECONDARY UG			
3-PHASE SECONDARY UG			
1-PHASE SECONDARY OH			
3-PHASE SECONDARY OH			

PALMER

Serial No.

73-1344

BOOK

70

PAGE

171

Palmer Recording District

WARRANTY DEED

AP-756

The Grantor, SHIRLEY A. BEAVER, formerly SHIRLEY A. PFATER, of Palmer, Alaska, for and in consideration of Ten Dollars (\$10.00) in hand paid, convey and fully warrant to the STATE OF ALASKA, represented by the Director of Agriculture of said State, the following described real estate, to-wit:

The East one-half of the Southeast one-quarter of Section 33; the Southwest one-quarter and the Southwest one-quarter of the Northwest one quarter and the West 250 feet of the South 1020 feet of the Southeast one-quarter of the Northwest one-quarter of Section 34, all in Township 17 North, Range 2 East, Seward Meridian, Alaska; together with, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Said Grantor covenants and agrees with the said Grantees that she is the lawful owner of said premises, with the right and power to convey the same; that at the time of making and delivery hereof, the premises are unencumbered except as noted of record; and that she warrants the quiet and peaceable possession thereof and will defend the title to the premises, or any interest therein.

DATED this 6 day of March, 1973.

Shirley A. Beaver

STATE OF ALASKA)
THIRD DISTRICT) ss.

THIS IS TO CERTIFY that on this 6 day of March, 1973, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared SHIRLEY A. BEAVER, who is known to me and to me known to be the individual named in and who executed the above and foregoing Warranty Deed, and she acknowledged to me the execution thereof as her own free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.

Return to: 73 001344
Division of Agriculture NC
Box 800
Palmer, Alaska

RECORDED-FILED
PALMER REC.
DISTRICT

MAR 7 9 11 AM '73

REQUESTED 8 ALLEY ABSTRACT and INTL COPIES

ADDRESS

Palmer, Alaska 99646

LARRAINE McPHERSON
NOTARY PUBLIC in and for Alaska
My Commission expires 3-9-75

MATANUSKA ELECTRIC ASSOCIATION, INC.
RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

^{AK STATE DEPT. of DNR}
STONEY WRIGHT MANAGER ALASKA PLANT MATERIALS
whose address is HCO 4 Box 2440 PALMER AK 99577

for a good valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the "Grantee") whose post office address is Box 2929 Palmer, Alaska 99645, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Palmer Recording District, State of Alaska, and more particularly described as follows:

SW 1/4 NW 1/4

being in Section 34, Township 17 N, Range 2E, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation: the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by machinery or otherwise of trees and shrubbery located within 15 feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the easement, lines, or system by any other person, association or corporation for electric or telecommunications purposes.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee, removable at the option of the Grantee.

The Grantee, its successors or assigns, is hereby expressly given and granted the right to assign said right-of-way and easement herein granted and conveyed, or any part thereof, or interest therein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors or assigns, together with the right of ingress to and egress from the premises for the purpose herein granted.

The undersigned covenant that they are the owners of the above described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except as may appear of record as of the date set forth below, and those held by the following persons: _____

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 29 day of June, 2004

Stoney Wright

Grantor

Grantor

STATE OF ALASKA)SS-

THIS IS TO CERTIFY that on this 29th day of June, 2004 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Stoney Wright

Known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written

Quinn E. Eusey
Notary Public in and of Alaska

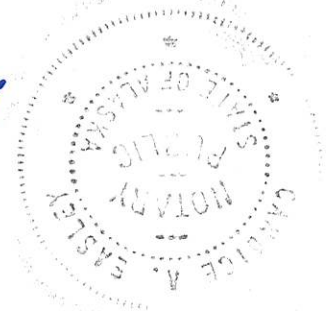
SEAL

My commission expires

06/24/2008

W/O	<u>30535/1</u>	Subd	<u>7000027</u>	Plat	
P/S	<u>3</u>	Misc		Map	<u>1728</u>
Pole	<u>B105-23-204-1W4</u>	Easement	<u>200402667</u>	Quad	<u>B</u>

Return to: MEA, PO Box 2929, Palmer, AK 99645



9/074-171

Matanuska Electric Association, Inc.

ELECTRIC LINE RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned, (whether one or more).

STATE OF ALASKA

(unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperating corporation (hereinafter called the "Association") whose post office address is Palmer, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the

Recording District, State of Alaska, and more particularly described as follows:

the West 250 feet of the South 1020 feet of the Southeast one-quarter of the Northwest one-quarter

Being in Section 34, Township 17N, Range 2E, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric transmission and/or distribution line or system. To inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Association may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, handholes, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 10 feet of the center line of said line or system, or that may interfere with or threaten the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the lines, system, or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Association's expense shall remain the property of the Association, removable at the option of the Association.

The undersigned covenant that they are the owners of the above described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this _____ day of

June 14, 1974

James P. Pazaruski L.S.

STATE OF ALASKA) ss.

THIS IS TO CERTIFY that on this 14th day of June 1974, before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared James P. Pazaruski, each to me personally known

to be the individual(s) described in and who executed the foregoing instrument of writing and each acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Office Use Only	W. O. 74-171	MISC. Ltr of Perm
	P/S P	MAP 1728
	SUBD. 2000084	QUAD. B
	ED FORM 2A, Matanuska Electric Assn., 1973. 86-1387	

Sally Worledge
NOTARY PUBLIC in and for Alaska
My commission expires: 7/18/77

3/674-171

LETTER OF PERMISSION

(Easement)

(I, We) STATE OF ALASKA

do hereby give (my, our)

permission to Matanuska Electric Association, Inc. to serve James R. Stroh,
Manager, Plant Materials Center with electrical service on the land as
stated in (my, our) Easement.

Date

June 14 1974

L.S.

James R. Stroh

L.S.

John W. Wadsworth
Witness for legal
Owner of the land



Real Property Detail for Account: 117N02E34C002

Site Information

Account Number	117N02E34C002	Subdivision	
Parcel ID	15063	City	None
TRS	S17N02E34	Map PA14	Tax Map
Abbreviated Description (Not for Conveyance)	TOWNSHIP 17N RANGE 2E SECTION 34 LOT C2		

Site Address	5310 S Bodenburg Spur		
Ownership		Buyers	
Owners	ALASKA STATE OF DIV OF AGRICULTURE	Primary Buyer's Address	
Primary Owner's Address	STE 12 1800 GLENN HWY PALMER AK 99645-6736		

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$615,000.00	\$50,000.00	\$665,000.00	2025	\$0.00	\$0.00	\$0.00
2024	\$615,000.00	\$50,000.00	\$665,000.00	2024	\$0.00	\$0.00	\$0.00
2023	\$615,000.00	\$50,000.00	\$665,000.00	2023	\$0.00	\$0.00	\$0.00

Building Information

Structure 1 of 1			
Residential Units	0	Use	Forestry Activities
Condition	Standard	Design	Commercial
Basement	Full	Construction Type	Frame
Year Built	1956	Grade	None
Foundation	Unknown	Well	
Septic			

Building Item Details

Building Number	Description	Area	Percent Complete
-----------------	-------------	------	------------------

Tax/Billing Information					Recorded Documents		
Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2025	Yes	0001	::	::	3/7/1973	WARRANTY DEED (ALL TYPES)	Palmer Bk: 70 Pg: 171
2024	Yes	0001	14.832	\$0.00	2/26/1973	QUITCLAIM DEED (ALL TYPE)	Palmer Bk: 69 Pg: 937
2023	Yes	0001	14.663	\$0.00			

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
205.00	205.00	Assembly District 001	25-305	002 Butte FSA	026 Greater Butte RSA

¹ Total Assessed is net of exemptions and deferments,rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

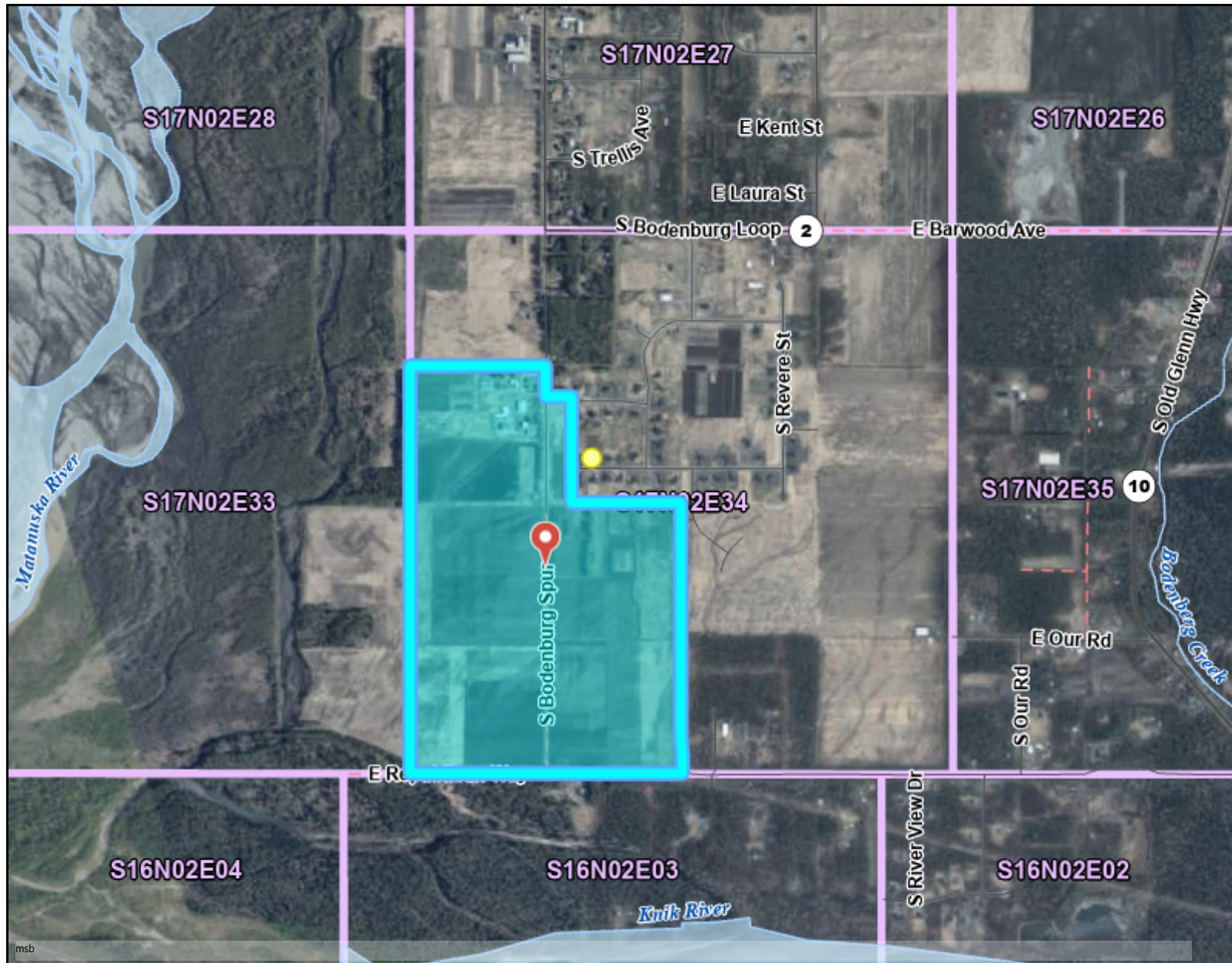
² If account is in foreclosure, payment must be in certified funds.

³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Last Updated: 6/2/2025 3:00:01 PM



Matanuska-Susitna Borough



Legend

ParcelViewer

Road Mileposts



Roads

— Major Road

— Medium Road

— Minor Road

- - Private Road

- - Not Constructed

Mat-Su Borough Boundary



Section Lines



1 : 36112



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

0 0.5 1 mi

WGS_1984_Web_Mercator_Auxiliary_Sphere

Date: 06/02/25

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.



Matanuska-Susitna Borough



Legend

ParcelViewer

Roads

— Minor Road

- - - Not Constructed

Mat-Su Borough Boundary



Address Numbers



Parcels



100 year Flood Zone



Section Lines

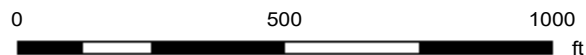


1 : 9028



THIS MAP IS NOT TO BE USED FOR NAVIGATION

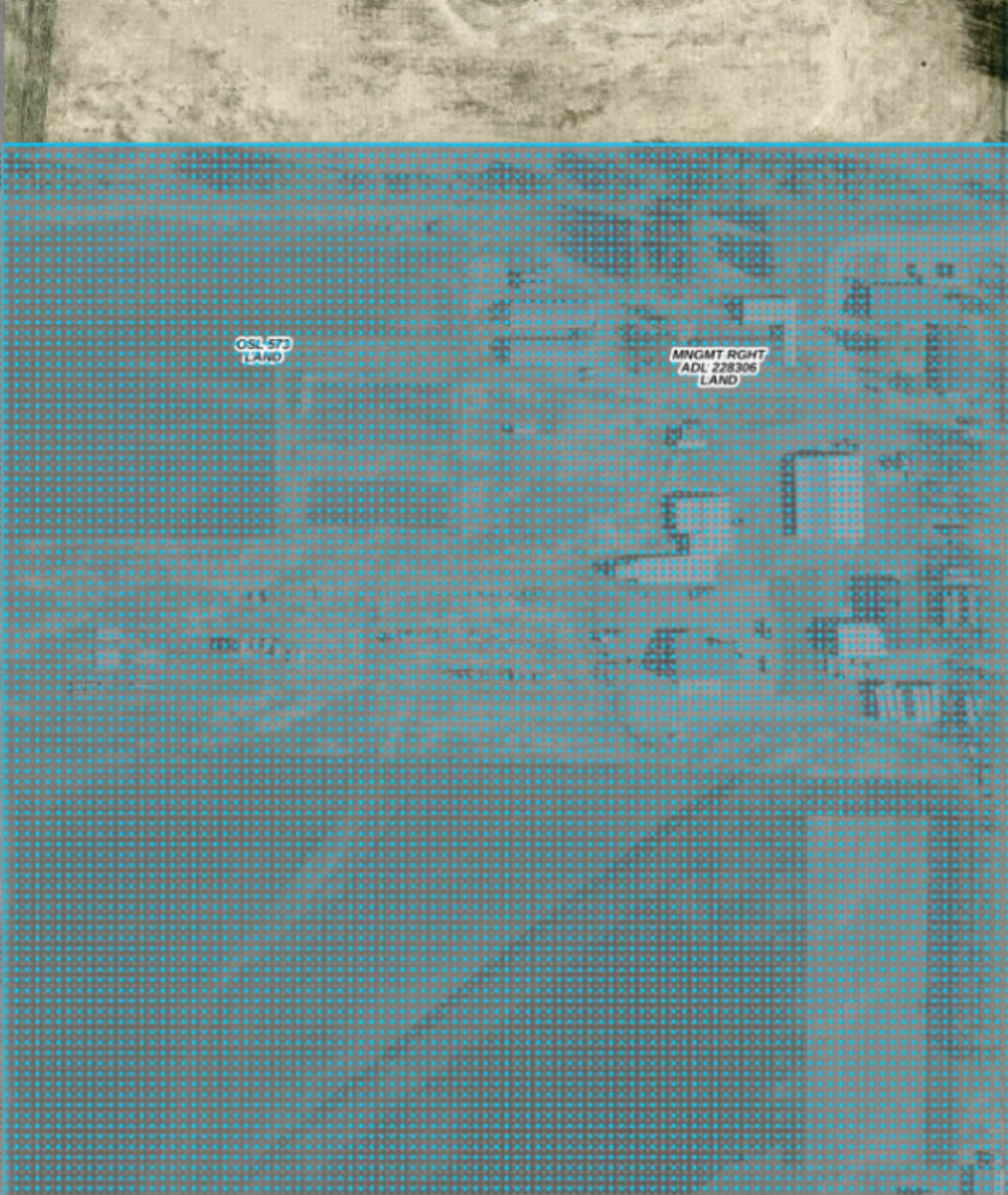
Notes



WGS_1984_Web_Mercator_Auxiliary_Sphere

Date: 06/02/25

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OSL 573
LAND

MNGMT RIGHT
ADL 228306
LAND

PRV ROW
ADL 230183
ADD INFO REQ

PRV ROW
ADL 230183
ADD INFO REQ

We are now accepting payments online for case agreements and mining claims bills! To make a payment by credit card or from your bank account, [click here](#).

[Online Public Notices](#)

Results - Case File Abstract

Summary

File: OSL 573

Customer: 000124378

Case Type: 114 OTHER STATE LAND

File Location: LWMLTS LWM LAND TITLE SECT

Case Status: 15 UNVERIFIED

Total Acres: 285.850

Office of Primary Responsibility: LTI LAND-TITLE

Last Transaction Date: 09/17/2020

Last Transaction: FILE SEE OTHER ASSOCIATED FILE

DNR DIV AG STATEWIDE
1800 GLENN HWY STE 12
PALMER AK 99645

DNR Unit: 100 TITLE ADMINISTRATION

Status Date: 03/06/1973
Date Initiated: 03/06/1973

Land Records

Meridian: S **Township:** 017N **Range:** 002E **Section:** 33 **Section Acres:** 80

80 LAND ESTATE

Meridian: S **Township:** 017N **Range:** 002E **Section:** 34 **Section Acres:** 206

206 LAND ESTATE

Case Actions

03-06-1973 CONVEYANCE DOCUMENT RECEIVED		
03-07-1973 DOCUMENT RECORDED		
TYPE OF DOCUMENT	WD	WARRANTY DEED
BOOK NUMBER	70	
1ST PAGE NUMBER	171	
DOCUMENT NUMBER	1973-001344-0	
RECORDING DISTRICT	R311	PALMER
SHIRLEY A PRATER AKA SHIRLEY A BEAVER TO SOA DIV OF AGRICULTURE		
08-02-1986 CASEFILE CUSTOMER DOCUMENTED		
CUSTOMER NUMBER	000124378	DIV AGRI,DNR,
UNIT CODE	100	TITLE ADMINISTRATION
RELATIONSHIP CODE	10	OWNER
THIS TRANSACTION WAS GENERATED BY THE CONVERSION TO THE NEW CUSTOMER SYSTEM TO DOCUMENT THE UNIT AND RELATIONSHIP CODES		
07-22-2002 SEE OTHER ASSOCIATED FILE		
ASSOC FILE TYPE:	OSL	OTHER STATE LAND
ASSOC FILE NUMBER:	859	
MANAGEMENT RIGHT ASSIGNMENT FROM DNR TO DIV OF AGRICULTURE FOR THE PLANT MATERIAL CENTER IN PALMER. SEE ALSO OSL 573		

09-05-2002 MANAGEMENT RIGHT ISSUED		
NEW REL (23):	23	MANAGING AGENCY
NEW MNGT RT HOLDER	124378	DIV AGRI,DNR
CID#:		
ASSOC FILE TYPE:	ADL	ALASKA DIV OF LANDS
ASSOC FILE NUMBER:	228306	
<i>MANAGEMENT RIGHT ASSIGNMENT TO DIV OF AGRICULTURE SIGNED 9-5-02 BY BOB LOEFFLER (DML&W) & 8-28-02 BY ROBERT WELLS (DIV OF AG)</i>		
04-20-2007 COMMENT		
<i>land status code added 4/19/2007 to facilitate migration to new status plats - OSL file should be reviewed to verify accuracy of land status.</i>		
09-17-2020 SEE OTHER ASSOCIATED FILE		
ASSOC FILE TYPE	RPT	TITLE REPORT
ASSOC FILE NUMBER	21162	
<i>TITLE REPORT FOR ADL 233644, E REPUBLICAN WAY EXTENSION</i>		

Legal Description

TOWNSHIP 17 NORTH, RANGE 2 EAST, SEWARD MERIDIAN
SECTION 33: E1/2SE1/4;
SECTION 34: SW1/4, SW1/4NW1/4, AND WEST 250 FEET OF THE SOUTH 1020 FEET OF THE SE1/4NW1/4.

We are now accepting payments online for case agreements and mining claims bills! To make a payment by credit card or from your bank account, [click here](#).

[Online Public Notices](#)

Results - Case File Abstract

Summary

File: ADL 228306

Customer: 000124378

DNR DIV AG STATEWIDE
1800 GLENN HWY STE 12
PALMER AK 99645

Case Type: 592 MANAGEMENT RIGHT

DNR Unit: 200 LAND MANAGEMENT

File Location: LWMLTS LWM LAND TITLE SECT

Status Date: 09/05/2002

Case Status: 35 ISSUED

Date Initiated: 03/07/1973

Total Acres: 405.850

Office of Primary Responsibility: LTI LAND-TITLE

Last Transaction Date: 07/07/2009

Case Subtype: MISC GENERAL

Last Transaction: LNDCHNG LAND WITHIN SECTION (S) CHANGED

Land Records

Meridian: S Township: 017N Range: 002E Section: 33 Section Acres: 200

200 LAND ESTATE

Meridian: S Township: 017N Range: 002E Section: 34 Section Acres: 206

206 LAND ESTATE

Case Actions

03-06-1973 CONVEYANCE DOCUMENT RECEIVED		
TYPE OF DOCUMENT:	WD	
# OF ACRES CONVEYED:	285.850000	
RECEIVED FROM SHIRLEY A BEAVER FKA SHIRLEY A PRATER TO THE STATE OF ALASKA REPRESENTED BY THE DIRECTOR OF AGRICULTURE. ACCEPTED 03-06-1973		
03-07-1973 CONVEYANCE RECORDED		
TYPE OF DOCUMENT	WD	WARRANTY DEED
REC DIST CODE:	R311	PALMER
BOOK NUMBER:	70	
1ST PAGE NUMBER:	171	
DOCUMENT NUMBER	1973-1344	
WD SHIRLEY A BEAVER TO STATE OF ALASKA DIRECTOR OF AGRICULTURE. SEC 33 T17N R2E SM E2SE4 & SEC 34 T17N R2E SM SW4, SW4NW4, W250'S1020'SE4NW4		
11-06-1984 CONVEYANCE DOCUMENT RECEIVED		
TYPE OF DOCUMENT:	QCD	
# OF ACRES CONVEYED:	120	
QCD MATANUSKA-SUSITNA BOROUGH TO DEPT OF NATURAL RESOURCES. SEC 33 T17N R2E SM SW4NE4, NW4SE4, NE4SW4 ACCEPTED 11-6-1984		
11-19-1984 CONVEYANCE RECORDED		

TYPE OF DOCUMENT	QCD	QUITCLAIM DEED
REC DIST CODE:	R311	PALMER
BOOK NUMBER:	390	
1ST PAGE NUMBER:	477	
DOCUMENT NUMBER	1984-31401	

QCD MATANUSKA-SUSITNA BOROUGH TO DEPT OF NATURAL RESOURCES. SEC 33
T17N R2E SM SW4NE4,NW4SE4,NE4SW4

07-29-2002 SEE OTHER ASSOCIATED FILE

ASSOC FILE TYPE	OSL	OTHER STATE LAND
ASSOC FILE NUMBER	573	

PALMER PLANT MATERIAL CENTER

07-29-2002 SEE OTHER ASSOCIATED FILE

ASSOC FILE TYPE	OSL	OTHER STATE LAND
ASSOC FILE NUMBER	859	

PALMER PLANT MATERIAL CENTER

09-05-2002 CASE STATUS CODE CHANGED

STATUS CODE	20	ISSUED
--------------------	----	--------

MANAGEMENT RIGHT ASSIGNMENT SIGNED 08-28-02 BY ROBERT WELLS FOR DIV OF
AGRICULTURE & 9-5-02 BY BOB LOEFFLER FOR DIV OF MINING LAND & WATER

12-18-2002 STATUS PLAT UPDATED

REQUESTED	SPU	STATUS PLAT UPDATED
TRANSACTION:		
ACTION TAKEN:	C	COMPLETED

01-02-2003 STATUS CODE STANDARDIZED

STATUS CODE	35	ISS/APPRV/ACTV AUTH
--------------------	----	---------------------

***** STATUS CODE STANDARDIZATION *****
STATUS CODE CHANGED BY BATCH UPDATE

05-07-2009 COMMENTS

LAND STATUS CODE ADDED 5/07/09 TO FACILITATE MIGRATION TO STATUS PLATS
MGNT RIGHT FILE SHOULD BE REVIEWED TO VERIFY ACCURACY OF LAND STATUS.

Legal Description

* 03-06-1973

WARRANTY DEED RECEIVED FROM SHIRLEY A BEAVER FORMERLY SHIRLEY A PRATER
TO THE STATE OF ALASKA REPRESENTED BY THE DIRECTOR OF AGRICULTURE FOR:

T. 17N., R. 2E., S.M.

SECTION 33: E1/2 SE1/4

SECTION 34: SW1/4, SW1/4NW1/4,

SECTION 34: WEST 250 FEET OF THE SOUTH 1020 FEET OF THE SE1/4NW1/4

TOGETHER WITH, ALL AND SINGULAR, THE TENEMENTS, HEREDITAMENTS AND
APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING.

* 11-06-1984

QUITCLAIM DEED RECEIVED FROM MATANUSKA-SUSITNA BOROUGH TO THE DEPT OF
NATURAL RESOURCES FOR:

T. 17N., R. 2E., S.M.

SECTION 33: SW1/4NE1/4, NW1/4SE1/4, NE1/4SW1/4

LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT,
STATE OF ALASKA