



MEMORANDUM

TO: Whom It May Concern

DATE: Monday, June 15, 2020

FROM: Chrissi Thurman, State Recorder

RE: SOA Recorder's Office Indexing Process

Recently the Recorder's Office made indexing updates to a patent recorded in the Anchorage district as Document number 2006-056190-0 from the United States, Department of Transportation, Federal Railroad Administration to the Alaska Railroad Corporation, that could affect the property that follows along the Alaska Railroad easement.

A document's legal description is essential when searching for a piece of property's chain of title. As a rule, when our recorders index the legal description, we look for the information in the following order:

- Plat Number with Lot and Block, if available
- Subdivision Name
- Survey Number - ex: US Survey, State Survey, etc.
- MTRS – Meridian, Township, Range, Section

The 2006 patent refers to US Survey 9015, lots 1-8 and US Survey 9016. Based on our procedures we indexed to the survey. However, in December of 2019 we were made aware that this patent was not discoverable on a title report. So, we indexed additional lines to the MTRS information that is located on the last page of the document. The underlying issue lies with how the US Surveys 9015 & 9016 were completed over already subdivided land and never recorded with the Alaska Recorder's Office.

The purpose of the Recorder's Office online index is to create an easy search site to locate documents within the state's permanent public record. In the past the information indexed was limited due to technology constraints and sometimes the knowledge of the recorder. Our index is ever changing as it is continually updated to correct historical errors and to add new documents. The index serves ONLY as a search tool and the original recorded document is the actual permanent public record.

I sincerely hope that this information is helpful to you in understanding our indexing guidelines. If you have further questions, please do not hesitate to contact me at chrissi.thurman@alaska.gov or via phone at (907) 269-8882.

Respectfully,

Chrissi Thurman
Chrissi Thurman
State Recorder