

YUKON

TITLE COMPANY

LISTING PACKAGE

DATE: October 4, 2018

LP2018-2881

PREPARED FOR:

**Meyeres Real Estate
627 Gaffney Road, Ste. 201
Fairbanks, AK 99701
Attn: Audrey Foldoe**

PROPERTY OWNER:

SECRETARY OF VETERANS AFFAIRS

STREET ADDRESS:

1351 VALLEY DR

LEGAL DESCRIPTION:

**Lot 3, Block 3, LAKLOEY PARK - BLOCK 3
(FIRST ADDITION), Plat No. 73-36**

Thank you for using Yukon Title Company, Inc.

**Logan Bartels
Customer Service**

NOTICE OF DISCLAIMER OF LIABILITY

YUKON TITLE COMPANY, INC. • 714 Gaffney Road • Fairbanks, Alaska 99701 • Phone: 907-456-3474 • Fax: 907-456-3476

This letter and the accompanying materials do not constitute a Policy of Title Insurance or a Commitment for Title Insurance. Further, it is not an Abstract of Title. These materials are furnished as a courtesy by Yukon Title Company, Inc. and the Company does not take responsibility for the completeness or the accuracy of the materials. If you desire a complete report on the status of title, please contact Yukon Title Company, Inc. to arrange for a Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has the opportunity to perform a complete search and is prepared to issue a Policy.

LISTING PACKAGE

- A. The following information has been obtained from the Fairbanks North Star Borough records:

REAL PROPERTY TAXES:

2018 Assessed Value:

PAN No.:	277801	Tax Amount:	\$3,187.42
Land:	\$18,975	Misc. Improvement:	N/A
Building:	\$162,047	Total Assessed Value:	\$181,022

*The first half of taxes for 2018 are PAID; the second ½ of taxes are due November 1, 2018; delinquent November 2, 2018.

PARCEL SIZE:	30,000 Sq. Feet
ZONING:	RR (See attached information sheet)
RECORDING DISTRICT:	401

The following information has been obtained from Yukon Title Company, Inc. records:

1. Last Deed of Record recorded as Instrument No. 2018-011138-0 to:

SECRETARY OF VETERANS AFFAIRS AN OFFICER OF THE UNITED STATES

2. As Built Survey: No underwriting has been applied to this As Built Survey. It's acceptability under a title insurance policy has not been determined.
3. Covenants, Conditions and Restrictions. *NOTE: Covenants and restrictions may be contained in individual deeds, of which we make no search.
4. Notes and /or Easements as Stated on the Plat.
5. Plat Map
6. Building Details

Property Summary

[back to Search Page](#)

PAN 0277801	PROPERTY PHYSICAL DESCRIPTION - DO NOT RELY ON AS A LEGAL DESCRIPTION LOT 3 BLOCK 3 LAKLOEY PARK 1ST ADDN	PROPERTY CLASS Residential
NEIGHBORHOOD 2005 Lakloey-Persinger	BUSINESS	STATUS TAXABLE
MILLAGE GROUP 0962 Lakloey Hill Service Area	MOST RECENT MILLAGE RATE 17.6080	ADDITIONAL INFORMATION Building Details View Property Location
FIRE SERVICE AREA NORTH STAR FIRE S A		

LAND AREA
Parcel
1 30000 Square Feet

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
SECRETARY OF VETERANS AFFAIRS,	OWNERSHIP	1351 VALLEY DR

Documents

Documents are current as of 12-31-2016

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. Current registered documents **not** showing may be seen at the State of [Alaska Recorders 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	7/25/2018			2018-011138-0
Trustees Deed	7/18/2018			2018-010826-0
Deed of Trust	5/27/2016			2016-006962-0
Warranty Deed	5/27/2016			2016-006961-0
Quitclaim Deed	11/26/2014			2014-018154-0
Warranty Deed	3/27/2014			2014-003946-0
Deed of Trust	2/4/2008			2008-001884-0
Quitclaim Deed	2/4/2008			2008-001883-0

Assessment History

For questions regarding assessments, contact the FNSB Department of Assessing at 907-459-1428.

YEAR	LAND	STRUCTURES ETC.	FULL VALUE TOTAL	EXEMPTIONS TOTAL	TAXABLE
2018	\$18,975	\$162,047	\$181,022	\$0	\$181,022
2017	\$18,975	\$156,601	\$175,576	\$20,000	\$155,576
2016	\$18,975	\$143,937	\$162,912	\$0	\$162,912
2015	\$18,975	\$136,893	\$155,868	\$0	\$155,868
2014	\$18,975	\$131,628	\$150,603	\$150,603	\$0

[Pay Property Taxes by credit card](#)

Tax History (Updated: 10/03/18 03:50 AM AST)

If taxes are delinquent, the interest calculation date is projected to 11/01/2018. For payments after the due dates, please call the FNSB Division of Treasury and Budget at 907-459-1441 for the correct amount.

All **PRIOR YEAR** delinquent payments must be made with guaranteed funds.

YEAR	TAX LEVIED	STATE EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2018	\$3,187.42	\$0.00	\$0.00	\$3,187.42	\$1,593.71	\$1,593.71
2017	\$2,595.30	\$0.00	\$0.00	\$2,595.30	\$2,595.30	\$0.00
2016	\$2,610.18	\$0.00	\$0.00	\$2,610.18	\$2,610.18	\$0.00
2015	\$2,517.40	\$0.00	\$0.00	\$2,517.40	\$2,517.40	\$0.00
2014	\$2,364.30	\$2,364.30	\$0.00	\$0.00	\$0.00	\$0.00

Building Details for PAN 0277801

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

[View Details](#) 1 1974 SFR-HILLSIDE Ranch 11 Residential

Amenities

QUANTITY

DESCRIPTION

1 3-Fix. Bath_SFR
1 Airtight/Wood

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1024	1	136	Main Area	2x6 Custom

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	480	Attached Gar. (C)

Chapter 18.40 RR RURAL RESIDENTIAL DISTRICT

Sections:

- 18.40.010 Intent.
- 18.40.020 Use regulations.
- 18.40.030 Standards.

18.40.010 Intent.

This district is intended for low density residential development and other compatible uses in areas where community sewer and water systems may or may not be available. (Ord. 88-010 § 2, 1988. 2004 Code § 18.20.010.)

18.40.020 Use regulations.

A. Permitted Uses. In the RR, rural residential district, permitted uses are:

1. Accessory uses;
2. Bed and breakfast homestay;
3. Bed and breakfast residence;
4. Church buildings;
5. Domestic livestock on lots of not less than 80,000 square feet in area;
6. Home occupations;
7. Livestock, urban;
8. Market garden;
9. Single-family detached dwellings;
10. Two-family attached dwellings.

B. Conditional Uses. In the RR, rural residential district, conditional uses are:

1. Airports, heliports and aircraft landing fields, and related buildings essential in the operation of such uses;
2. Animal and veterinary hospitals;
3. Cemeteries;
4. Communications tower, major;
5. Communications tower, minor;
6. Community garden, neighborhood;
7. Day care facilities;
8. Domestic livestock;

9. Group homes;

10. Guesthouse, one per lot, and only on a lot with an existing single-family detached dwelling or, where permitted, an existing mobile home;

11. Kennels, minor, on lots of not less than 80,000 square feet in area;

12. Mobile homes;

13. Multifamily dwelling with no more than three dwelling units, on lots of not less than 80,000 square feet in area;

14. Professional offices;

15. Public utility and service uses including, but not limited to: fire stations, transfer stations, neighborhood dumpsters, public dumping sites, electric substations, gas regulator stations, telephone exchanges, sewage treatment plants, well and water pumping stations, water filtration plants, water reservoirs, and other similar uses. These uses do not include the installation and maintenance of utility lines which are permitted uses in all zoning districts;

16. Residential cluster development;

17. School buildings;

18. Trade/technical/vocational school. (Ord. 2018-12 § 4, 2018; Ord. 2017-21 § 7, 2017; Ord. 2014-44 § 2, 2014; Ord. 2012-58 §§ 2, 4, 6, 2013; Ord. 2012-22 § 6, 2012; Ord. 2009-05 § 7, 2009; Ord. 94-046 § 5, 1994; Ord. 89-099 § 7, 1990; Ord. 88-010 § 2, 1988. 2004 Code § 18.20.020.)

18.40.030 Standards.

In the RR, rural residential district, geometric standards are:

A. Lot Area. Lot area shall not be less than 40,000 square feet.

B. Required Yards for Buildings.

1. Front yard shall not be less than 25 feet;

2. Side yard shall not be less than 25 feet;

3. Rear yard shall not be less than 25 feet.

C. Building Height. Unlimited.

D. Exceptions to Yard, Lot Area, and Building Height Requirements. See Chapter 18.96 FNSBC.

E. Parking. See Chapter 18.96 FNSBC.

F. Signs. See Chapter 18.96 FNSBC. (Ord. 2016-12 § 3, 2016; Ord. 88-010 § 2, 1988. 2004 Code § 18.20.030.)

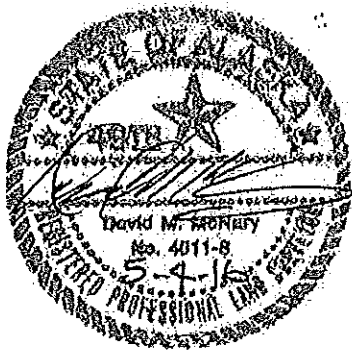
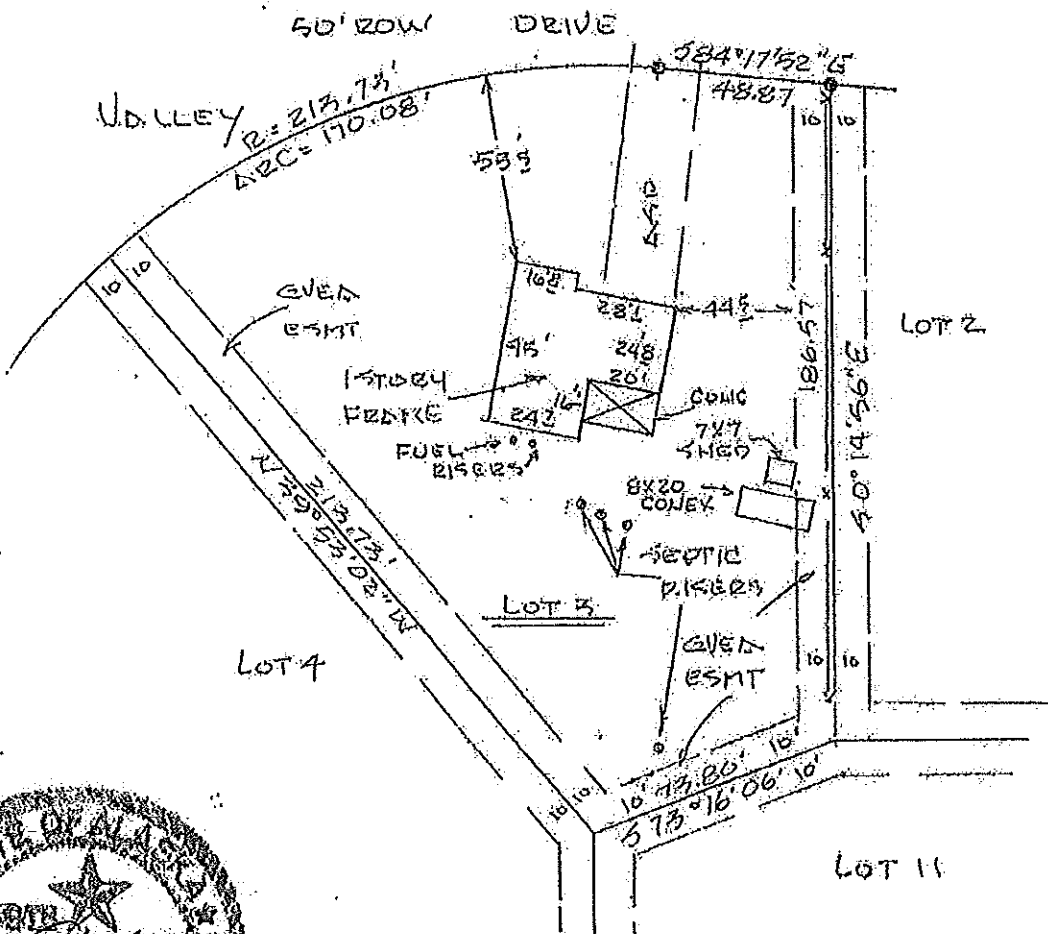
FOR TITLE INSURANCE PURPOSES ONLY

I David M. McNary, a Professional Land Surveyor, registered in the State of Alaska, hereby certify that I am familiar with the improvements located within LOT 3, BLK 3, LAKLOEY PARK - BLK 3, FIRST ADDITION, INST # 73-36, F.R.D.

And that these improvements lie wholly within the property lines and do not overlap onto property adjacent thereto, unless indicated hereon and that no improvements on the property adjacent thereto encroach upon the premises in question unless indicated hereon and that there are no roadways, transmission lines or any other visible easements except as indicated hereon. Liability of this survey is limited to the relationship of improvements to existing found monuments. Liability for this survey is limited to the amount of the fee charged. ©

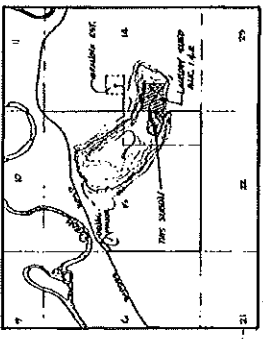
David M. McNary 5-4-16
 David M. McNary, 4011-S, Phone # 907-457-2737

SCALE
 1" = 50'



AS BUILT PLOT PLAN
 LOT 3, BLK 3,
 LAKLOEY-PARK - BLK 3,
 FIRST ADDITION INST # 73-36,
 F.R.D., BY D.M.M. 5-4-16

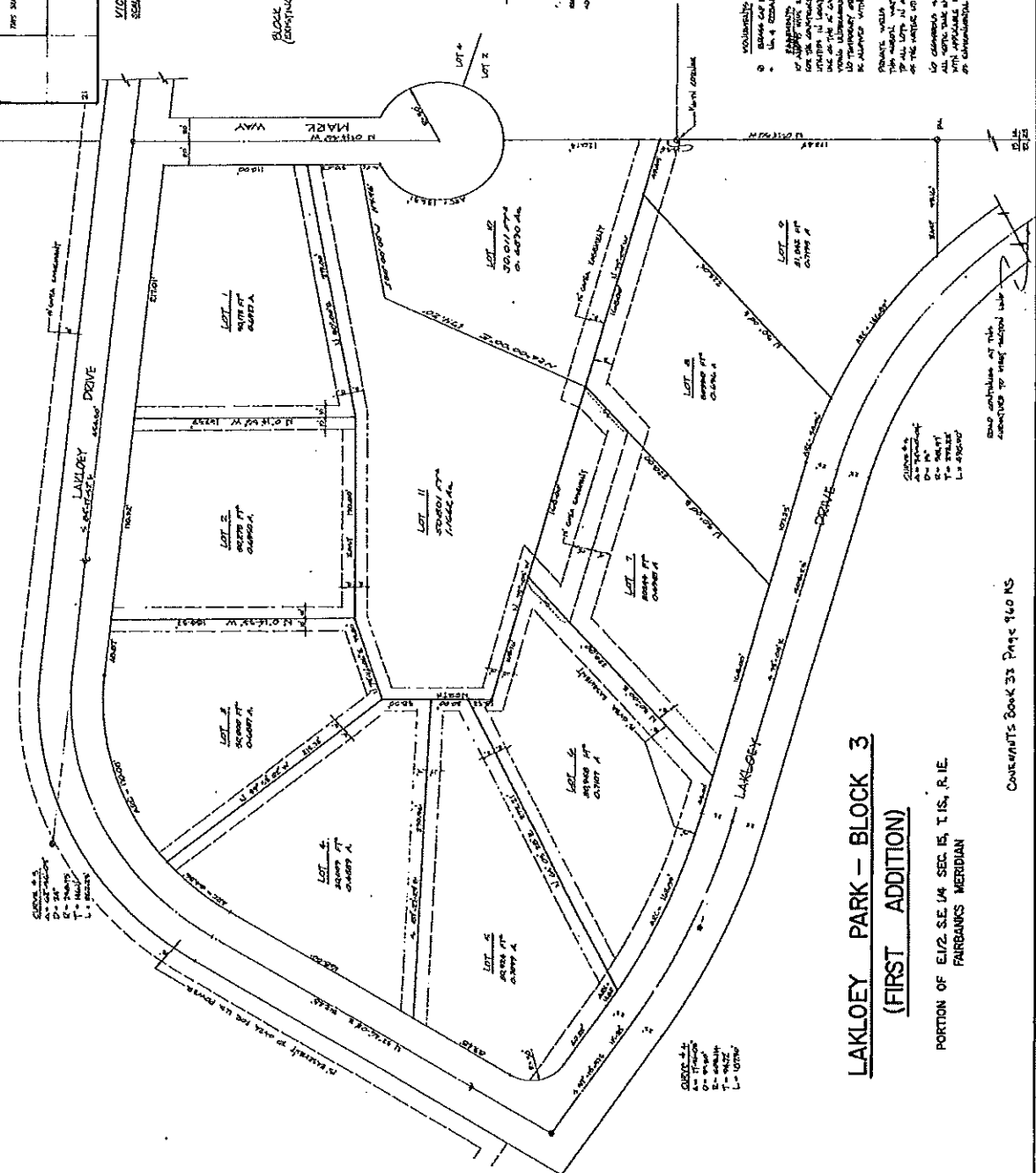
RESTRICTIVE COVENANTS are contained in book 33 page 940, of the FAIRBANKS RECORDS, FAIRBANKS, ALASKA, which apply to all lots within this block & are hereby made a part hereof.



VICINITY MAP
SCALE 1" = 200'



BLOCK (EXISTING)



**LAKLOEY PARK - BLOCK 3
(FIRST ADDITION)**

PORTION OF E1/2, S.E. 1/4 SEC. 15, T. 15, R. 1E.
FAIRBANKS MERIDIAN

COVENANTS Book 33 Page 940 NS

THE NOTARY ACKNOWLEDGES:
STATE OF ALASKA

THIS IS TO CERTIFY THAT ON THIS 15th DAY OF DECEMBER, 2014, BEFORE ME, A NOTARY PUBLIC, personally appeared **Tom Rossmark, PE**, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at Fairbanks, Alaska, this 15th day of December, 2014.

NOTARY PUBLIC
STATE OF ALASKA
No. 12345
Exp. 12/15/2014

CERTIFICATE OF ADOPTION OF PLAT
I, THE UNDERSIGNED, BEING THE REGISTERED PROFESSIONAL ENGINEER IN CHARGE OF RECORDS FOR THE FAIRBANKS NORTH STAR RECORDS, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE ACTS AND DEEDS OF THE PARTIES TO THE SAME AS RECORDED IN THE FAIRBANKS NORTH STAR RECORDS, AND THAT THE SAME ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FAIRBANKS NORTH STAR RECORDS ACT, AS AMENDED, AND THE FAIRBANKS NORTH STAR RECORDS REGULATIONS, AS AMENDED, AND THE FAIRBANKS NORTH STAR RECORDS ACT, AS AMENDED, AND THE FAIRBANKS NORTH STAR RECORDS REGULATIONS, AS AMENDED, AND THE FAIRBANKS NORTH STAR RECORDS ACT, AS AMENDED, AND THE FAIRBANKS NORTH STAR RECORDS REGULATIONS, AS AMENDED.



DATE OF RECORDING: 12/15/2014
FILE NO.: 14-12345
BOOK: 33
PAGE: 940 NS

CERTIFICATE OF ADOPTION BY THE REGISTERED PROFESSIONAL ENGINEER IN CHARGE OF RECORDS
I, **Tom Rossmark, PE**, REGISTERED PROFESSIONAL ENGINEER IN CHARGE OF RECORDS FOR THE FAIRBANKS NORTH STAR RECORDS, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE ACTS AND DEEDS OF THE PARTIES TO THE SAME AS RECORDED IN THE FAIRBANKS NORTH STAR RECORDS, AND THAT THE SAME ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FAIRBANKS NORTH STAR RECORDS ACT, AS AMENDED, AND THE FAIRBANKS NORTH STAR RECORDS REGULATIONS, AS AMENDED, AND THE FAIRBANKS NORTH STAR RECORDS ACT, AS AMENDED, AND THE FAIRBANKS NORTH STAR RECORDS REGULATIONS, AS AMENDED.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FILED WITH THE REGISTRAR OF TITLE AND RECORDS OF FAIRBANKS, ALASKA, AND THAT THE PLAT HAS BEEN APPROVED BY THE REGISTRAR OF TITLE AND RECORDS OF FAIRBANKS, ALASKA, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE FAIRBANKS NORTH STAR RECORDS ACT, AS AMENDED, AND THE FAIRBANKS NORTH STAR RECORDS REGULATIONS, AS AMENDED.

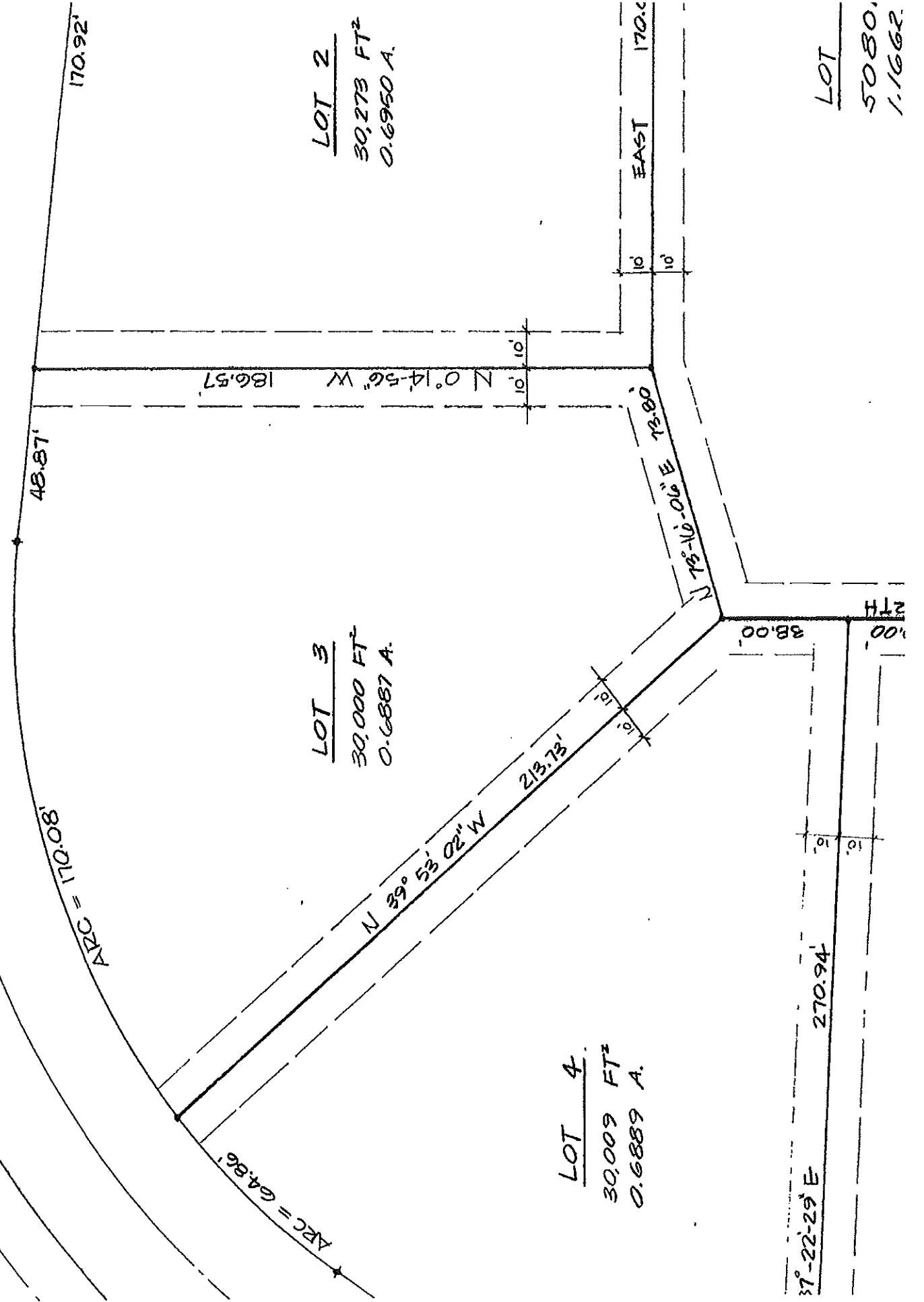
DATE: 12/15/2014
FILE NO.: 14-12345
BOOK: 33
PAGE: 940 NS

NOTARY PUBLIC
STATE OF ALASKA
No. 12345
Exp. 12/15/2014

FILE NO.	14-12345
BOOK	33
PAGE	940 NS
DATE	12/15/2014
REGISTERED PROFESSIONAL ENGINEER IN CHARGE OF RECORDS	Tom Rossmark, PE
OFFICE	1000 W. RAINIER AVE., FAIRBANKS, ALASKA 99701

L = 146.11
L = 262.23

584-1



LOT 2
30,273 FT²
0.6950 A.

LOT 3
30,000 FT²
0.6887 A.

LOT 4
30,009 FT²
0.6889 A.

LOT
5080,
1.1662.

170.92'

48.87'

N 0° 14' 56" W 186.57'

ANCC = 170.08'

ARC = 64.86'

N 39° 53' 02" W 213.73'

N 75° 10' 06" E 13.80'

EAST 170.0'

270.94'

37° 22' 29" E

38.00'

27H
1'00"

10'
10'

10'
10'

10'
10'

10'
10'

MONUMENTS

- ⊕ BRASS CAP IN CONCRETE
- No. 4 REBAR W/ 'PERMAMARK' CAPS

EASEMENTS

10' AND 15' WIDE EASEMENTS ARE HEREBY ESTABLISHED FOR THE CONSTRUCTION, MAINTENANCE & OPERATION OF UTILITIES IN LOCATION SHOWN ON THIS PLAN. SPECIFIC USE OF THE 15' GVEA EASEMENT SHALL BE FOR PROVIDING UNDERGROUND ELECTRIC POWER. NO TEMPORARY OR PERMANENT BLDG. CONSTRUCTION WILL BE ALLOWED WITHIN ANY EASEMENT

PRIVATE WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBD'N. WATER SERVICE SHALL BE PROVIDED TO ALL LOTS IN ACCORDANCE WITH THE REGULATIONS OF THE WATER UTILITY PROVIDING THE SERVICE.

NO CESSPOOLS SHALL BE PERMITTED IN THIS SUBD'N. ALL SEPTIC TANK INSTALLATIONS SHALL BE IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE STATE DEPT OF ENVIRONMENTAL CONSERVATION.

SCALE.

7
P.O. BOX
OFFICE

RESTRICTIVE COVENANTS AS RECORDED IN BOOK 39 PAGE 960, IN THE
FAIRBANKS RECORDING DISTRICT, FAIRBANKS, ALASKA, SHALL APPLY TO ALL LOTS WITHIN THIS
BLOCK 3 OF LAKLOEY PARK SUBDIVISION.

M

BOOK 38 PAGE 960
Fairbanks Recording Dist

PROTECTIVE COVENANTS OF
LAKLOEY PARK SUBDIVISION, BLOCK #3, (FIRST ADDITION)

An Architectural Control Committee is hereby established to carry out the provisions of these covenants. The Original Committee Members shall be Tom Rosadiuk and Vern Still, developers. It is the purpose of the developers to provide a compatible growth throughout the subdivision, and to establish a community process for settling differences before recourse to any outside appeal, yet recognizing that appeal to the courts is available after the grievance provisions outlined herein are exhausted. The following covenants are intended and established by the parties in interest to preserve, enhance and promote the residential character and value of this subdivision.

It is the responsibility and duty of the Architectural Control Committee to investigate reported violations and make recommendation, to discuss with prospective builders the specific building plans and specifications, and to give written approval to the prospective builder as to quality and type of construction, harmony of external design with existing structures, and to location with respect to existing topography and finish grade elevation. The recommendations of a majority of the Committee shall be deemed reasonable and binding on all parties. No Committee Member shall receive any remuneration.

Within 30 days after the sale of the 5th lot in this subdivision, the Original Committee Members shall appoint a third Member to the Committee. Within 30 days of the sale of the 15th lot in the subdivision or its future additions, a 4th Member shall be appointed to the Committee, and after the sale of the 20th lot, a 5th Member will be appointed. Appointees and their successors shall be residents of the subdivision or may be one of the Original Committee Members. Members shall serve until their resignation, death, removal by a majority of the Committee, or judgement of incompetency by a Court of Record.

When a vacancy or vacancies occur in the Committee, the remaining Members shall appoint another resident or residents, as the case may be, to fill the vacancy. Upon failure of the Committee to appoint a new member within 30 days after a vacancy occurs, the residents shall elect a new member to the Committee by a simple majority vote of the residents of Lakloey Park Subdivision.

A "resident" shall be a person holding title to one or more lots in the Subdivision (or purchasing the same on a real estate contract), over the age of 18 years, and who is living on or building upon a lot in the subdivision.

All actions of the Committee shall be recorded in Minute Book of the Committee which shall be open to inspection to all residents of the subdivision at any reasonable time. Each of the minutes entered shall be signed by at least two Members of the Committee. All requests for action by a resident or residents, the Committee decision, and any action taken thereupon, the appointment and election of Members, and any other pertinent matters shall be recorded in the Minute Book. Time and place of meetings shall be set in mailed or verbal notice to the Committee Members, or by leaving written notice at the residence of at least two the Committee Members.

It is the duty of the Committee to act promptly upon request, and to give approval to new construction, or disapproval, as the case may be, in writing within 10 days of submission of the required documents by prospective builders.

The following covenants are expressly agreed and accepted as a contractual consideration for this property transfer by all parties:

1. That a lot may be used for residential purposes only. Only buildings of a residential nature and design, of capacity no larger than a two-family dwelling, with no more than 2 stories above grade or 35 feet in total height above original ground level being permitted. Any outbuildings constructed upon a lot shall be limited in use to that which is normally associated with a residence, and shall be limited to two in number.
2. No part of any building shall be located on the lot any nearer than 30 feet from the adjacent street right of way line, nor within 20 feet of side or rear lot lines.
3. The ground floor area of any residential structure, exclusive of open porches, entries, patios or garage, shall be a minimum of 1000 square feet.
4. No individual water system or well shall be permitted on any lot. Service shall be provided by the water utility, in accordance with its regulations and tariff.
5. Trailers and mobile homes shall be strictly prohibited from this subdivision, except that a trailer may be allowed as a temporary residence during the construction period, or for a period of 18 months from the date of construction or from the date that the trailer is moved onto the lot, whichever period expires first. No temporary shacks, barns or other structures shall be constructed upon the lot for the purposes of temporary dwellings during construction, nor shall such structures be moved onto the lot.
6. The exterior of all residences and associated outbuildings that are constructed upon a lot, or which may be allowed to be moved onto the lot, shall be completed within 18 months of the date of commencement of the construction of that structure.
7. No noxious or offensive activity shall be carried out upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. The parking of commercial vehicles or the parking and/or storage of vehicles, machinery, surplus equipment, scrap lumber or other items not directly connected with the use of the land for strictly residential purposes, is specifically declared and understood herein to be a nuisance, and is not consistent with the intended use.
8. No poultry, horses, cows or other livestock shall be permitted on said lots, nor shall any structures or shelters be constructed upon said lots for such animals. Pets of the household, which may include poultry, dogs, cats, etc., which normally live outside of the residence, shall be limited to four in number, and shall not constitute a nuisance. Horses and livestock shall not be considered pets, and are excluded from the subdivision.
9. Trees and brush on the lots shall be hand cleared by hand tools or hand power tools to preserve the natural atmosphere of the hillside. No bulldozers or other heavy self-powered equipment shall be used to clear trees or brush, but such equipment may be used for excavation and grading after hand clearing. It is the intent of the subdividers to maintain the natural atmosphere of the property, and to preserve a maximum amount of tree growth, but not to restrict a pleasant and normal development.

Golden Valley Electric Association

Limited Bill Summary Comparison

ACCOUNT INFORMATION
Location: 1351 Valley Dr

Summary List 1: 10/16/2018				
Month	Amount	KWH	# of Days	KWh/Day
Oct 2018	\$18.84	6	10	1
Sep 2018	\$26.39	40	34	1
Aug 2018	\$20.69	14	11	1
Jul 2018	\$24.79	32	32	1
Jun 2018	\$22.97	24	31	1
May 2018	\$28.05	46	31	1
Apr 2018	\$22.55	22	30	1
Mar 2018	\$21.17	16	28	1
Feb 2018	\$24.91	35	30	1
Jan 2018	\$26.19	41	33	1
Dec 2017	\$20.67	15	30	0
Nov 2017	\$21.93	21	31	1
TOTAL	\$279.15	312		

Summary List 2: 10/16/2017				
Month	Amount	KWH	# of Days	KWh/Day
Oct 2017	\$20.87	16	28	1
Sep 2017	\$33.12	74	32	2
Aug 2017	\$41.24	107	28	4
Jul 2017	\$47.43	135	33	4
Jun 2017	\$68.89	232	33	7
May 2017	\$220.50	900	28	32
Apr 2017	\$232.45	953	31	31
Mar 2017	\$126.67	484	29	17
Feb 2017	\$95.93	393	28	14
Jan 2017	\$137.24	600	34	18
Dec 2016	\$157.99	704	29	24
Nov 2016	\$129.66	559	31	18
TOTAL	\$1,311.99	5157		

1351 Valley Drive, North Pole, AK 99705

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) _____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) _____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead In Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

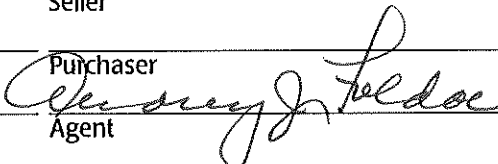
(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

(f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Seller	_____ Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	 Purchaser	4/4/2019 Date
_____ Agent	_____ Date	_____ Agent	_____ Date



State of Alaska Residential Real Property Transfer Disclosure Statement

Waiver By Agreement

AS 34.70.110

Prepared in compliance with Alaska Statute (AS) 34.70.010 – 34.70.200

Legal Description: Lot 3, Block 3, Lakloey Park, First Addition

Property Address/City: 1341 Valley Drive, North Pole, AK 99705

Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing.

Parties may wish to obtain professional advice and/or inspection of the property.

It is recommended that the buyer read the complete State of Alaska Residential Real Property Transfer Disclosure Statement.

* * * * *

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: www.dps.state.ak.us.

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Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

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By law, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Transferor (Seller) and the Transferee (Buyer) agree in writing. If both parties agree to waive the requirement to complete this disclosure statement, please sign below.

Signing this waiver does not affect other obligations for disclosure.

Seller: _____

Date: _____

Seller: _____

Date: _____

Buyer: _____

Date: _____

Buyer: _____

Date: _____

_____ Seller's Initials 08-4229 (Rev. 7/08)	<u>4 / / 19</u> Date	<u>1341 Valley Drive, North Pole, AK 99705</u> Property Address	_____ Buyer's Initials	<u> / /</u> Date
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