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2018-010856-0

Recording Dist: 401 - Fairbanks

7/18/2018 12:50 PM Pages: 1 of 3



When Recorded Return To:

Name: Geohorn, LLC

Mailing Address: PO Box 60610

City, State, Zip: Fairbanks AK 99706

Order No.

002018-075

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR RECORDING DATA AND TO COMPLY WITH MARGIN REQUIREMENTS SET FORTH IN 11 AAC 06.040 OF TITLE 11 OF THE ALASKA ADMINISTRATIVE CODE.

THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

Lot 2A and 3A Sunrise, Plat No. 2012-95 Fairbanks Recording
District

**THIS INSTRUMENT IS BEING RECORDED BY
YUKON TITLE COMPANY, INC.
AS AN ACCOMMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO
ITS EFFECT, IF ANY, ON THE TITLE
OF THE ESTATE HEREIN.**

GL 1500

PROMISSORY NOTE

Principal Amount \$ 408,416.80 Date 9/12/2012

For value received, I, Tracy Bearden dba Agewise Alaska, LLC PO BOX 81344 Fairbanks, AK 99708

(Borrower name and/or business name; address)

Promise to pay to the order of Geohorn, LLC PO Box 60610 Fairbanks, AK 99706

(Lender name and address)

the sum of (\$408,416.80) Four Hundred Eight Thousand Four Hundred Sixteen Dollars and Eighty Cents

for the following: Legal Description: Lot 2A & Lot 3A Sunrise 1 Property Address: 1736 & 1744 Farmers Loop Road Fairbanks, AK 99709 Plat 2012-95 Fairbanks

(what the loan is for: Cash, Equipment-description and serial number)

to be paid as follows: Thirty year note with a ten year call.

(terms of note)

with interest to be paid, at the rate of 5% per centum per annum.

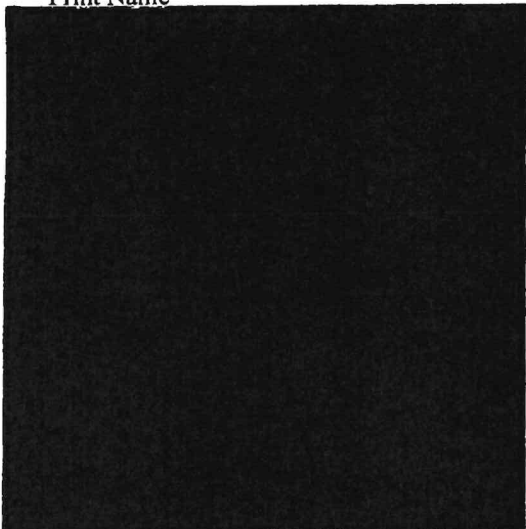
[Signature]
(For Signature of Customer)

(Additional Signature If Available)

Signed and sealed in presence of:

[Signature]
(Witness)

Tracy Bearden
Print Name



PROMISSORY NOTE

Principal Amount \$ 40,000.00 Date December 28, 2012

For value received, I, Tracy Bearden dba Agewise Alaska, LLC PO BOX 81344 Fairbanks, AK 99708
(Borrower name and/or business name; address)

Promise to pay to the order of Geohorn, LLC PO BOX 60610 Fairbanks, AK 99706
(Lender name and address)

the sum of (\$40,000.00) Forty Thousand Dollars and zero cents.

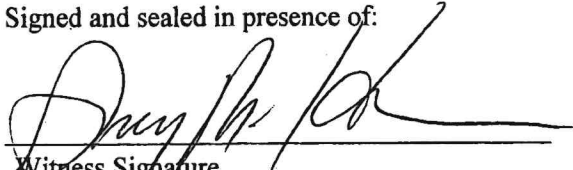
for the following: Cash Loan
(what the loan is for: Cash, Equipment-description and serial number)

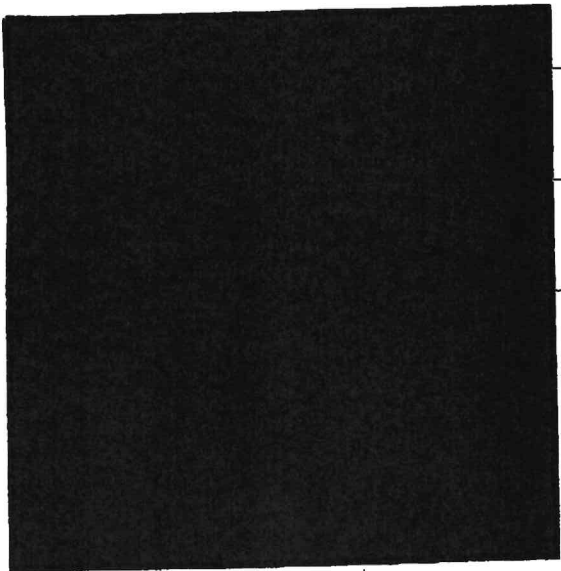
to be paid as follows: Paid in full within 30 days of this dated promissory note
(terms of note)

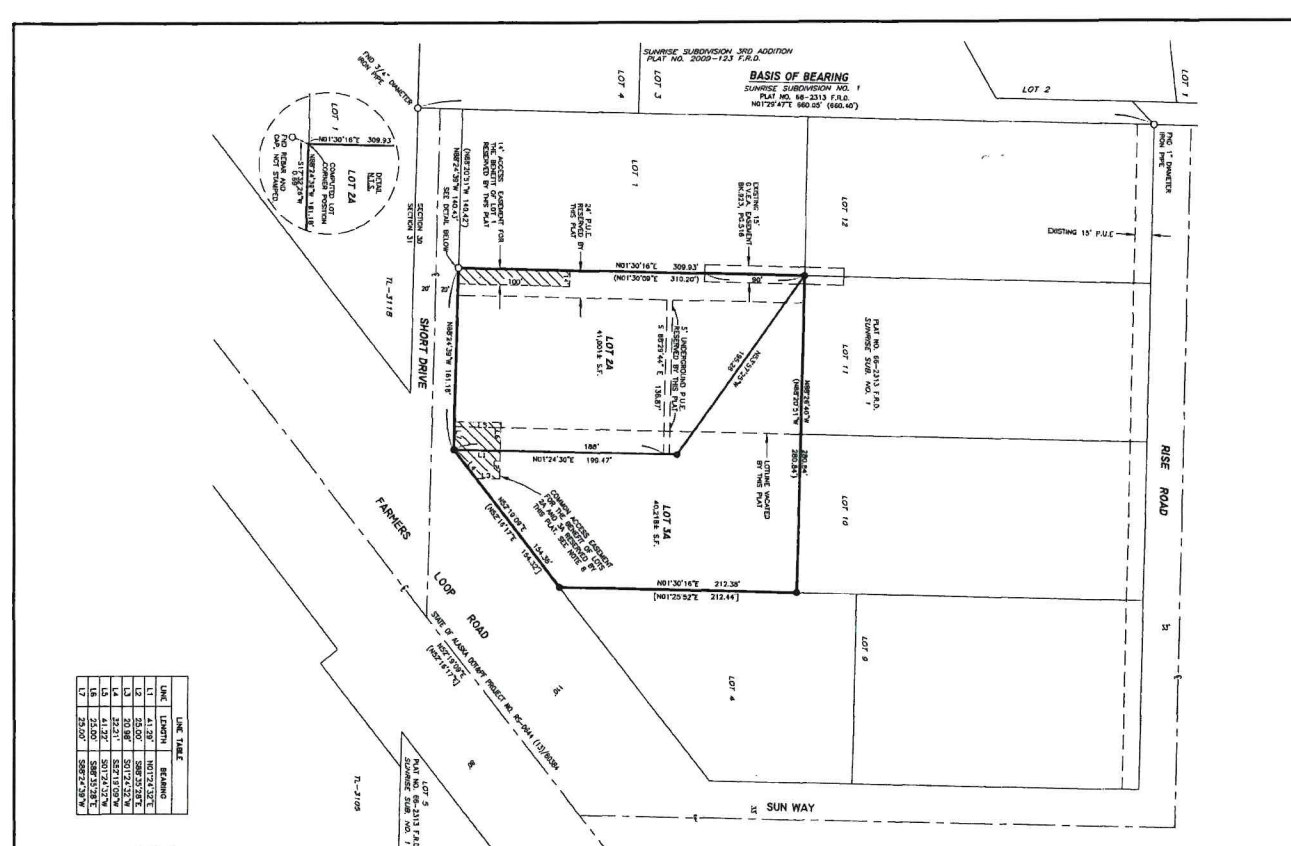
with interest to be paid, at the rate of 5.5% per centum per annum.


Signature of Borrower

TRACY BEARDEN
Print Name of Borrower

Signed and sealed in presence of:

Witness Signature





LINK	LENGTH	BEARING
L1	41.30'	N07°24'30"E
L2	28.00'	S88°25'30"W
L3	22.31'	S87°10'00"W
L4	41.32'	S01°24'30"W
L5	25.00'	S89°24'30"W
L6	25.00'	S89°24'30"W

AREA SUMMARY
 LOT 2A 41,001 SF
 LOT 3A 40,218 SF
 TOTAL 81,219 SF

CERTIFICATE OF REGISTERED LAND SURVEYOR
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF CHAPTER 17.60, TITLE 17, OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, AND THAT SAID PLAT HAS BEEN APPROVED.



2012-915
 Plat # 12-3-012
 FAIRBANKS, ALASKA

REPLAT LOT 2 AND LOT 3
 SUNRISE SUBDIVISION NO.1
 (PLAT NO. 86-2313 FRD)

LOCATION: WITHIN SE 1/4 SEC 1/4 SEC 30 T12N, R17W
 OWNERS: AGENESE ALASKA LLC
 P.O. BOX 81344
 FAIRBANKS, AK 99708

SURVEYOR: ROH SURVEYS LTD.
 (907) 326 DRIVEWAY STREET STE. 102
 451-7411 FAIRBANKS, ALASKA 99701

FAIRBANKS RECORDING DISTRICT

DATE: 11-07-2012

CERTIFICATE OF PAYMENT OF TAXES
 I, THE UNDERSIGNED, BEING DULY APPOINTED AND SWORN AS TAX COLLECTOR FOR THE FAIRBANKS NORTH STAR BOROUGH, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE FAIRBANKS NORTH STAR BOROUGH, THE TAX RECORDS IN THE NAME OF [Name] ARE AS FOLLOWS:

CERTIFICATE OF OWNERSHIP, DEDICATION, AND COMPLIANCE
 I HEREBY CERTIFY THAT [Name] IS THE OWNER OF LOT 2 AND LOT 3 OF THE SUNRISE SUBDIVISION NO. 1, FAIRBANKS, ALASKA, AND THAT I SIGNED THE SAID PLAT IN FULL KNOWLEDGE AND UNDER NO OBLIGATION TO ANY OTHER PARTY.

CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF CHAPTER 17.60, TITLE 17, OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, AND THAT SAID PLAT HAS BEEN APPROVED.



2012-915
 Plat # 12-3-012
 FAIRBANKS, ALASKA

NOTES
 1. SOLS FOR THIS SUBDIVISION ARE INTO S&T LOAN PER USDA SOLS MANUAL NO. 23, 1999 EDITION.
 2. THIS AREA IS WITHIN FLOOD ZONE X-1 PER FEMA WARNING DATED 01/20/92.
 3. TOP OF UNDESIGNED HORIZONTAL CURVE AND NATURAL OR MAN-MADE LAKE OR STREAM SHALL BE SHOWN BY THE PLAT. THE PLAT SHALL SHOW THE PROTECTION OF THE LAKE OR STREAM FROM FLOODING BY THE CONSTRUCTION OF A DRAINAGE CANAL OR OTHER STRUCTURE TO PROTECT THE LAKE OR STREAM FROM FLOODING.
 4. THE PURPOSE OF THIS PLAT IS TO RECLAIM THE EXISTING PROPERTY LINES.
 5. ALL ON-SITE WASTEWATER DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
 6. EXCEPTING SHORT DRIVE, NO DIRECT ACCESS WILL BE ALLOWED TO FARMERS LOOP ROAD.
 7. CONSTRUCTION OF A NEW DRIVEWAY OR ADDITION OF AN EXISTING DRIVEWAY ONTO FARMERS LOOP ROAD WILL REQUIRE AN ACCT & P PERMITS FROM THE CITY OF FAIRBANKS.
 8. AN EASEMENT IS HEREBY RESERVED WITHIN ALL LOTS FOR SECONDARY AERIAL CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.

LEGEND
 O 5/0" BEAM WITH A 1 1/2" ALUM. CAP. FOUND AS NOTED
 ● 3/0" BEAM WITH A 1 1/2" ALUM. CAP. SET
 () RECORD INFORMATION
 () RECORD INFORMATION STATE OF ALASKA D.O.T. & P.F. PLAN E280-08 (7/13).
 [] PUBLIC UTILITY EASEMENT
 F.B.D. FAIRBANKS RECORDING DISTRICT
 S.F. SQUARE FEET
 N.T.S. NOT TO SCALE

VICINITY MAP
 SCALE 1" = 1/8 MILE
 SHOWS SURROUNDING AREAS AND ROADS.

SCALE: 1" = 50'
 0 50 100 150 200 250

DATE: NOV. 09 2012
 [Signature]
 SURVEYOR

DATE: 11-07-2012
 [Signature]
 SURVEYOR