



stewart title[®]

Property Profile Report

10/25/2024

689 Whitney Dr., Fairbanks, AK 99712

Purported owner of Record : Donze Investment LLC

Prepared by:

Kelly Harrington
Stewart Title of Fairbanks
714 Gaffney Rd
Fairbanks, AK 99701
(907) 456-3474
listingpackages@stewart.com

Prepared for:

Alaska Commercial Properties, Inc.

Report Provided by:

Stewart Title of Fairbanks
714 Gaffney Rd
Fairbanks, AK 99701
(907) 456-3474
www.stewart.com/fairbanks


- | | | | |
|-------------------------------------|-----------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Tax Report | <input checked="" type="checkbox"/> | Plat Map |
| <input type="checkbox"/> | BEES Certificate | <input checked="" type="checkbox"/> | No As-Built |
| <input type="checkbox"/> | Summary of Bldg Insp | <input type="checkbox"/> | As-Built Attached |
| <input checked="" type="checkbox"/> | Vesting Deed | <input type="checkbox"/> | As-Built Requested/Will forward if rcvd |
| <input checked="" type="checkbox"/> | Deed of Trust | <input type="checkbox"/> | Other - First Right of Refusal |
| <input type="checkbox"/> | CC&R's | <input type="checkbox"/> | Notice of Default |

Disclaimer

This property report is provided "as is" without warranty of any kind, either express or implied, including without limitations any warranties of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this property report without a title insurance policy.

The information contained in this property report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.

Summary

| | | | |
|---|---|---|---|
| PAN 0236977  | Physical Description <small>do not rely on as a legal description</small> A PORTION OF LOT 7 KASALEK PREVIOUSLY ASSESSED AS LOT 7 KASALEK LOT 7 KASALEK | Neighborhood 0903 - Farmers Loop East | Fire Service Area STEESE VOL FIRE S A |
| Property Class Commercial | Tax Status TAXABLE | Business | |
| Land Area Ptn L-7 - 13,895 Square Feet | Millage Group 0937 - Steese Volunteer Fire Service Area | Millage Rate 14.81 | |
| Street Address 689 WHITNEY DR | Billing Address 2063 PINE WOOD RD FAIRBANKS, AK 99709-6266 | Child Properties None | Parent Properties None |

Buildings

| | | | | | | |
|---------------------------|--|--------------------|--|-------------------------------|--------------------------|----------------------------|
| Year Built 2017 | Description Wood, Open Steel | | Architecture Commercial Standard | Category Commercial | | |
| Section ID | Footprint | Stories | Perimeter | Interior Description | Wall Type | Amenities |
| 1 | 1,188 | 1 | 152 | Veterinary Hosp. | Wood Fram,Text.Plywd,Lap | qty: 2 2 Fix. Bath_Comm |
| Section ID | Footprint | Description | | | | |
| 2 | 540 | None | | | | |

Documents

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 | 2/1/2024 | | | 2024-001041-0 |
| Quitclaim Deed | 12/14/2020 | | | 2020-023250-0 |
| Easement(s) | 12/14/2020 | | | 2020-023247-0 |
| Quitclaim Deed | 8/2/2018 | | | 2018-011595-0 |
| Quitclaim Deed | 3/13/2014 | | | 2014-003361-0 |
| Quitclaim Deed | 3/12/2014 | | | 2014-003355-0 |
| Right-of-Way Plat | 4/18/2006 | | | 2006-008141-0 |
| Record Survey | 10/24/1996 | | | 1996-021151-0 |
| Right-of-Way Deed | 7/6/1995 | 908 | 860 | 1995-011151-0 |
| Quitclaim Deed | 2/21/1995 | 893 | 295 | 1995-002736-0 |
| Survey | 3/20/1986 | | | |

Assessment History

For questions regarding assessments, contact the FNSB Department of Assessing at 907-459-1428. For information on our exemption programs please visit our [website](#). Or contact our office at 907-459-1428.

| Year | Land | Improvement Value | Full Value Total | Exemptions Total | Taxable |
|------|------------|-------------------|------------------|------------------|--------------|
| 2024 | \$4,902.00 | \$158,822.00 | \$163,724.00 | \$0.00 | \$163,724.00 |
| 2023 | \$4,902.00 | \$159,063.00 | \$163,965.00 | \$0.00 | \$163,965.00 |
| 2022 | \$4,902.00 | \$159,676.00 | \$164,578.00 | \$0.00 | \$164,578.00 |
| 2021 | \$4,902.00 | \$160,289.00 | \$165,191.00 | \$0.00 | \$165,191.00 |
| 2020 | \$4,902.00 | \$160,529.00 | \$165,431.00 | \$0.00 | \$165,431.00 |

Tax History

If taxes are delinquent, the payoff date is projected to **11/1/2024**. For payments after this date, 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 |
|------|------------|----------------|----------|------------|------------|---------|
| 2024 | \$2,424.76 | \$0.00 | \$0.00 | \$2,424.76 | \$2,424.76 | \$0.00 |
| 2023 | \$2,395.68 | \$0.00 | \$180.07 | \$2,575.75 | \$2,575.75 | \$0.00 |
| 2022 | \$2,701.86 | \$0.00 | \$249.54 | \$2,951.40 | \$2,951.40 | \$0.00 |
| 2021 | \$2,994.26 | \$0.00 | \$223.68 | \$3,217.94 | \$3,217.94 | \$0.00 |
| 2020 | \$3,024.56 | \$0.00 | \$0.00 | \$3,024.56 | \$3,024.56 | \$0.00 |

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F-91757 **AD****WARRANTY DEED**

The Grantor,

LUCAS GOODWIN and ABIGAIL GOODWIN, husband and wife, whose address is
PO Box 80372 Fairbanks, AK 99708,
for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in
hand paid, the receipt of which is hereby acknowledged, conveys and warrants to the Grantee,

DONZE INVESTMENT LLC, an Alaska limited liability company, whose address is
2063 Pine Wood Road Fairbanks, AK 99709,
the following described real property:

Lot 7, KASALEK SUBDIVISION, according to the official plat thereof, filed
March 9, 1959 as Plat Number 187.082, in the records of the Fairbanks
Recording District, Fourth Judicial District, State of Alaska.

EXCEPTING THEREFROM that portion conveyed to the State of Alaska by
Warranty Deed recorded June 22, 1962 in Book 141 at Page 368.

FURTHER EXCEPTING THEREFROM that portion conveyed to the State of
Alaska by Warranty Deed recorded May 4, 1976 in Book 36 at Page 901.

FURTHER EXCEPTING THEREFROM that portion taken by the State of
Alaska, Project No. F-62-4(35) by Declaration of Taking recorded June 12, 1978
in Book 112 at Page 224.

FURTHER EXCEPTING THEREFROM that portion conveyed to the State of
Alaska by Warranty Deed recorded July 6, 1995 in Book 908 at Page 860.

Subject to:

Reservations and exceptions as contained in the United States Patent and/or in
Acts authorizing the issuance thereof.

Liability for future taxes and/or assessments as may be imposed by the Fairbanks North Star Borough.

Any effect of the notes as shown on the plat of Kasalek Subdivision, Plat No. 187.082.

Easement(s) as delineated on the plat of Kasalek Subdivision, Plat No. 187.082.

Limitations as to access, as established in favor of the State of Alaska for the construction and maintenance of a "...controlled access facility..." as set out and described in the instrument set out below, including the terms and provisions thereof, wherein project name is Alaska Project No. F-062-4 (35), conveyance to State of Alaska, Department of Highways, recorded May 4, 1976, Book 36 Page 901.

Blanket Easement to construct, operate and maintain an electric transmission and/or telephone distribution line or system, including terms and provisions thereof, for the purpose set out therein, in favor of Golden Valley Electric Association, Inc., recorded May 27, 1960, Book 115 Page 20.

Easement to construct, operate and maintain an electric transmission and/or telephone distribution line or system, including terms and provisions thereof, for the purpose set out therein, in favor of Golden Valley Electric Association, Inc., recorded June 24, 1960, Book 116 Page 262, which affects 10 feet along side, front and rear lot lines.

Blanket Easement for electrical transmission and/or telephone distribution, telecommunication purposes and incidental purposes, including terms and provisions thereof, granted to Golden Valley Electric Association, Inc., recorded June 8, 1962, Book 141 Page 118.

Driveway Access Easement for ingress and egress of Lots 5 and 7, Kasalek Subdivision, including terms and provisions thereof, for the purpose set out therein, in favor of Shannon E. Stover, recorded December 14, 2020, Reception No. 2020-023247-0, which affects a twenty foot wide driveway as set forth therein.

Further subject to reservations and exceptions in U.S. and/or State of Alaska Patents and in Acts authorizing the issuance thereof, easements, rights-of-way, covenants, conditions, reservations, notes on plat, by-laws, and all other restrictions of record, if any.



Dated: January 31, 2024

GRANTOR:

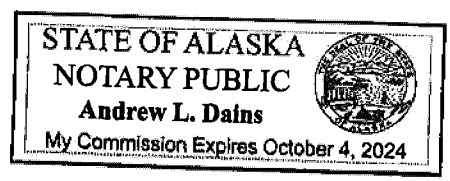
[Signature]
LUCAS GOODWIN

[Signature]
ABIGAIL GOODWIN

STATE OF ALASKA)
) ss.
FOURTH JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on January 31, 2024, by LUCAS GOODWIN and ABIGAIL GOODWIN.

[Signature]
Notary Public in and for Alaska
My Commission Expires: 10-4-2024



Dated: January 31, 2024

GRANTEE:

DONZE INVESTMENT LLC

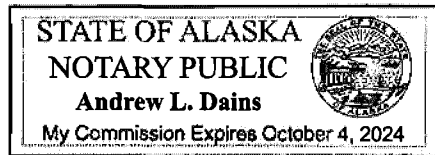
By [Signature]
NICHOLAS DONZE, Member

By [Signature]
GRACE DONZE, Member

STATE OF ALASKA)
) ss.
FOURTH JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on January 31, 2024, by NICHOLAS DONZE and GRACE DONZE, Members of DONZE INVESTMENT LLC, an Alaska limited liability company, on behalf of the company.

[Signature]
Notary Public in and for Alaska
My Commission Expires: 10-4-2024



Record in Fairbanks Recording District.
Return to:
Donze Investment LLC

2063 Pine Wood Road
Fairbanks, AK 99709

Dalrymple Law, P.C. • 353 S. Denali Street, Palmer AK 99645 • 907-745-6332 • www.matsulaw.com
Warranty Deed, Page 4



F-91757 **AD****DEED OF TRUST**

This Deed of Trust, made this 31 day of January, 2024, between,

DONZE INVESTMENT LLC, an Alaska limited liability company, whose address is

~~2063 Pine Wood Drive Fairbanks, AK 99709~~,
herein called TRUSTOR,

FIDELITY TITLE AGENCY OF ALASKA, LLC, an Alaska limited liability company, whose address is 250 Cushman Street, STE 2B, Fairbanks, AK 99701, herein called TRUSTEE, and

LUCAS GOODWIN and ABIGAIL GOODWIN, husband and wife, whose address is

PO Box 80372 Fairbanks, AK 99708,
herein called BENEFICIARY.

WITNESSETH: That Trustor GRANTS, BARGAINS, SELLS, and CONVEYS TO TRUSTEE IN TRUST WITH POWER OF SALE, that property described as:

Lot 7, KASALEK SUBDIVISION, according to the official plat thereof, filed March 9, 1959 as Plat Number 187.082, in the records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

EXCEPTING THEREFROM that portion conveyed to the State of Alaska by Warranty Deed recorded June 22, 1962 in Book 141 at Page 368.

FURTHER EXCEPTING THEREFROM that portion conveyed to the State of Alaska by Warranty Deed recorded May 4, 1976 in Book 36 at Page 901.

FURTHER EXCEPTING THEREFROM that portion taken by the State of Alaska, Project No. F-62-4(35) by Declaration of Taking recorded June 12, 1978 in Book 112 at Page 224.

FURTHER EXCEPTING THEREFROM that portion conveyed to the State of Alaska by Warranty Deed recorded July 6, 1995 in Book 908 at Page 860.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits; to have and to hold the same, with the appurtenances, unto the Trustee.

FOR THE PURPOSE OF SECURING: (1) Performance of each agreement of Trustor herein contained; (2) Payment of indebtedness evidenced by one Deed of Trust Note of even date herewith, in the Principal sum of \$160,000.00 payable to Beneficiary or order.

A. To protect the security of this Deed of Trust, Trustor agrees:

1. Care. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon; to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to do all other acts which from the character or use of said property may be reasonably necessary.

2. Insurance. To provide, maintain and deliver to Beneficiary homeowner's insurance satisfactory to and with loss payable to the above named Beneficiary in an amount equal to the full insurable value of the property. The amount collected under any homeowner's or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at the option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice. If there are no improvements or structures located on this property, this paragraph shall not apply.

3. Defend. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary, or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

4. Taxes. To pay: at least ten days before delinquency all taxes and assessments affecting said property; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs fees and expenses of this Trust.

5. Expenditures. To pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof with interest from date of expenditure at the rate set forth in the note secured hereby.

6. Protection of Security. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation to do so, and without notice to or demand upon Trustor, and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay reasonable attorneys' fees.



7. Hazardous Substances.

“Hazardous Substances” are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law, including but not limited to, the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, or radioactive materials; (b) “Environmental Law” means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) “Environmental Cleanup” includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an “Environmental Condition” means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup, including but not limited to, auto body and engine repair shops and storage lots.

Trustor shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Trustor shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law; (b) which creates an Environmental Condition; or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Trustor shall promptly give Beneficiary written Notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Trustor has actual knowledge; (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance; and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Trustor learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Trustor shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Beneficiary for an Environmental Cleanup.

B. It is mutually agreed that:

1. Condemnation. Any award or damages in connection with any condemnation for public use of or injury to said property or any part thereof, is hereby assigned and shall be paid to Beneficiary who may apply or release such monies as received in the same manner and with the same effect as above provided for disposition of proceeds of homeowner’s or other insurance.

2. No Waiver. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive the right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

3. Trustee Special Powers. At any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey all or any part of said property; consent to the



making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

4. Reconveyance. Upon written request of Beneficiary stating that all sums secured hereby have been paid and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in any reconveyance executed under this Deed of Trust of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

5. Additional Security. As additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name sue for or otherwise collect such rents, issues and profits, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

6. Default.

a. Upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of default Beneficiary shall execute or cause the Trustee to execute a written notice of such default and of its election to cause to be sold the herein described property to satisfy the obligation hereof, and shall cause such notice to be recorded in the office of the recorder of each recording precinct wherein said real property or some part thereof is situated.

b. Notice of sale having been given as then required by law and not less than the time then required by law having elapsed after recordation of such notice of default, Trustee, without demand on Trustor, shall sell said property at the time and place of sale fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest and best bidder for cash in lawful money of the United States, payable at time of sale. Notwithstanding the foregoing the Beneficiary shall be entitled to enter an offset bid at the time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the proceeding postponement. Trustee shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor or Beneficiary, as hereunder defined, may purchase at such sale.

c. After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title and reasonable counsel fees in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof not then repaid with accrued interest at the rate set forth in the note secured hereby; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.



7. Binding. This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner, including pledgee, of the note secured hereby, whether or not named as a Beneficiary herein, or, if the note has been pledged, the pledgee thereof. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

8. Acceptance. Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party.

9. Substitute Trustee. Beneficiary may, from time to time, as provided by statute, appoint another Trustee in place and stead of Trustee herein named, and thereupon, the Trustee herein named shall be discharged and Trustee so appointed shall be substituted as Trustee hereinunder with the same effect as if originally named Trustee herein.

10. Maturity. For the purpose of AS 34.20.150, the period of this Deed of Trust and the date when this Deed of Trust matures is three (3) years after the due date of the Deed of Trust Note secured hereby, and in the event no date is stated then forty (40) years after the date of this Deed of Trust.

11. Remedies. The power of sale conferred by this Deed of Trust and permitted by the laws of the State of Alaska is not an exclusive remedy and when not exercised, Beneficiary may foreclose this Deed of Trust judicially or seek any other remedy available at law or permissible by the terms of this Deed of Trust or any agreement incorporated herein.


C. SPECIAL CONDITIONS AND COVENANTS:

1. This Deed of Trust is to be held by Denali Escrow Services, Inc.
2. Trustor shall not sell, transfer or convey the property encumbered herein without payment in full of the outstanding balance of the Deed of Trust Note hereby secured and payment in full of any other amounts due under the terms of this Deed of Trust and Deed of Trust Note hereby secured. Sale of the property without such payment in full shall be considered a default of this Deed of Trust.



TRUSTOR:

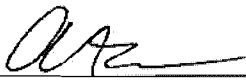
DONZE INVESTMENT LLC

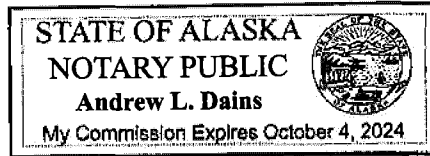
By 
NICHOLAS DONZE, Member

By 
GRACE DONZE, Member

STATE OF ALASKA)
) ss.
FOURTH JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on 31 January, 2024,
by NICHOLAS DONZE and GRACE DONZE, Members of DONZE INVESTMENT LLC, an Alaska
limited liability company, on behalf of the company.


Notary Public in and for Alaska
My Commission Expires: 10-4-2024



(ACKNOWLEDGEMENTS CONTINUE ON FOLLOWING PAGE)



BENEFICIARY:



LUCAS GOODWIN




ABIGAIL GOODWIN

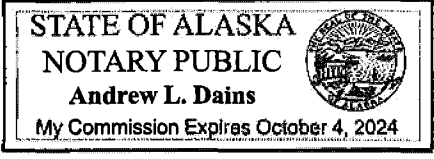
STATE OF ALASKA)
) ss.
FOURTH JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on _____, 2024,
by LUCAS GOODWIN and ABIGAIL GOODWIN.

January 31, 2024

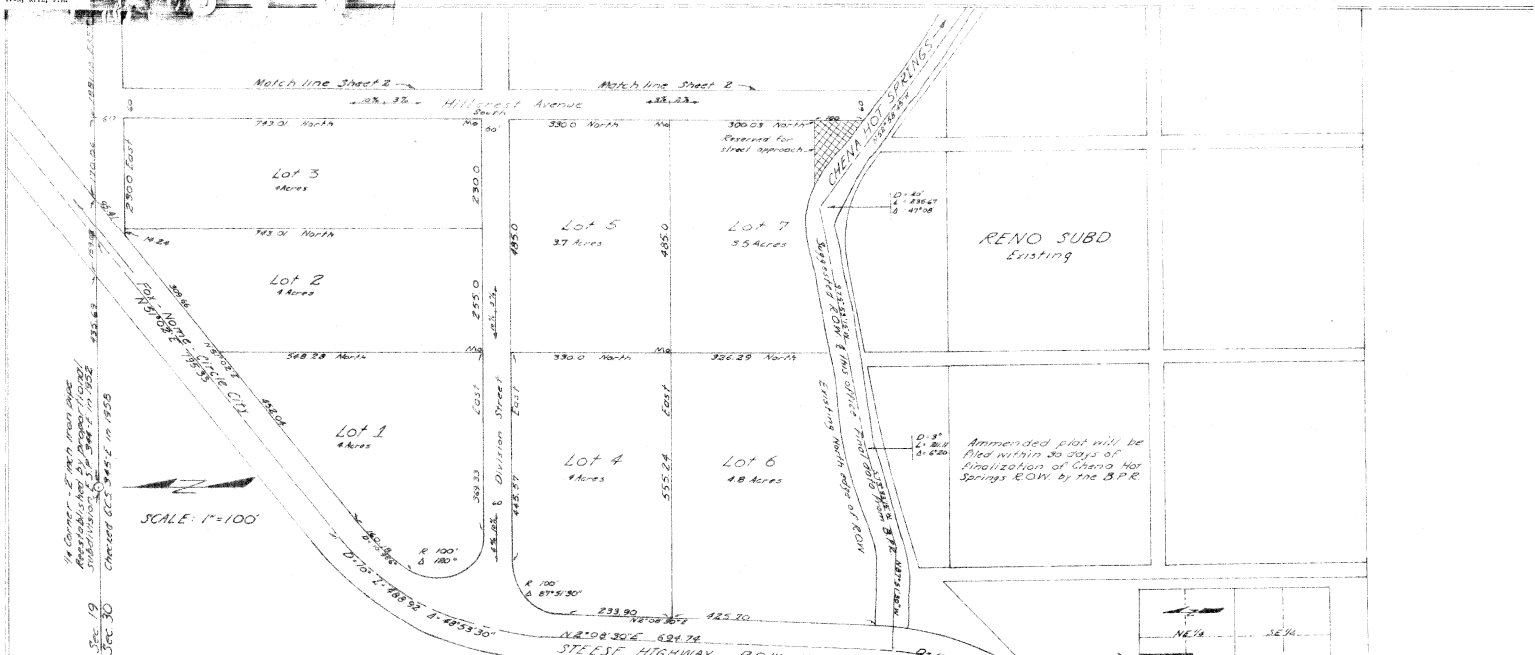


Notary Public in and for Alaska
My Commission Expires: 10-4-2024



Record in Fairbanks Recording District.
Return to:
Denali Escrow Services, Inc.
PO Box 74171
Fairbanks, AK 99707





CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described herein and that we hereby accept the same as subdivisions with no fee except any easements or streets, utility easements, etc. as noted.

Witness

On this 15th day of October 1950, before me, the undersigned a County Clerk for the County of Adams, Missouri, appeared George C. Sillido, Civil Engineer, who personally knows and claims to be the individual named in and who executed the foregoing conveyance instrument to me that she is the owner thereof and voluntarily and in full knowledge of the contents thereof and of the legal effect thereof, executed the same before me and acknowledged the same before me.

Witness (Notary): I have personally known and executed my Notary Seal this 15th day of October 1950.

 Notary Public in and for the Territory of Missouri. My Commission expires 12/26/50.

CERTIFICATION OF APPROVAL BY THE BOARD

I hereby certify that the Subdivision Plat shown herein has been found to comply with the Subdivision Regulations of the Board of Planning and that said plat has been approved by the Board by Resolution No. 16 adopted January 13, 1950, and that the Plat shown herein has been approved by me according to the office of the United States Commissioner for Public Lands.

March 3, 1950

 Chairman
 Steese-Cardenas Planning Auth.

CERTIFICATION OF ENGINEER

I hereby certify that I am a registered and professional civil engineer and that this plat represents the survey made by me and that all dimensions and other details are correct.

October 15, 1950

 Registered Professional Civil Engineer

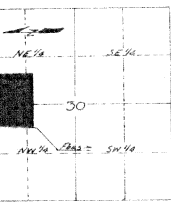
STEESSE HIGHWAY EASEMENT

Steese Highway R.O.W. is as built easement to United States Government with clause of reverter if located title for its highway is consequently vested center line of the highway.

Note: This is to be used when Chena Hot Springs vests to the road as per final location.

Note: Corners marked M₁ have brass cap concrete. All other corners with 1" heavy duty pipe 36" to 48" long.

Easement of ten feet on each side of all interior lot lines is granted to G.V.E.A. for construction and maintenance of power line.



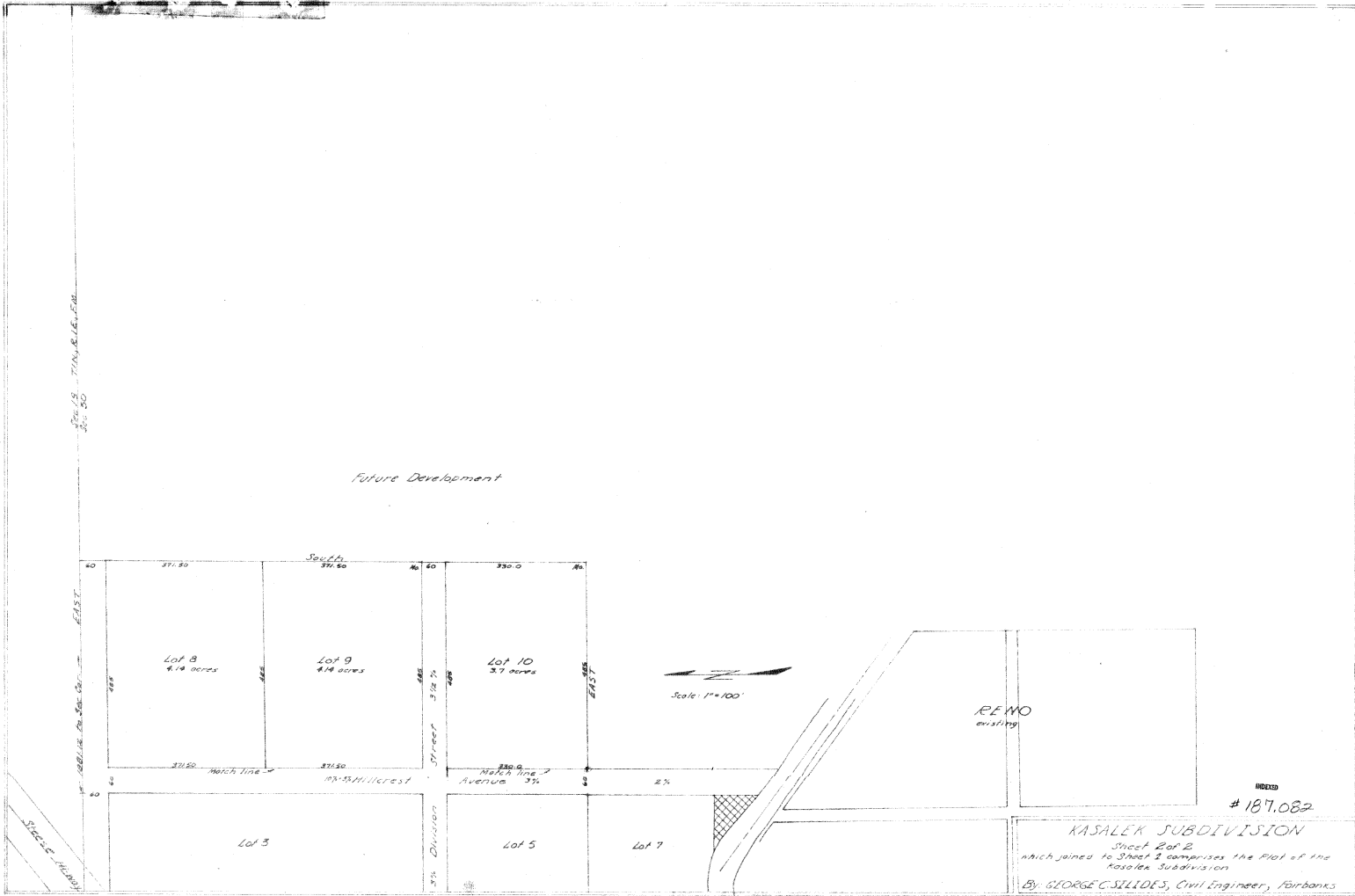
KASALEK SUBDIVISION

A portion of the NE 1/4 and SE 1/4 of the NW 1/4 and a portion of the NW 1/4 and SW 1/4 of the NE 1/4 of Section 30, T.19, R.1E, P.M.

By GEORGE C. SILLIDO, Civil Engineer, Portland, Mo.

Sta. 60+00 to Sta. 60+50

Future Development



REMO existing

Scale: 1" = 100'

INDEX

187.082

KASALEK SUBDIVISION

Sheet No. 2 of 2
which joined to Sheet 1 comprises the Plat of the
Kasalek Subdivision
By GEORGE C. SILLDES, Civil Engineer, Fairbanks