



# stewart title®

## Property Profile Report

2/3/2026

321 Third Street, Fairbanks, AK 99701

Purported owner of Record: Marco Ruiz

**Prepared by:**

Erin Hodgson  
Stewart Title of Fairbanks  
714 Gaffney Rd  
Fairbanks, AK 99701  
(907) 456-3474  
[listingpackages@stewart.com](mailto:listingpackages@stewart.com)

**Prepared for:**

***NextHome Arctic Sun***

**Report Provided by:**

Stewart Title of Fairbanks  
714 Gaffney Rd  
Fairbanks, AK 99701  
(907) 456-3474  
[www.stewart.com/fairbanks](http://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
<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	Physical Description	Neighborhood	Fire Service Area
639362	UMB02 BLOCK 6 GRAEHL 2012 T/R ASSEMBLED LOTS 2 & 3 BLOCK 6 GRAEHL PREVIOUSLY ASSESSED AS INDIVIDUAL PARCELS	0120 - Northeast City	CITY OF FAIRBANKS
Property Class	Tax Status	Millage Rate (2025)	Business
Commercial	TAXABLE		
Land Area	Millage Group		
L-2 B-6 - 3,814 Square Feet			
L-2 B-6 ET - 335 Square Feet			
	0055 - GRAEHL	16.453	
L-3 B-6 - 3,842 Square Feet			
L-3 B-6 ET - 307 Square Feet			
Street Address	Billing Address	Child Properties	Parent Properties
321 THIRD ST	PO BOX 61274 FAIRBANKS AK 99706-1274	67229, 67237	none

ZONING

COMMUNITY PLANNING ZONES

No community planning zoning data found. This is possibly an error; double-check using the online map.

FLOOD ZONES

No floodplain zoning data found.

STRUCTURES

Year Built	Description			Architecture	Category
1949	Wood, Open Steel			Commercial Standard	Commercial
Section ID	Footprint	Stories	Perimeter	Interior Description	Wall Type
1	923	1	134	Office Bdgs	Wood Frame,Qual.Wood
Section ID	Footprint			Description	Amenities
2	437			Comm Bsmt/ unfinished	qty: 1    2 Fix. Bath_Comm qty: 1    3 Fix. Bath_Comm

DOCUMENTS

Description	Record Date	Book	Page	Instrument
Warranty Deed	2021-04-30			2021-008469-0
Quitclaim Deed	2017-05-23			2017-007881-0
Warranty Deed	2015-08-13			2015-012443-0

ASSESSMENT HISTORY

Year	Land	Improvement Value	Full Value Total
2025	\$66,384.00	\$45,191.00	\$111,575.00
2024	\$66,384.00	\$45,191.00	\$111,575.00

Year	Land	Improvement Value	Full Value Total
2023	\$66,384.00	\$45,191.00	\$111,575.00
2022	\$66,384.00	\$46,412.00	\$112,796.00
2021	\$66,384.00	\$46,616.00	\$113,000.00

EXEMPTIONS

No exemptions to display.

TAX HISTORY

Year	Tax Levied	State Exemptions	Interest	Penalty	Fees	Total Due	Total Paid	Net Due
2025	\$1,835.74	\$0.00	\$61.96	\$91.79	\$0.00	\$1,989.49	\$0.00	\$1,989.49
2024	\$1,842.42	\$0.00	\$75.31	\$92.12	\$30.00	\$2,039.85	\$2,039.85	\$0.00
2023	\$1,854.26	\$0.00	\$51.00	\$92.71	\$0.00	\$1,997.97	\$1,997.97	\$0.00
2022	\$2,035.28	\$0.00	\$17.17	\$101.76	\$0.00	\$2,154.21	\$2,154.21	\$0.00
2021	\$2,210.28	\$0.00	\$11.86	\$55.26	\$0.00	\$2,277.40	\$2,277.40	\$0.00

**WARRANTY DEED****S21-18004-JLN(E)**

The Grantor, JACKIE ROSE JORDAN, who acquired title as JACQUELINE ROSE JORDAN-ROSENCRANS, also known as JACKIE JORDAN, a married person, and CHRISTIAN ROSENCRANS, an unmarried person, whose address is 998 Blair Road, Fairbanks, AK 99701, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does hereby convey and warrant unto the Grantee, MARCO RUIZ, a married person, whose address is PO Box 61274, Fairbanks, AK 99706, and to the heirs and assigns of the Grantee, the following described real property:

**PARCEL I**

Lot 1, Block 6 of the GRAEHL TOWNSITE, U.S. SURVEY NO. 1348, according to the plat filed July 6, 1939 as Instrument No. 83.995; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

EXCEPTING THEREFROM those portions conveyed to the State of Alaska by Warranty Deed recorded December 27, 1960 in Book 123 at Page 187 and corrected by Warranty Deed recorded December 5, 1963 in Book 160 at Page 351 AND by Warranty Deed recorded May 15, 1974 in Book 279 at Page 405.

ALSO EXCEPTING THEREFROM that portion conveyed to the State of Alaska by Warranty Deed recorded September 6, 2011 as Instrument No. 2011-016838-0.

**PARCEL II**

Lots 2 and 3, Block 6 of GRAEHL TOWNSITE, U.S. SURVEY No. 1348, according to the plat filed July 6, 1939 as Plat Number 83.995; 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 January 16, 1961 in Book 124 at Page 7.

ALSO EXCEPTING THEREFROM that portion conveyed to the State of Alaska by Warranty Deed recorded September 6, 2011 as Instrument No. 2011-016836-0 and 2011-016837-0.

SUBJECT TO ALL reservations, easements, exceptions, restrictions, covenants, by-laws, conditions, plat notes and rights-of-way of record, if any, and as set forth below.

SUBJECT TO Grant of Easement and appurtenances thereto, granted to the City of Fairbanks, recorded June 2, 1960 in Book 115 at Page 248 (see instrument for area affected, affects Lots 2 and 3); The interest of the City of Fairbanks in the electric utilities portion has been assigned to Golden

Warranty Deed, Page 1 of 3

Collier Law, 851 E. Westpoint Drive, # 212, Wasilla, AK 99654 Telephone 907-357-4500 Fax 907-357-4510

Valley Electric Association, Inc. by instrument recorded October 6, 1997 in Book 1028 at Page 703; the telecommunications utilities portion has been assigned to PTI Communications of Alaska, Inc. by instrument recorded October 7, 1997 in Book 1028 at page 852 and the sewer and water utility portion to Golden Heart Utilities, Inc. by instrument recorded October 30, 1997 in Book 1033 at Page 225. The City of Fairbanks has reserved any rights needed for storm drains and other road and utility services they still perform.

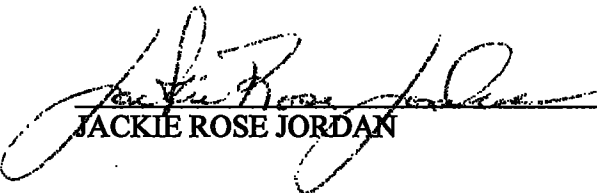
TOGETHER WITH, ALL AND SINGULAR, the tenements hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the premises, all and singular, together with the appurtenances and privileges thereto incident unto said Grantee, and to the heirs, executors, administrators and assigns of the Grantee, FOREVER.

Grantor, JACKIE ROSE JORDAN, does hereby represent and warrant to Grantee(s) that the herein described real property is not claimed as the marital home or homestead of the Grantor's spouse or the dependents of the Grantor or the dependents of the Grantor's spouse.

DATED 4/28/21.

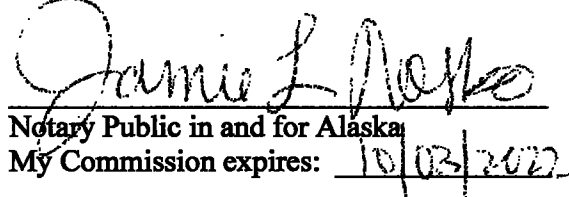
GRANTOR:


  
JACKIE ROSE JORDAN

  
CHRISTIAN ROSENCRANS

STATE OF ALASKA                    )  
  ) ss:  
FOURTH JUDICIAL DISTRICT        )

The foregoing instrument was acknowledged before me on April 28, 2021, by JACKIE ROSE JORDAN and CHRISTIAN ROSENCRANS.

  
Notary Public in and for Alaska  
My Commission expires: 10/03/2022

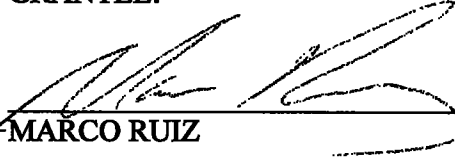
STATE OF ALASKA  
NOTARY PUBLIC  
Jamie L. Nesko  
My Commission Ends October 3, 2022  




DATED

4/29/2021

GRANTEE:

  
MARCO RUIZ

STATE OF ALASKA

)

) ss:

FOURTH JUDICIAL DISTRICT

)

The foregoing instrument was acknowledged before me on 4/29/21, by  
MARCO RUIZ.

KDM/b  
Notary Public in and for Alaska

My Commission expires: 10/24

STATE OF ALASKA

NOTARY PUBLIC

K. Edie

My Commission Expires January 6, 2022



Record in the Fairbanks Recording District

Return to Marco Ruiz

PO Box 61274

Fairbanks, AK 99706

Warranty Deed, Page 3 of 3

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3 of 3

2021-008469-0

**CONVEYANCE OR TRANSFER RESTRICTED AT PAGE FIVE****DEED OF TRUST****S21-18004-JLN(E)****THIS DEED OF TRUST** made this 29th day of April, 2021,**BETWEEN MARCO RUIZ, a married person, whose address is PO Box 61274, Fairbanks, AK 99706, herein called TRUSTOR,****STEWART TITLE OF ALASKA, whose address is 714 Gaffney Road, Fairbanks, AK 99701, herein called TRUSTEE, and****JACKIE ROSE JORDAN and MICHAEL ROSENCRANS, wife and husband, each as to an undivided one-half interest, whose address is 998 Blair Road, Fairbanks, AK 99701, herein called BENEFICIARY,****WITNESSETH: That Trustor GRANTS, BARGAINS, SELLS, and CONVEYS to TRUSTEE IN TRUST WITH POWER OF SALE, that property described as:****PARCEL I****Lot 1, Block 6 of the GRAEHL TOWNSITE, U.S. SURVEY NO. 1348, according to the plat filed July 6, 1939 as Instrument No. 83.995; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.****EXCEPTING THEREFROM those portions conveyed to the State of Alaska by Warranty Deed recorded December 27, 1960 in Book 123 at Page 187 and corrected by Warranty Deed recorded December 5, 1963 in Book 160 at Page 351 AND by Warranty Deed recorded May 15, 1974 in Book 279 at Page 405.****ALSO EXCEPTING THEREFROM that portion conveyed to the State of Alaska by Warranty Deed recorded September 6, 2011 as Instrument No. 2011-016838-0.****PARCEL II****Lots 2 and 3, Block 6 of GRAEHL TOWNSITE, U.S. SURVEY No. 1348, according to the plat filed July 6, 1939 as Plat Number 83.995; 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 January 16, 1961 in Book 124 at Page 7.**



**ALSO EXCEPTING THEREFROM that portion conveyed to the State of Alaska by Warranty Deed recorded September 6, 2011 as Instrument No. 2011-016836-0 and 2011-016837-0.**

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 Trustee.

**FOR THE PURPOSE OF SECURING:** 1. The 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 \$148,750.00 payable to Beneficiary or order.

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

1. To keep said property in good condition and repair; to pay when due all claims for labor performed and materials furnished therefore; 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 maintain in an orderly manner, paint, repair, keep free from freezing, and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to the Beneficiary in an amount not less than the full insurable value. The amount collected under any fire 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.

3. 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 of Trust.

4. 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. 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 Deed of Trust Note secured hereby.

6. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do 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 his reasonable fees.

**B. It is mutually agreed that:**

Collier Law, 851 E. Westpoint Drive, # 212, Wasilla, AK 99654 Telephone 907-357-4500 Fax 907-357-4510

Deed of Trust, Page 2 of 5

*These documents have been scripted pursuant to a Document Request.*

*You are encouraged to seek independent legal advice regarding your objectives.*



1. Trustor shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the property. Trustor shall not do, nor allow anyone else to do, anything affecting the property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the property of household consumer products for consumer uses.

Trustor shall promptly give Beneficiary notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the property and Hazardous Substance or Environmental Law of which Trustor has actual knowledge. If Trustor learns, or is notified by any governmental or regulatory authority, 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.

"Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph, "Environmental Law" means federal laws and laws of the State of Alaska that relate to health, safety or environmental protection.

2. 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 moneys received by Beneficiary in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

3. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive Beneficiary's right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

4. At any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed of Trust 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.

5. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed of Trust 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".

6. 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 his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, 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

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Deed of Trust, Page 3 of 5

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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.

7. 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 his 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.

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 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 preceding 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, Trustee, or Beneficiary, as hereunder defined, may purchase at such sale.

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 Deed of Trust Note secured hereby; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

8. This Deed of Trust 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 of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

9. Trustee accepts this Trust when this Deed of Trust, 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 of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party unless brought by Trustee.

10. 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 hereunder with the same effect as if originally named Trustee herein.

11. Nothing contained herein shall be construed to limit the right of Beneficiary to foreclose this Deed of Trust by judicial action. Beneficiary shall further be entitled to bring an action upon the Note secured by this Deed of Trust without attempting to foreclose this Deed of Trust either by judicial action or by exercise of the power of sale. Trustor and all other parties obligated under the Note, if any, shall be liable for and agrees to pay any deficit.

12. If two or more persons be designated as Trustee herein, any, or all, powers granted herein to Trustee may be exercised by any of such persons, if the other person or persons is unable, for any reason, to act, and any recital of such inability in any instrument executed by any of such persons shall be conclusive against Trustor, his heirs and assigns.

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Deed of Trust, Page 4 of 5

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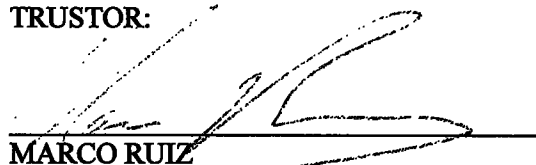


13. The Deed of Trust Note secured by this Deed of Trust, unless sooner paid, is all due and payable on or before May 1, 2028. It is agreed and acknowledged that the "date of maturity" of this instrument, as that term is used in AS 34.20.150, is 6 years after the due date specified above. If no date is entered above, then the maturity date is that date occurring 40 years from and after the date of execution of this Deed of Trust, unless terminated sooner in accordance with the provisions of the Deed of Trust Note.

**C. SPECIAL CONDITIONS AND COVENANTS  
CONVEYANCE OR TRANSFER RESTRICTED**


Until the Note secured hereby is paid in full, Trustor further agrees not to sell, convey, transfer or dispose of the subject real property described above, or any part thereof, or any interest therein, or agree to do so without the written consent of the Beneficiary being first obtained, and should Trustor do any of the foregoing without such written consent, Beneficiary shall have the right, at Beneficiary's option, to declare all sums secured hereby forthwith due and payable. Consent to one such transaction shall not be deemed to be a waiver of the right to require such consent to future or successive transaction.


TRUSTOR:

  
MARCO RUIZ

STATE OF ALASKA                     )  
  ) ss:  
FOURTH JUDICIAL DISTRICT        )

The foregoing instrument was acknowledged before me on 4/29/21, by  
MARCO RUIZ.

  
Notary Public in and for Alaska  
My Commission expires: 11/6/24

STATE OF ALASKA  
NOTARY PUBLIC  
K. BEZ  
My Commission Expires January 6, 2024  


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

Collier Law, 851 E. Westpoint Drive, # 212, Wasilla, AK 99654 Telephone 907-357-4500 Fax 907-357-4510  
Deed of Trust, Page 5 of 5

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PLAT  
OF  
U. S. SURVEY No 1348  
**GRAEHL TOWNSITE**  
ALASKA

Lat. 64°50'4" N. Long. 147°42'30" W.

Scale: 1 inch = 100 ft.

AREA SUBDIVIDED : 66.89 ACRES

Survey commenced Jun. 25, 1920.

Survey completed Aug. 2, 1920.

**DESCRIPTION**

This plat of GRAEHL TOWNSITE comprises all of Lots Nos. 1, 5 and 18, in Section No. 11, Township No. 1 South, Range No. 1 West of Fairbanks Meridian, Alaska.

**LEGEND**

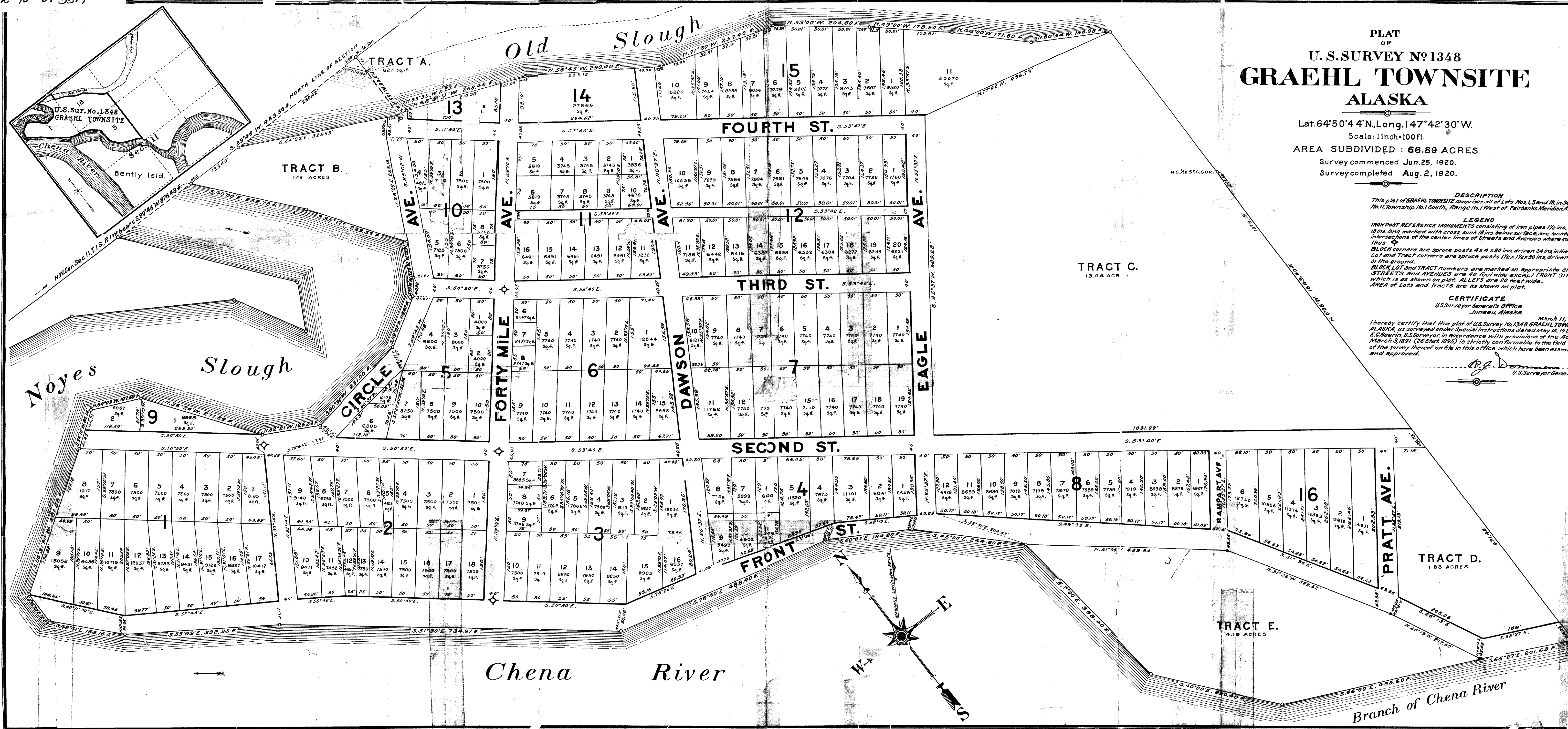
IRON POST REFERENCE MONUMENTS consisting of iron pipes 1/2 in. diam. 18 in. long marked with cross, sunk 18 in. below surface, are located at intersections of the center lines of streets and avenues where indicated thus:  
BLOCK corners are spruce posts 4 x 4 x 30 ins. driven 24 ins. in the ground. Lot and Tract corners are spruce posts 1 1/2 x 1 1/2 x 30 ins. driven 24 ins. in the ground.  
BLOCK, LOT and TRACT numbers are marked on appropriate sides.  
STREETS and AVENUES are 40 feet wide except FRONT STREET which is as shown on plat. ALLEYS are 20 feet wide.  
AREA of Lots and Tracts are as shown on plat.

**CERTIFICATE**

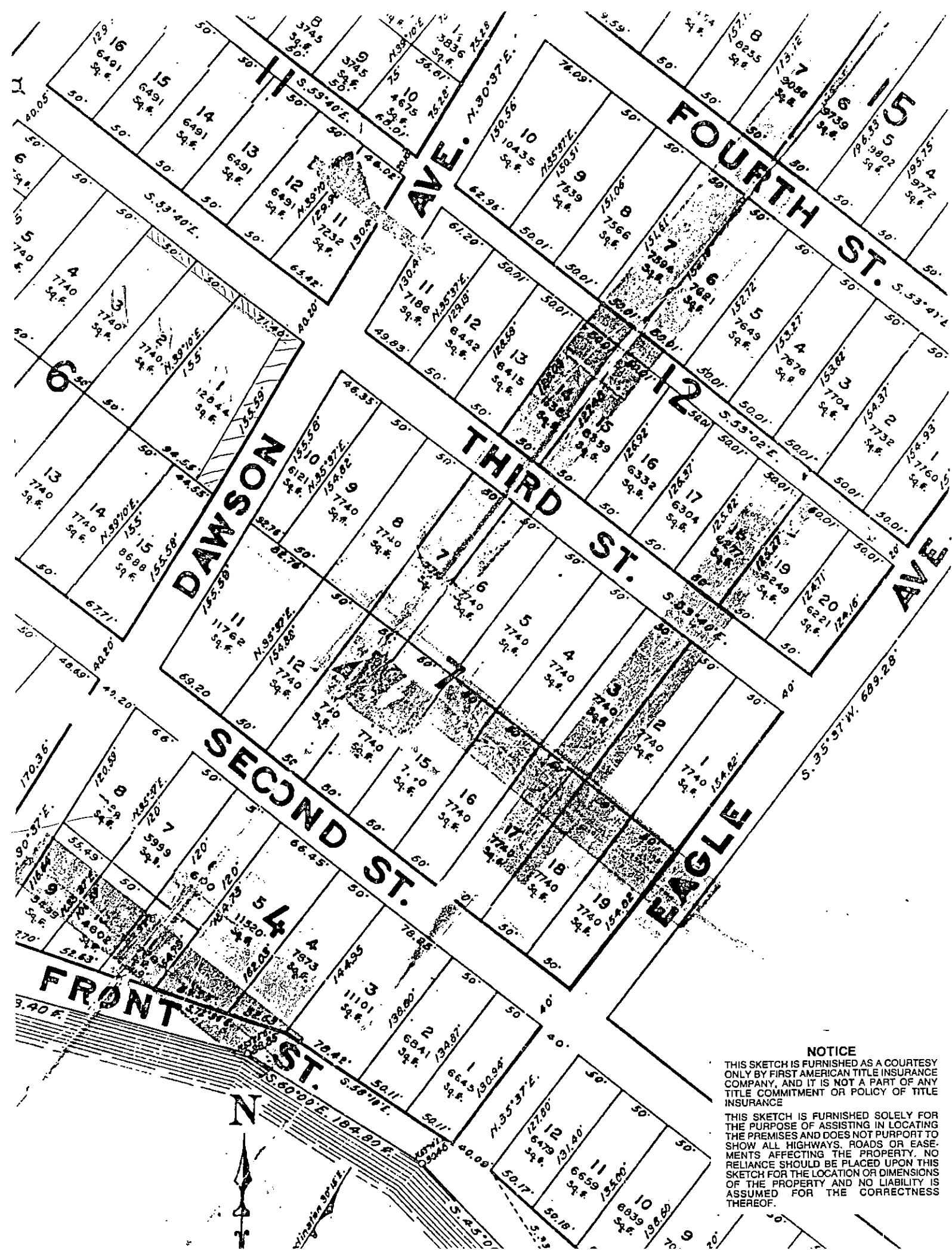
U.S. Surveyor General's Office  
Juneau, Alaska.

March 11, 1921.  
I hereby certify that this plat of U.S. Survey No. 1348 GRAEHL TOWNSITE, ALASKA, as surveyed under Special Instructions dated May 14, 1920 by E. G. Guerin, U.S. Surveyor, in accordance with provisions of the Act of March 3, 1891 (26 Stat. 1095) is strictly conformable to the field notes of the survey thereof on file in this office which have been examined and approved.

U.S. Surveyor General.







#### NOTICE

THIS SKETCH IS FURNISHED AS A COURTESY ONLY BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND IT IS NOT A PART OF ANY TITLE COMMITMENT OR POLICY OF TITLE INSURANCE

THIS SKETCH IS FURNISHED SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE PREMISES AND DOES NOT PURPORT TO SHOW ALL HIGHWAYS, ROADS OR EASEMENTS AFFECTING THE PROPERTY. NO RELIANCE SHOULD BE PLACED UPON THIS SKETCH FOR THE LOCATION OR DIMENSIONS OF THE PROPERTY AND NO LIABILITY IS ASSUMED FOR THE CORRECTNESS THEREOF.

Accepted March 30, 1921. Inst. # 83995

PLAT  
OF  
U. S. SURVEY N<sup>o</sup> 1348  
**GRAEHL TOWNSITE**  
**ALASKA**

Lat. 64° 50' 44" N., Long. 147° 42' 30" W.

Scale: 1 inch = 100 ft.

AREA SUBDIVIDED : 66.89 ACRES


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**DESCRIPTION**

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**LEGEND**

IRON POST REFERENCE MONUMENTS consisting of iron pipes 1 1/2 ins. diam. 18 ins. long, marked with cross, sunk 18 ins. below surface, are located at intersections of the center lines of Streets and Avenues where indicated thus 

BLOCK corners are spruce posts 4 x 4 x 30 ins. driven 24 ins. in the ground. Lot and Tract corners are spruce posts 1 1/2 x 1 1/2 x 30 ins. driven 24 ins. in the ground.

BLOCK, LOT and TRACT numbers are marked on appropriate sides. STREETS and AVENUES are 40 feet wide except FRONT STREET which is as shown on plat. ALLEYS are 20 feet wide.

AREA of Lots and tracts are as shown on plat.

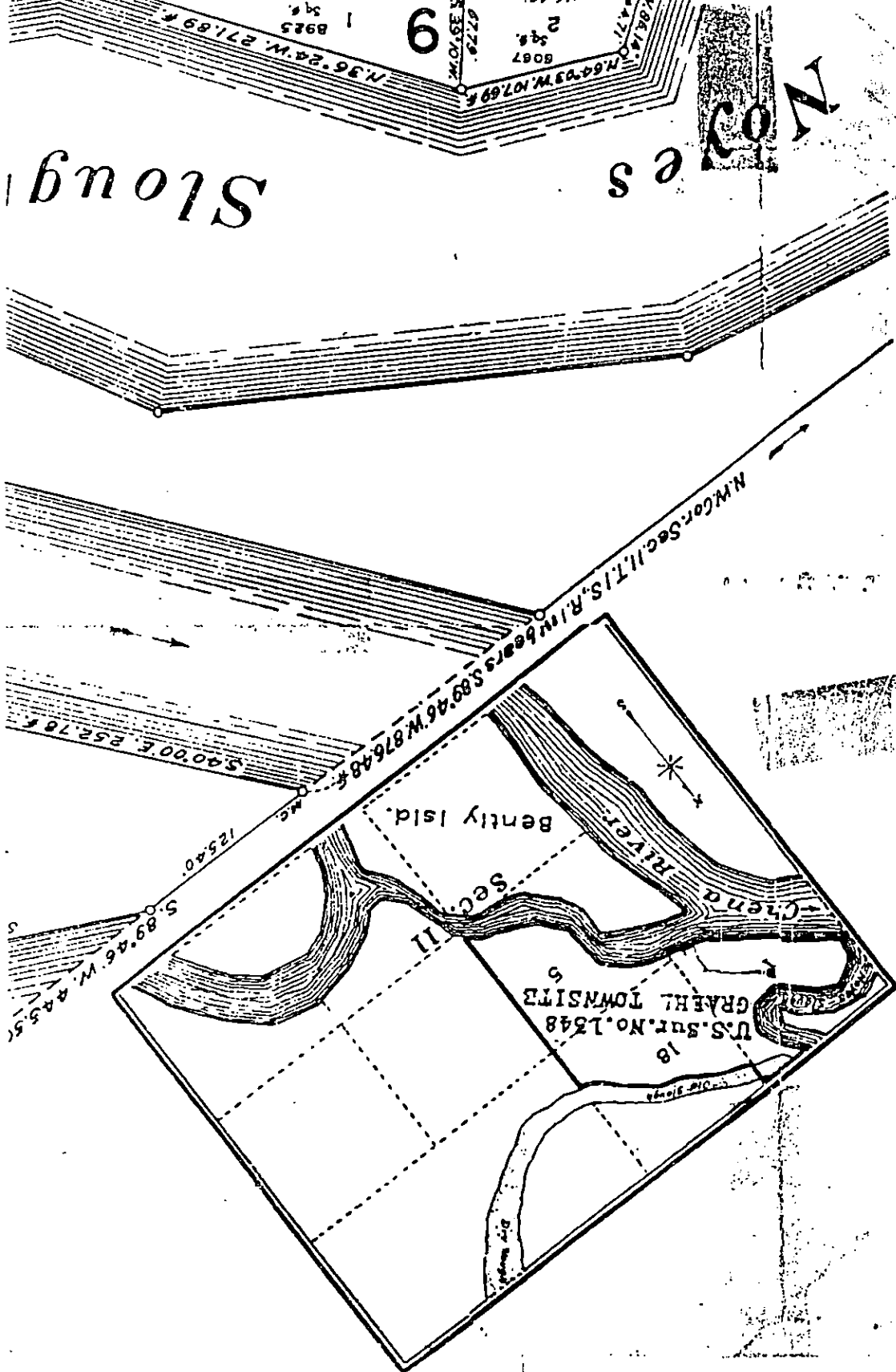
**CERTIFICATE**

U.S. Surveyor General's Office  
Juneau, Alaska.

March 11, 1921.  
I hereby certify that this plat of U.S. Survey No. 1348 GRAEHL TOWNSITE, ALASKA, as surveyed under Special Instructions dated May 14, 1920 by E. C. Guerin, U.S. Surveyor, in accordance with provisions of the Act of March 3, 1891 (26 Stat. 1095) is strictly conformable to the field notes of the survey thereof on file in this office which have been examined and approved.

  
U.S. Surveyor General.

40' 68.10' 50' 50' 50' 50' 50' 50' 40' 71.15'



ORDER OF VACATION  
REFER TO 69-5519

Inst. # 83.995  
GRAEHL TOWNSITE  
U.S. Survey No. 1348  
7 6-39



DEEDS

WARRANTY DEED  
(Access Rights Only)

BOOK 279 PAGE 405  
Fairbanks Recording Dist.

The GRANTOR HEINZ H.A. NIEMEIER, a single man  
for and in consideration of \$ Seventeen Thousand and No/100  
(\$17,000.00) dollars,  
in hand paid, to enable the GRANTEE, the State of Alaska, to  
construct and maintain a public highway, known as Alaska Project  
No. F-062-4(25), as a controlled access facility, in accordance  
with Sec. 19.20.010 through Sec. 19.20.050, Alaska Statutes, the  
GRANTOR hereby conveys and warrants to the GRANTEE any and all  
rights or easements appurtenant to the GRANTOR'S property by  
reason of its location abutting said highway, including, without  
limiting the foregoing, all rights of ingress to or egress along  
the following described line:

Beginning at the southeasterly corner of Lot 1, Block 6,  
Graehl Townsite; thence N. 32°02'54" E. along the easterly  
line of said Lot 1 a distance of 145.58 feet to the north-  
easterly corner of said Lot 1; thence westerly along the  
northerly line of said Lot 1 a distance of 34 feet, as  
delineated on the attached plat.

Dated this 15th day of March, 1974.

Heinz H.A. Niemeier

ACKNOWLEDGMENT OF GRANTOR

STATE OF ALASKA )  
4th JUDICIAL DISTRICT ) ss.

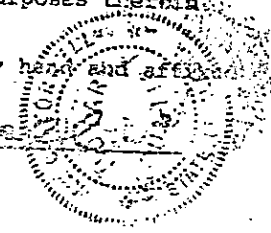
ON THIS 15th day of March, 19 74 before me,  
the undersigned, a Notary Public in and for the said State, personally  
appeared Heinz H.A. Niemeier, a single man

the Grantor, known to me to be the identical person who executed  
the foregoing instrument and he acknowledged to me that he  
signed the same as his free and voluntary act and deed, with  
full knowledge its contents, 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 above written.

My Commission Expires:  
9/30/76

O.C. Tamm  
Notary Public



CERTIFICATE OF ACCEPTANCE

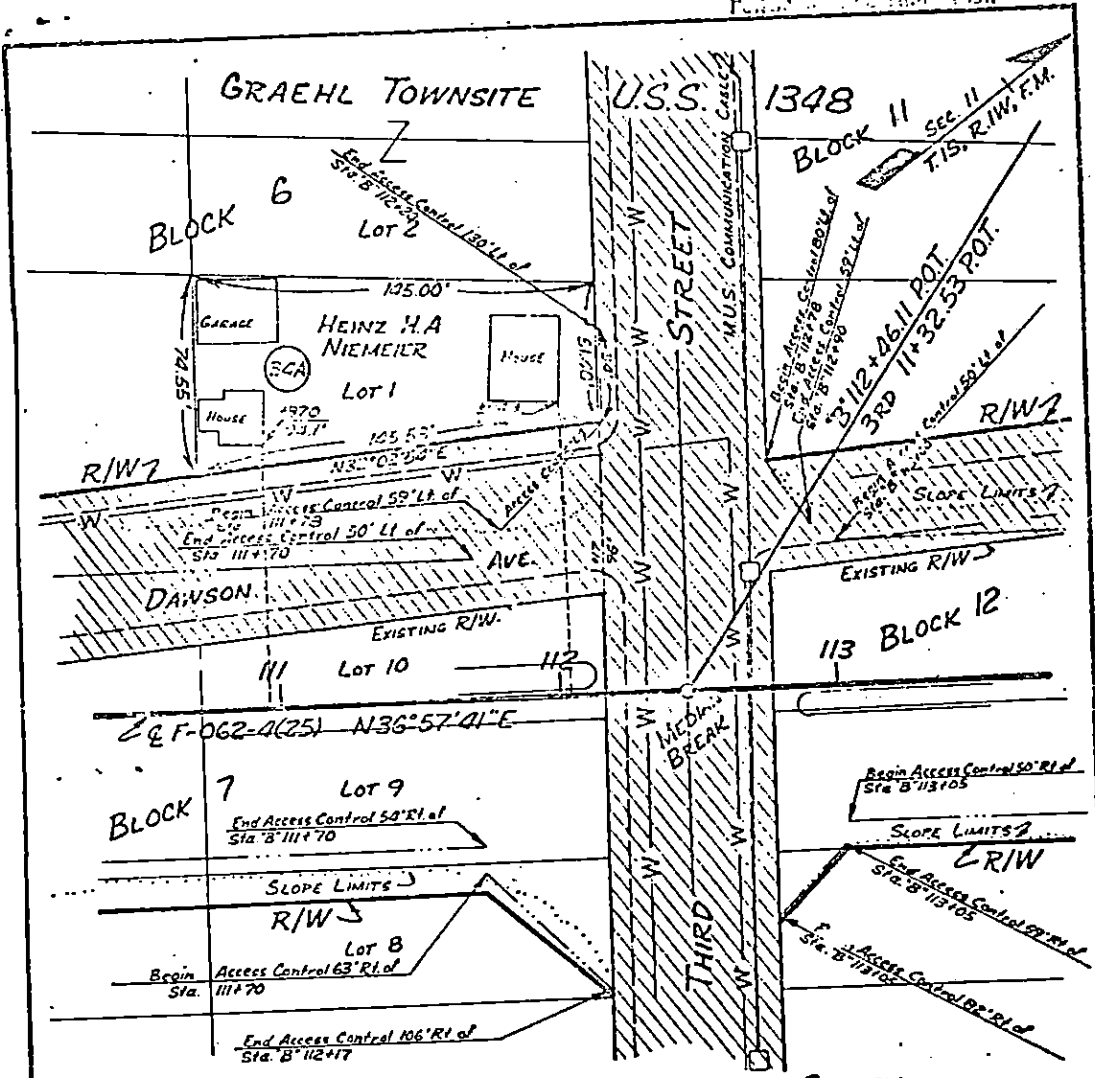
THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF HIGHWAYS, Grantee herein, acting by and through its Commissioner of Highways, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof:

IN WITNESS WHEREOF, I have hereunto set my hand this  
18th day of March, 1974.

DEPARTMENT OF HIGHWAYS

By T. Kurumada  
For the Commissioner

Project No. F-062-4(25)  
Parcel No. 34A



BASIS OF BEARINGS: ALASKA STATE PLANE COORDINATE SYSTEM.

Heinz H.A. Niemeier 3-15-74

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

ATTACHED TO W.D. DATED 3/15/74

PAGE 3 OF 3

STATE OF ALASKA  
 DEPARTMENT OF HIGHWAYS

PLAT SHOWING RIGHT OF WAY REQUIRED

INTERIOR DISTRICT	AREA <u>Access Only</u>
SCALE <u>1" = 50'</u>	PROJECT <u>F-062-4(25)</u>
DWN <u>G.L.G.</u> DATE <u>2-8-74</u>	PARCEL <u>34A</u>

74-06753

N.C.

RECORDED & FILED  
FAIRBANKS REC.  
DISTRICT

MAY 15 3 47 PM '74

REQUESTED BY \_\_\_\_\_

ADDRESS \_\_\_\_\_

ALASKA TITLE GUARANTEE CO.

conveys and warrants to the STATE OF ALASKA, the following described real estate situated in the State of Alaska, to wit:

A parcel of land lying in Lot One (1), Block Six (6), GRAKHL TOWNSHIP, U.S. Survey No. 1348, Alaska, being the Northerly 10 feet, and the Easterly 20 feet, of said Lot, and described as follows:  
BEGINNING at the Northeastly corner of said Lot 1; THENCE (1), South 30°-37' West, for 155.59 feet; THENCE (2), North 53°-40' West, for 20.10 feet; THENCE (3), North 30°-37' East, for 145.54 feet; THENCE (4), North 53°-40' West, for 52.85 feet; THENCE (5), North 39°-10' East, for 10 feet; THENCE (6), South 53°-40' East, for 71.40 feet, to the point of beginning, containing 3,832 square feet, more or less.

This instrument correcting Warranty Deed recorded as Fairbanks Serial No. 60-10350, Book 123, Page 187, dated December 27, 1960, in the Fairbanks Recording District.

Dated this 3rd day of December, 1963

Maria Todoroff

ACKNOWLEDGEMENT OF GRANTOR

STATE OF ALASKA )  
FOURTH JUDICIAL DISTRICT ) ss.

On this 3rd day of December, 1963 before me, the undersigned, a Notary Public in and for the said State, personally appeared Maria Todoroff, a single woman the Grantor, known to me to be the identical person who executed the foregoing instrument and he acknowledged to me that he signed the same as a free voluntary act and deed, with full knowledge of its contents, 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 above written.

My Commission expires:  
August 17, 1966

Donald E. Hastings  
Notary Public

PROJECT NO. S-0624(2)  
PARCEL NO. 2



ACKNOWLEDGMENT OF GRANTOR

Fairbanks Recording District

STATE OF ALASKA

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for the said State, personally appeared \_\_\_\_\_

the Grantor, known to me to be the identical person who executed the foregoing instrument and he acknowledged to me that he signed the same as free voluntary act and deed, with full knowledge of its contents, 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 above written.

My Commission expires:

Notary Public

CORPORATE ACKNOWLEDGMENT

STATE OF ALASKA

)  
) ss.  
)

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for the said State, personally appeared \_\_\_\_\_

respectively \_\_\_\_\_ President and \_\_\_\_\_ Secretary of \_\_\_\_\_, known to me to be the identical individuals who executed the foregoing instrument and they acknowledged to me that they executed the same as their free voluntary act and deed, with full authority so to do and with full knowledge of its contents, 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 above written.

My Commission expires:

Notary Public

CERTIFICATE OF ADOPTION

THIS IS TO CERTIFY that the STATE OF ALASKA, Grantee herein, acting by and through its Commissioner of Highways, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof:

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

DEPARTMENT OF HIGHWAYS

*[Signature]*  
For the Commissioner

RECORDED  
FAIRBANKS RECORDING DISTRICT  
Date DEC 5 1963 Time 3:10 P.  
Requested by State of Alaska, Dept. of Highways  
Address \_\_\_\_\_

WARRANTY DEED

FAIRBANKS

Serial No. 60-12550

THIS INDENTURE, made and entered into this 9 day of August, 1960 by and between MARIN TODOROFF

hereinafter called the Grantor, and the STATE OF ALASKA, acting by and through its Department of Public Works, and its assigns, hereinafter called the Grantee

WITNESSETH:

That the Grantor, for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America, and other good and valuable consideration to him in hand paid by the Grantee the receipt of which is hereby acknowledged, he GRANTED, BARGAINED, SOLD, CONVEYED and CONFIRMED, and by these presents do GRANT, BARGAIN, SELL, CONVEY and CONFIRM unto the Grantee, in FEE SIMPLE ABSOLUTE, all of the following described real property located in the Fairbanks Recording Precinct, Fourth Judicial Division, State of Alaska, and more particularly described as follows, to-wit:

A parcel of land lying in Lot One (1), Block Six (6), GRAEHL TOWNSITE, U. S. SURVEY NO. 1348, Alaska, being the Northeast and Southeast ten feet of said lot, and described as follows:

BEGINNING at the most Northerly corner of Lot 1;  
THENCE, South 53° 40' East 71.40 feet to the East corner of Lot 1;  
THENCE, South 30° 37' East 155.59 feet;  
THENCE, North 53° 40' West 10 feet;  
THENCE, North 30° 37' East 145.54 feet;  
THENCE, North 53° 40' West 62.85 feet;  
THENCE, North 39° 10' East 10 feet to the Point of Beginning.

THE ABOVE DESCRIBED AREA CONTAINS 3,632 SQUARE FEET.

TOTAL CONSIDERATION TO BE PAID: SIX THOUSAND EIGHTY AND NO/100 DOLLARS (\$6,080.00)

TOGETHER WITH, all singular, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the same and every part thereof unto the Grantee, FOREVER. And the Grantor do hereby COVENANT and AGREE with the Grantee that he is the LAWFUL OWNER of the above described property and has the LEGAL RIGHT to SELL the same, and that there are NO LIENS or OTHER ENCUMBRANCES against said property except the following none

And the Grantor hereby WARRANTS and WILL FOREVER DEFEND the Grantee against any and all persons having or claiming any right, title or interest therein adverse to the Grantee in the QUIET and PEACEABLE POSSESSION thereof. And the Grantor will execute or procure any further necessary assurance of the title to said premises.

BOOK 123 PAGE 187  
Fairbanks Recording District

The Grantor for himself, his heirs successors assigns hereby waives any claim against the State of Alaska or its designated agent for any and all damages to the remaining property of which the above described parcel is a part, including but not limited to that resulting from the destruction of lateral support present or future severance damages, or obstructions to light air and view by reason of the location, construction landscaping protection preservation or maintenance of a public highway, its appurtenant structures of facilities.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand this 31 day of August 1960.

ACKNOWLEDGEMENT OF GRANTOR

UNITED STATES OF AMERICA)

STATE of Alaska ss.

THIS IS TO CERTIFY that on this 31 day of August 1960 before me, the undersigned a Notary Public in and for the State of Alaska duly commissioned and sworn as such personally appeared Marie Takahashi the Grantor known to me and to me known to be the identical individual who executed the foregoing Deed and he acknowledged to me that he signed the same freely and voluntarily with full knowledge of its contents, 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.

Donald E. Rutledge  
Notary Public in and for the State  
of Alaska  
My commission expires August 1, 1961

CERTIFICATE OF ACCEPTANCE

UNITED STATES OF AMERICA)

STATE OF ALASKA ss.

THIS IS TO CERTIFY that the State of Alaska Grantee herein acting by and through its Director of Highways, hereby accepts for public purposes the real property on interest therein, described in the deed and consents to the recordation thereof.

IN WITNESS WHEREOF I have hereunto set my hand this 14<sup>th</sup> day of Dec. 1960.

RECORDED BY FILED ☐

FAIRBANKS RECORDING DISTRICT  
DEC 27 1960 TIME 10:41 AM

State of Alaska, Dept of Public Works  
Address Box 12161  
Juneau, Alaska

STATE OF ALASKA  
DEPARTMENT OF PUBLIC WORKS  
Richard A. Downing Commissioner

By: J. A. Downing  
Director of Highways



Project No. S-0624(2)  
Parcel No. 8 *West*

WARRANTY DEED

FAIRBANKS

Serial No. 61299

THIS INDENTURE, made and entered into this 16 day of December, 1960, by and between ALBERT NORLIN of \_\_\_\_\_, hereinafter called the Grantor, and the STATE OF ALASKA, acting by and through its Department of Public Works, and its assigns, hereinafter called the Grantee,

WITNESSETH:

That the Grantor \_\_\_\_\_, for and in consideration of the sum of TWO HUNDRED FIFTY EIGHT & 70/100 Dollars (\$258.70), lawful money of the United States of America, and other good and valuable consideration to him in hand paid by the Grantee, the receipt of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, CONVEYED, and CONFIRMED, And by these presents does GRANT, BARGAIN, SELL, CONVEY, and CONFIRM unto the Grantee, in FEE SIMPLE ABSOLUTE, all of the following described real property located in the FAIRBANKS Recording Precinct, FOURTH Judicial Division, State of Alaska, and more particularly described as follows, to-wit:

A parcel of land lying in Lots Two (2) and Three (3) of Block Six (6), Graehl Townsite, U.S. Survey No. 1348, Alaska, being the Northeast ten feet of said lots, and described as follows:

BEGINNING at the most Northerly corner of Lot 3; Thence South 53°40' East 100.00 feet; Thence South 39°10' West 10.0 feet; Thence North 53°40' West 100.0 feet; Thence North 39°10' East 10.0 feet to the Point of Beginning. Containing 1000 square feet.

TOGETHER WITH, all singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same and every part thereof unto the Grantee, FOREVER. And the Grantor does hereby COVENANT and AGREE with the Grantee that he is the LAWFUL OWNER of the above described property and has the LEGAL RIGHT to SELL the same, and that there are NO LIENS or OTHER ENCUMBRANCES against said property. And the Grantor hereby WARRANTS and will FOREVER DEFEND the Grantee against any and all persons having or claiming any right, title or interest therein adverse to the Grantee in the QUIET and PEACEABLE POSSESSION thereof. And the Grantor FURTHER ASSURE S the Grantee that he will do, execute or cause to be done or executed all such further acts, deeds and things, for the better, more perfectly and absolutely conveying and assuring the lands and premises conveyed unto the Grantee as it may reasonably request.

The Grantor for himself, his heirs, successors and assigns, hereby waives any claim for any and all damages to the remaining property of which the above described parcel is a part including, but not limited to, that resulting from the destruction of lateral support, or obstruction to light, air and view by reason of the location, construction, landscaping, protection, preservation or maintenance of a public highway, its appurtenant structures or facilities.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand this 6 day of December, 1960.

Albert Norlin

ACKNOWLEDGEMENT OF GRANTOR

STATE OF ALASKA )

Fourth JUDICIAL DIVISION)

ss

THIS IS TO CERTIFY that on this 6 day of December, 1960, before me, the undersigned, a Notary Public in and for the said State, duly commissioned and sworn as such, personally appeared Albert Norlin

The Grantor, known to me and to me known to be the identical individual who executed the foregoing Deed and he acknowledged to me that he signed the same freely and voluntarily, with full knowledge of its contents, 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.

Donald E. Gustafson  
Notary Public in and for the  
State of Alaska  
My commission expires Aug 31, 1961



CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the STATE OF ALASKA, Grantee herein, acting by and through its Director of Highways, hereby accepts for public purposes the real property, or interest therein, described in this Deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 10<sup>th</sup> day of Jan., 1961.

RECORDED ☒ FILED ☐  
FAIRBANKS RECORDING DISTRICT

Date JAN 16 1961 Time 10:00 AM

Requested by State of Alaska, Dept of Pub. Works

Address Juneau, Alaska

DEPARTMENT OF PUBLIC WORKS

RICHARD A. DOWNING, Commissioner

By: J. M. Shind  
Director of Highways


AC  
M6 483,995

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2011-016838-0

Recording Dist: 401 - Fairbanks  
9/6/2011 2:07 PM Pages: 1 of 3



	STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
	<b>WARRANTY DEED</b>
<b>PROJECT NAME: 3RD STREET WIDENING</b>	
<b>STATE PROJECT #: 62541</b>	
<b>FEDERAL-AID PROJECT #: STP-MGL-M- 0670(1)</b>	
<b>PARCEL #: 11</b>	

THE GRANTOR(S), ROSENCRANS TRUST, whose address is 331 Third Street, Fairbanks, AK 99701, for and in consideration of Ten and No/100 - DOLLARS, and other valuable consideration, in hand paid, conveys and warrants to the GRANTEE, STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, whose address is 2301 Peger Road, MS 2553 Fairbanks, AK 99709-5399, the following-described real estate, located in the State of Alaska:

That portion of the following described tract of land:

Lot 1, Block 6, Graehl Townsite, U.S. Survey Number 1348, according to the plat filed July 6, 1939 as Instrument Number 83.995; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, more particularly described as follows:

**Commencing** at the intersection of the property line common to lot 2 and lot 1 of said block 6 and the Right of Way line of Third Street as shown on the Right of way Plans for Alaska Project STP-MGL-M-0670(1)/62541 3<sup>rd</sup> Street Widening and the **True Point of Beginning**;

**Thence** S 52°11'34" E along said Right of Way line a distance of 52.82 feet to a point on the Right of Way Line of the Steese Expressway as shown on said Right of way Plans.

**Thence** S 32°02'46" W along said Steese Expressway Right of Way Line a distance of 70.36 feet to a point;

**Thence** N 44°56'32" W a distance of 63.39 feet to a point on said property line common to lot 2 and lot 1;

**Thence** N 40°34'31" E along said common property line a distance of 62.07 feet to the **True Point of Beginning**.

which lies within the right of way lines of Alaska Project No. 62541, delineated as to said tract of land on the plat attached hereto and made a part hereof as page 3 of this instrument and designated as Parcel No. 11. Said parcel, containing approximately 3,811 square feet, more or less, in addition to existing right of way, is hereby conveyed to the State of Alaska, Department of Transportation and Public Facilities.

Filed for Record at the Request of and Return to:  
State of Alaska DOT/PF/ROW  
2301 Peger Road, MS 2553  
Fairbanks, AK 99709-5399  
State Business-No Charge

Dated this 6 day of June, 2011.

ROSENCRANS TRUST

BY: Michael L. Rosencrans  
Michael L. Rosencrans

TITLE: Trustee

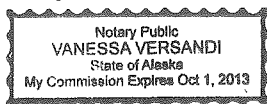
#### ACKNOWLEDGMENT OF GRANTOR

STATE OF ALASKA )  
 ) ss  
Fourth Judicial District )

On this 6th day of June, 2011, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Michael L. Rosencrans, Trustee, on behalf of ROSENCRANS TRUST, known to me to be the identical individual who executed the foregoing instrument, and they acknowledged to me that he executed the same as the free and voluntary act of said trust, with full authority to do so and with full knowledge of its contents, 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 above written.

[NOTARY SEAL]



Vanessa Versandi  
Notary Public in and for the State of Alaska  
My Commission Expires: 10/1/2013

#### CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Grantee herein, acting by and through its Commissioner, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof:

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of September, 2011.

DEPARTMENT OF TRANSPORTATION and PUBLIC FACILITIES

By: John F. Zenz  
For the Commissioner

Region: Northern  
25A-R620 (Rev 09/01/06)

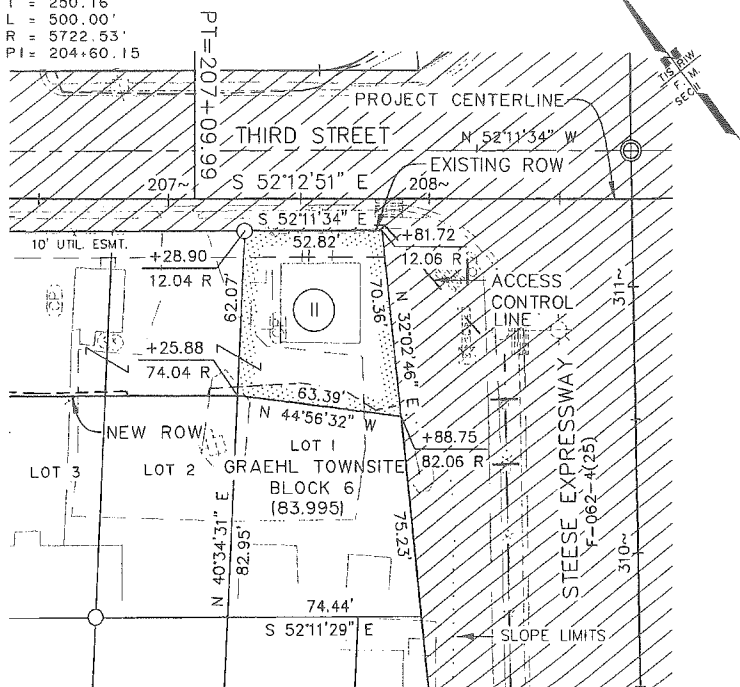
Project: STP-MGL-M-0670(1)/62541  
3RD STREET WIDENING

Parcel No.: 11  
Page 2 of 3



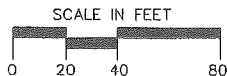
2 of 3  
2011-016838-0

PROJECT CENTERLINE  
 $\Delta = 05^{\circ}00'22''$   
 $T = 250.16'$   
 $L = 500.00'$   
 $R = 5722.53'$   
 $PI = 204+60.15$



Owner: Rosencrans Trust

EXISTING RIGHT-OF-WAY  
 RIGHT-OF-WAY REQUIRED



SHEET 1 OF 1

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT OF WAY REQUIRED FOR  
**THIRD STREET WIDENING**  
 STP-MGL-M-0670(1) / 62541

OWNER'S INITIAL MLH  
 ATTACHED TO WARRANTY DEED  
 PAGE 3 OF 3 DATED 6 June 2011

GROSS ACQUISITION 3,811 S.F.  
 NET ACQUISITION 3,811 S.F.  
 DRAWN BY MLH REMAIN 5,407 S.F.  
 CHECKED BY DWH DATE 06/01/10 PARCEL NO. 11



3 of 3  
 2011-016838-0

C- 2/6 G83.995  
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2011-016837-0

Recording Dist: 401 - Fairbanks  
9/6/2011 2:07 PM Pages: 1 of 4



**THIS COVER SHEET HAS BEEN ADDED TO  
THIS DOCUMENT TO PROVIDE SPACE FOR  
THE RECORDING DATA. THIS COVER  
SHEET APPEARS AS THE FIRST PAGE OF  
THE DOCUMENT IN THE OFFICIAL PUBLIC  
RECORD.**

**DO NOT DETACH**

August 23, 2001

---



STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION  
AND PUBLIC FACILITIES

**WARRANTY DEED**

PROJECT NAME: 3RD STREET  
WIDENING

STATE PROJECT #: 62541

FEDERAL-AID PROJECT #: STP-MGL-M-  
0670(1)

PARCEL #: 10

THE GRANTOR(S), ROSENCRANS TRUST, whose address is 331 Third Street, Fairbanks, AK 99701, for and in consideration of Ten and No/100 - DOLLARS, and other valuable consideration, in hand paid, conveys and warrants to the GRANTEE, STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, whose address is 2301 Peger Road, MS 2553, Fairbanks, AK 99709-5399, the following-described real estate, located in the State of Alaska:

That portion of the following described tract of land:

Lot 2, Block 6, Graehl Townsite, U.S. Survey Number 1348, according to the plat filed July 6, 1939 as Instrument Number 83.995; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, more particularly described as follows:

**Commencing** at the intersection of the property line common to lot 2 and lot 3 of said block 6 and the Right of Way line of Third Street as shown on the Right of way Plans for Alaska Project STP-MGL-M-0670(1)/62541 3<sup>rd</sup> Street Widening and the **True Point of Beginning**;

**Thence** S 52°11'34" E along said Right of Way line a distance of 50.02 feet to a point on the property line common to lot 2 and lot 1 of said block 6;

**Thence** S 40°34'31" W along said common property line a distance of 62.07 feet;

**Thence** N 52°11'34" W a distance of 50.01 feet to a point on the property line common to said lot 2 and lot 3 of block 6;

**Thence** N 40°34'00" E along said common property line a distance of 62.07 feet to the **True Point of Beginning**.

which lies within the right of way lines of Alaska Project No. 62541, delineated as to said tract of land on the plat attached hereto and made a part hereof as page 3 of this instrument and designated as Parcel No. 10. Said parcel, containing approximately 3,101 square feet, more or less, in addition to existing right of way, is hereby conveyed to the State of Alaska, Department of Transportation and Public Facilities.

Filed for Record at the Request of and Return to:  
State of Alaska DOT/PF/ROW  
2301 Peger Road, MS 2553  
Fairbanks, AK 99709-5399  
State Business-No Charge



2 of 4

2011-016837-0

Dated this 6 day of June, 20 11

ROSENCRANS TRUST

BY:

Michael L. Rosencrans  
Michael L. Rosencrans

TITLE: Trustee

#### ACKNOWLEDGMENT OF GRANTOR

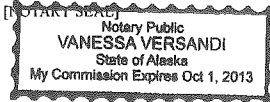
STATE OF ALASKA )

: ss

Fourth Judicial District )

On this 6<sup>th</sup> day of June, 20 11, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Michael L. Rosencrans, Trustee, on behalf of ROSENCRANS TRUST, known to me to be the identical individual who executed the foregoing instrument, and they acknowledged to me that he executed the same as the free and voluntary act of said trust, with full authority to do so and with full knowledge of its contents, 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 above written.



Vanessa Versandi  
Notary Public in and for the State of Alaska

My Commission Expires: 10/1/2013

#### CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Grantee herein, acting by and through its Commissioner, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof:

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of September, 20 11.

DEPARTMENT OF TRANSPORTATION  
and PUBLIC FACILITIES

By:

John F. Gennett  
For the Commissioner

Region: Northern  
25A-R620 (Rev 09/01/06)

Project: STP-MGL-M-0670(1)/62541  
3RD STREET WIDENING

Parcel No.: 10  
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PROJECT CENTERLINE

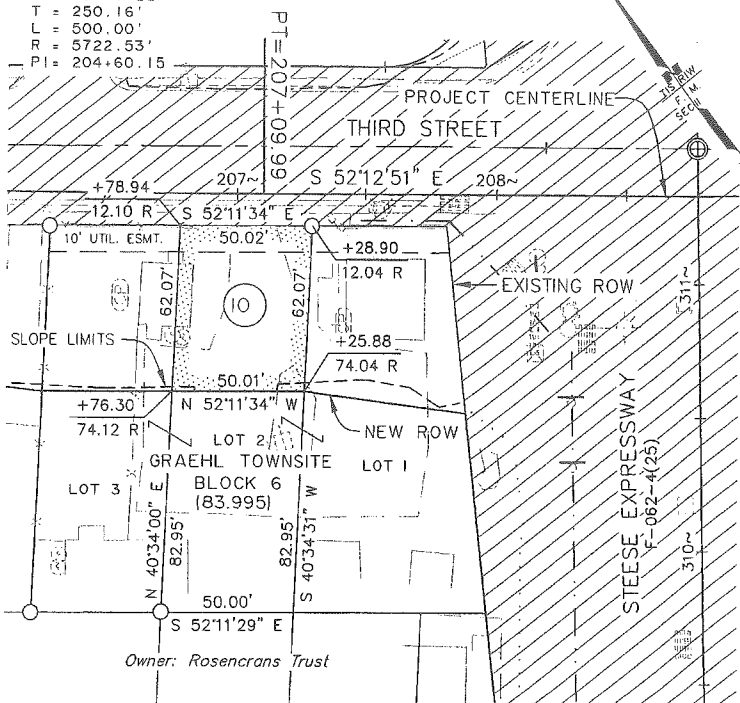
$\Delta = 05^{\circ}00'22''$

$T = 250.16'$

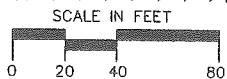
$L = 500.00'$

$R = 5722.53'$

$PI = 204+60.15$



- EXISTING RIGHT-OF-WAY
- RIGHT-OF-WAY REQUIRED



SHEET 1 OF 1

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT OF WAY REQUIRED FOR  
THIRD STREET WIDENING  
STP-MGL-M-0670(1) / 62541

OWNER'S INITIAL MLH  
ATTACHED TO WARRANTY DEED  
PAGE 3 OF 3 DATED 6-6-2011

GROSS ACQUISITION 3,101 S.F.  
NET ACQUISITION 3,101 S.F.  
DRAWN BY MLH REMAIN 4,143 S.F.

CHECKED BY DWH DATE 06/01/10 PARCEL NO. 10



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2011-016837-0


CC 3/4 983.995

A  
L  
A  
S  
K  
A

2011-016836-0

Recording Dist: 401 - Fairbanks  
9/6/2011 2:07 PM Pages: 1 of 3



	STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
	<b>WARRANTY DEED</b>
<b>PROJECT NAME: 3RD STREET WIDENING</b>	
<b>STATE PROJECT #: 62541</b>	
<b>FEDERAL-AID PROJECT #: STP-MGL-M- 0670(1)</b>	
<b>PARCEL #: 9</b>	

THE GRANTOR(S), ROSENCRANS TRUST, whose address is 331 Third Street, Fairbanks, AK 99701, for and in consideration of Ten and No/100 - DOLLARS, and other valuable consideration, in hand paid, conveys and warrants to the GRANTEE, STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, whose address is 2301 Peger Road, MS 2553, Fairbanks, AK 99709-5399, the following-described real estate, located in the State of Alaska:

That portion of the following described tract of land:

Lot 3, Block 6, Graehl Townsite, U.S. Survey Number 1348, according to the plat filed July 6, 1939 as Instrument Number 83.995; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, more particularly described as follows:

**Commencing** at the intersection of the property line common to lot 3 and lot 2 of said block 6 and the Right of Way line of Third Street as shown on the Right of way Plans for Alaska Project STP-MGL-M-0670(1)/62541 3<sup>rd</sup> Street Widening and the **True Point of Beginning**;

**Thence** N 52°11'34" W along said Right of Way line a distance of 50.02 feet to a point on the property line common to lot 3 and lot 4 of said block 6;

**Thence** S 40°33'29" W along said common property line a distance of 62.07 feet;

**Thence** S 52°11'34" E a distance of 50.01 feet to a point on the property line common to said lot 3 and lot 2 of block 6;

**Thence** N 40°34'00" E along said common property line a distance of 62.07 feet to the **True Point of Beginning**.

which lies within the right of way lines of Alaska Project No. 62541, delineated as to said tract of land on the plat attached hereto and made a part hereof as page 3 of this instrument and designated as Parcel No. 9. Said parcel, containing approximately 3,101 square feet, more or less, in addition to existing right of way, is hereby conveyed to the State of Alaska, Department of Transportation and Public Facilities.

Filed for Record at the Request of and Return to:  
State of Alaska DOT/PF/ROW  
2301 Peger Road, MS 2553  
Fairbanks, AK 99709-5399  
State Business-No Charge

Dated this 12 day of June, 2011

ROSENCRANS TRUST

BY: Michael L. Rosencrans  
Michael L. Rosencrans

TITLE: Trustee

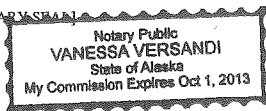
### ACKNOWLEDGMENT OF GRANTOR

STATE OF ALASKA )  
 ) ss  
Fourth Judicial District )

On this 12th day of June, 2011, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Michael L. Rosencrans, Trustee, on behalf of ROSENCRANS TRUST, known to me to be the identical individual who executed the foregoing instrument, and they acknowledged to me that he executed the same as the free and voluntary act of said trust, with full authority to do so and with full knowledge of its contents, 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 above written.

[NOTARY SEAL]



Vanessa Versandi  
Notary Public in and for the State of Alaska  
My Commission Expires: 10/1/2013

### CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Grantee herein, acting by and through its Commissioner, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof:

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of September, 2011.

DEPARTMENT OF TRANSPORTATION  
and PUBLIC FACILITIES

By: John F. Ziemer  
For the Commissioner

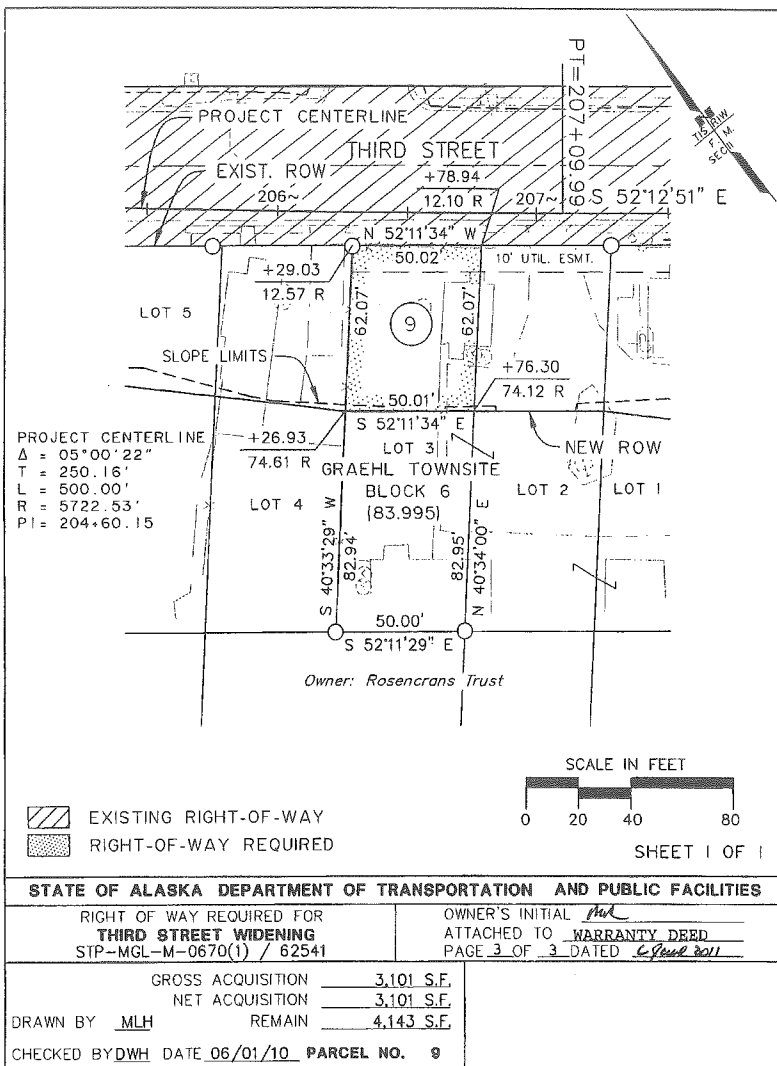
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3RD STREET WIDENING

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