



# Bill of Sale<sup>1</sup>

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.

1 Stephen Albritton Susan Albritton, for and in consideration of:  the sum of \$ \_\_\_\_\_

2 Dollars or  No Value, shall convey to \_\_\_\_\_,

3 the following personal property currently located at: 33770 Harvey Street Soldotna 99669,

4 State of Alaska.

- |   |                                     |   |
|---|-------------------------------------|---|
| <input checked="" type="checkbox"/> <u>3</u> Refrigerator       | _____ Wall/Ceiling Speakers         | _____ Workbench/Shelving  |
| _____ Freezer   | _____ Satellite Dish                | _____ Corral  |
| <input checked="" type="checkbox"/> <u>3</u> Oven/Range/Cooktop | _____ Satellite Dish Comp.          | _____ Playground Equipment                                      |
| _____ Dishwasher  | _____ Home Theater                  | _____ Greenhouse  |
| _____ Microwave   | _____ Projector                     | _____ Dog Kennel/Run  |
| _____ Trash Compactor   | _____ Screen                        | <input checked="" type="checkbox"/> <u>1</u> Storage Shed       |
| _____ Beverage/Wine Cooler                                      | _____ Flat Screen                   | _____ Hot Tub, Equip & Cover                                    |
| _____ Water Softener  | _____ All Speakers                  | <input checked="" type="checkbox"/> <u>X</u> Garage Door Opener |
| _____ Central Vac Attachments                                   | _____ AV Components                 | Remotes   |
| _____ Chandelier/Hanging Lts                                    |                                     | # of Remotes: <u>all</u>  |
| _____ Window Coverings  | _____ Flat Screen TV(s) - Location: | _____ Generator   |
| Except for: _____   | _____ Living Room                   | _____ Wood Stove  |
| _____ Window Screens  | _____ Family Room                   | _____ Propane Tank(s)   |
| _____ Pool Table  | _____ Primary Bedroom               | _____ Propane in Tank   |
| <input checked="" type="checkbox"/> <u>1</u> Washer             | _____ Other _____                   | _____ Oil Tank  |
| <input checked="" type="checkbox"/> <u>1</u> Dryer              | _____ Security System/Components    | _____ Oil in Tank   |
|   | _____ leased or _____ owned         |   |

5 \_\_\_\_\_  
6 \_\_\_\_\_  
7 \_\_\_\_\_

8 All fixtures attached to the Property, including, but not limited to: plumbing, heating, and electrical systems shall remain  
9 with the subject property.

10 Unless agreed otherwise in writing, the Seller will retain responsibility for any service agreements, including, but not  
11 limited to, security and monitoring systems that are not assumed or prorated upon recording.

12 The Seller herein warrants that said property is free from all liens and encumbrances. If the Purchase and Sale  
13 Agreement dated \_\_\_\_\_ does not record; this Bill of Sale shall become null and void.

14 **THE ABOVE-DESCRIBED ITEM(S) SHALL BE CONVEYED IN "AS-IS" CONDITION AND NO WARRANTIES ARE**  
15 **MADE AS TO THE CONDITION OF PERSONAL PROPERTY. THE ITEMS ABOVE HAVE NO EFFECT ON THE**  
16 **SALES PRICE.**

17 **SELLER TO LIST THE ITEMS, APPEARING TO BE AFFIXED TO THE PROPERTY, THAT ARE NOT INCLUDED**  
18 **WITH THE SALE:**

19 \_\_\_\_\_  
20 \_\_\_\_\_  
21 \_\_\_\_\_

22 Dated: \_\_\_\_\_ Dated: 06/15/26

23 Buyer 1: \_\_\_\_\_ Seller 1: Stephen Albritton

24 Buyer 2: \_\_\_\_\_ Seller 2: Susan Albritton

25 Buyer 3: \_\_\_\_\_ Seller 3: \_\_\_\_\_



THE STATE  
of

**ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business and Professional Licensing

**Real Estate Commission**

550 West 7<sup>th</sup> Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: [RealEstateCommission@Alaska.Gov](mailto:RealEstateCommission@Alaska.Gov)

Website: [ProfessionalLicense.Alaska.Gov/RealEstateCommission](http://ProfessionalLicense.Alaska.Gov/RealEstateCommission)

## State of Alaska Residential Real Property Transfer Disclosure Statement - Waiver by Agreement

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

AS 34.70.010 requires that before a Transferee/Buyer (hereafter referred to as Buyer) makes a written offer of residential real property, the Transferor/Seller (hereafter referred to as Seller) must deliver a completed written disclosure form. This disclosure statement is in compliance with AS 34.70.010. It concerns the residential real property\* located in the Recording District, Judicial District, State of Alaska as listed below.

<b>Recording District:</b>	<b>Kenai</b>			
<b>Legal Description:</b>	<b>Knutsen #3 L10 B4</b>			
<b>Property Address/ City/Other:</b>	<b>33770 Harvey Street</b>	<b>Soldotna</b>	<b>AK</b>	<b>99669</b>

\*Residential real property means any single-family dwelling, or two single family dwelling units under one roof, or any individual unit in a multi-unit structure or common interest ownership community whose primary purpose is to provide housing. AS 34.70.200(2) and (3) and AS 34.80.090.

**Waiver by Agreement:** Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing. Signing this waiver does not affect other obligations for disclosure.

**Violation or Failure to Comply:** A person who negligently violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200 is liable to the Buyer for actual damages suffered by the Buyer as a result of the violation or failure. If the person willfully violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200, the Seller is liable to the Buyer for up to three times the actual damages. In addition to the damages, a court may also award the Buyer costs and attorney fees to the extent allowed under the rules of court.

*AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the transferee after the transferee has made a written offer, the transferee may terminate the offer by delivering a written notice of termination to the transferor or the transferor's licensee within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.*

*AS 34.70.040(b) provides that if an item that must be completed in the disclosure statement is unknown or is unavailable to the Seller, and if the Seller or Seller's agent has made a reasonable effort to ascertain the information, the Seller may make an approximation based on the best information available to the Seller or Seller's agent. It must be reasonable, clearly labeled as an approximation, and not used to avoid the disclosure requirements of AS 34.70.010 – AS 34.70.200.*

All disclosures made in this statement are required to be made in good faith (AS 34.70.060). The Seller must disclose defects or other conditions in the real property, or the real property interest being transferred. The Seller does not need to include a search of the public records, nor does it require a professional inspection of the property.

If the information supplied in this disclosure statement becomes inaccurate as a result of an act or agreement after the disclosure statement is delivered to the Buyer, the Seller is required to deliver an amendment to the disclosure statement to the Buyer. An addendum/amendment form for that purpose may be attached to this disclosure statement.

Upon delivery to a buyer, any inspection/reports generated by a purchase agreement of this property automatically becomes an addendum/amendment to the property disclosure.

	06/15/2026	33770 Harvey Street Soldotna AK 99669		
<b>Seller's Initials</b>	<b>Date</b>	<b>Property Address</b>	<b>Buyer's Initials</b>	<b>Date</b>

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

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

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



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



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



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

**Signing this waiver does not affect other obligations for disclosure.**

<b>Seller Signature:</b>	<i>Sephen Albritton</i> Sephen Albritton	<b>Date:</b>	06/15/2026
<b>Seller Signature:</b>	<i>Susan Albritton</i> Susan Albritton	<b>Date:</b>	06/15/2026

<b>Buyer Signature:</b>		<b>Date:</b>	
<b>Buyer Signature:</b>		<b>Date:</b>	

  
**SA SA**  
Seller's Initials

06/15/2026  
Date

33770 Harvey Street  
Soldotna AK 99669  
Property Address

Buyer's Initials

Date