



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>	Anchorage			
<b>Legal Description:</b>	Creekside Park #1 L36A			
<b>Property Address/ City/Other:</b>	7800 Maryland Ave.	Anchorage	AK	99504

\*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.

		5/18/2026	5/18/2026	7800 Maryland Ave.	Anchorage	AK	99504		
Seller's Initials		Date		Property Address				Buyer's Initials	Date

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>



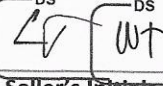
**Transferee (Buyer) Awareness Notice:** Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation 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>	<small>DocuSigned by:</small> <i>William Thiel</i>	<b>William Thiel</b>	<b>Date:</b>	5/18/2026
<b>Seller Signature:</b>	<small>DocuSigned by:</small> <i>Leona Thiel</i>	<b>Leona Thiel</b>	<b>Date:</b>	5/18/2026
<b>Buyer Signature:</b>			<b>Date:</b>	
<b>Buyer Signature:</b>			<b>Date:</b>	

DS  
  
DS  
**Seller's Initials**

5/18/2026    5/18/2026  
**Date**

7800    Maryland Ave.  
**Property Address**  
 Anchorage    AK    99504

**Buyer's Initials**    **Date**

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

Address 7800 Maryland Ave. Anchorage AK 99504

Legal (the Property) Creekside Park #1 L36A

**Lead Warning Statement**

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

**Seller's Disclosure**

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

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

Describe what is known:

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

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

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

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

**Purchaser's Acknowledgment**

**(c) Purchaser has (initial (i) or (ii) below):**

(i)  received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii)  not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

**(d) \_\_\_\_\_ Purchaser has received the pamphlet Protect Your Family from Lead in Your Home (initial).**

**(e) Purchaser has (initial (i) or (ii) below):**

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

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

Address 7800 Maryland Ave. Anchorage AK 99504

Legal (the Property) Address Creekside Park #1 L36A

**Agent's Acknowledgment (initial or enter N/A if not applicable)**

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

(g) \_\_\_\_\_ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.<sup>1</sup>

**Certification of Accuracy**

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

DocuSigned by:  
William Thiel 5/18/2026  
DA7147919CE1455...

Seller William Thiel Date Purchaser Date

DocuSigned by:  
Leona Thiel 5/18/2026  
DA7147919CE1455...

Seller Leona Thiel Date Purchaser Date

DocuSigned by:  
Darrell Friess 5/18/2026  
8F06E8010BB3487...

Seller's Agent Darrell R Friess Date Purchaser's Agent <sup>1</sup> Date

**Paperwork Reduction Act**

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address.

<sup>1</sup> Only required if the purchaser's agent receives compensation from the seller.

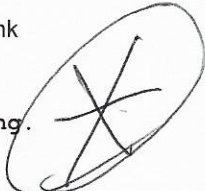
# Bill of Sale<sup>1</sup>



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

1 William Thiel Leona Thiel, for and in consideration of:  the sum of \$ \_\_\_\_\_  
2 Dollars or  No Value, shall convey to \_\_\_\_\_,  
3 the following personal property currently located at: 7800 Maryland Ave. Anchorage 99504,  
4 State of Alaska.

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



All items remaining in or on the property shall stay with the property after recording.

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

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

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

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

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

23 \_\_\_\_\_  
24 \_\_\_\_\_  
25 \_\_\_\_\_

26 Dated: _____	Dated: <u>5/18/2026</u>	DocuSigned by:
27 Buyer 1: _____	Seller 1: <u>William Thiel</u>	DocuSigned by: <u>William Thiel</u>
28 Buyer 2: _____	Seller 2: <u>Leona Thiel</u>	DocuSigned by: <u>Leona Thiel</u>
29 Buyer 3: _____	Seller 3: _____	DA7147919CE1455...