



**First American
Title Insurance Company**

LISTING PACKAGE

4/9/2026

bagleykw@gmail.com

Attn: Abby Huffer

We appreciate the opportunity to serve you and thank you for choosing First American Title. Attached please find the following:

- Tax Information
- Vesting Deed
- Deed of Trust
- As Built
- As Built Not Found
- Plat Map
- Tax Map
- CCR's
- CCR's Not Found
- Other:

Owner Name(s): JOYNER TAMMY

Physical Address: TAX ID 15920403

Legal Description: T 3S R 14W SEC 20 SEWARD MERIDIAN HM 2007049 STARISKI MEADOWS TOO TRACT 7-C

Please do not hesitate to contact me at 907-561-1844 or cs.alaska@firstam.com if I may be of further assistance. I understand you have a choice and hope you will choose First American Title for your next transaction. Have a wonderful day!

Sincerely,

Kellie Trolz

Kellie Trolz, Title Customer Service

Enclosures

NOTICE OF DISCLAIMER OF LIABILITY

This letter and the accompanying materials do not constitute a policy of Title Insurance or a Commitment for Title Insurance. Further, they are not an abstract of title. These materials are furnished as a courtesy by First American Title Insurance Co., and the Company does not take responsibility for the completeness or accuracy of the materials. If you desire a complete report on the status of title, please contact the above named person to arrange for a Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has the opportunity to perform a complete search and is prepared to issue a Policy.

1400 W Benson Blvd, Suite 250, Anchorage, AK 99503
TEL 907-561-1844 | FAX 907-561-1948
ak.firstam.com

PROTECTIVE COVENANTS

STARISKI MEADOWS **PLAT #97-62**

A SUBDIVISION OF THE E 1/2 SE 1/4 SEC 19, NE 1/4 & S 1/2 SEC 20, N 1/2 & N 1/2 SW 1/4 & SW 1/4 SW 1/4 SEC 29, NW 1/4 NW 1/4 SEC 32, ALL WITHIN TOWNSHIP 3S, RANGE 14W SEWARD MERIDIAN, HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. CONTAINING 1039.720 ACRES

GENERAL PROVISIONS:

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 25 YEARS FROM THE DATE THESE COVENANTS ARE RECORDED. THESE COVENANTS SHALL BE RENEWED AUTOMATICALLY AFTER THE 25 YEARS UNLESS MORE THAN 50% OF THE THEN PARCEL OWNERS AGREES TO A CHANGE.

DWELLING QUALITY AND SIZE:

ALL LIVABLE DWELLINGS MUST CONSIST OF A MINIMUM OF 300 SQUARE FEET LIVABLE FLOOR SPACE, AND ALL SEPTIC SYSTEMS SHALL MEET THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS. THE EXTERIOR OF THE BUILDINGS MUST BE FULLY COMPLETED WITHIN (24) MONTHS AFTER THE START OF CONSTRUCTION. IT IS THE INTENT OF THIS COVENANT TO ASSURE THAT ALL DWELLINGS SHALL BE CONSTRUCTED OF HIGH QUALITY MATERIALS AND WORKMANSHIP, TO BE ATTRACTIVE AND PERMANENT.

MOBILE HOMES, TRAVEL TRAILERS AND CAMPERS:

IT IS THE INTENT OF AND PURPOSE OF THIS COVENANT TO ALLOW MOBILE HOMES OF ANY TYPE, BRAND OR SIZE, INCLUDING DOUBLE-WIDE; TRAVEL TRAILERS; CAMPERS; OR OTHER SUCH MOBILE UNITS TO BE CLASSIFIED AS TEMPORARY; WHICH MAY NOT EXCEED (24) MONTHS AS A PRIMARY DWELLING, OR APPROVAL OF 50% OF THE PARCEL OWNERS FOR A TIME EXTENSION.

NUISANCES:

NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY PARCEL, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE ADJOINING PARCELS. NO JUNK YARDS WILL BE ALLOWED.

PETS, LIVESTOCK AND POULTRY:

ANIMALS, LIVESTOCK OR POULTRY OF ANY FORM MAY BE KEPT, BRED, OR MAINTAINED FOR FAMILY USAGE OR SMALL COMMERCIAL PURPOSES. ALL ANIMALS / PETS ARE THE RESPONSIBILITY OF THERE OWNERS AND SAID OWNER ARE LIABLE FOR THE ACTION OF THEIR ANIMALS.

PARKING RESTRICTIONS:

NO MOVABLE OBJECTS SUCH AS BOATS, CAMPERS, TRUCKS, MOTORCYCLES, CARS, SHALL BE LEFT OR PARKED ON THE RIGHT-OF-WAY, BUT SHALL HAVE A MINIMUM SETBACK FROM SAID RIGHT-OF-WAY OF TWENTY-FIVE (25) FEET ONTO THEIR RESPECTIVE PARCELS. NO JUNK VEHICLES OR NON RUNNING VEHICLES WILL BE ALLOWED ON THE PROPERTY.


ENFORCEMENT:

ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION OR RECOVER DAMAGES.

SEVERABILITY:

INVALIDATION OF ANY OF THESE COVENANTS BY JUDGMENT OF COURT ORDER SHALL NO WAY EFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

MODEB INVESTMENTS


CLOYD T. MOSER, General Partner


WYNN MOSER, General Partner


KIANA INVESTMENTS, INC., General Partner

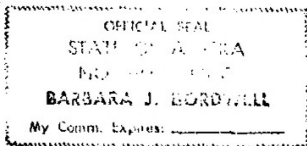
STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) SS:

On this 3rd day of December, 1997, before me, the undersigned, a Notary Public, personally appeared CLOYD T. MOSER, WYNN MOSER, and RAY G. DEBENHAM, President of KIANA INVESTMENTS, INC. as general partners of MODEB INVESTMENTS

to me known and known to me to be the person(s) named in the foregoing instrument, acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

Barbara J. Bordwell
Notary Public in for the State of Alaska
My commission expires: 6-14-01



After recording return to:
Modeb Investments
725 Christensen Drive #6
Anchorage, AK 99501

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

97-4509
RECORDED FILED 2/CC
Flomen REC DIST
Date 12/5 '97
Time 11:08 A.M.
Requested by
Address: LAND TITLE Co