



**First American
Title Insurance Company**

LISTING PACKAGE

3/31/2026

travsalaskahomes@gmail.com

Attn: Travis Johnson

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): KURETICH TIMOTHY SR & EVE

Physical Address: 9111 W SAMMIE CIR

Legal Description: LOT 21 BLK 2 POTTER PL PH II, PLAT NUMBER 84-183, PALMER RECORDING DISTRICT

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



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 52815B02L021

Site Information

Account Number	52815B02L021	Subdivision	POTTER PL PH II
Parcel ID	29204	City	None
TRS	S17N02W17	Map HO10	Tax Map
Abbreviated Description (Not for Conveyance)	POTTER PL PH II BLOCK 2 LOT 21		

Site Address 9111 W Sammie Cir

Ownership

Owners	KURETICH TIMOTHY SR & EVE	Buyers	
Primary Owner's Address	PO BOX 298111 WASILLA AK 99629	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2026	\$23,000.00	\$0.00	\$23,000.00	2026	\$23,000.00	\$0.00	\$23,000.00
2025	\$20,000.00	\$0.00	\$20,000.00	2025	\$20,000.00	\$0.00	\$20,000.00
2024	\$20,000.00	\$0.00	\$20,000.00	2024	\$20,000.00	\$0.00	\$20,000.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
-----------------	-------------	------	------------------

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2026	No	0038	::	::	10/7/2019	WARRANTY DEED (ALL TYPES)	Palmer 2019-022514-0
2025	Yes	0038	13.516	\$270.32	5/5/1999	TRUSTEES DEED	Palmer Bk: 1011 Pg: 609
2024	Yes	0038	13.91	\$278.20	8/17/1998	WARRANTY DEED (ALL TYPES)	Palmer Bk: 966 Pg: 850

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
PLEASE CALL	\$299.39	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.14	1.14	Assembly District 005	26-360	136 WEST LAKES FSA	027 Meadow Lakes RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 3/31/2026 11:00:01 AM

² If account is in foreclosure, payment must be in certified funds.

³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.



STA File # 501304

DOCUMENT TITLE: Warranty Deed

DOCUMENT DATE: 08/22/2019

This document originally recorded August 26, 2019 under Serial Number 2019-018397-0 is being re-recorded to correct the Lot Number to 21.

**To be recorded in the
Palmer
Recording District**

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

DO NOT DETACH

After Recording Return to:
Evelyn and Timothy Kuretich, Sr.
PO Box 298111
Wasilla, AK 99629

WARRANTY DEED

(Creating Tenancy by the Entirety)

M501304

The Grantor, BEN B. GEARY and ROSE M. GEARY, husband and wife, whose address is PO Box 563, Point Roberts, WA 98281, 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, EVELYN KURETICH and TIMOTHY KURETICH, Sr., wife and husband, whose address is PO Box 298111, Wasilla, AK 99629, as TENANTS BY THE ENTIRETY, with the right of survivorship, and to the heirs and assigns of the survivor, the following described real property:

Lot Twenty-One "A" (21~~A~~), Block Two (2), POTTER PLACE PHASE II, according to the official plat thereof, filed under Plat No. 84-183, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

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

SUBJECT TO Oil and Gas Lease, by and between Sammie E. Potter and Leora B. Potter, Lessor, and Arco Alaska, Inc., Lessee, recorded March 20, 1991 in Book 645 at Page 361; lessee's interest thereunder was assigned to Union Oil Company of California, a California corporation, by instrument recorded August 29, 1995 in Book 817 at Page 937; no examination has been made to determine the current status of the above interest in the oil, gas or mineral rights; the present ownership of said leasehold or leaseholds and other matters affecting the interest of the lessee or lessees are not shown herein.

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 survivor, FOREVER.



DATED Aug 21/19.

GRANTOR:

Ben B Geary
BEN B. GEARY

Rose M. Geary by
Carol Page as attorney in fact
ROSE M. GEARY, by her Attorney-in
Fact, Carol Page

CANADA)
PROVINCE OF BRITISH COLUMBIA) ss:
CITY OF Delta.)

Before me the undersigned Daniel Boisvert, duly commissioned and qualified,
this day personally appeared BEN B. GEARY, and CAROL PAGE, Attorney in Fact for Rose
M. Geary, who declared that he/she/they knew the contents of the foregoing instrument and
acknowledged the same to be his/her/their action.

Witness my hand and seal this 21 day of August, 2019.

[Signature]
Notary Public in and for BC
My Commission expires: No Expiry
(SEAL) →

**DANIEL BOISVERT
NOTARY PUBLIC
303 - 1777 56th Street
Delta, BC V4L 0A6
604-943-3133**



DATED August 22, 2019

GRANTEE:

Evelyn Kuretich
EVELYN KURETICH

Timothy Kuretich Sr.
TIMOTHY KURETICH, Sr.

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

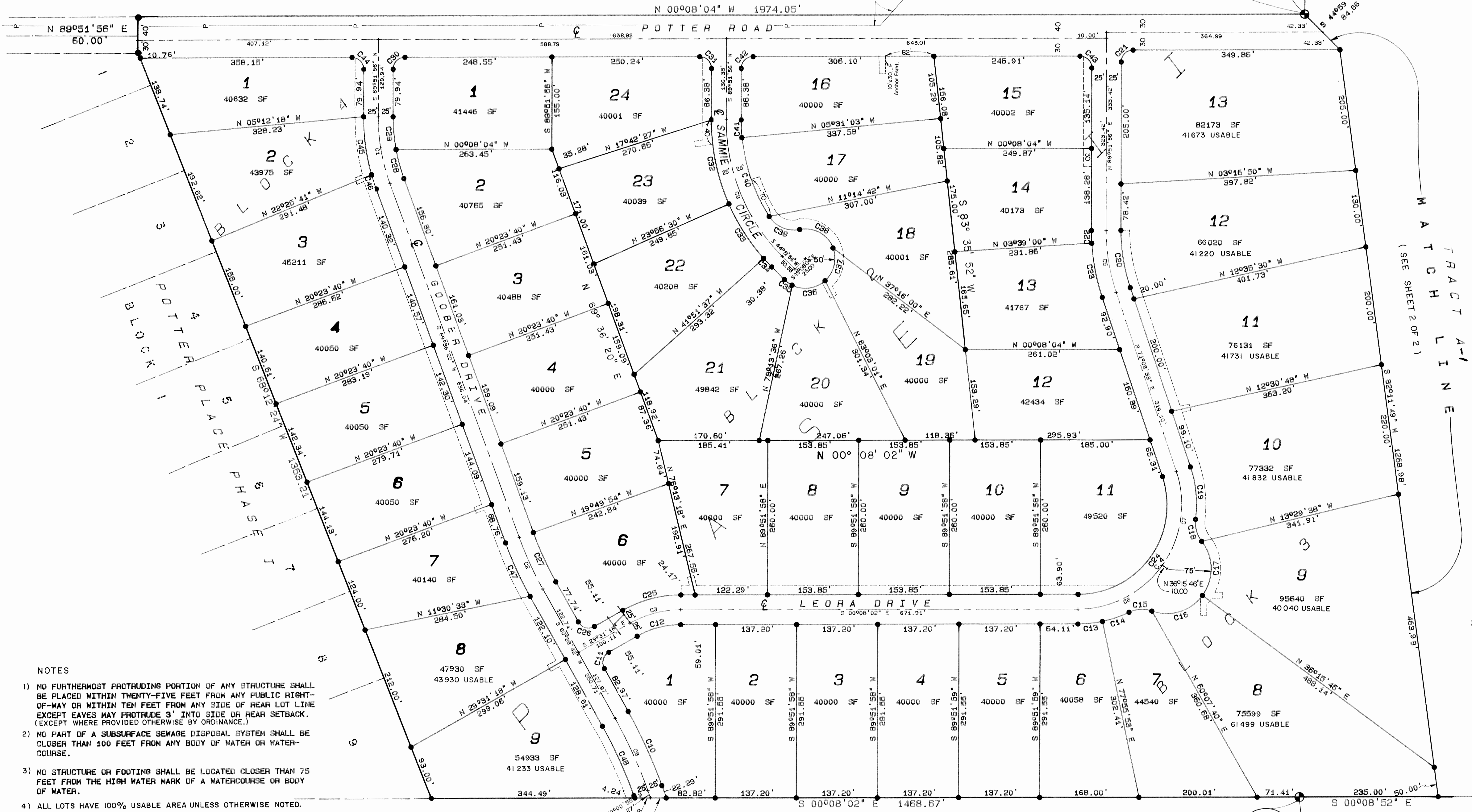
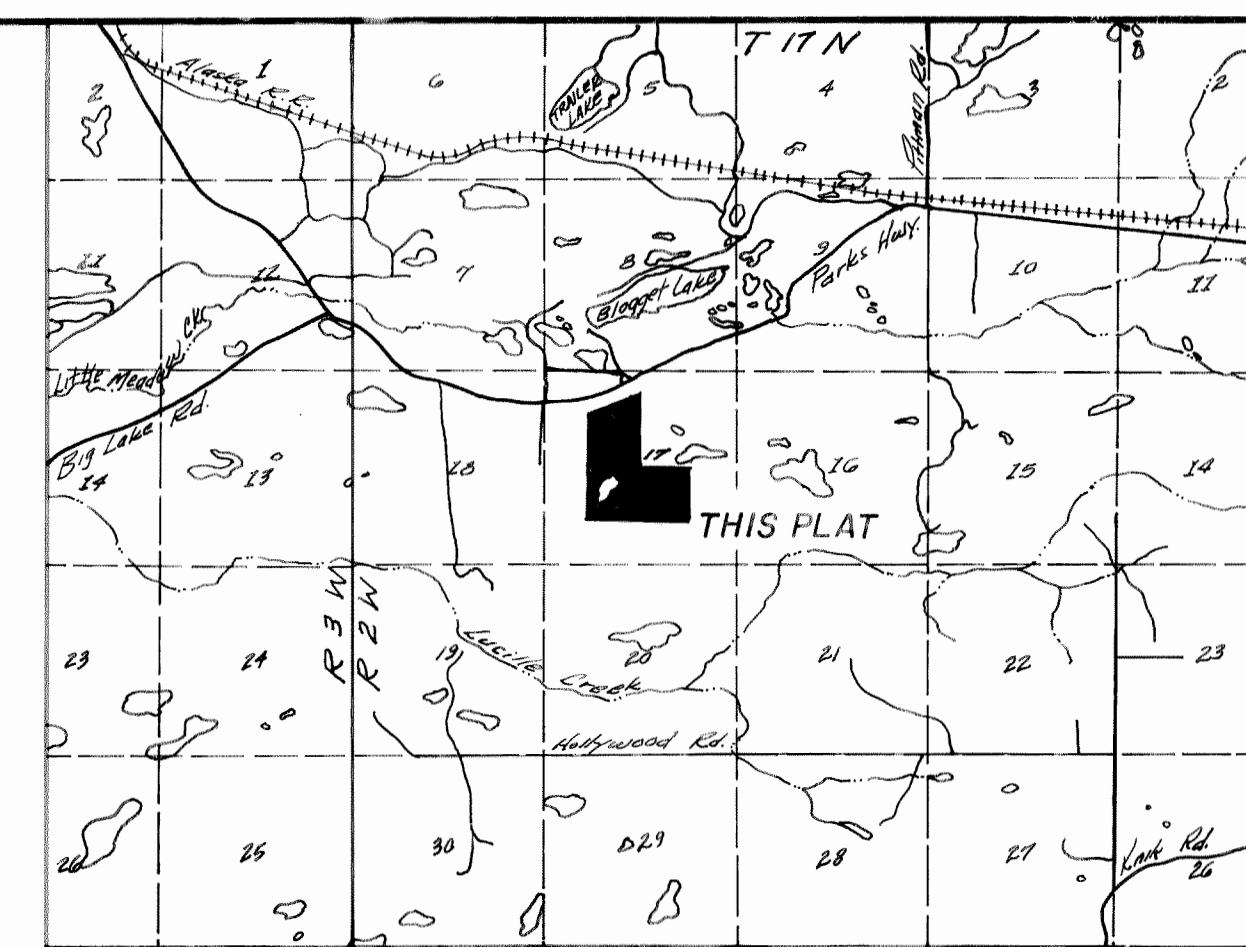
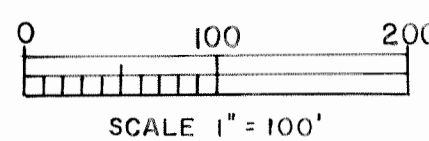
The foregoing instrument was acknowledged before me on August 22, 2019,
by EVELYN KURETICH and TIMOTHY KURETICH, Sr.

C. Benedict
Notary Public in and for Alaska
My Commission expires: 8/31/2019

NOTARY PUBLIC
C. BENEDICT
STATE OF ALASKA
My Commission Expires August 31, 2019

Record in the Palmer Recording District
Return to Evelyn and Timothy Kuretich, Sr.
PO Box 298111
Wasilla, AK 99629





- NOTES**
- NO FURTHERMOST PROTRUDING PORTION OF ANY STRUCTURE SHALL BE PLACED WITHIN TWENTY-FIVE FEET FROM ANY PUBLIC RIGHT-OF-WAY OR WITHIN TEN FEET FROM ANY SIDE OF REAR LOT LINE EXCEPT EAVES MAY PROTRUDE 3' INTO SIDE OR REAR SETBACK. (EXCEPT WHERE PROVIDED OTHERWISE BY ORDINANCE.)
 - NO PART OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN 100 FEET FROM ANY BODY OF WATER OR WATER-COURSE.
 - NO STRUCTURE OR FOOTING SHALL BE LOCATED CLOSER THAN 75 FEET FROM THE HIGH WATER MARK OF A WATER-COURSE OR BODY OF WATER.
 - ALL LOTS HAVE 100% USABLE AREA UNLESS OTHERWISE NOTED.
 - DEPENDENT ON SPECIFIC SITING OF WASTEWATER DISPOSAL SYSTEMS, A WATER TABLE OF MODERATE DEPTH MAY BE ENCOUNTERED, NECESSITATING THE USE OF SHALLOW SOIL ABSORPTION FIELDS IN ORDER TO OBTAIN THE REQUIRED FOUR FOOT SEPARATION FROM THE BOTTOM OF THE ABSORPTION FIELD TO THE SEASONAL HIGH WATER TABLE.
 - MARGINAL SOIL CONDITIONS FOR SOIL ABSORPTION SYSTEMS MAY BE ENCOUNTERED, REQUIRING CAREFUL ATTENTION TO THE DESIGN AND PROPER SIZING OF THESE SYSTEMS. PERCOLATION TESTS ARE RECOMMENDED TO PROPERLY SIZE THESE SYSTEMS.

WATER SUPPLY AND SEWAGE DISPOSAL

NO INDIVIDUAL WATER SUPPLY OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERN THOSE SYSTEMS.

CERTIFICATE OF APPROVAL BY THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH 18AFC72.085 AND IS APPROVED, SUBJECT TO ANY NOTED RESTRICTIONS.

Paul E. Porsand District Supervisor
 SIGNATURE TITLE
 DATE August 30, 1984

CERTIFICATE OF PAYMENT OF TAXES

I CERTIFY THAT ALL CURRENT BOROUGH TAXES AND SPECIAL ASSESSMENTS THROUGH 12-31 1984 AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

Donald L. Jack 9-5-84
 BOROUGH TAX COLLECTION OFFICIAL DATE

PLANNING DIRECTOR CERTIFICATE OF APPROVAL

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING BOARD / PLANNING BOARD OF APPEALS BY PLAT RESOLUTION NO. 247-2-84 DATED 9-25-84 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE RECORDING DISTRICT IN WHICH THE PLAT IS LOCATED.

September 5, 1984 *Robert Stabile*
 CHAIRMAN / PLANNING DIRECTOR

ATTEST: *Marilyn M. Lewis*
 PLATTING CLERK

RESTRICTIVE CONVENANTS

RESTRICTIVE CONVENANTS WERE RECORDED IN BK 117 P. 10 PALMER RECORDING DISTRICT, PALMER, ALASKA.

SURVEYOR'S CERTIFICATE

I *Richard K. DeCamp* CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LAND SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECT AND THE ERROR OR CLOSURE FOR FIELD TRAVERSES DOES NOT EXCEED ONE PART IN 5000; AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED.

Richard K. DeCamp
 REGISTERED LAND SURVEYOR
 2011-5 August 15, 1984
 NO. DATE

CERTIFICATE OF OWNERSHIP & DEDICATION

I (ME), HEREBY CERTIFY THAT I (ME) HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. I (ME) HEREBY DEDICATE TO THE MATANUSKA-SUSITNA BOROUGH ALL AREAS DEPICTED FOR USE AS PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, THOROUGHFARES, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON.

I (ME), HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTIONS OR COVENANTS APPEARING HEREON AND ANY RESTRICTIONS OR COVENANTS SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY.

OWNER:
Donald L. Jack June 28th, 1984
 FINANCIAL SERVICES, INC. DATE:
 DONALD L. JACK (PRES.)
 2522 ARCTIC BLVD.
 ANCHORAGE, ALASKA 99503

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF June 1984.
Donald L. Jack
 PERSONALLY APPEARED
Robert A. Helle March 18, 1986
 NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

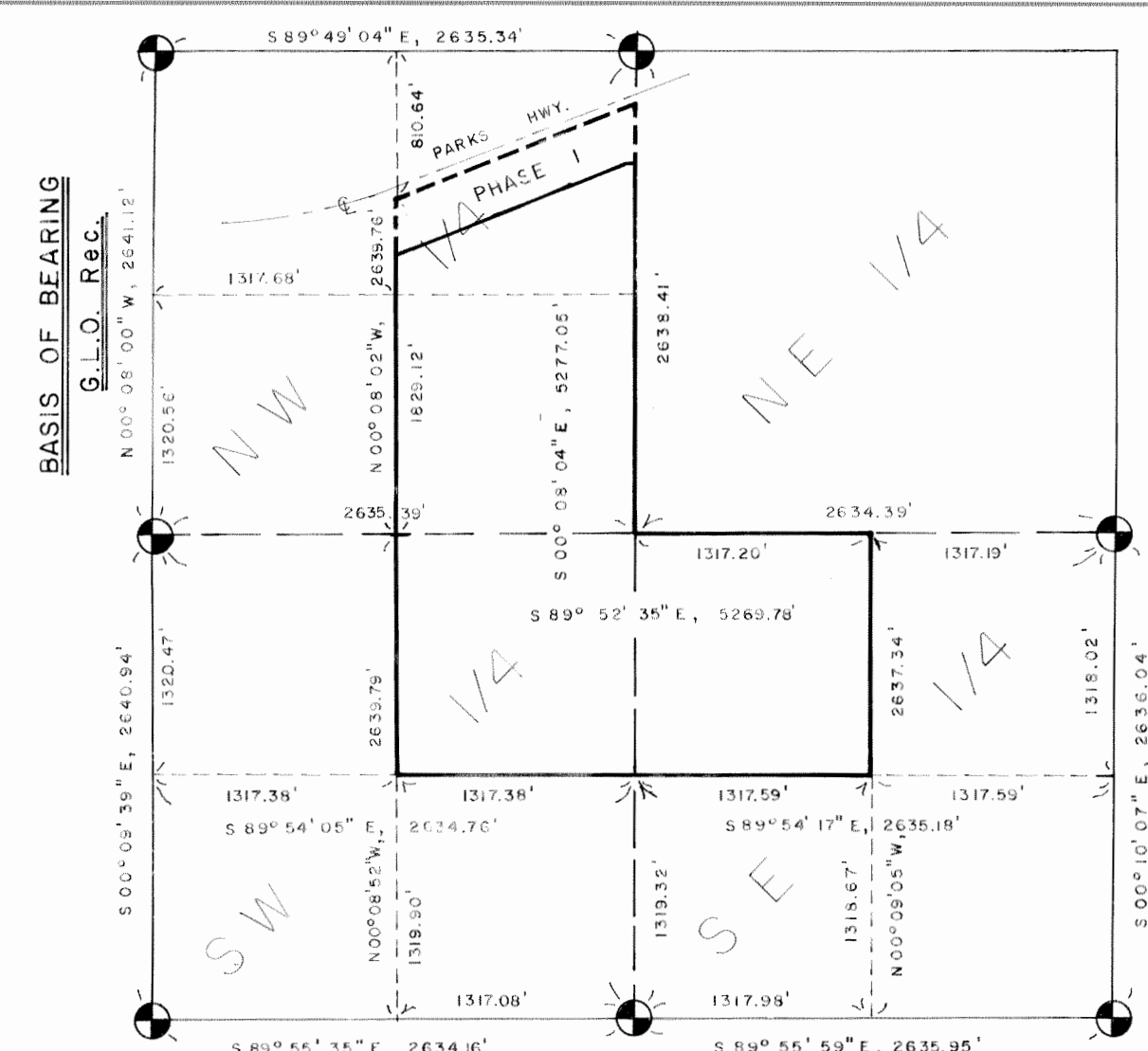
POTTER PLACE PHASE II

A SUBDIVISION OF TRACT A, POTTER PLACE PHASE I
 Located within: Section 17, T. 17 N., R. 2 W., S. 4 M.
 CONTAINS 132.218 ACRES

DeCamp - Brown & Associates, Inc.
 Registered Land Surveyors
 P. O. BOX 871905

PROJECT#	DISK#	FILE#	PREPARED BY:	CHK'D BY:	FIELD BOOK #	DATE:
83-160	3	5	R/L	JKB	93 & 94	8/11/84
SHEET OF						1

SCALE	DRAWING	LOWER LEFT	UPPER RIGHT
1" = 100'	-089°51'58"	12200.00	10650.00
		NORTHING	EASTING
		9435.92	12959.82



SECTION 17
CONTROL DIAGRAM
SCALE 1" = 1000'

D-B
CS 1/4
+
Sec. 17
2071-S
1989

D-B
C 1/4
+
Sec. 17
2071-S
1989

D-B
CS 1/4
+
Sec. 17
2071-S
1989

UNSUBDIVIDED
S 00°08'52" E 1319.89
1084.90

UNSUBDIVIDED
N 00°05'08" W 1318.67

S 89°54'05" E 1317.39

S 89°54'17" E 1317.59

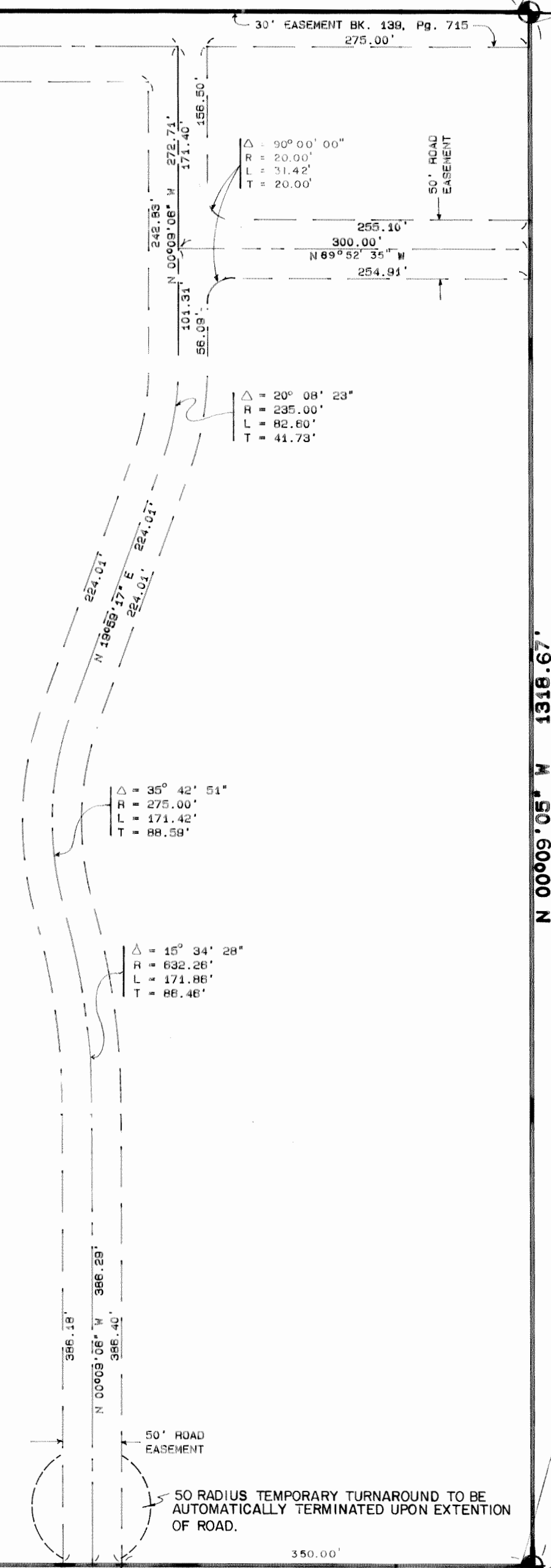
UNSUBDIVIDED

UNSUBDIVIDED

B L O C K
N 82°44'49" E 1268.98
MATCH LINE

D H A S L E

TRACT A-1
75.504 ACRES
FOR FUTURE DEVELOPMENT



Plat # 84-183
RECORDED (11/18/12)
Palmer
4-5 84
3-24 P
DeCamp Brown
P.O. Box 871905
Wasilla, AK
3/16/08 9/16/07

- LEGEND:
- 5/8" REBAR SET
 - ⊙ 3/2" ALUMINUM CAP ON 2" ALUMINUM PIPE FOUND.
 - TYPICAL UTILITY EASEMENT WITH ANCHOR EASEMENT.

PLAT OF
POTTER PLACE PHASE II
A SUBDIVISION OF TRACT A, POTTER PLACE PHASE I
LOCATED WITHIN SECTION 17, T.17 N., R.2 W., S.M., AK.
CONTAINING 132.218 ACRES

DeCamp - Brown & Associates, Inc.
Registered Land Surveyors
P. O. BOX 871905
Wasilla, Alaska 99687 (907) 376-3206

PROJECT#	DISK#	FILE#	PREPARED BY:	CHK'D BY:	FIELD BOOK:	DATE:
83-160	3	5	H.L.	J.M.S.	83 & 84	5/30/84
SHEET 2 OF 2						
SCALE	DRAWING	LOWER LEFT		UPPER RIGHT		
1" = 100'	NOTATION	NORTHING	EASTING	NORTHING	EASTING	
		8275.00	11120.00	10570.54	13844.81	

LETTERS

AFFIDAVIT

I (we) hereby certify that I (we) hold the herein specified property interest in the property shown and described hereon.

POTTER PLACE PHASE II

I (we) hereby agree to this plat, and to any restriction or covenant appearing hereon and any such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

Leona B Potter
Sammie Potter

name Sammie Potter/Leona Potter

BENEFICIARY ON DEED OF TRUST
interest in property

3412 West Lake Mead
address

Las Vegas, NV 89106

NOTARY ACKNOWLEDGEMENT

Personally appeared Sammie Potter & Leona Potter

Subscribed and sworn before me this 2nd day of JUNE, 19 84.

Tina M. Oren

Notary Public in and for the State of ~~Alaska~~ Nevada

DECEMBER 10, 1986
My commission expires



Plat # 84-183
RECORDED FILED 12PC
Heenan REC. DIST.
DATE 9-5 1984
TIME 3:24 P M
Requested by Decamp
Address P.O. Box 871905
Wasula, AL
99687

AFFIDAVIT

I (we) hereby certify that I (we) hold the herein specified property interest in the property shown and described hereon.

TRACT A, POTTER PLACE PHASE I

I (we) hereby agree to this plat, and to any restriction or covenant appearing hereon and any such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

Omnivest, LTD. by Donald L. Jack

BENEFICIARY ON DEED OF TRUST
interest in property

Name Financial Services, Inc., Donald L. Jack,
President, attorney in fact for Omnivest, Ltd.

2522 Arctic Blvd.
address

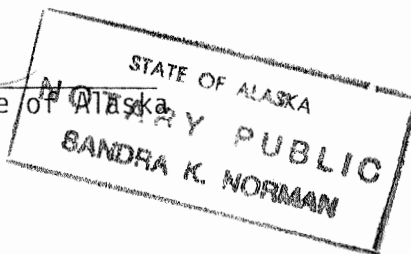
Anchorage, Ak 99503

NOTARY ACKNOWLEDGEMENT

Personally appeared Donald L. Jack, President of Financial Services, Inc.

Subscribed and sworn before me this 17th day of August, 19 84

Sandra K. Norman
Notary Public in and for the State of Alaska



6-10-88
My commission expires

Plat # 84 183
RECEIVED BY PLM 1200
Paemu REC. DISC
DATE 9-5
TIME 3:24
Requested by Deanna
Brown
PO Box 871905
Wasilla, Ak
99687

POTTER PLACE SUBDIVISION
Residential PortionCOVENANTS

Financial Services, Inc., an Alaskan corporation, for itself and it assigns, hereby make the following covenants and restrictions and they shall apply to and run with the conveyed land; all successive future owners and occupants have the same right to invoke and enforce the covenants. The covenants shall apply to real property described as:

Phase II, Blocks 2, 3, and
4; Phase III, Blocks 5, 6 and 7,
Potter Place Subdivision,
Palmer Recording District
Third Judicial District.

LAND USE and BUILDING TYPE

No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than the one detached single-family or duplex dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars for a single family dwelling, nor more than four cars for a duplex.

SET BACKS

25' on front line, 10' on sides and rear.

SIGNS

No signs except for "For Sale or Rent" signs.

PETS

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except for pets. A maximum of two (2) dogs and/or two (2) cats, only, will be allowed.

OUT BUILDINGS

No buildings other than the house or duplex and one garage may be detached, not exceeding 24' x 30' and one storage building not exceeding 12' x 12'. None of these out buildings may be used as dwellings, temporary or otherwise.

VEHICLES

No vehicles can be parked on roads. No more than one recreational camper, (not lived in), may be parked on lot.

VEGETATION

No timber may be cut except what is necessary for construction. In no event shall more than 60% of lot be cleared.

DWELLING QUALITY & SIZE

No dwelling shall be built smaller than 800 sq. ft. per family unit, not counting garage, decks, etc.

EXTERIOR

All exterior of buildings will be completed within one year.

PARKING

Each lot will have at least three off street parking places at time of construction.

MOBILE HOMES & TRAILERS

None will be allowed, not even for temporary use.

FENCES

1. Fencing placed on residential lots must not exceed 5 feet in height.
2. A wood built fence is recommended with some spacing that is not completely enclosed.
3. Fencing built on lot must have a 25 foot set back from front lot line. No set back required from side lot lines.

MISCELLANEOUS RESTRICTIONS

1. Noxious Activity. No noxious or offensive activity shall be carried on within the subdivision, not shall anything be done or permitted which shall constitute a nuisance, public or private, therein. No trash or debris shall be permitted to remain on any lot for any period of time in excess of that normally required for regular garbage disposal. No trade or business of any nature, except the selling of lots within the subdivision, shall be permitted upon any lot in the subdivision.
2. Inoperable Vehicles. No inoperable vehicles shall be parked or maintained upon any lot or within any street or alley or easement, adjacent to any lot in the subdivision. A vehicle temporarily parked for repair by the owner or under the owner's directions, on the owner's lot for a period not to exceed thirty days, shall not be considered a violation of this provision.
3. Sewage Disposal. All individual sewage disposal systems within the subdivision shall be located and constructed in accordance with the requirements, standards, and recommendations of the State of Alaska and Matanuska-Susitna Borough, as applicable.
4. Water Supply. Individual water supply systems shall be located, constructed and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska, and the Matanuska-Susitna Borough, as applicable.
5. Waste Material. No trash, garbage, rubbish, refuse or other solid waste of any kind, including but not limited to inoperable automobiles, appliances and furniture, shall be thrown, dumped, stored, disposed of or otherwise placed on any part of Potter Place Subdivision. Garbage and similar solid waste shall be kept in secure, sanitary containers well suited for that purpose. The owner or occupant of each Lot shall be responsible for the disposal outside of Potter Place Subdivision of all such trash, garbage, rubbish, refuse or other solid waste.
6. Drainage. No owner shall change or cause to be changed or interfere in whole or in part with the natural drainage of the subject property without the approval of the appropriate governmental agency.
7. Firearms. No target practice, hunting, or discharging of firearms permitted.
8. Churches. Any lot touching Potter Road may be purchased and designated for a church.
9. Foundations. All homes and garages will be on permanent foundations.
10. Previously Constructed Dwellings. No previously constructed dwelling may be transported to or erected on any subdivision lot without approval by developer.

ARTICLE VI
General Provisions

Section 1. Resubdivision. The area of the lots herein described shall not be reduced in size by resubdivision, except that:

the owners of three contiguous lots may replat such lots by dividing the inner or middle lot, thus increasing the size of the two remaining lots, which shall then be treated for all purposes pertinent to these covenants as enlarged single lots.

Section 2. Enforcement. Any owner or owners shall have the right to enforce, by proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or thereafter imposed by the provisions of this Declaration. The failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 3. Severability. Invalidation of any one of these covenants or restrictions by judgement or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 4. Amendment. The covenants, conditions and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the majority of the then record owners of lots is recorded, declaring the subject covenants, conditions and restrictions are to be terminated or amended during the first twenty (20) year period as follows:

- (a). at any time by a written instrument recorded in the Palmer Recording District, sixty-six and two-thirds percent (66 2/3%) of the lot owners, by an affirmative vote of two-thirds (2/3's) of each class of members, may make such further exceptions, amendments, and additions to these covenants, conditions, and restrictions as they deem appropriate.

DATED this 16th day of Aug, 1984.

FINANCIAL SERVICES, INC.

By [Signature]
Its [Signature]

STATE OF ALASKA,)
) ss:
THIRD JUDICIAL DISTRICT,)

THIS IS TO CERTIFY that on this 16th day of Aug, 1984, before me the undersigned Notary Public in and for Alaska, personally appeared Dorothy E. [Signature], to me known and known to me to be the individual described in and who executed the foregoing instrument and he acknowledged to me the same freely and voluntarily for the uses and purposes therein mentioned.

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

STATE OF ALASKA
NOTARY PUBLIC
BANDORA K. NORMAN
Commission expires 6-1-88

84-023551
1700

RECORDED-TICED
PALMER REC.
DISTRICT

SEP 5 3 26 PM '84
REQUESTED BY [Signature]
ADDRESS: D. [Signature] 1905
Waukena, AK 99657

316738