



THE STATE
of

ALASKA

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

Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

State of Alaska Residential Real Property Transfer Disclosure Statement

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.

Recording District:	Palmer, AK
Legal Description:	View Pointe at The Ranch L16 B1
Property Address/ City/Other:	2222 S Sanctuary Drive, Palmer, AK 99645

*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.

Exemption for First Sale: Under AS 34.70.120, the first transfer of an interest in residential real property that has never been occupied is exempt from the requirement for the Seller to complete the Disclosure Statement.

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.

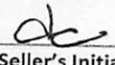
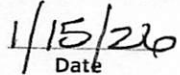
AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the transferee after the transferee has made a written offer, the transferee may terminate the offer by delivering a written notice of termination to the transferor or the transferor's licensee within three days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

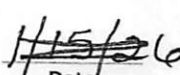
All disclosures made in this statement are required to be made in good faith (AS 34.70.060). The Seller must disclose defects or other conditions in the real property, or the real property interest being transferred. The Seller does not need to include a search of the public records, nor does it require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

 
Seller's Initials Date

2222 S Sanctuary Drive
Palmer AK 99645
Property Address

 
Buyer's Initials Date

PART I Seller's Information Regarding Property**Property Type**

Property Type: (Check One)	☒ Single	☐ Zero Lot Line/Town House	☐ Condominium	☐ Townhome/PUD
	☐ Duplex (Including single Family with an Apartment)	☐ Other (Please Specify): _____		
Do you currently occupy the property?	☐ Yes	☐ No	If yes, how long?	1/2023
If not the current occupant, have you ever occupied the property?	☒ Yes	☐ No	If yes, when?	
*Year Property was Built:				

*If property was built prior to 1978, or if Seller has any knowledge of lead-based paint, Seller must complete Disclosure of Information and Acknowledgment of Lead-based Paint and/or Lead-Based Paint Hazards in accordance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (also known as Title X) and provide Buyer with the "Protect Your Family from Lead in Your Home" pamphlet. The pamphlet can be found online at [EPA.Gov/Lead/Real-Estate-Disclosures-about-Potential-Lead-Hazards](https://www.epa.gov/lead/real-estate-disclosures-about-potential-lead-hazards)

Construction Overview:	☒ Wood Frame	☐ Manufactured	☐ Modular	☐ Other: _____	
Foundation:	☐ Masonry Block	☒ Poured Concrete	☐ Treated Wood	☐ Piling	☐ Other: _____
Name of Original Builder (If Known):	Mikael Getz				

Property Feature Defects

Check all items that have known defects or malfunctions. Describe the defect or malfunction on the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement form (page 13).

☐ Auto Garage Door Opener(s)	☐ Garbage Disposal	☐ Microwave(s)	☐ Storage Shed	☐ Window Screens
☐ Barbecue	☐ Generator	☐ Oven(s)	☐ Stove(s), Pellet	☐ Wood Stove(s)
☐ Central Vacuum Installed	☐ Generator Hook-Up	☐ Paddle Fan(s)	☐ Trash Compactor(s)	☐ Other: _____
☐ CO Detector(s)	☐ Greenhouse	☐ Refrigerator(s)	☐ T.V. Antenna	
☐ Cooktop(s)	☐ Hot Tub	☐ Rods & Blinds	☐ Washer(s)	
☐ Dishwasher(s)	☐ Hot Tub Cover	☐ Satellite Dish	☐ Water Filtering System	
☐ Dryer(s)	☐ Instant Hot Water Dispenser	☐ Security System	☐ Water Softener	
☐ Fire Alarms	☐ Intercom	☐ Smoke Detector(s)	☐ Window Blinds	
☐ Freezer(s)	☐ Jetted Tub	☐ Steam Shower Room	☐ Window Rods	
Comments:				

dc
Seller's Initials

1/15/26
Date

2222 S Sanctuary Drive
Palmer AK 99645
Property Address

dc
Buyer's Initials

1/15/26
Date

PART I Seller's Information Regarding Property (continued)**Structural Components**

Check only those items that have known defects, malfunctions or have had repairs performed within the last five years. Also, check items that need to be replaced/repared. If checked, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement form.

Repaired or Replaced	Needs Repair	Repaired or Replaced	Needs Repair	Repaired or Replaced	Needs Repair	Repaired or Replaced	Needs Repair
☐	☐ Air Conditioner	☐	☐ Fireplaces(s) # of: _____	☐	☐ Patio/Decking	☐	☐ Swimming Pool
☐	☐ Carport	☐	☐ Floors	☐	☐ Plumbing Systems	☐	☐ Ventilator System
☐	☐ Ceilings	☐	☐ Foundation	☐	☐ Pool Cover	☐	☐ Venting
☐	☐ Chimneys	☐	☐ Garage	☐	☐ Private Walkways	☐	☐ Washer/Dryer Hookups
☐	☐ Crawl Space	☐	☐ Garage Floor Drain	☐	☐ Rain Gutters	☒	☐ Water Heater 1/26
☐	☐ Doors	☐	☐ Gas Starter	☐	☐ Retaining Walls	☐	☐ Water Supply
☐	☐ Driveways	☐	☐ Heat Recovery	☐	☐ Roof	☐	☐ Wind Generators
☐	☐ Electrical Systems	☐	☐ Heating Systems	☐	☐ Sewage Systems	☐	☐ Windows
☐	☐ Electronic Air Cleaner	☐	☐ Humidifier	☐	☐ Skylights	☐	☐ Woodstove(s) # of: _____
☐	☐ Exterior Walls	☐	☐ Insulation	☐	☐ Slabs	☐	☐ Other: _____
☐	☐ Fences/Gates	☐	☐ Interior Walls	☐	☐ Solar Panels	☐	☐ Other: _____
☐	☐ Filtration	☐	☐ Mechanical	☐	☐ Stove, Pellet		

Describe the defect, malfunction, or repair on the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement form (page 13).

Describe any other items not covered above:

Comments:

PART II Documentation

Check the documents for the subject property that the seller has available for review:

☒ As-Built Survey	☐ Party Wall Agreement	☒ Title Information
☐ Certificate of Occupancy	☐ PUR-101	☐ Water Rights Certificates
☐ Deed Restrictions	☐ PUR-102	☐ Well Log & Water Tests
☒ Energy Rating Certificate	☐ Resale Certificate	☐ Written Agreement with Adjacent Property Owner
☐ Engineer/Property/Home Inspection Report(s)	☐ Shared Septic Agreement	☐ Other: _____
☐ Flood Evaluation Certificate	☐ Shared Well Agreement	☐ Other: _____
☐ Hazardous Materials Test(s)	☐ Soil Tests	
☐ Lease/Rental Agreement	☒ Subdivision Covenants/Restrictions	

de
Seller's Initials

1/15/26
Date

2222 S Sanctuary Drive
Palmer AK 99645
Property Address

de
Buyer's Initials

1/15/26
Date

08-4229 (Rev. 05/2024)

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 <https://www.lwolf.com>

Residential Real Property Transfer Disclosure

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PART II Documentation (continued)

Supply information for the following:

Item	Average Monthly Utility Cost	Company/Source	Utility History Attached
Coal	\$		☐
Electric	\$ 121.00	MEA	☒
Gas	\$ 423.44	Enstar	☒
Oil	\$		☐
Propane	\$		☐
Refuse	\$ 29.99	Denali Refuse	☒
Security Alarm Systems	\$		☐
Sewer	\$		☐
Water	\$ 70.66	Eagle Utilities S.	☒
Wood	\$		☐
Other	\$		☐

PART III Additional Information

To the best of your knowledge, are you aware of any of the following conditions with respect to the subject property? For any "Yes" answer, indicate the relevant item number and explain the condition on the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement form (page 13).

	Yes	No	UNK
1. Do you know of any existing, pending, or potential legal action(s) concerning the property?	☐	☒	☐
2. Do you know of any street or utility improvements planned that will affect the property?	☐	☒	☐
3. Road maintenance provided?	☒	☐	☐
If yes, provided by:			

Seller's Initials

1/15/26
Date2222 S Sanctuary Drive
Palmer AK 99645
Property Address

Buyer's Initials

1/15/26
Date

Eagle Utilities South

Accounting Dept., P.O. Box 872047
Wasilla, AK 99687-2047

Phone: (907) 357-1770

Fax: (907) 357-1771

Statement-Invoice Format

Page 1 of 1
6/30/2025 12:49

Eagle Utilities South (Selected Units)

Eagle Utilities South - P0B01L016 - 2222 S Sanctuary Dr- Cope, Dale & John

To:

Dale & John Cope
23617 Big Sky Drive
Chugiak, AK 99567

*Payment is due July 15th.
Late fee of \$5 after 7/15/25.*

*Payment Options:
Check, Cash, Money Order, Bill Pay or
ACH/Debit/Credit online at
www.doubleeagle realestate.com under Pay
Online.*

Physical Address 2222 S. Sanctuary Drive
Wasilla, AK 99654-0053

Account Id 5754

Date	Transaction				Posted Amount	Amount Paid	Amount Due	
7/1/2025	RCC Fee	RCC Fee change from 0.679% (\$0.479) to 0.937% (\$0.655) by RCA for the July 2025 to June 2026 time period.				\$0.66	\$0.00	\$0.66
7/1/2025	Water Dues					\$70.00	\$0.00	\$70.00
pd. on auto pay through Dec. 2025								
Current		1-30 Days		31-60 Days	61-90 Days	Over 90 Days	Total Due	
\$70.66		\$0.00		\$0.00	\$0.00	\$0.00	\$70.66	

<Please return this portion with your payment>

Eagle Utilities South - P0B01L016 - 2222 S
Sanctuary Dr - Cope, Dale & John

5754

Dale & John Cope
23617 Big Sky Drive
Chugiak, AK 99567

Remit To Address

Eagle Utilities South
c/o Double Eagle Real Estate
P.O. Box 872047
Wasilla, AK 99687-2047

Total Due \$70.66

Amount Enclosed \$ _____

Comments _____

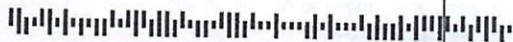


Matanuska Electric Association, Inc.
163 E Industrial Way
Palmer, Alaska 99645-2929

Office Hours: Monday-Friday 8:00am - 5:00pm
Phone: (907) 745-3231 or (907) 689-9300
Website: www.mea.coop

GO PAPERLESS SIGN UP ON SMARTHUB

*****SCH 5-DIGIT 99587
JOHN A COPE 5 93
23617 BIG SKY DR C-1
CHUGIAK AK 99567-6333

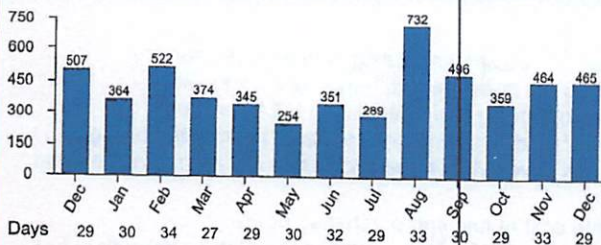


Service Description: View Pt @ The Ranch L16 B1

Service Address: 2222 S Sanctuary Dr

Meter #	Read Dates		Meter Readings		Days	Meter Multiplier	Demand	kWh Usage	Account Description
	From	To	Previous	Present					
A02002883	11/17/2025	12/16/2025	25219	25684	29	1	4.780	465	

kWh Usage History



PERIOD ENDING 12/16/2024 12/16/2025
Avg Daily kWh 17 16
Avg Daily Temp 22 21

Current Service Detail

Facility Charge		13.00
First Step	465 kWh @ 0.147300	68.49
Demand Charge	4.780 kW @ 0.000000	0.00
COPA	465 kWh @ 0.0813700	37.84
Regulatory Cost Charge	465 kWh @ 0.0011780	0.55
ERO Charge	465 kWh @ 0.0006500	0.30
Operation Roundup Contribution		0.82

Total Current Charges 121.00

Total Amount Due 121.00

You will save a late fee of \$8.41 if payment is received by 01/15/26

You are opted In to Operation RoundUp®.

Voting District: Eagle River



Please do not staple or paperclip.

Comments/Address Change: _____

PAY YOUR BILL 24/7

SMARTHUB: The FREE online payment system! Access at mea.coop or download the application on a compatible mobile device.

BY PHONE: Call 1-844-964-1629, and use your account number



To comply with security standards, payments need to be processed by the member through MEA's Pay-By-Phone system or online systems.

Member Number	114301
Account Number	1032694002
Paid by Credit Card by 01/15/26	121.00

JOHN A COPE
23617 BIG SKY DR
CHUGIAK AK 99567-6333

MATANUSKA ELECTRIC ASSOCIATION, INC
PAYMENT PROCESSING
PO BOX 196998
ANCHORAGE AK 99519-6998



2026011509001032694002900000121004

View Pointe Ranch

P.O. Box 872047
Wasilla, AK 99687-2047

Phone: (907) 357-1770

Fax: (907) 357-1771

Membership Statement

Page 1 of 2
1/5/2026 11:36

Statement for View Pointe Ranch - P0B01L016 - 2222 S Sanctuary Dr - Cope, Dale & John

Dale & John Cope
23617 Big Sky Drive
Chugiak, AK 99567

List of Residents

Cope, Dale & John

Amount Due \$75.00

Type Annual

Currently Paid Thru 12/31/2025

Physical Address 2222 S. Sanctuary Drive
Palmer, AK 99645

Account Id 8704

Show transactions between 1/1/2025 and 12/31/2199

**Payment Options: Check, Cash, Money Order, Bill Pay or ACH/Debit/Credit online at
www.doubleeagle realestate.com under Pay Online. Written payments to be made out to the Association.**

Date	Ref	Transaction Name	Payee	Transaction Comments	Charges	Payments	Balance
		Opening Balance					\$0.00
6/17/2025		Dues Assessment	Cope, Dale & John	Prorated (8/1/2025-12/31/2025)	\$31.25		\$31.25
6/27/2025	KB 1553	Member Payment	Cope, Dale & John			(\$31.25)	\$0.00
7/2/2025		Statement Emailed		VPRSHA - MEA Drone Information To: dalecope54@gmail.com			\$0.00
7/8/2025		Statement Emailed		VPRSHA Annual Meeting - July 10, 2025 at 7:00 PM via Zoom To: dalecope54@gmail.com Attach1: other:\tsclient\DI0 PBoss Attachments\VPRSHA AM PKT.pdf Attach2: other:\tsclient\DI0 PBoss Attachments\VPRSHA Proxy.pdf			\$0.00
7/23/2025		Statement Emailed		VPRSHA Annual Meeting Minutes with Attachments To: dalecope54@gmail.com Attach1: other:\tsclient\DI0 PBoss Attachments\VPRSHA - AMM 2025.07.10 + Attachments.pdf Attach2: other:\tsclient\DI0 PBoss Attachments\VPRSHA - RSA_Midway_8.pdf			\$0.00

Dale & John Cope
23617 Big Sky Drive
Chugiak, AK 99567

<Please return this portion with your payment>

View Pointe Ranch - P0B01L016 - 2222 S
Sanctuary Dr - Cope, Dale & John

Account Id 8704

Remit To Address

View Pointe at the Ranch S/D HOA
c/o Double Eagle Real Estate
P.O. Box 872047
Wasilla, AK 99687-2047

Total Due \$75.00

Amount Enclosed \$

Comments



ENSTAR Natural Gas Company
P.O. Box 190288
Anchorage, Alaska 99519-0288

www.enstarnaturalgas.com

UTILITY BILL STATEMENT

Customer: JOHN A COPE
Account Number: 5371849907
Cycle: 52-01

Bill Date	Due Date	Billing Cycle	Previous Balance	Payments	Current Activity	Total Amount Due
01/07/2026	02/02/2026	12/03/25-01/05/26	\$218.73	\$-218.73	\$423.44	\$423.44

Meter #218594 2222 S SANCTUARY DR

Rate Class: G1 TYPE: Residential *** Auto Pay ***

If you notice or suspect damage on your meter, contact ENSTAR's emergency line, 1-844-SMELL GAS (1-844-763-5542), and a service technician will come out to address the issue. For more information, visit: www.enstarnaturalgas.com/report-a-gas-leak/.

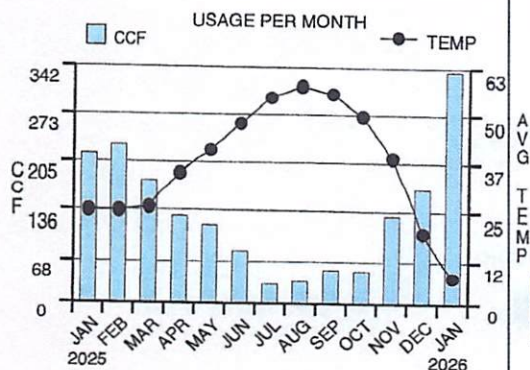
2025 Total Gas Charges \$1800.43

Previous Activity	Previous Balance	\$218.73
	Payment Received on 12/30/2025	\$-218.73
	Adjustments	\$0.00
	Balance Forward	\$0.00

Current Activity		
ENSTAR Customer Charge	20.00	
ENSTAR Service Charge (Base) 337 ccf @ \$0.18459	62.21	
Regulatory Cost Charge (RCC) @ 0.13%	0.55	
Total ENSTAR Charges	\$82.76	
Supplier Gas Cost Charge (GCA) 337 ccf @ \$1.01091	340.68	
Total Supplier Charges	\$340.68	
Current Gas Charges	\$423.44	

Total Current Activity	\$423.44
TOTAL AMOUNT DUE	\$423.44

Balance drafted on due date



CURRENT READ DATE	NUMBER OF DAYS	CURRENT READ	PREVIOUS READ	DIFFERENCE	MULTIPLIER	TOTAL CCF
01/05/26	32	6058	5721	337	1.0000	337.00

IF YOU HAVE ANY QUESTIONS CONCERNING THIS BILL, PLEASE CONTACT ONE OF THE OFFICES LISTED ON THE REVERSE OF THIS BILL.

PLEASE DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT



Account Number: 5371849907
BILLING DATE: 01/07/2026

DUE DATE	02/02/2026
TOTAL AMOUNT DUE	\$423.44
AMOUNT ENCLOSED	*** Auto Pay ***

Please make checks payable to ENSTAR and insert with coupon into enclosed envelope. Billings are due and payable on the date rendered and delinquent 25 days from the date billed.
☐ Check here for change of address or phone number and indicate changes on reverse side.

12*1*2705*****AUTO**5-DIGIT 99587

JOHN A COPE
23617 BIG SKY DR
CHUGIAK AK 99567-6333

ENSTAR Payment Processing
P.O. Box 34760
Seattle WA 98124-1760

000000005371849907 000042344 6

PART III Additional Information (continued)

		Yes	No	UNK
4. Is the property currently rented or leased?		☐	☒	☐
If yes, expiration date:	N/A			
5. Is there a homeowner's association (HOA) for the property?		☒	☐	☐
If yes, HOA Name:	ViewPointe Ranch	HOA Phone Number:		901-357-1770
☒ Mandatory	☐ Voluntary	☐ inactive	Monthly Dues:	\$ 75. per year
Are there any levied or pending assessments?		☐	☒	☐
Name of person responsible for issuing resale certificate:		Phone Number:		

Setbacks/Restrictions

		Yes	No	UNK
1. Have you been notified of any proposed zoning changes for the property?		☐	☒	☐
2. Are you aware of features of the property shared in common with adjoining property owners, such as walls, fences and driveways, whose use or responsibility for maintenance may affect the property?		☐	☒	☐
3. Are there subdivision conditions, covenants, or restrictions?		☒	☐	☐
4. Are you aware of any violations of building codes, zoning, setback requirements, subdivision covenants, borough, or city restrictions on this property?		☐	☒	☐
5. Are you aware of any nonconforming uses of this property?		☐	☒	☐
6. Are you aware of any deed, or other private restrictions on the use of the property?		☐	☒	☐
7. Are you aware of any variances being applied for, or granted, on this property?		☐	☒	☐
8. Are you aware of any easements on the property?		☐	☒	☐

dc
Seller's Initials

1/15/26
Date

2222 S Sanctuary Drive
Palmer AK 99645

Property Address

dc
Buyer's Initials

1/15/26
Date

PART III Additional Information (continued)**Heating System(s)**

Check all types that apply:

- | | | | |
|--|--|---------------------------------------|---------------------------------------|
| ☐ Boiler System | ☐ Geo Thermal | ☐ Monitor/Toyo | ☐ Wood Stove |
| ☐ Electrical Heat | ☐ Heat Pump | ☐ Pellet Stove | ☐ Other: _____ |
| ☒ Forced Air | ☐ Hot Water Baseboard | ☐ Radiant Heat | |

Age (Years):	<u>3</u>	Last Cleaned:	<u>12/25</u>	Last Inspected:	<u>10/25</u>
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Source:	☐ Coal	☒ Electric	☐ Natural Gas	☐ Wood	
	☐ Propane Tank which is:	☐ Leased	☐ Owned		
	☐ Oil with _____ Gallon Storage which is:	☐ Buried	☐ Above Ground	☐ Other: _____	

Age of Tank: _____

Sewer System

Yes No UNK

Type:	☐ Public	☒ Private	☒ Community	☐ Other: _____
-------	---------------------------------	---	---	---------------------------------------

1. Does your sewer system have a lift station/lift pump?

☐	☐	☐
--------------------------	--------------------------	--------------------------

If Private:	☐ Holding Tank	☒ Septic Tank	☐ Other: _____
-------------	---------------------------------------	---	---------------------------------------

Drain Field System:	☒ Bed	☐ Crib	☐ Mound	☐ Pit	☐ Trench	☐ Other: _____
---------------------	---	-------------------------------	--------------------------------	------------------------------	---------------------------------	---------------------------------------

Innovative Sewer System:	☐ Biocycle	☐ Intermittent Sand Filter	☐ Recirculating Upflow Filter
	☐ Secondary Sewer Treatment Plant	☐ Other: _____	

2. Has the sewer system failed while you owned the property?

☐	☒	☐
--------------------------	-------------------------------------	--------------------------

If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).

Age of Sewer System:	_____	Location:	_____
----------------------	-------	-----------	-------

3. Have you had any work, maintenance or inspections done on the sewer system during your ownership?

☐	☒	☐
--------------------------	-------------------------------------	--------------------------

If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).

Approval/Certification Source:	_____	Date: (If Known)	_____
--------------------------------	-------	------------------	-------

4. Are you aware of any abandoned sewer systems, leach fields, cribs, etc., on the property?

☐	☒	☐
--------------------------	-------------------------------------	--------------------------

dc
Seller's Initials1/15/26
Date

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Buyer's Initials1/15/26
Date

PART III Additional Information (continued)**Water Supply**

Type:	☐ Public	☐ Private	☒ Community	☐ Other: _____	
	☐ Water Tank: Size: _____	☐ Shared Well (provide agreement, if any)			
Well Depth (Feet): (If Private)		Flow Rate (Gallons per Minute): (If Private)		Date Tested:	
Location of Operational Well:					
					Yes No UNK
1. Are there any abandoned wells on the property?					☐ ☒ ☐
2. Have you had any problems with your water supply?					☐ ☒ ☐
3. Are you aware of any contaminants in your water supply, to include but not limited to E-coli, nitrates, heavy metals, arsenic or other contaminants?					☐ ☒ ☐
4. Has the well failed while you have owned the property?					☐ ☒ ☐
5. Have you ever had a well pump problem or failure?					☐ ☒ ☐
6. Do you supply water to, or receive water from, others?					☐ ☒ ☐
If yes, is there a written agreement?					☐ ☐ ☐
7. Do you have a water rights certificate for this property?					☐ ☒ ☐

Water Heater

Type:	☐ Oil	☒ Gas	☐ Electric	☐ Other: _____
Age (Years):	new	Capacity (Gallons):	on demand tankless	

1/15/26 da
Seller's Initials Date

2222 S Sanctuary Drive
Palmer AK 99645

Property Address

da
Buyer's Initials

1/15/26
Date

08-4229 (Rev. 05/2024)

Residential Real Property Transfer Disclosure

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PART III Additional Information (continued)**Roof or Other Leakage**

Type:	☒ Asphalt/Composition Shingle	☐ Cedar Shake	☐ Built-Up	☐ Metal	☐ Other: _____
Age (Years):	3	Location of Attic Access:	garage		
					Yes No UNK
1. Are you aware of any ice damming on the roof?					☐ ☒ ☐
If yes, provide location:					
2. Are you aware of any water leaking into the home? (i.e., windows, lights, fireplace, etc.)					☐ ☒ ☐
If yes, provide location:					

Fireplace and/or Woodstove

Type:	☐ Electric	☒ Gas/Propane	☐ Pellet	☐ Wood	☐ Other: _____
Date Chimney(s) Last Cleaned or Serviced:		Cleaned or Serviced By:			

Freeze-Ups

					Yes No UNK
1. Have you had any frozen water lines, sewer lines, drains, or heating systems?					☐ ☒ ☐
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).					
2. Are there any heat tapes, heat lamps, or other freeze prevention devices?					☐ ☒ ☐
If yes, provide location and explain use:					

Drainage

					Yes No UNK
1. Are you aware of ever having any water in the crawl space, basement, or lower level?					☐ ☒ ☐
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).					
If yes, how was the problem resolved?	☐ Sump Pump(s)	☐ Curtain Drain	☐ Rain Gutter/Extension	☐ Other: _____	
Date Problem was Resolved:		Location of Each Sump Pump:			
2. To where does the water drain after it leaves the sump pump?					
3. Are you aware of any issues with high water table?					☐ ☒ ☐
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).					

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PART III Additional Information (continued)

	Yes	No	UNK
3. If gutters, where do downspouts discharge? <u>On ground</u>			
4. Is there a floor drain in the structure, including garage?	☒	☐	☐
If yes, where is it located and where does it drain to? <u>in garage</u>			

Inspection

	Yes	No	UNK
1. To the best of your knowledge, has the property been inspected by an engineer/home inspector?	☒	☐	☐
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).			
2. Has there been any energy rating on the property?	☒	☐	☐
If yes, year conducted? <u>2023</u>			
3. Energy Rated?	☐	☐	☐
If known, Energy Rater?			

Encroachments

	Yes	No	UNK
1. Does anything on your property encroach (extend) onto your neighbor's property?	☐	☒	☐
2. Does anything on your neighbor's property encroach onto your property?	☐	☒	☐

Environmental Concerns

	Yes	No	UNK
1. Are you aware of any substances, materials, or products that may be an environmental hazard such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil, water, or by-products from the production of methamphetamines on the subject property?	☐	☒	☐
2. Are you aware of any mildew or mold issues affecting this property?	☐	☒	☐
3. Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks?	☐	☒	☐
If yes, number of tanks:			
4. Are you aware if the property is in an avalanche zone/mudslide area?	☐	☒	☐
5. Have you ever filed an insurance claim for any environmental damage to the property?	☐	☒	☐
6. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property?	☐	☒	☐

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PART III Additional Information *(continued)***Flood Zone Designation**

	Yes	No	UNK
1. Is this property in a flood zone?	☐	☒	☐
2. Are you aware of any erosion/erosion zone or accretion affecting this property?	☐	☒	☐
3. Are you aware of any damage to the property or any of the structures from flood, landslide, avalanche, high winds, fire, earthquake, or other natural causes?	☐	☒	☐
4. Are you aware if the property has flooded?	☐	☒	☐

Soil Stability

	Yes	No	UNK
1. Are you aware of any debris buried or filling on any portion of the property?	☐	☒	☐
2. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving that affects the improvements of the property?	☐	☒	☐
3. Are you aware of any drainage, or grading problems that affect this property?	☐	☒	☐

Constructions, Improvements/Remodel

	Yes	No	UNK
1. Have you remodeled, made any room additions, structural modifications, or improvements?	☐	☒	☐
If yes, please describe:			
Was the work performed with necessary permits in compliance with building codes?	☐	☐	☐
Was a final inspection performed, if applicable?	☐	☐	☐
2. Are there any open building permits for the property?	☐	☒	☐
3. Has a fire ever occurred in the structure?	☐	☒	☐

Pest Control or Wood Destroying Organisms

	Yes	No	UNK
1. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, bed bugs, etc. in the structure?	☐	☒	☐
If yes, when?	Where?	What type?	
If yes, describe what was done to resolve the problem:			

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Residential Real Property Transfer Disclosure

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PART III Additional Information *(continued)*

				Yes	No	UNK
2. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure?				☐	☒	☐
If yes, when?		Where?	What type?			
If yes, describe what was done to resolve the problem:						

Other

		Yes	No	UNK
1.	Are you aware of any murder or suicide having occurred on the property within the preceding 3 years?	☐	☒	☐
2.	Are you aware of any human burial sites on the property?	☐	☒	☐
3.	Are you aware of any smoking of any kind inside the property during your ownership?	☐	☒	☐

Noise

		Yes	No	UNK
1.	Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, traffic, racetracks, neighbors, etc.?	☐	☒	☐
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).				

Pets

		Yes	No	UNK
1.	Have there been any pets/animals in the house?	☒	☐	☐
If yes, how many and what type?	1 small dog			

PART IV Agreement

I/We have completed this disclosure statement according to AS 34.70.010 - AS 34.70.200 and these instructions, and the statements are made in good faith and are true and correct to the best of my/our knowledge as of the date signed. I/We authorize any licensees involved or participating in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated transfer of the property or interest in the property.			
Seller Signature:	<i>Dale Cope</i>	Date:	1/15/26
Seller Signature:	<i>John Cope by Dale Cope POA</i>	Date:	1/15/26

dc 1/15/26
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THE STATE
of

ALASKA

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

Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Buyer's Notice and Receipt of Copy

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.

★★★★★★★★

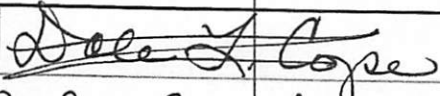
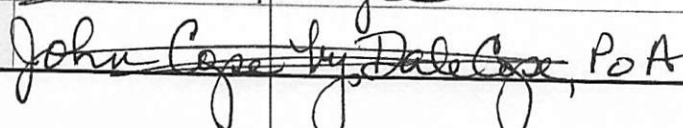
The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer understands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure statement does not encompass those aspects.

★★★★★★★★

The Licensee bears no responsibility for the condition of the property irrespective of whether an inspection was conducted or not.

★★★★★★★★

I, the Buyer, certify that I have read and received a signed copy of the State of Alaska Residential Real Property Disclosure Statement from the Seller or any Licensee involved or participating in this transaction.

Buyer Signature:		Date:	1/15/26
Buyer Signature:		Date:	1/15/26

 1/15/26
Seller's Initials Date

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Buyer's Initials Date



THE STATE
of

ALASKA

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

Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement

Use this page to:

- 1) clarify repairs, defects, or malfunctions.
- 2) explain items in more detail.
- 3) make changes or update this disclosure form.

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the Buyer after the Buyer has made a written offer, the Buyer may terminate the offer by delivering a written notice of termination to the Seller or the Seller'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.

In compliance with AS 34.70.080, the Seller amends the disclosure statement for the real property described below:

List items changed or clarified. Use additional Addendum/Amendment pages, if necessary.

Page Number	Item/Explanation

I/We (Seller(s)) certify that the information in this Addendum/Amendment to the Disclosure Statement is true and correct to the best of my/our knowledge as of the date signed.

Seller Signature:	Dale L Cope	Date:	1/15/26
Seller Signature:	John A Cope POA Dale L Cope	Date:	1/15/26

I/We (Buyer(s)) have received a copy of this Addendum/Amendment to the Disclosure Statement.

Buyer Signature:		Date:	
Buyer Signature:		Date:	

dc
Seller's Initials

1/15/26
Date

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Date