



**First American
Title Insurance Company**

LISTING PACKAGE

5/1/2025

heatherfish@mckinleyview.com

Attn: Heather Fish

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): BOWMAN ANDREW M & BROWN CYNTHIA M

Physical Address: 23770 S Trapline Rd

Legal Description: LOT 4 & 5 BLOCK H TRAPPER CREEK TRAILS UNIT #1, PLAT NUMBER 73-3T, TALKEETNA 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: 56317B0HL005

Site Information

Account Number	56317B0HL005	Subdivision	TRAPPER CRK TRLS UNIT #1
Parcel ID	15449	City	None
TRS	S26N05W27	Map TA06	Tax Map
Abbreviated Description (Not for Conveyance)	TRAPPER CRK TRLS UNIT #1 BLOCK H LOT 5		

Site Address

23770 S Trapline Rd

Ownership

Owners	BOWMAN ANDREW M BROWN CYNTHIA M	Buyers	
Primary Owner's Address	PO BOX 13186 TRAPPER CREEK AK 99683-0186	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$6,400.00	\$51,800.00	\$58,200.00	2025	\$6,400.00	\$51,800.00	\$58,200.00
2024	\$6,400.00	\$16,100.00	\$22,500.00	2024	\$6,400.00	\$16,100.00	\$22,500.00
2023	\$6,400.00	\$14,300.00	\$20,700.00	2023	\$6,400.00	\$14,300.00	\$20,700.00

Building Information

Structure 0 of 2

Residential Units	0	Use	Residential Hangar
Condition	Standard	Design	Carport
Basement	None	Construction Type	Mix
Year Built	2020	Grade	None
Foundation	Unknown	Building Appraisal	\$10700
Well		Septic	

Structure 1 of 2

Residential Units	1	Use	Residential Building
Condition	Standard	Design	Cabin
Basement	None	Construction Type	Frame
Year Built	1999	Grade	1220 - Cabin
Foundation	Wood Sills	Building Appraisal	\$41100
Well		Septic	

Building Item Details

Building Number	Description	Area	Percent Complete
1	Barrel Stove - 8S		1 Sq. Ft. 100%
1	Loft (Cabin) - 6W		384 Sq. Ft. 100%
1	First Story		828 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2025	No	0052	::	::
2024	Yes	0052	13.429	\$302.15
2023	Yes	0052	13.084	\$270.84

Recorded Documents

Date	Type
5/9/2012	WARRANTY DEED (ALL TYPES)
2/12/2008	WARRANTY DEED (ALL TYPES)
3/1/2004	WARRANTY DEED (ALL TYPES)

Recording Info (offsite link to DNR)

[Talkeetna 2012-000672-0](#)
[Talkeetna 2008-000158-0](#)
[Talkeetna 2004-000348-0](#)

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current		\$0.00	\$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
1.38	1.38	Assembly District 007	30-590		030 Trapper Creek RSA

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

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.

Last Updated: 5/2/2025 6:00:01 AM



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 56317B0HL004

Site Information

Account Number	56317B0HL004	Subdivision	TRAPPER CRK TRLS UNIT #1
Parcel ID	3280	City	None
TRS	S26N05W27	Map TA06	Tax Map
Abbreviated Description (Not for Conveyance)	TRAPPER CRK TRLS UNIT #1 BLOCK H LOT 4		

Ownership

Owners	BOWMAN ANDREW M BROWN CYNTHIA M	Buyers	
Primary Owner's Address	PO BOX 13186 TRAPPER CREEK AK 99683-0186	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$6,400.00	\$0.00	\$6,400.00	2025	\$6,400.00	\$0.00	\$6,400.00
2024	\$6,400.00	\$0.00	\$6,400.00	2024	\$6,400.00	\$0.00	\$6,400.00
2023	\$6,400.00	\$0.00	\$6,400.00	2023	\$6,400.00	\$0.00	\$6,400.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
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Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2025	No	0052	::	::	5/9/2012	WARRANTY DEED (ALL TYPES)	Talkeetna 2012-000672-0
2024	Yes	0052	13.429	\$85.95	2/12/2008	WARRANTY DEED (ALL TYPES)	Talkeetna 2008-000158-0
2023	Yes	0052	13.084	\$83.74	3/1/2004	WARRANTY DEED (ALL TYPES)	Talkeetna 2004-000348-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current		\$0.00	\$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
1.37	1.37	Assembly District 007	30-590		030 Trapper Creek RSA

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

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.

Last Updated: 5/2/2025 6:00:01 AM

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2012-000672-0

Recording Dist: 321 - Talkeetna
5/9/2012 10:24 AM Pages: 1 of 2



WARRANTY DEED

(Creating Tenancy by the Entirety)

ALTA 1212925-TA

The Grantor, RAY D. CONGDON and CATHLEEN M. CONGDON, husband and wife, whose address is 3641 West Carl Drive, Wasilla AK 99654, 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, CYNTHIA M. BROWN and ANDREW M. BOWMAN, wife and husband, whose address is 4425 South McKechnie Loop, Palmer AK 99645, as TENANTS BY THE ENTIRETY, with the right of survivorship, and to the heirs and assigns of the survivor, the following described real property:

Lots 4 and 5, Block H, TRAPPER CREEK TRAILS, UNIT NO. 1, according to the official plat thereof filed under Plat No. 73-3T, records of the Talkeetna 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 reservation of section line easement 50 feet in width along each side of section line as provided by AS 19.10.010.

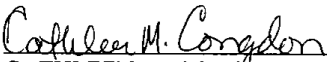
TOGETHER WITH, ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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 and assigns of the survivor, FOREVER.

DATED this 8 day of May, 2012.

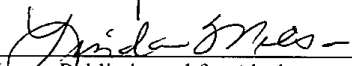
GRANTOR:

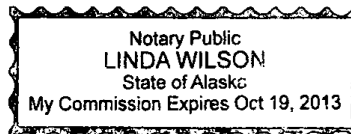

RAY D. CONGDON


CATHLEEN M. CONGDON

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 8th day of May, 2012, by RAY D. CONGDON and CATHLEEN M. CONGDON.


Notary Public in and for Alaska
My Commission expires: _____



DATED this 8 day of May, 2012.

GRANTEE:

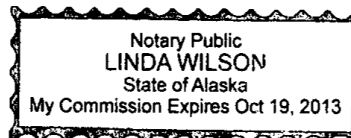
CyK
CYNTHIA M. BROWN

Andrew M. Bowman
ANDREW M. BOWMAN

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 8 day of May, 2012, by CYNTHIA M. BROWN and ANDREW M. BOWMAN.

Linda Wilson
Notary Public in and for Alaska
My Commission expires: _____



Please record in Talkeetna
Recording District & return to
Cynthia Brown & Andrew Bowman
4425 South McKechnie Loop
Palmer AK 99645

CC

Law Office of David D. Clark, 805 W Fireweed Lane, Anch AK 99503 Tel 907-277-7679 Fax 907-276-0383

Warranty Deed, Page 2 of 2



**CONVEYANCE OR TRANSFER RESTRICTED AT PAGE THREE.**

AUTA1212925-TA

DEED OF TRUST**THIS DEED OF TRUST** made this 8th day of May, 2012,**BETWEEN CYNTHIA M. BROWN and ANDREW M. BOWMAN, wife and husband**, whose address is 4425 South McKechnie Loop, Palmer AK 99645, herein called **TRUSTOR**,**ALASKA USA TITLE AGENCY**, whose address is 500 West 36th Avenue 4th Floor, Anchorage AK 99503, herein called **TRUSTEE**, and**KEITH HOLBROOK BROWN and SHARON LEE STAY BROWN, Trustees of the KEITH AND SHARON BROWN 2005 TRUST dated January 20, 2006**, whose address is 9213 Orange Street, Rancho Cucamonga CA 91701, herein called **BENEFICIARY**,**WITNESSETH: That Trustor GRANTS, BARGAINS, SELLS, and CONVEYS to TRUSTEE IN TRUST WITH POWER OF SALE**, that property described as:**Lots 4 and 5, Block H, TRAPPER CREEK TRAILS, UNIT NO. 1, according to the official plat thereof filed under Plat No. 73-3T, records of the Talkeetna Recording District, Third Judicial District, State of Alaska.**TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, the rents, issues and profits thereof, **SUBJECT, HOWEVER**, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits. To have and to hold the same, with the appurtenances, unto Trustee.**FOR THE PURPOSE OF SECURING:** 1. The performance of each agreement of Trustor herein contained. 2. Payment of indebtedness evidenced by one Deed of Trust Note of even date herewith, in the principal sum of \$55,000.00 payable to Beneficiary or order.**A. To protect the security of this Deed of Trust, Trustor agrees:**

1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to maintain in an orderly manner, paint, repair, keep free from freezing, and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to the Beneficiary in an amount not less than the full insurable value. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine or, at the option of Beneficiary, the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary, or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

4. To pay: at least ten days before delinquency all taxes and assessments affecting said property; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

5. To pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof, with interest from date of expenditure at the rate set forth in the Deed of Trust Note secured hereby.

6. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

B. It is mutually agreed that:

1. Trustor shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the property. Trustor shall not do, nor allow anyone else to do, anything affecting the property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the property of household consumer products for consumer uses.

Trustor shall promptly give Beneficiary notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the property and Hazardous Substance or Environmental Law of which Trustor has actual knowledge. If Trustor learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the property is necessary, Trustor shall promptly take all necessary remedial actions in accordance with Environmental law.

"Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph, "Environmental Law" means federal laws and laws of the State of Alaska that relate to health, safety or environmental protection.

2. Any award or damages in connection with any condemnation for public use of or injury to said property or any part thereof, is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by Beneficiary in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

3. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive Beneficiary's right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

4. At any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed of Trust and said Note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey all or any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

5. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed of Trust and said Note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in any reconveyance executed under this Deed of Trust of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto".

6. As additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

7. Upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at



the option of the Beneficiary. In the event of default Beneficiary shall execute or cause the Trustee to execute a written notice of such default and of his election to cause to be sold the herein described property to satisfy the obligation hereof, and shall cause such notice to be recorded in the office of the recorder of each recording precinct wherein said real property or some part thereof is situated.

Notice of sale having been given as then required by law and not less than the time then required by law having elapsed after recordation of such notice of default, Trustee, without demand on Trustor, shall sell said property at the time and place of sale fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest and best bidder for cash in lawful money of the United States, payable at the time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary, as hereunder defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust including cost of evidence of title and reasonable counsel fees in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid with accrued interest at the rate set forth in the Deed of Trust Note secured hereby; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

8. This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner, including pledgee, of the Note secured hereby, whether or not named as a beneficiary herein, or, if the Note has been pledged, the pledgee thereof. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

9. Trustee accepts this Trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party unless brought by Trustee.

10. Beneficiary may, from time to time, as provided by statute, appoint another Trustee in place and stead of Trustee herein named, and thereupon, the Trustee herein named shall be discharged and Trustee so appointed shall be substituted as Trustee hereunder with the same effect as if originally named Trustee herein.

11. Nothing contained herein shall be construed to limit the right of Beneficiary to foreclose this Deed of Trust by judicial action. Beneficiary shall further be entitled to bring an action upon the Note secured by this Deed of Trust without attempting to foreclose this Deed of Trust either by judicial action or by exercise of the power of sale. Trustor shall be liable for and agrees to pay any deficit.

12. If two or more persons be designated as Trustee herein, any, or all, powers granted herein to Trustee may be exercised by any of such persons, if the other person or persons is unable, for any reason, to act, and any recital of such inability in any instrument executed by any of such persons shall be conclusive against Trustor, his heirs and assigns.

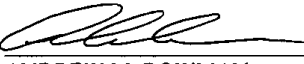
13. The Deed of Trust Note secured by this Deed of Trust, unless sooner paid, is all due and payable on or before the 1st day of June, 2022. It is agreed and acknowledged that the "date of maturity" of this instrument, as that term is used in AS 34.20.150, is 6 years after the due date specified above. If no date is entered above, then the maturity date is that date occurring 40 years from and after the date of execution of this Deed of Trust, unless terminated sooner in accordance with the provisions of the Deed of Trust Note.

C. SPECIAL CONDITIONS AND COVENANTS CONVEYANCE OR TRANSFER RESTRICTED

Until the Note secured hereby is paid in full, Trustor further agrees not to sell, convey, transfer or dispose of the subject real property described above, or any part thereof, or any interest therein, or agree to do so without the written consent of the Beneficiary being first obtained, and should Trustor do any of the foregoing without such written consent, Beneficiary shall have the right, at Beneficiary's option, to declare all sums secured hereby forthwith due and payable. Consent to one such transaction shall not be deemed to be a waiver of the right to require such consent to future or successive transaction.

TRUSTOR:


CYNTHIA M. BROWN

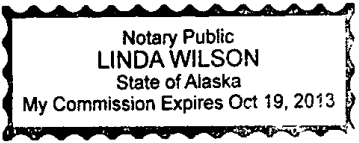

ANDREW M. BOWMAN



STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 8th day of May, 2012, by CYNTHIA M. BROWN and ANDREW M. BOWMAN.

Linda Wilson
Notary Public in and for Alyeska
My commission expires: _____



Please record in Talkeetna Recording
District and return to
Keith & Sharon Brown 2005 Trust
9213 Orange Street
Rancho Cucamonga CA 91701

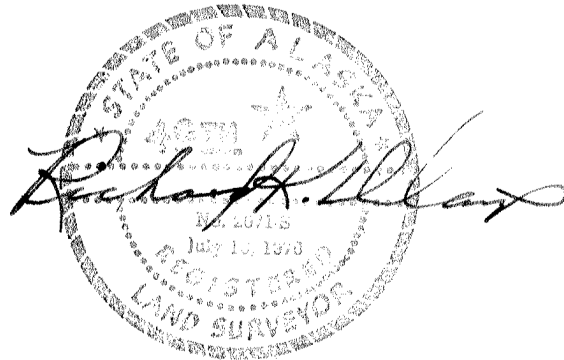
CC

AFFIDAVIT

RE: UNIT NO. 1, TRAPPER CREEK TRAILS

The above subdivision as platted under Plat File No. 72-8T in the office of the District Recorder, Talkeetna, Alaska, was filed with some erroneous bearings and distances. These revisions have been made to the plat and in no way varies the ownership, use or location of any corners, lot lines, or existing utilities within the subdivision. The plat is herewith submitted for refiling as revised.

DICKINSON-OSWALD & PARTNERS



RICHARD K. DECAMP

*updating of Taxes
not required by
Borough
2-28-73*

After Recording Return To:
Erwin N. Moser
725 Christensen Dr. #6
Anch, AK. 99501

BOOK 0181 PAGE 011

PROTECTIVE COVENANTS

7001-154

TRAPPER CREEK TRAILS UNIT NO. 1

PLAT #73-3T

PERTAINING TO LOTS 9 & 10 BLOCK C, LOTS 3 & 7 THRU 11 BLOCK D, LOTS 13 & 14 BLOCK E, LOTS 1 THRU 12 BLOCK F, LOTS 1 THRU 10 BLOCK G & LOTS 1 THRU 3 AND LOT 6 BLOCK H OF TRAPPER CREEK TRAILS UNIT NO. 1, ACCORDING TO PLAT NO. 73-3T, IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

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.

LAND USE AND BUILDING TYPE:

NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL AND/OR RECREATIONAL PURPOSES. NO COMMERCIAL BUSINESS OF ANY KIND SHALL BE PERMITTED ON ANY LOT.

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 (18) 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:

MOBILE HOMES OF ANY TYPE, BRAND OR SIZE, INCLUDING DOUBLE-WIDE, TRAVEL TRAILERS, CAMPERS, OR OTHER SUCH MOBILE UNITS SHALL BE CLASSIFIED AS TEMPORARY, AND MAY NOT EXCEED (18) MONTHS AS A PRIMARY DWELLING.

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:

NO ANIMALS, LIVESTOCK OR POULTRY OF ANY FORM SHALL BE KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE. ALL ANIMALS/PETS ARE ALLOWED OUTSIDE OF THEIR LOT AREAS ONLY WHEN EITHER ON LEASH OR WHEN RIDDEN. EACH OWNER WILL BE HELD RESPONSIBLE AND LIABLE FOR THE ACTION OF THEIR PETS. MAXIMUM OF THREE DOGS ALLOWED PER LOT.

THIS INSTRUMENT IS BEING RECORDED
BY FIRST AMERICAN TITLE CO. OF AK. AS
AN ACCOMODATION ONLY. IT HAS NOT
BEEN EXAMINED AS TO ITS EFFECT, IF ANY,
ON THE TITLE OF THE ESTATE HEREIN.

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 INOPERABLE VEHICLES WILL BE ALLOWED ON THE PROPERTY.

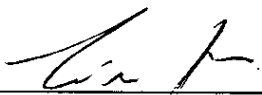
ENFORCEMENT:

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.

MONSTER PROPERTIES, INC.

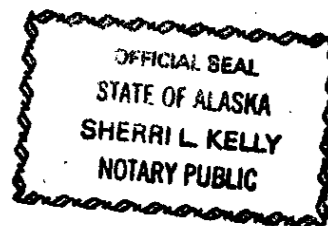

by Erwin N. Moser, President

STATE OF Alaska
COUNTY OF Third Judicial District

On this 7 day of August, 2001, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Erwin D. Mose, to me known and known to me to be the person(s) named herein, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes herein mentioned.

Witness my hand and official seal this 7 day of August, 2001

S. Kelly
Notary Public in and for Alaska
My Commission Expires: 11/2/07



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TALKEETNA
RECORDING DISTRICT CC

2001 AUG -9 A 9:58
REQUESTED BY

First American Title of Alaska
165 E. Parks Hwy #101
Wasilla, AK 99654 CC