LISTING PACKAGE

8/25/2026

april@aplus-tm.com

Attn: April Shane

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: Building Certificate & Building Instruction

Owner Name(s): BILLINGSLEA KEONTAYE

Physical Address: 8961 W EMIL DR

Legal Description: LOT 18 BLK 11 POTTER PL ADD #1, PLAT NUMBER 86-31, 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

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: 53209B11L018

Last Updated: 8/25/2026 9:00 AM

Site Information

Account Number	53209B11L018
Parcel ID	37240
TRS	S17N02W17
Abbreviated Description (Not for Convenience)	POTTER PL ADD #1 BLOCK 11 LOT 18
Subdivision	POTTER PL ADD #1
City	None
Tax Map	HO10
Site Address 1	8961 W Emil Dr

Ownership

Owners	BILLINGSLEA KEONTAYE
Owner's Primary Address	PMB 315 189 E NELSON AVE WASILLA AK 99654-6464
Buyers	
Buyer's Primary Address	

Appraisal Information

Year	Land Value	Building Value	Total Appraisal
2026	$23,000	$295,600	$318,600
2025	$20,000	$280,700	$300,700
2024	$20,000	$250,300	$270,300

Assessments

Year	Land Assessed	Building Assessed	Total Assessed [1]
2026	$23,000	$295,600	$318,600
2025	$20,000	$280,700	$300,700
2024	$20,000	$250,300	$270,300

▶ View Building Details

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2026	Yes	0038	12.521	$3989.19
2025	Yes	0038	13.516	$4064.26
2024	Yes	0038	13.91	$3759.87

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
06/23/2020	WARRANTY DEED (ALL TYPES)	Palmer 2020-013819-0
12/18/2019	QUITCLAIM DEED (ALL TYPE)	Palmer 2019-029076-0
10/29/2019	WARRANTY DEED (ALL TYPES)	Palmer 2019-024569-0

Tax Account Status [2]

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total [3]	LID Exists
Current	$1,994.59	$0	$0	$0	$0	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.99	0.99	Assembly District 005	26-360	136 WEST LAKES FSA	027 Meadow Lakes 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.

A
L
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K
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2020-013819-0
Recording Dist: 311 - Palmer
6/23/2020 11:36 AM Pages: 1 of 2

Record in the Palmer Recording District
Return to Keontaye Billingslea
8961 West Emil Drive
Wasilla, AK 99623

WARRANTY DEED

M727414

The Grantor, PLATINUM BUILDERS, INC., an Alaska corporation, whose address is 6472 N. Farm Loop, Palmer, AK 99645, 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, KEONTAYE BILLINGSLEA, an unmarried man, whose address is 8961 West Emil Drive, Wasilla, AK 99623, and to the heirs and assigns of the Grantee, the following described real property:

Lot Eighteen (18), Block Eleven (11), POTTER PLACE ADDN. 1, according to the official plat thereof, filed under Plat No. 86-31, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

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

SUBJECT TO taxes and/or assessments due the Matanuska-Susitna Borough for the year 2020, a lien but levy therefore has not been made.

SUBJECT TO the condition that Grantee has inspected the real estate conveyed herein and all appurtenances thereunto appertaining and accept same "as-is" without any warranty from Grantor, implied or expressed, of any type or nature whatsoever, other than as to the title which is expressly warranted by this deed.

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 Grantee, FOREVER.

DATED May 21, 2020

GRANTOR:

PLATINUM BUILDERS, INC.

JAMES A. ZASTROW, Manager/Member

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on May 21, 2020 by JAMES A. ZASTROW, Manager/Member of Platinum Builders, Inc.

Notary Public in and for Alaska
My Commission expires: 2-14-22

State of Alaska
NOTARY PUBLIC
Raye Krueger
My Commission Expires Feb 14, 2022

ALASKA
2020-013820-0
Recording Dist: 311 - Palmer
6/23/2020 11:36 AM Pages: 1 of 17

Return To:
NTC
2100 ALT 19 NORTH
PALM HARBOR, FL 34683

ATTN: POST CLOSING - ACCOUNT # PRL01

M727414 [Space Above This Line For Recording Data]

DEED OF TRUST

BILLINGSLEA
Loan #: 2635000580
PIN: 3209B11L018
Case #: 111-1731402-703

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 10, 12, 17, 19 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated JUNE 22, 2020, together with all Riders to this document.

(B) "Borrower" is KEONTAYE BILLINGSLEA, AN UNMARRIED PERSON. Borrower is the trustor under this Security Instrument.

(C) "Lender" is PRIMELENDING, A PLAINSCAPITAL COMPANY. Lender is a CORPORATION organized and existing under the laws of TEXAS. Lender's address is 18111 PRESTON ROAD, SUITE 900, DALLAS, TX 75252. Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is ALLAN B. POLUNSKY.

(E) "Note" means the promissory note signed by Borrower and dated JUNE 22, 2020. The Note states that Borrower owes Lender TWO HUNDRED TWELVE THOUSAND EIGHTY-SEVEN AND 00/100 Dollars (U.S. $212,087.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JULY 1, 2050.

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

☐ Adjustable Rate Rider ☐ Condominium Rider ☐ Planned Unit Development Rider

☒ Other(s) [specify] AHFC TAXABLE FTH PROGRAM RIDER, TAX-EXEMPT BOND PROGRAM RIDER

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Secretary" means the Secretary of the United States Department of Housing and Urban Development or his designee.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY [Type of Recording District]* of MATANUSKA-SUSIT, THIRD Judicial District:
*Palmer

LOT EIGHTEEN (18), BLOCK ELEVEN (11), POTTER PLACE ADDN. 1, ACCORDING TO

THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NO. 86-31, IN THE RECORDS OF THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. which currently has the address of 8961 WEST EMIL DRIVE, WASILLA, Alaska 99623 ("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 14. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority:

First, to the Mortgage Insurance premiums to be paid by Lender to the Secretary or the monthly charge by the Secretary instead of the monthly mortgage insurance premiums;

Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

Third, to interest due under the Note;

Fourth, to amortization of the principal of the Note; and,

Fifth, to late charges due under the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums to be paid by Lender to the Secretary or the monthly charge by the Secretary instead of the monthly Mortgage Insurance premiums. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 14 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender determines that this requirement shall cause undue hardship for the Borrower or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

If condemnation proceeds are paid in connection with the taking of the property, Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts, and then to payment of principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments or change the amount of such payments.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

12. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 17, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 19) and benefit the successors and assigns of Lender.

13. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. Lender may collect fees and charges authorized by the Secretary. Lender may not charge fees that are expressly prohibited by this Security Instrument, or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment with no changes in the due date or in the monthly payment amount unless the Note holder agrees in writing to those changes. Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

14. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

15. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

16. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 17, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 14 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to reinstatement of a mortgage. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. However, Lender is not required to reinstate if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceedings; (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 17.

19. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 14) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 17 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 19.

20. Borrower Not Third-Party Beneficiary to Contract of Insurance. Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower acknowledges and agrees that the Borrower is not a third party beneficiary to the contract of insurance between the Secretary and Lender, nor is Borrower entitled to enforce any agreement between Lender and the Secretary, unless explicitly authorized to do so by Applicable Law.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes 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; (b)

"Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 17 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and those remedies permitted by Applicable Law may be invoked. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

Lender may bring suit in any court of competent jurisdiction to foreclose the lien of this Security Instrument judicially and/or obtain judgment on the Note which it secures. Any election by Lender to invoke the power of sale provisions of this Section 22 shall not be considered a final and binding election of remedies that would preclude such a judicial foreclosure, until conclusion of the sale of the Property by the Trustee as described in this Section 22.

If the power of sale is invoked, Trustee shall execute a written notice of the occurrence of an event of default and of the election to cause the Property to be sold and shall record such notice in each Recording District in which any part of the Property is located. Lender or Trustee shall mail copies of the notice to the persons and in the manner prescribed by Applicable Law. Trustee shall give public notice of sale to the persons and in the manner prescribed by Applicable Law. After the time required by Applicable Law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the

Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

23. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the. Property without warranty to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs. Lender may charge such person or persons a fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law.

24. Substitute Trustee. Lender may from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by Applicable Law.

25. Right to Demand Full Payoff. Notwithstanding Section 18 or any other provision of this Security Instrument, if a notice of default under this Security Instrument shall have been recorded two or more times previously and the default shall have been cured pursuant to Section 18 and Applicable Law, Lender shall have the right to refuse to accept a subsequent cure of a subsequent default under Section 18 and shall be entitled to proceed with foreclosure of this Security Instrument unless Borrower pays all sums secured by this Security Instrument. Acceptance by Lender of a cure of the subsequent default giving rise to the foreclosure shall not constitute a waiver of the right to reject a cure and proceed with foreclosure in the event of any future default.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

KB 6-2-20

\- BORROWER - KEONTAYE BILLINGSLEA

[Space Below This Line For Acknowledgment]

State of **ALASKA**

Third ~~MATANUSKA-SUSIT~~ Judicial District

The foregoing instrument was acknowledged before me this 22 day of June 2020, by KEONTAYE BILLINGSLEA, AN UNMARRIED PERSON.

State of Alaska
NOTARY PUBLIC
Raye Krueger
My Commission Expires Feb 14, 2022

Notary Public for Alaska

My Commission Expires: 2-14-22

Individual Loan Originator: CHERISH WILLIAMS, NMLSR ID: 413664
Loan Originator Organization: PRIMELENDING, A PLAINSCAPITAL COMPANY, NMLSR ID: 13649

Tax-Exempt Bond Program Rider (First Home Limited)

BILLINGSLEA
Loan #: 2635000580

THIS TAX-EXEMPT BOND PROGRAM RIDER is made this 22ND day of JUNE, 2020, and is incorporated into and shall be deemed to amend and supplement a Deed of Trust dated of even date herewith, given by the undersigned (herein "Borrower") to secure Borrower's Note in favor of PRIMELENDING, A PLAINSCAPITAL COMPANY as may be, assigned, sold, or negotiated to Alaska Housing Finance Corporation (herein "Lender") and covering the property described in the Deed of Trust and located at the following address: 8961 WEST EMIL DRIVE, WASILLA, AK 99623 (herein the "Residence").

TAX-EXEMPT BOND PROGRAM RIDER: In addition to the covenants and agreements made in the Deed of Trust including any Riders thereto, Borrower and Lender further covenant and agree as follows:

A. Event of Default Under Tax-Exempt Bond Program: In order to qualify for and remain eligible for a mortgage loan to be purchased with the proceeds of tax-exempt bonds issued pursuant to the Mortgage Subsidy Bond Tax Act of 1980 (herein, the "Act"), Borrower has made representations concerning his or her qualifications and eligibility. Borrower and Lender therefore covenant and agree that the following will constitute events of default:

   1. False statements, misrepresentations, or material omissions made by or on behalf of the Borrower on any loan application or Mortgagor Affidavit, including attachments thereto, when such false statements, misrepresentations or material omissions jeopardize the continued eligibility of Borrower's mortgage loan under the Act;

B. Remedies to Event of Default under This Rider: If an event of default occurs as described in this Rider, the Lender may, in addition to all other rights and remedies under the Deed of Trust, the Note, and applicable law:

   1. Cause the interest rate on the loan to be increased to the most recent FHLBB series of Closed Loans Index published on the last date prior to the event of default or, if applicable, to the maximum VA rate in effect on the date the mortgage loan is closed; or

   2. Provide for acceleration and cause the Borrower's Note to become due and payable in full and institute foreclosure and other appropriate proceedings pursuant to the Deed of Trust.

IN WITNESS WHEREOF, Borrower has executed this Tax-Exempt Bond Program Rider.

6-22-20

\- BORROWER - KEONTAYE BILLINGSLEA

Alaska Housing FINANCE CORPORATION

TAXABLE FIRST-TIME HOMEBUYER PROGRAM RIDER

BILLINGSLEA
Loan #: 2635000580

THIS FIRST-TIME HOMEBUYER RIDER is made this **22ND** day of **JUNE, 2020**, and is incorporated into and shall be deemed to amend and supplement a Deed of Trust dated of even date herewith, given by the undersigned (herein "Borrower") to secure Borrower's Note in favor of **PRIMELENDING, A PLAINSCAPITAL COMPANY** as may be assigned, sold, or negotiated to Alaska Housing Finance Corporation (herein "Lender") and covering the property described in the Deed of Trust which is located at **8961 WEST EMIL DRIVE, WASILLA, AK 99623.**

FIRST-TIME HOMEBUYER RIDER: In addition to the covenants and agreements made in the Deed of Trust, including any other Riders thereto, Borrower and Lender further covenant and agree as follows:

A. Event of Default Under First-Time Homebuyer: In order to qualify for an interest rate reduction under this program, Borrower has made certain representations concerning his or her income and other matters relating to eligibility for the program. Borrower and Lender therefore covenant and agree that the following will constitute events of default:

> Lender's discovery of any false statements, misrepresentations, or material omissions made by or on behalf of the Borrower on any loan application, mortgagor affidavit or other document submitted in support of Borrower's loan application, including attachments thereto, when such false statements, misrepresentations or material omissions relate to Borrower's qualifications or eligibility for the program.

B. Additional Indebtedness of Borrower: Borrower and Lender agree that if an event of default occurs, Borrower shall be indebted to Lender for an additional amount equal to the difference between the amount paid to Lender under the Note prior to the event of default and the amount Borrower would have been required to pay under the Note during the same time period if the interest rate had been determined based upon borrower's actual qualifications and eligibility.

C. Remedies to Event of Default Under This Rider: If an event of default occurs as described in this Rider, the Lender may, in its complete discretion and in addition to all other rights and remedies available under the Deed of Trust, the Note, and applicable law:

(1) Require payment of all amounts due under Paragraph B. of this Rider; and

(2) (a) cause the interest rate on the loan to be increased to the interest rate in effect on the date the mortgage loan was submitted to the Corporation for commitment (exclusive of any rate reduction for energy efficiency) for the Alaska Housing Finance Corporation's Taxable program; or

(b) provide for acceleration and cause Borrower's Note to become due and payable in full and institute foreclosure and other appropriate proceedings pursuant to the Deed of Trust.

D. Assumptions: If Borrower's loan is otherwise assumable under the provisions of the Deed of Trust, the Note may be assumed at an interest rate, which shall be determined by the Corporation. Said assumption provisions shall be set forth on the Corporation's Selling Guide.

IN WITNESS WHEREOF, Borrower has executed this First-Time Homebuyer Rider.

6-22-20

- BORROWER - KEONTAYE BILLINGSLEA

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2020-013818-0
Recording Dist: 311 - Palmer
6/23/2020 11:36 AM Pages: 1 of 2

m727414

Alaska Housing FINANCE CORPORATION

SUMMARY OF BUILDING INSPECTIONS
Site-Built Residential Construction

Owner of Record: Platinum Builders LLC

Owner of Record is: ☐ Owner-Builder ☒ Licensed Residential Contractor

Legal Description: Lot 18 Block 11 Potter Place Addition #1/ Palmer Recording District
(Include Recording District) Plat No 86-31, Third Judicial District

Site Address: 8961 West Emil Drive, Wasilla, Alaska 99623

This certification is issued pursuant to the requirements of AS 18.56.300 and Alaska Housing Finance Corporation (AHFC) regulations 15 AAC 150.030. Use of alternate methods, such as videos, must have *prior written approval* of AHFC.

By my signature below, I certify I have the current, applicable certifications of authority. I am not personally or financially related to the builder, seller, buyer, real estate agent, or other interested party for this project, other than as a fee inspector. I certify that all inspections have been completed pursuant to the requirements of 15 AAC 150.035, including Section .04 Part B. of the AHFC New Construction Inspections Guidelines, per the standards adopted by 15 AAC 155.010

1. Plan Approval

	Printed Name	Signature	License No.*	Date
	David R. Owens, C.I, MCP.	[signature]	ICC# 0821553 AK HIN 9	12-10-19

2. Completion of Footings & Foundation

	Printed Name	Signature	License No.*	Date
Footings	David R. Owens, C.I, MCP.	[signature]	ICC# 0821553	12-10-19
Foundation	David R. Owens, C.I, MCP.	[signature]	ICC# 0821553 AK HIN # 9	12-11-19

3. Completion Of Framing, Electrical, Plumbing & Mechanical

	Printed Name	Signature	License No.*	Date
Framing	David R. Owens, C.I, MCP.	[signature]	ICC# 0821553	02-05-20
Electrical	David R. Owens, C.I, MCP.	[signature]	ICC# 0821553	02-05-20
Plumbing	David R. Owens, C.I, MCP.	[signature]	ICC# 0821553	02-05-20
Mechanical	David R. Owens, C.I, MCP.	[signature]	ICC# 0821553 AK HIN # 9	02-05-20

Recorder: Index by Legal, Owner and Builder

Return to: Keontaye Billingslea
8961 W Emil Dr
Wasilla, AK 99623

Legal Description: Lot 18 Block 11 Potter Place Addition #1/ Palmer Recording District

4. Completion of Installation of Insulation & Vapor Barrier

Printed Name	Signature	License No.*	Date
David R. Owens, C.I, MCP.		ICC# 0821553 AK HIN # 9	02-07-20

5. Conditional Approval

Items to be completed: Final sub grade and lot drainage, Exterior Painting

To Be Completed By: 07-15-20

Printed Name	Signature	License No.*	Date
David R. Owens, C.I, MCP.		ICC# 0821553 AK HIN # 9	03-12-20

6. Final Approval Note: Gravel Driveway.

Printed Name	Signature	License No.*	Date
David R. Owens, C.I, MCP.		ICC# 0821553 AK HIN # 9	6-9-20

** License No. is the inspector's Registration # under AS 08.18 and 12 AAC 22*

CONTRACTOR'S CERTIFICATION

Under penalty of perjury, by my signature below, I certify that the required inspections have been completed and the building meets or exceeds standards set forth under AS 18.56.300 and 15 AAC 150.030. I also certify that any/all engineered components are currently listed with the International Code Council (ICC) and to my knowledge there has been no action to rescind ICC approval. I further certify that the information below is true and correct.

Builder's Signature: ______ Date: 5-21-2020

Builder's Name: ______ License No.: ______ (if applicable)

Residential Endorsement No.: ______ Dated: ______

Business Name: ______

Address: 6472 N Farm Loop

City: Palmer State: AK ZIP Code: 99645

Before me, a Notary Public in and for the State of Alaska, James A. Zastrow has executed the foregoing document of his/her own free will.

State of Alaska
NOTARY PUBLIC
Raye Krueger
My Commission Expires Feb 14, 2022

Notary Signature

My Commission Expires: 2-14-22

Recorder: Index by Legal, Owner and Builder

Form PUR-102
Page 2 of 2
04/16

ALASKA

2020-013817-0

Recording Dist: 311 - Palmer
6/23/2020 11:36 AM Pages: 1 of 2

M727414

Home Energy Rating Certificate

Alaska Housing FINANCE CORPORATION

The Building Located At:

8961 W. Emil Drive
Wasilla, Alaska

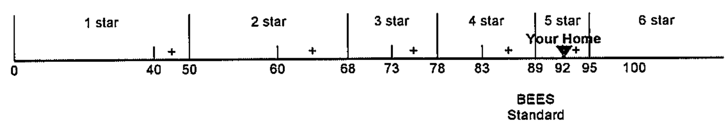
Has Been Energy-Rated As:

★★★★★ +

Five Star Plus

Efficiency Score

92.2 points



Amount of CO2 Produced by the Home

13,733 pounds per year

Projected Annual Energy Costs

$2,068 per year

Score with Renewables

92.2 points

Estimated Annual Energy Costs

Space Heating	*$714*
Water Heating	*$224*
Space Cooling	*$0*
Lights & Appli.	*$1,130*
Renewables	*$0*

Owner of Record: Platinum Builders LLC

Legal Description

Lot 18 Block 11 Potter Place Add. #1

Energy Rater: Richard R. Owens
Residential Energy Designs

Date Construction Began: 12/10/2019

Certifying BEES: 2012

Energy Rating Date: 5/6/2020

File: PB050620B.hm2

AkWarm: 2.10.0.0 **Library:** 3/1/2020

I certify that this Energy Rating is true and correct, to the best of my knowledge and belief, and the structure located on the above described property complies with the all the requirements of the building energy efficiency standards as required by Section .04 Part A. of the AHFC New Construction Inspection Guidelines, per the standards adopted by 15 AAC 155.010.

Energy Rater Signature — Date: 5-6-20

Return to: Keontaye Billingslea
8961 W Emil Dr
Wasilla, Ak 99623

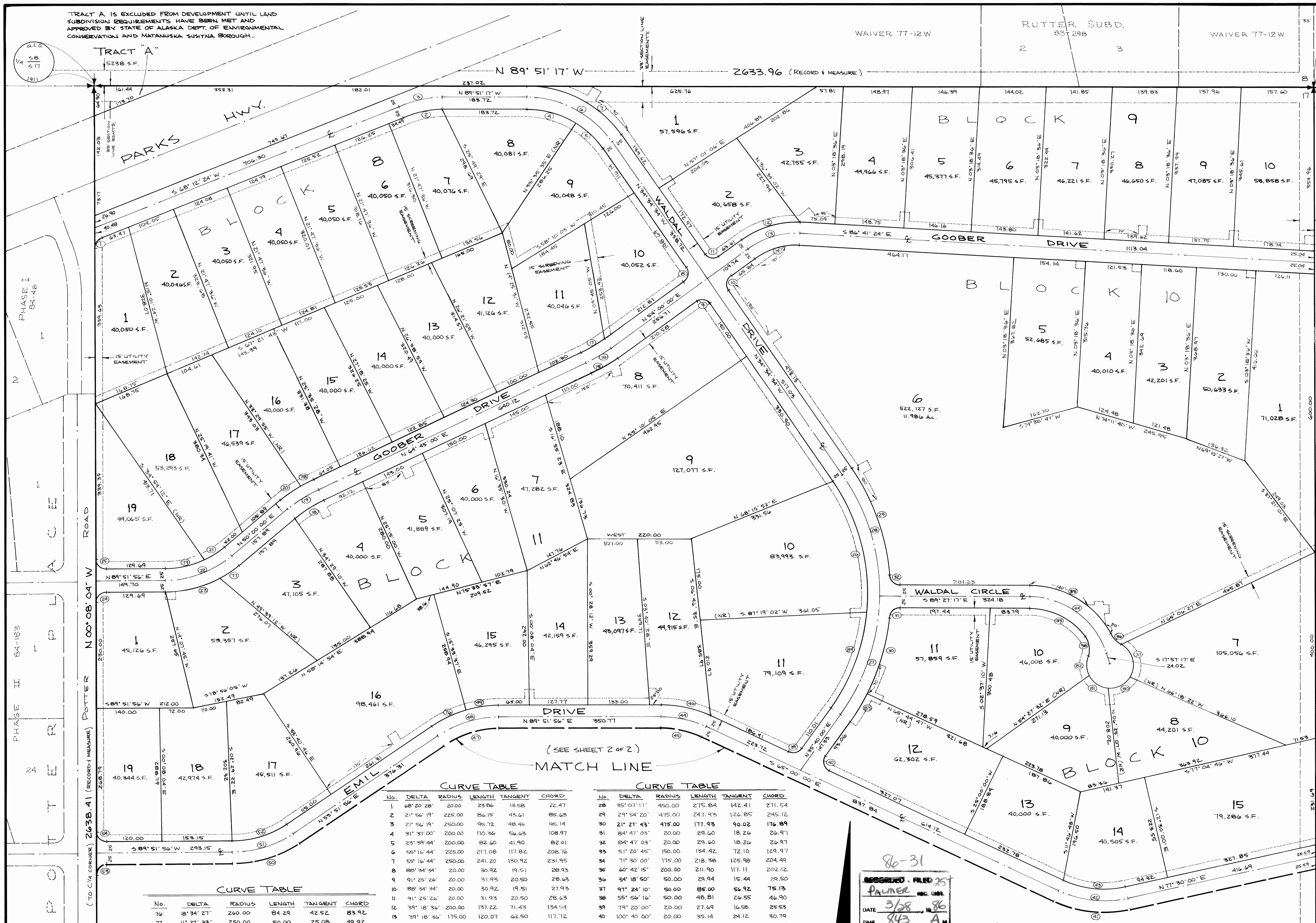
Form PUR-101 v.3/1/16

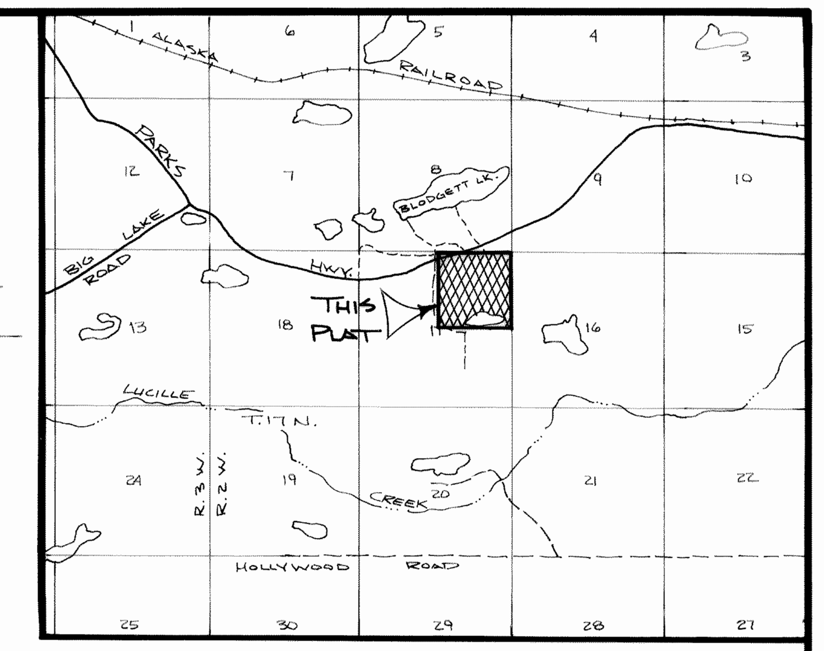
EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 727414

Lot Eighteen (18), Block Eleven (11), POTTER PLACE ADDN. 1, according to the official plat thereof, filed under Plat No. 86-31, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

TRACT A IS EXCLUDED FROM DEVELOPMENT UNTIL LAND SUBDIVISION REQUIREMENTS HAVE BEEN MET AND APPROVED BY STATE OF ALASKA DEPT. OF ENVIRONMENTAL CONSERVATION AND MATANUSKA SUSITNA BOROUGH.





CURVE TABLE

No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
76	18° 34' 27"	260.00	84.29	42.52	83.92
77	11° 27' 33"	250.00	50.00	25.08	49.92
78	05° 38' 29"	325.00	32.00	16.01	31.99
79	25° 32' 30"	200.00	89.16	45.33	88.42
80	57° 17' 45"	50.00	50.00	27.32	47.94
81	57° 17' 45"	50.00	50.00	27.32	47.94
82	48° 53' 56"	50.00	42.67	22.73	41.39
83	08° 26' 37"	475.00	70.00	35.06	69.94
84	30° 28' 22"	425.00	226.03	115.76	223.38

CURVE TABLE

No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
1	68° 20' 28"	20.00	23.86	13.58	22.47
2	21° 56' 19"	225.00	86.15	43.61	85.63
3	21° 56' 19"	250.00	95.72	48.46	95.14
4	31° 37' 00"	200.00	110.36	56.63	108.97
5	23° 39' 44"	200.00	82.60	41.90	82.01
6	55° 16' 44"	225.00	217.08	117.82	208.76
7	55° 16' 44"	250.00	241.20	130.92	231.95
8	88° 34' 34"	20.00	30.92	19.51	28.93
9	91° 25' 26"	20.00	31.93	20.50	28.63
10	88° 34' 34"	20.00	30.92	19.51	27.93
11	91° 25' 26"	20.00	31.93	20.50	28.63
12	39° 18' 36"	200.00	137.22	71.43	134.54
13	39° 18' 36"	175.00	120.07	62.50	117.72
14	39° 18' 36"	150.00	102.91	53.57	100.91
15	10° 45' 00"	355.00	66.61	33.40	66.51
16	10° 45' 00"	330.00	61.92	31.05	61.82
17	10° 45' 00"	305.00	57.23	28.70	57.14
18	14° 45' 00"	275.00	70.79	35.59	70.60
19	14° 45' 00"	300.00	77.23	38.83	77.02
20	09° 06' 31"	325.00	51.67	25.89	51.61
21	14° 19' 26"	200.00	50.00	25.13	49.87
22	39° 51' 56"	225.00	156.55	81.59	153.41
23	28° 24' 23"	250.00	123.95	63.27	122.68
24	90° 00' 00"	20.00	31.42	20.00	28.28
25	90° 00' 00"	20.00	31.42	20.00	28.28
26	39° 46' 12"	425.00	295.00	153.72	289.11
27	35° 07' 17"	450.00	275.84	142.41	271.54

CURVE TABLE

No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
28	35° 07' 17"	450.00	275.84	142.41	271.54
29	29° 54' 20"	475.00	247.93	126.85	245.12
30	21° 27' 43"	475.00	177.93	90.02	176.89
31	84° 47' 03"	20.00	29.60	18.26	26.97
32	84° 47' 03"	20.00	29.60	18.26	26.97
33	51° 20' 45"	150.00	134.42	72.10	129.97
34	71° 30' 00"	175.00	218.38	125.98	204.49
35	60° 42' 15"	200.00	211.90	117.11	202.12
36	34° 18' 50"	50.00	29.94	15.44	29.50
37	97° 24' 10"	50.00	85.00	56.92	75.13
38	55° 56' 16"	50.00	48.81	26.55	46.90
39	79° 20' 00"	20.00	27.69	16.58	25.53
40	100° 40' 00"	20.00	35.14	24.12	30.79
41	37° 30' 00"	260.00	170.17	88.26	167.15
42	37° 30' 00"	235.00	153.81	79.77	151.08
43	37° 30' 00"	210.00	137.44	71.28	135.00
44	25° 08' 04"	235.00	103.09	52.39	102.26
45	25° 08' 04"	210.00	92.12	46.81	91.39
46	25° 08' 04"	260.00	114.06	57.96	113.14
47	34° 00' 00"	210.00	124.62	64.20	122.80
48	34° 00' 00"	235.00	139.45	71.85	137.41
49	15° 25' 33"	260.00	70.00	35.21	69.79
50	34° 00' 00"	260.00	154.29	79.49	152.03
51	34° 00' 00"	235.00	139.45	71.85	137.41
52	34° 00' 00"	210.00	124.62	64.20	122.80
53	90° 00' 00"	20.00	31.42	20.00	28.28
54	90° 00' 00"	20.00	31.42	20.00	28.28

86-31

RECORDED - FILED 25
PALMER REC. DIST.
DATE 3/28 19 86
TIME 8:43 A M
Requested by FINANCIAL SERVICES INC
Address 2522 ARCTIC BLVD
ANCH AK 99503

LEGEND

- FOUND 2 1/4" BRASS CAP ON 1" IRON PIPE, THIS SURVEY.
- FOUND 3 1/4" ALUMINUM CAP MONUMENT, THIS SURVEY.
- SET 5/8" REBAR ALL LOT CORNERS AND P.C. POINTS.
- (NR) NON RADIAL LINE, NOT LABELED INDICATES A RADIAL LINE.
- TYPICAL UTILITY EASEMENTS WITH ANCHORS.

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE), HEREBY CERTIFY THAT I (WE) HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. I (WE) 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 (WE), 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 12-19-85

DONALD L. JACK (PRES.) DATE
FINANCIAL SERVICES INC.
2522 ARCTIC BLVD.
ANCHORAGE, ALASKA 99503

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 19th DAY OF December, 19 85
BY Sandra K. Norman DONALD L. JACK PERSONALLY APPEARED
NOTARY FOR THE STATE OF ALASKA
COMMISSION EXPIRES

STATE OF ALASKA
NOTARY PUBLIC
SANDRA K. NORMAN

CERTIFICATE OF APPROVAL BY THE PLANNING DIRECTOR

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 BY PLAT RESOLUTION NO. 86-24-P DATED 6-21, 19 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.

~~CHAIRMAN~~/PLANNING DIRECTOR 3-27-86 DATE

ATTEST: Marilyn McGuire
PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

I CERTIFY THAT ALL CURRENT BOROUGH TAXES AND SPECIAL ASSESSMENTS THROUGH Dec. 31, 1985 AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

Dianna J. Johnson 3-27-86
BOROUGH TAX COLLECTION OFFICIAL DATE

PLAT OF

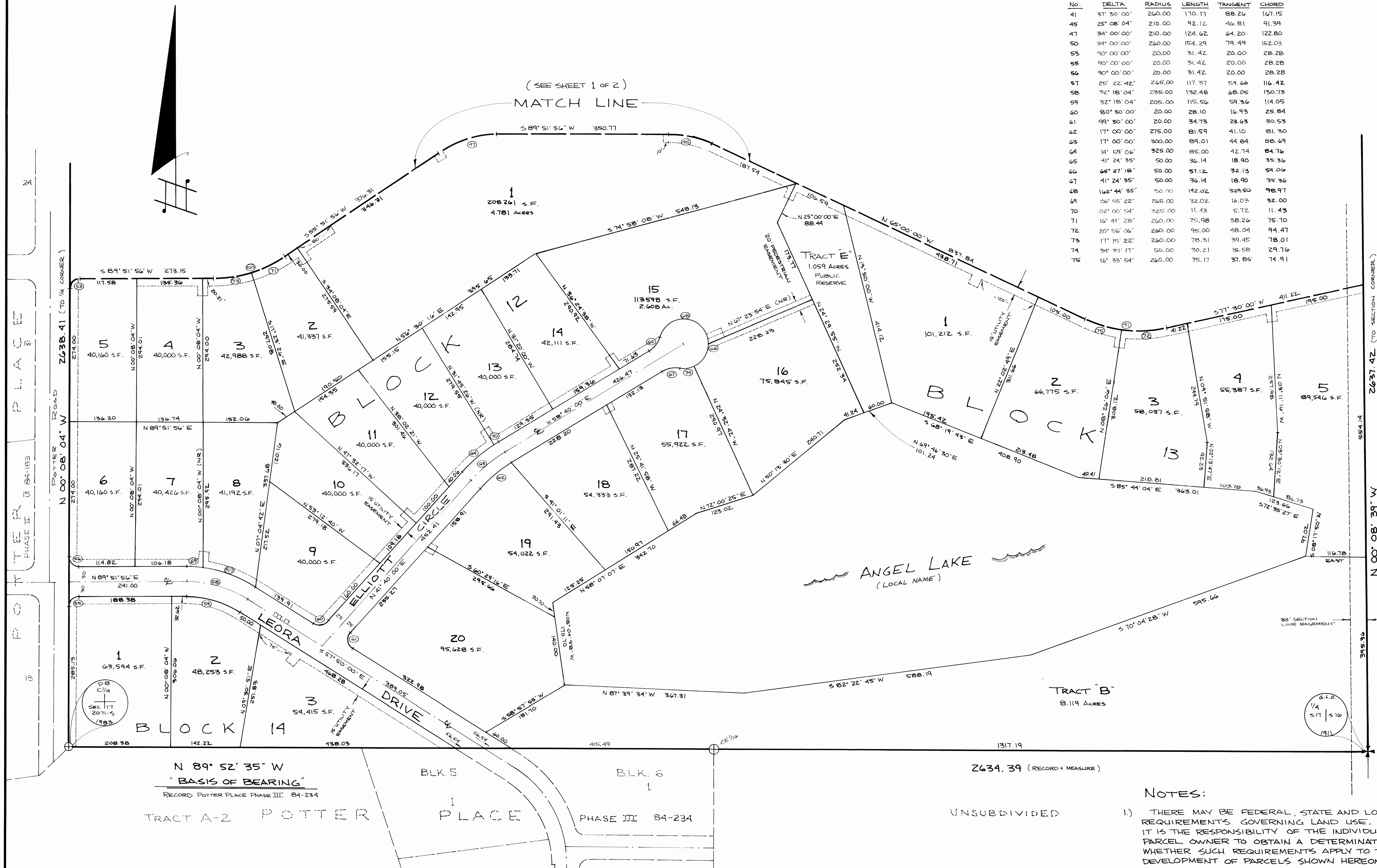
POTTER PLACE ADDN. 1

A SUBDIVISION OF A PARCEL DESCRIBED BY DEED RECORDED IN BOOK 351, PAGE 117, PALMER RECORDING DISTRICT
LOCATED WITHIN: NE 1/4, SEC. 17, T. 17 N., R. 2 W., S.M., ALASKA
CONTAINING: 159.519 ACRES

DeCAMP - BROWN & ASSOC., INC.
SURVEYING CONSULTANTS
P.O. BOX 871905 WASILLA, ALASKA 99687 376-3206

DRAWN BY: JKB	DATE: NOV. 1, 1985	W.O. 84-161
		SHEET 1 OF 2
CHKD. BY: RKD	SCALE: 1" = 100'	F.B. 94 & 113

POTTER PLACE ADDN 1
1 of 2 PR# 86-24



CURVE TABLE

No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
41	37° 30' 00"	260.00	170.17	88.26	167.15
45	25° 08' 04"	210.00	92.12	46.81	91.39
47	34° 00' 00"	210.00	124.62	64.20	122.80
50	34° 00' 00"	260.00	154.29	79.49	152.03
53	90° 00' 00"	20.00	31.42	20.00	28.28
55	90° 00' 00"	20.00	31.42	20.00	28.28
56	90° 00' 00"	20.00	31.42	20.00	28.28
57	25° 22' 42"	265.00	117.37	59.66	116.42
58	32° 18' 04"	235.00	132.48	68.05	130.73
59	32° 18' 04"	205.00	115.56	59.36	114.05
60	80° 30' 00"	20.00	28.10	16.93	25.84
61	99° 30' 00"	20.00	34.73	23.63	30.53
62	17° 00' 00"	275.00	81.59	41.10	81.30
63	17° 00' 00"	300.00	89.01	44.84	88.69
64	14° 59' 06"	325.00	85.00	42.74	84.76
65	41° 24' 35"	50.00	36.14	18.90	35.36
66	65° 27' 18"	50.00	57.12	32.13	54.06
67	41° 24' 35"	50.00	36.14	18.90	35.36
68	162° 44' 35"	50.00	142.02	329.50	98.97
69	06° 55' 22"	265.00	32.02	16.03	32.00
70	02° 00' 54"	325.00	11.43	5.72	11.43
71	16° 44' 28"	260.00	75.98	38.26	75.70
72	20° 56' 06"	260.00	95.00	48.04	94.47
73	17° 15' 22"	260.00	78.31	39.45	78.01
74	34° 37' 17"	50.00	30.21	15.58	29.76
75	16° 33' 54"	260.00	75.17	37.85	74.91

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 ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH 18 AAC 72.065 AND IS APPROVED, SUBJECT TO ANY NOTED RESTRICTIONS.

BY Paul E. Pinard DATE 12/17/85

TITLE District Supervisor

SURVEYOR'S CERTIFICATE

I, RICHARD K. DE CAMP, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. THAT THE BEARINGS AND DISTANCES ARE SHOWN CORRECT AND THE ERROR OF 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

2071-S
REGISTRATION No.

2-14-86
DATE

STATE OF ALASKA
49TH
Richard K. DeCamp
2071-S
REGISTERED PROFESSIONAL LAND SURVEYOR

86-31
RECORDED - FILED 25
PALMER REC. DIST.
DATE 3/28 1986
TIME 8:43 A M.
Requested by FINANCIAL SERVICES INC
Address 2522 ARCTIC BLVD ANCH AK 99503

LEGEND

- FOUND 2 1/4" BRASS CAP ON 1" IRON PIPE, THIS SURVEY
- FOUND 3 1/4" ALUMINUM CAP MONUMENT, THIS SURVEY
- SET 5/8" REBAR ALL LOT CORNERS AND P.C. POINTS.
- (NR) NON RADIAL LINE, NOT LABELED INDICATES RADIAL LINE.
- 15' UTILITY EASEMENT WITH TYPICAL ANCHOR ESMT.
- 15-20 UTILITY EASEMENT (TYPICAL)

NOTES:

1.) THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.

2.) ALL LOTS HAVE A MINIMUM OF 40,000 SQUARE FEET OF USABLE AREA PERTAINING TO WATERTABLE (M.S.B. 16.25.280 B) AND DEDUCTING SECTION LINE EASEMENTS. MINIMUM OF 20,000 SQUARE FEET CONTIGUOUS USABLE AREA (A.D.E.C. REQUIREMENTS OF FIELD DIRECTIVE 2001).

3.) 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.

4.) PRIOR TO DISCHARGE OF ANY DREDGED OR FILL MATERIAL, IN THE WETLANDS, OBTAIN A CORPS OF ENGINEERS PERMIT AND A CERTIFICATION OF CONSISTENCY WITH THE ALASKA COASTAL MANAGEMENT PLAN.

5.) A 100' SEPARATION MUST BE MAINTAINED BETWEEN ANGEL LAKE AND ONSITE SEPTIC SYSTEMS.

PLAT OF

POTTER PLACE ADDN. 1

A SUBDIVISION OF A PARCEL DESCRIBED BY DEED RECORDED IN BOOK 351, PAGE 117, PALMER RECORDING DISTRICT
LOCATED WITHIN: NE1/4, SEC. 17, T.17N., R.2W., S.M., ALASKA
CONTAINING: 159.519 ACRES

DECAMP - BROWN & ASSOC., INC.
SURVEYING CONSULTANTS
P.O. BOX 871905 WASILLA, ALASKA 99687 376-3206

DRAWN BY: JKB	DATE: Nov. 1, 1985	W.O. 84-161
		SHEET 2 OF 2
CHKD BY: RKD	SCALE: 1" = 100'	F.B. 94 + 113

POTTER PLACE SUBDIVISION
ADDITION #1

RESIDENTIAL COVENANTS

Financial Services, Inc., an Alaska Corporation, for itself and its 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:

> Lots 11 thru 19 Blk 8, Lots 7 thru 15 Blk 10, and all of Blks 11, 12, 13, 14 and Tract B Potter Place Subdivision Addition No. 1, Palmer Recording District, Third Judicial District, State of Alaska.

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 and/or two (2) horses, only, will be allowed. No cows, chickens, sheep or pigs.

OUT BUILDINGS
3 out buildings maximum. Garage - not exceeding 28' X 32'
Barn - not exceeding 24' X 24'
Storage - not exceeding 12' X 12'

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 home shall be built smaller than 768 sq.ft. per family unit, not counting garage, decks, ect. Except on lots 16, 17, 18, 19, and 20 Blk 12 and Lots 1, 2, 3, 4, 5 Blk 13 and Tract B which consists of all the Lakefront lots. On these no homes shall be built smaller than 1200 sq.ft. per family unit not counting garage, deck, ect.

EXTERIOR
All exterior of buildings will be completed within one (1) year.

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

MOBILE HOMES OR HOUSE TRAILERS

None will be allowed, not even for temporary use. A Camper Trailer or Motorhome may be used during construction, not exceeding one (1) year.

FENCES

Fencing placed on residential lots must not exceed 5 feet in height. A wood built fence is recommended with some spacing that is not completely enclosed.

MISCELLANEOUS RESTRICTIONS

1. No noxious Activity. No noxious or offensive activity shall be carried on within the subdivision, nor shall anything be done or permitted which shall constitue a nuisance, public or private, therein. No trash or debris shall be permitted to remain on any lot for any periods 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 owners 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 is permitted.

8. Churches. Any lot touching Potter Place 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, resevations, 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 way 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.

86-006506
16-
RECORDED-~~FILED~~
PALMER REC.
DISTRICT
APR 1 12 28 PM '86
REQUESTED BY
ADDRESS McKinley Title & Trust
Box 872888
Wasilla, Alaska 99687

DATED this 1st day of April, 1986

FINANCIAL SERVICES, INC.

BY: Billy H. Norman

ITS: Agent

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 31st day of March, 1986, before me the undersigned Notary Public in and for Alaska, personally appeared Billy H. Norman, 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
SYLVIA MATTHEWS
My Commission expires

Sylvia Matthews
Notary Public in and for Alaska
My commission expires 8-28-89

Return to
SKN Escrows
Box 520414
Big Lake, AK
99652

POTTER PLACE
ADDITION #1

COMMERCIAL COVENANTS

This Declaration, made this 31st day of March, 1986, by FINANCIAL SERVICES, INC., an Alaska Corporation, having a principal place of business at Big Lake, Alaska, hereinafter referred as "Declarant".

W I T N E S S E T H :

WHEREAS, Declarant is the owner of certain real property located in the Palmer Recording District, Third Judicial District, State of Alaska, which is more particularly described as follows:

> Lots 1 thru 10, Blk 8, all of Blk 9, Lots 1 thru 6 Blk 10, Potter Place Subdivision, Addition #1, according to Plat # 86-31 filed in the Palmer Recording District, Third Judicial District, State of Alaska.

(Hereinafter "Commercial Lots.")

WHEREAS, Declarant also is the owner of all POTTER PLACE SUBDIVISION ADDITION #1, according to Plat No. 86-31, filed in the Palmer Recording District, Third Judicial District, State of Alaska; and

WHEREAS, it is the desire and intention of Declarant to sell the Commercial Lots described above and to at this time impose upon said Commercial Lots the covenants, conditions and restrictions, which are for the purpose of protecting the value and the desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described Commercial Lots or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

The owners do hereby restrict the use of said Commercial Lots as follows:

1. Land Use and Building Type. All lots shall be used for Commercial and Residential purposes only with Commercial purposes prevailing. There shall be allowed two (2) residential rental apartments per lot, if said apartments are incorporated into a commercial building on the lot. Additionally, one mobile home or house may be placed on each lot for residential purposes. Mobile homes must be at least eight (8) years old or newer at time of moving onto lot. Exterior construction of any structure must be finished within 12 months of start of construction. All building, mobile homes and other structures must be on permanent foundations.

2. Nuisance. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to other property owners in the subdivision. Specifically, no lot shall be used as a garbage dump, junk yard, land fill site, or auto wrecking yard.

3. Signs. No sign of any kind shall be displayed to the public view on any lot except that up to three (3) signs advertising the business activity conducted on each lot may be erected and one (1) sign of not more than five square feet (5') advertising the property for sale or rent, or a sign used by a builder to advertise the property during the construction and sales period may be erected.

4. Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarry or mining operations of any kind shall be permitted upon or in any lot, nor shall oil

wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot.

5. Livestock and Poultry. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that two (2) dogs and or two (2) cats may be kept, provided that they are not kept, bred or maintained for any commercial purpose. Notwithstanding the foregoing, if veterinary clinic business is being operated on the property, animals may be kept thereon as required for the successful operation of the business.

6. Garbage and Refuse Disposal. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, dilapidated automobiles or equipment, or other waste items. Trash, garbage or other waste shall not be kept, except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. No container shall be visible from the street, except on the day of refuse collection.

7. Vehicles. No junk vehicles or unoperable vehicles may be stored longer than 120 days.

8. Previously Constructed Dwellings. No previously constructed dwelling may be transported to or erected on any subdivision lot without approval by developer. Contact Billy Norman, Box 520414, Big Lake, Ak 99652.

9. Term. These covenants, conditions and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for a successive period of ten (10) years, unless an instrument signed by a majority of the then-owners of the lots has been recorded, agreeing to change or amend said covenants in whole or in part.

10. Enforcement. The owner of any commercial lot of POTTER PLACE SUBDIVISION ADDITION #1, shall have the right to enforce, by any proceeding at law or in equity, all covenants, conditions and restrictions, now or hereafter imposed by the provisions of this Declaration. Failure by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

11. Severability. If any provision of this Declaration or the application thereof to any person or circumstance is held invalid by judgment or court order, the remaining provisions and their application to other persons, or to other circumstances, shall not be effected thereby, and shall remain in full force and effect.

IN WITHNESS WHEREOF, I have hereunto set my hand and seal the day year first written above.

FINANCIAL SERVICES, INC.

By: Billy N. Norman

ITS: Agent

STATE OF ALAKSA)
)ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 21st day of March, 1986 before me, a notary public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Billy H. Norman, known to me and to me known to be a signor of Financial

Services, Inc., an Alaska Corporation, the corporation that executed the within and foregoing instrument, and he acknowledged to me that he executed the same on behalf of the corporation, for the uses and purposes therein mentioned, by authority of its bylaws or a resolution of its Board of Directors.

IN WITNESS WHEREOF I have hereunto affixed my hand and official seal on the day and year last above written.

State of Alaska
NOTARY PUBLIC
SYLVIA MATTHEWS
My Commission Expires August 28, 1989

Sylvia Matthews

Notary Public in and for Alaska
My commission expires 8-28-89

86-006507
16-

RECORDED-FILED
PALMER REC.
DISTRICT

APR 1 12 28 PM '86

REQUESTED BY

ADDRESS

McKinley Title & Trust
Box 872886
Wasilla, Alaska 99687

454738

Return to
SKN Escrow
Box 520414
Big Lake, Ak 99652

AMENDMENT TO
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
POTTER PLACE SUBDIVISION
ADDITION #1

The following amendment is to be made a part of these original Declaration, Conditions and Restrictions recorded April 1, 1986 in Book 461 at Page 545 for the property more particularly described as:

Potter Place Subdivision, Addition #1,
according to Plat No. 86-31, located
in the Palmer Recording District, Third
Judicial District, State of Alaska.

To be eliminated will be the Section titled "MOBILE HOMES OR HOUSE TRAILERS" on page 2.

In its place will be the following:

Mobile homes will be allowed with the following restrictions. Mobile homes shall not be more than twelve (12) years old when moved onto a lot. Mobile homes must be at least twelve (12) feet wide. Twelve-foot wide mobile homes must be at least fifty-five (55) feet in length. Fourteen-foot wide mobile homes must be at least forty-eight (48) feet in length and do not require a tilt-out section. Double-wide mobile homes or modulars are allowed with no length restrictions.

Exterior construction of any lean-to's must be finished completely, including siding and /or painted, within 90 days of start of construction.

Foundations. Mobile homes will be on permanent foundations approved by FHA. All hitches, tongues and axles will be removed from mobile homes. All mobile homes will be skirted in.

This shall apply only to the following lots in Addition #1:

Lots 11 thru 17, Block 8; Lots 7 thru 15, Block 10;
Lots 3 thru 19, Block 11; Lots 1 thru 8, Block 12;
and Lots 1 thru 3, Block 14.

A Camper Trailer or motorhome may be used for living purposes during construction, not exceeding one (1) year and then may be kept on a lot for Recreational purposes.

All other covenants of Potter Place Addition #1, must be adhered to.

This amendment is signed and sealed.

BY: Billy H. Norman Agent
Financial Services, Inc.
Owner of 81 lots

BY: Jemmie R Forsh

~~BY~~ ____________________

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 19th day of Aug, 1986, before me, the undersigned a Notary Public in and for the State of Alaska, personally appeared Billy H. Norman, agent for

Financial Services, Inc., 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 and freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

STATE OF ALASKA
NOTARY PUBLIC
SANDRA K. NORMAN

Sandra K Norman
Notary Public in and for Alaska
My Commission expires 6-10-88

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 19 day of Aug, 1986, before me, the undersigned a Notary Public in and for the State of Alaska, personally appeared Jimmie R. Fowler ________________________, 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 and freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

STATE OF ALASKA
NOTARY PUBLIC
SANDRA K. NORMAN

Sandra K Norman
Notary Public in and for Alaska
My Commission expires 6-10-88

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this _____ day of __________, 1986, before me, the undersigned a Notary Public in and for the State of Alaska, personally appeared ________________________ ________________________, 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 and freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

____
Notary Public in and for Alaska
My Commission expires ________

86-018653
13.00
RECORDED-~~FILED~~
PALMER REC.
DISTRICT
AUG 21 3 45 PM '86
REQUESTED BY ________
ADDRESS ________ McKinley Title & Trust
Box 872886
Wasilla, Alaska 99687