



*First American
Title Insurance Company*

February 6, 2018

Five Star Realty
35401 Kenai Spur Hwy.
Soldotna, Alaska 99669

Attn: Melissa Daugherty

We appreciate the opportunity to serve you and thank you for choosing First American Title.

Per your request, please find that I have attached the following:

- Vesting Deed
- Deed of Trust
- As Built
- Plat Map
- CCR's
- Other: _____

Owner(s): Tommy D. Keffer

Physical Address:

Legal Description: Lot 1, 2, 3 in Block 6 Copper Heights Subd. Plat 80-20

Please do not hesitate to call if I may be of further assistance. Have a wonderful day!

Sincerely,

Kathy Garrett
Title Officer

Enclosures

NOTICE OF DISCLAIMER OF LIABILITY

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

State of Alaska



Patent

No. 12202

Know Ye By These Presents that the Grantor, the STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, 3601 C Street, Suite 960, Anchorage, Alaska 99503, pursuant to AS 38.05.057 and the regulations promulgated thereunder, in consideration of the sum of

_____ DOLLARS lawful money of the United States, and other good and valuable consideration, now paid, the receipt whereof is hereby acknowledged, grants and conveys to the Grantee, TOMMY DeWAINE KEFFER, a married person, whose mailing address of record is 2601 Oxford #7, Redding, California 96002, Grantee's heirs and assigns, all that real property situated in the Chitina Recording District, State of Alaska, and described as follows:

LOTS 1, 2 AND 3 IN BLOCK 6 OF ALASKA STATE LAND SURVEY NO. 80-9, COPPER HEIGHTS SUBDIVISION, CONTAINING 14.182 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT FILED IN THE CHITINA RECORDING DISTRICT ON JUNE 3, 1980 AS PLAT 80-20.

Subject to:

Platted easements and reservations.

The Declaration of Covenants for the Copper Heights Subdivision Homeowners Association, Incorporated.

Save and Except, those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title;

And Further, the Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such

buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

To Have And To Hold the said land, together with the tenements, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and Grantee's heirs and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Land, Department of Natural Resources, State of Alaska, pursuant to delegated authority, this 21st day of May, 1992.

Sig: Carol L. Shobe
Carol L. Shobe
For Ronald W. Swanson, Director
Division of Land

State of Alaska)
Third Judicial District) ss.

This Is To Certify that on the 21st day of May, 1992, appeared before me CAROL L. SHOBE, who is known to me to be the person who has been lawfully delegated the authority of Ronald W. Swanson, the Director of the Division of Land, Department of Natural Resources, State of Alaska, to execute the foregoing document; that Carol L. Shobe executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

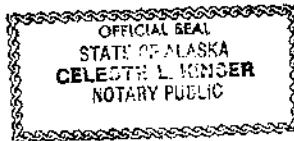
Witness my hand and official seal the day and year in this certificate first above written.

Celeste L. Kinsler
Notary Public in and for the State of Alaska
My Commission Expires: 4-4-93

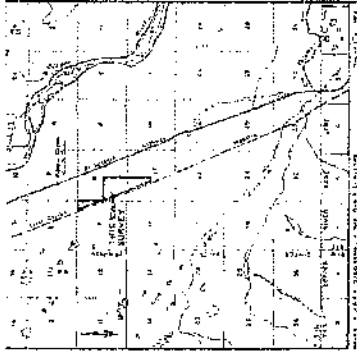
930506

RECORDED-FILED
CHITINA REC.
DISTRICT

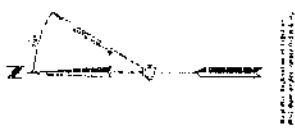
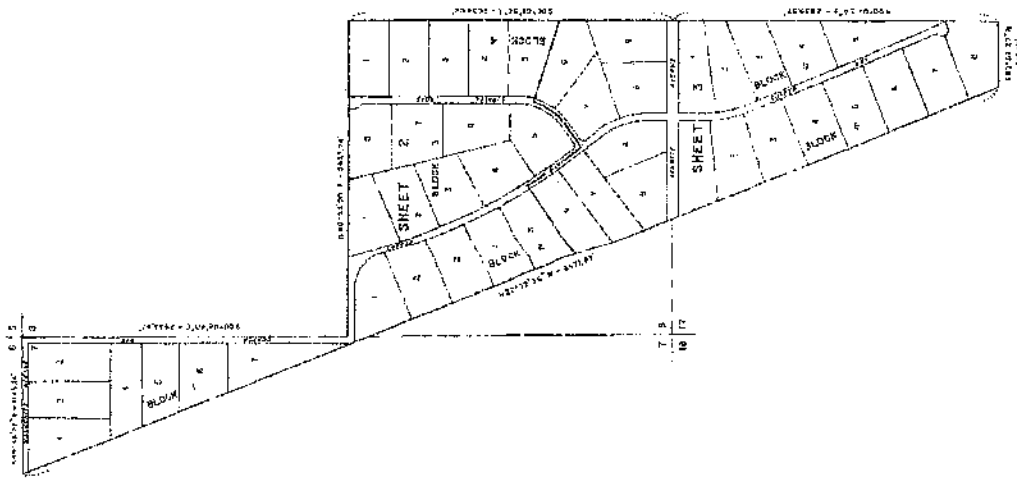
JUN 28 11 23 AM '93
R/W TO: TOM KEFFER
REQUESTED BY
2601 OXFORD RD #1
ADL INC. 55 REDDING, CA 96002



PATENT No. 12202
ADL No. 204501
Location Index:
T. 1 N., R. 1 E., C.R.M.
Section 17

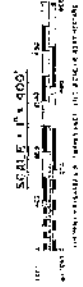
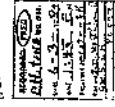


VICINITY MAP



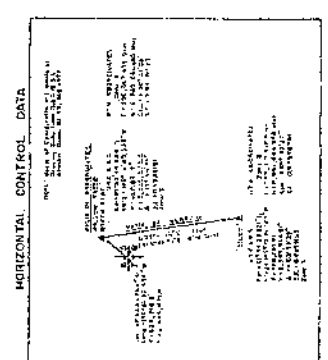
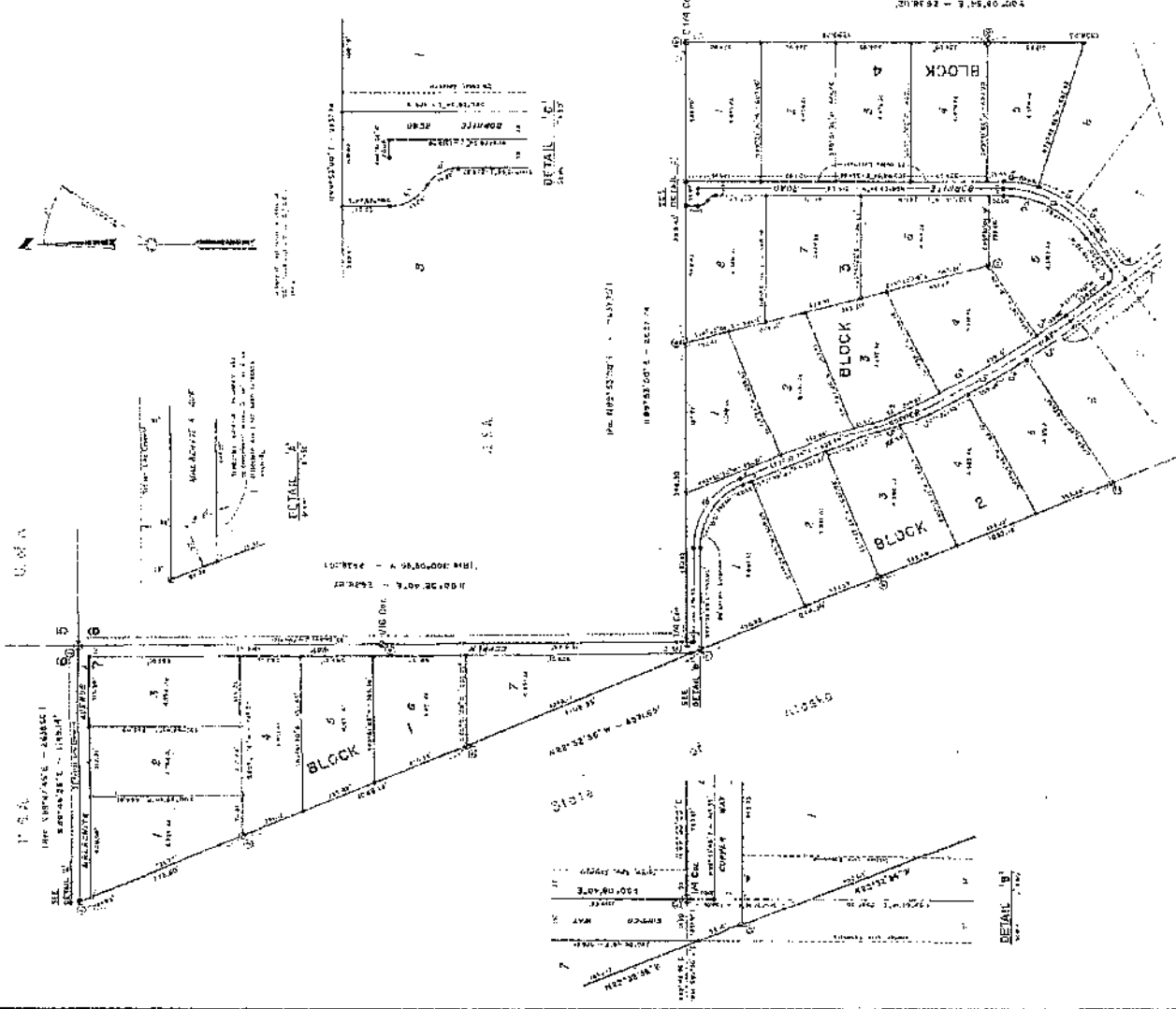
AS PER PLAN APPROVED BY THE
CITY OF ANCHORAGE

80-9



DIVISION OF TECHNICAL SERVICES DEPARTMENT OF NATURAL RESOURCES ALASKA STATE LAND SURVEY NO. 80-9 LOCATED WITHIN SECTIONS 7, 8 AND 17, TOWNSHIP 1 NORTH, RANGE 1 EAST, COPPER RIVER MERIDIAN, ALASKA.	
DATE OF SURVEY	1984
DATE OF PLAN	1984
SCALE	1" = 400'
SHEET NO.	1 OF 4 SHEETS
PROJECT NO.	80-9

COPPER HEIGHTS SUBDIVISION
ALASKA STATE LAND SURVEY NO. 80-9
 Located within Sections 7, 8 and 17,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
COPPER RIVER MERIDIAN, ALASKA
 GROSS AREA = 230,728.969 - 93.577 HECTARES



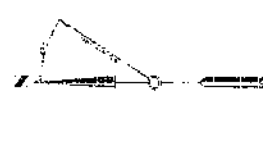
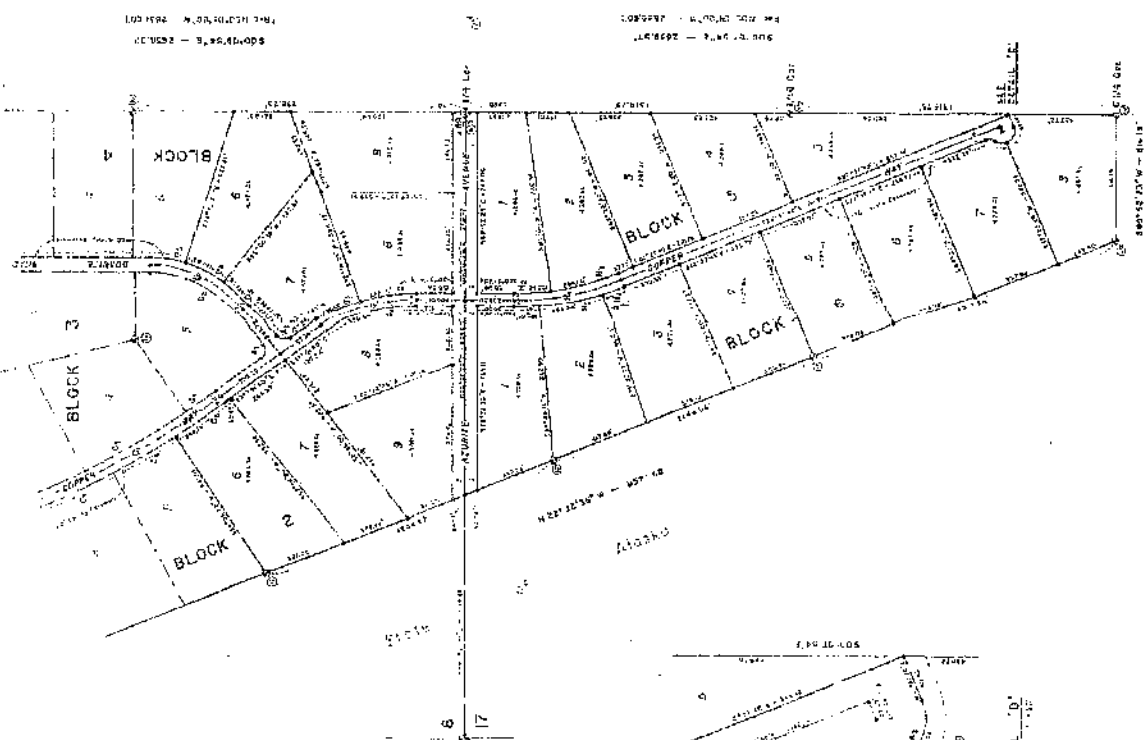
NOTE
 All bearings are true unless otherwise stated.
 All distances are in feet unless otherwise stated.
 The survey was conducted in accordance with the provisions of the Alaska State Land Survey Act, Chapter 20, Alaska Statutes, and the rules and regulations of the Department of Natural Resources.
 The survey was conducted by the Copper River Meridian Survey, Section 7, Range 1 East, Township 1 North, Range 1 East, Copper River Meridian, Alaska.

- LEGEND**
- 1. All boundaries are shown as shown.
 - 2. All points shown are shown as shown.
 - 3. All points shown are shown as shown.
 - 4. All points shown are shown as shown.
 - 5. All points shown are shown as shown.
 - 6. All points shown are shown as shown.
 - 7. All points shown are shown as shown.

SCALE 1" = 300'

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND SURVEY	ALASKA STATE LAND SURVEY NO. 80-9 TOWNSHIP 1 NORTH, RANGE 1 EAST COPPER RIVER MERIDIAN, ALASKA
DATE OF SURVEY 1954	DATE OF PLOTTING 1954
BY [Signature]	BY [Signature]
CHECKED BY [Signature]	CHECKED BY [Signature]
APPROVED BY [Signature]	APPROVED BY [Signature]

ALASKA STATE LAND SURVEY NO. 80 - 9
 Located within Sections 7, 8 and 17,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
 COPPER RIVER MERIDIAN, ALASKA



SECTION 7, 8 AND 9
TOWNSHIP 1 NORTH, RANGE 1 EAST,
COPPER RIVER MERIDIAN, ALASKA

DETAILED SURVEY
 1. The survey was made in accordance with the provisions of the Alaska State Land Survey Act, Chapter 2, Title 25, Alaska Statutes, and the rules and regulations thereunder.
 2. The survey was made by the use of theodolite, transit, and other instruments of surveying, and the bearings and distances were measured and recorded in the field book.
 3. The survey was made in accordance with the provisions of the Alaska State Land Survey Act, Chapter 2, Title 25, Alaska Statutes, and the rules and regulations thereunder.
 4. The survey was made by the use of theodolite, transit, and other instruments of surveying, and the bearings and distances were measured and recorded in the field book.

INDEX
 All areas are shown in blue, unless otherwise indicated.
 Areas shown in blue are reserved for the State of Alaska.
 Areas shown in yellow are reserved for the State of Alaska.
 Areas shown in green are reserved for the State of Alaska.
 Areas shown in red are reserved for the State of Alaska.
 Areas shown in purple are reserved for the State of Alaska.

LEGEND
 1. Blue line indicates boundary of reserved area.
 2. Yellow line indicates boundary of reserved area.
 3. Green line indicates boundary of reserved area.
 4. Red line indicates boundary of reserved area.
 5. Purple line indicates boundary of reserved area.
 6. Dotted line indicates boundary of reserved area.
 7. Dashed line indicates boundary of reserved area.
 8. Solid line indicates boundary of reserved area.
 9. Double line indicates boundary of reserved area.



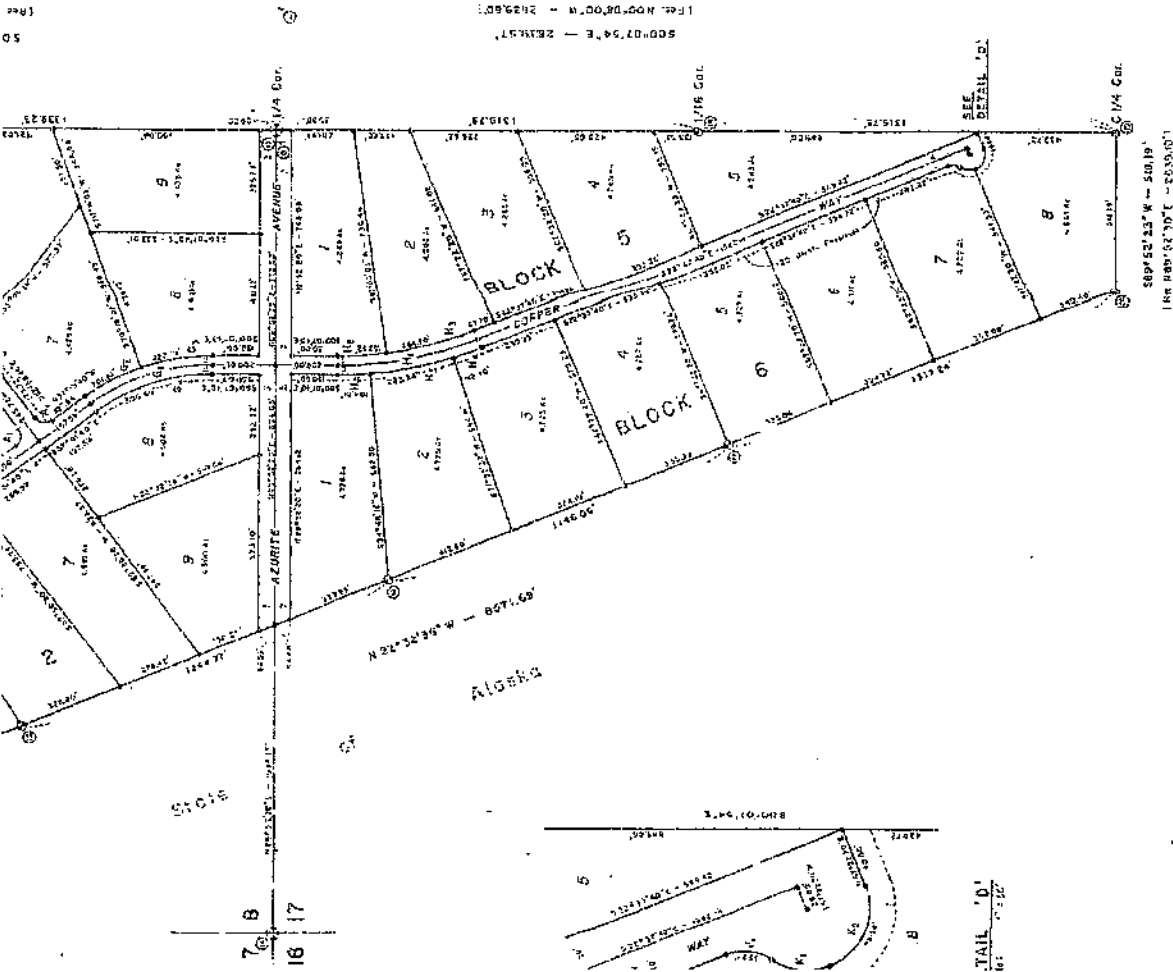
PROJECT NO.	ALASKA STATE LAND SURVEY NO. 80-9
SECTION	7, 8 AND 9
TOWNSHIP	1 NORTH
RANGE	1 EAST
MERIDIAN	COPPER RIVER
DATE OF SURVEY	1954
DATE OF PUBLICATION	1954
SCALE	1" = 200'
SHEET NO.	3 OF 4 SHEETS

ALASKA STATE LAND SURVEY NO. 80-9

Located within Sections 7, 8 and 9,
TOWNSHIP 1 NORTH, RANGE 1 EAST,
COPPER RIVER MERIDIAN, ALASKA

S. 01 A

DETAIL 'D'



Vertical Datum is based on
1929 Northrop Field Station.

D.I.S. SURVEY SIGNS

- A. 5" Square 80' west of the Richardson Highway 5' south of 165-42-00m line between Station 6 and Station 17
 - B. 15" Square 20' west of the C/A Cor. between Section 8 and Section 17, 5' south of the section line. (Azurite Avenue)
- Locations signs are temporary and are placed to aid the public in locating the exact area. These signs will be removed approximately one year after the survey has been completed.

NOTE

All areas are made right of way.
Reserve yellow flag signs are from the Substandard
Consistent Survey Map of Section 8, 17 and 21,
T. 12 N., R. 1 E., Copper River Meridian, Alaska by
Schwabe and Duhon, Filed December 14, 1972.
The above 25 feet on both sides of the 100' right of way
highway for private owners, the south 20 feet of
the road, and the east 20 feet of the road, are reserved.
Compare Map within Section 8 and adjacent to 165-42-00m
line.

LEGEND

- 1. 1/4 Section reserved for state
- 2. 1/4 Section reserved for state
- 3. 1/4 Section reserved for state
- 4. 1/4 Section reserved for state
- 5. 1/4 Section reserved for state
- 6. 1/4 Section reserved for state
- 7. 1/4 Section reserved for state
- 8. 1/4 Section reserved for state
- 9. 1/4 Section reserved for state

SCALE: 1" = 200'



80-20
REVISIONS ADDED BY
CORRECTION - 10/11/74
DATE: 10/11/74
BY: J. W. SCHWABE
J. W. SCHWABE
J. W. SCHWABE

DATE OF SURVEY	10/11/74
NAME OF SURVEYOR	J. W. SCHWABE
STATE OF ALASKA	
DIVISION OF TECHNICAL SERVICES	
COPPER RIVER MERIDIAN, ALASKA	
TOWNSHIP 12 NORTH, RANGE 1 EAST,	
SECTION 8 AND 17	
FILE NO.	80-9

ALASKA STATE LAND SURVEY NO. 80-9
 Located within Sections 7, 8 and 17,
TOWNSHIP 12 NORTH, RANGE 1 EAST,
COPPER RIVER MERIDIAN, ALASKA

