



*First American
Title Insurance Company*

LISTING PACKAGE

5/22/2025

debra@myfavoriterealty.com

Attn: Debra Cotto

We appreciate the opportunity to serve you and thank you for choosing First American Title. Attached please find the following:

- Tax Information
- Vesting Deed
- Deed of Trust
- As Built
- As Built Not Found
- Plat Map
- Tax Map
- CCR's
- CCR's Not Found
- Other:

Owner Name(s): SHILOH MISSIONARY BAPTIST CHURCH

Physical Address: 3672 E Cottonwood Way, Wasilla 99654

Legal Description: LOT 6 BLOCK 3 ANCIENT TREE EST ADD #1 PH I, PLAT NUMBER 83-93, PALMER RECORDING DISTRICT

Please do not hesitate to contact me at 907-561-1844 or cs.alaska@firstam.com if I may be of further assistance. I understand you have a choice and hope you will choose First American Title for your next transaction. Have a wonderful day!

Sincerely,

Kellie Trolz

Kellie Trolz, Title Customer Service

Enclosures

NOTICE OF DISCLAIMER OF LIABILITY

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

1400 W Benson Blvd, Suite 250, Anchorage, AK 99503
TEL 907-561-1844 | FAX 907-561-1948
ak.firstam.com



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 52476B03L006

Site Information

Account Number	52476B03L006	Subdivision	ANCIENT TREE EST ADD #1 PH I
Parcel ID	29493	City	None
TRS	S17N01E06	Map WA10	Tax Map
Abbreviated Description (Not for Conveyance)	ANCIENT TREE EST ADD #1 PH I BLOCK 3 LOT 6		

Site Address

3672 E Cottonwood Way

Ownership

Owners	SHILOH MISSIONARY BAPT CH	Buyers	
Primary Owner's Address	855 E 20TH AVE ANCHORAGE AK 99501	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$344,800.00	\$0.00	\$344,800.00	2025	\$0.00	\$0.00	\$0.00
2024	\$344,800.00	\$0.00	\$344,800.00	2024	\$0.00	\$0.00	\$0.00
2023	\$344,800.00	\$0.00	\$344,800.00	2023	\$0.00	\$0.00	\$0.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
Tax/Billing Information			
Year	Certified	Zone	Mill
Tax Billed	Recorded Documents		
	Date	Type	Recording Info (offsite link to DNR)
2025 No	0007	::	::
2024 Yes	0007	12.374	\$0.00
2023 Yes	0007	12.083	\$0.00

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
If Mill and Tax Billed are blank, there is a temporary display issue on your account. Please Call (907)861.8610 for those values.						
Current		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.76	1.76	Assembly District 006	28-450	130 Central Mat-Su	025 Bogard RSA

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

Last Updated: 5/22/2025 11:00:01 PM

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.

**QUIT-CLAIM DEED
(ALASKA)**

of THE GRANTOR() JAMES L. ADAMS, a married man, as to an undivided 1/2 interest, *
P.O. Box Al Palmer State of Alaska.
 for and in consideration of THE SUM OF TEN DOLLARS (\$10)
 convey() and quit-claim() to SHILOH MISSIONARY BAPTIST CHURCH
855 E. 20th St., P.O. Box 3156 Anchorage State of
Alaska 99501 all interest in the following described real estate, situated in the
State of Alaska:

* and BUBBIE MCGOWAN, a married man, as to an undivided 1/2 interest

Lot Six (6), Block Three (3), ANCIENT TREE ESTATES, ADDITION NO. 1,
PHASE I, according to Plat No. 83-93, Palmer Recording District,
Third Judicial District, State of Alaska.

85-005753
8-

RECORDED
PALMER REC.
DISTRICT

MAR 6 9 59 AM '85

REQUESTED BY Shiloh Missionary Baptist Church
PO Box 3156
Anchorage, Alaska 99501

320757

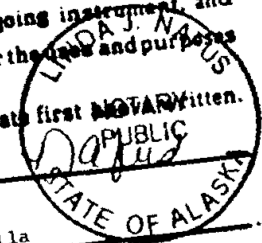
Dated this 5th day of March 19 85

James L. Adams
 Grantor(s) JAMES L. ADAMS
Bubbie McGowan
 BUDDIE MCGOWAN

UNITED STATES OF AMERICA. } ss. Individual Acknowledgment
 STATE OF ALASKA (Alaska)

THIS IS TO CERTIFY that on this 5th day of March 19 85 before me
 the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn,
 personally appeared JAMES L. ADAMS AND BUBBIE MCGOWAN to me known
 to be the person described in and who executed the above and foregoing instrument, and
 acknowledged to me that he signed the same freely and voluntarily for the uses and purposes
 therein mentioned.

WITNESS My Hand and Official Seal the day and year in this certificate first written.
Linda J. Naalus
 Wasilla

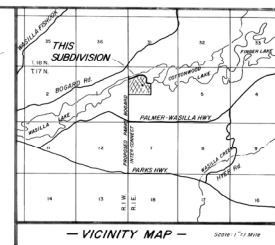
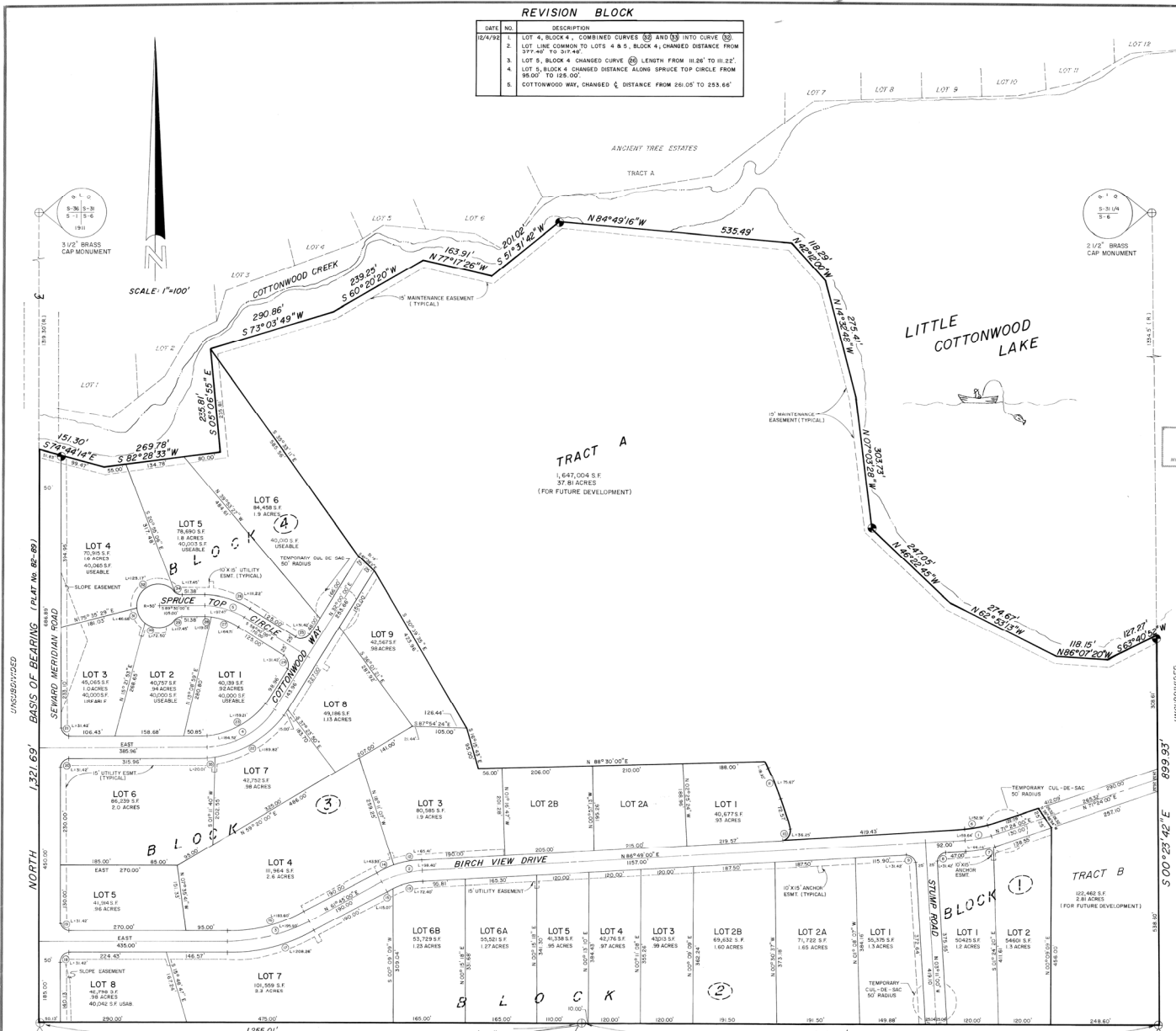


Notary Public in and for the State of Alaska, residing at _____
 My commission expires 5/27/85

AFTER RECORDING RETURN TO: GRANTEE

REVISION BLOCK

DATE	NO.	DESCRIPTION
02/17/92	1	LOT 4, BLOCK 4, COMBINED CURVES 33 AND 33 INTO CURVE 33
	2	LOT LINE COMMON TO LOTS 4 & 5, BLOCK 4, CHANGED DISTANCE FROM 377.40' TO 317.40'
	3	LOT 5, BLOCK 4 CHANGED CURVE 33 LENGTH FROM 11.20' TO 11.21'
	4	LOT 5, BLOCK 4 CHANGED DISTANCE ALONG SPRUCE TOP CIRCLE FROM 107.00' TO 108.00'
	5	COTTONWOOD WAY, CHANGED C DISTANCE FROM 261.05' TO 253.66'



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREIN. I HEREBY DEDICATE TO THE NEIGHBORHOOD DISTRICT BOROUGH ALL AREAS DEPICTED FOR USE AS PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, THROUGHRoadS, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON ACCORDING TO THIS PLAN AND TO ANY RESTRICTIONS OR COVENANTS APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVISION PROPERTY.

David Hamburg
 David Hamburg, PRESIDENT ANCIENT TREE INC.
 400 WEST PARK COURT
 HIGHLAND PARK COURT ILL. 60035

CERTIFICATE OF APPROVAL by the COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE NEBRASKA BOARD OF PUBLIC UTILITIES AND THAT THE PLAN HAS BEEN APPROVED BY THE BOARD OF PUBLIC UTILITIES AND THAT THE PLAN IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PLAN AND THAT THE PLAN IS SUBJECT TO THE FOLLOWING CONDITIONS: APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE RECORDING DISTRICT IN WHICH THE PLAN IS LOCATED.

State of Alaska
 NOTARY PUBLIC
 MARY LEE WILEY
 My Commission Expires _____

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES, THROUGH 02-31-92 HEREON HAVE BEEN PAID.

State of Alaska
 NOTARY PUBLIC
 MARY LEE WILEY
 My Commission Expires _____

WATER SUPPLY & SEWAGE DISPOSAL

NO INDIVIDUAL WATER SUPPLY SYSTEM 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 ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

RESTRICTIVE COVENANTS

RESTRICTIVE COVENANTS WERE RECORDED IN BOOK 36-14, PAGE 372 AT THE PALMER RECORDING DISTRICT IN BOOK 36-14, PAGE 372.

SURVEYOR'S CERTIFICATE

I, *David Hamburg*, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT THIS PLAN IS A TRUE & CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THE BENCH OR CLOSURE FOR FIELD MEASUREMENTS DOES NOT EXCEED ONE PART IN 2000 AND THAT ALL PERMANENT BENCH MARKS ARE SHOWN IN ALL VISIBLE POSITIONS AND ALL LOT CORNERS HAVE BEEN SET AND STAKED.

David Hamburg 5/25/83
 Surveyor

NOTES:

- STRUCTURAL SETBACK - NO STRUCTURE SHALL BE PLACED NEARER THAN TWENTY FIVE (25) FEET FROM ANY PUBLIC RIGHT OF WAY.
- 50' YARD - NO STRUCTURE SHALL BE PLACED NEARER THAN TEN (10) FEET FROM ANY SIDE LOT LINE.
- STRUCTURAL SETBACK - NO STRUCTURE SHALL BE NEARER THAN SEVENTY FIVE (75) FEET FROM THE NORMAL HIGH WATER COURSE OR BODY OF WATER IN A SHORELAND.
- FLOOR ELEVATIONS - NO STRUCTURE MAY BE PLACED UPON ANY LOT WHICH SHALL HAVE A LOWEST FLOOR ELEVATION, INCLUDING BASEMENT, OF LESS THAN TWO FEET ABOVE THE FINEST KNOWN WATER ELEVATION.
- SEWAGE DISPOSAL - THERE WILL BE A ONE HUNDRED (100) FOOT SETBACK OF SURFACEWATER SEWAGE DISPOSAL SYSTEMS FROM ANY BODY OF WATER OR WATER COURSE.
- USABLE AREA - ALL LOTS HAVE 100% USABLE AREA UNLESS OTHERWISE SPECIFIED.
- LOT 3, BLOCK 4, LOTS 5A, BLOCK 3, LOT 4, BLOCK 2, SHALL NOT HAVE ACCESS FROM SEWARD MERIDIAN ROAD.

CURVE SCHEDULE

DELTA	RADIUS	LENGTH	CORD	TANGENT	DELTA	RADIUS	LENGTH	CORD	TANGENT
1. 0°-15'-00"	391.64	59.64	19.46	30.00	18. 90°-00'-00"	20.00	31.42	28.28	20.00
2. 20°-04'-00"	224.92	38.40	17.61	30.00	19. 90°-00'-00"	20.00	31.42	28.28	20.00
3. 28°-15'-00"	397.38	58.95	18.95	100.00	20. 90°-00'-00"	20.00	31.42	28.28	20.00
4. 58°-30'-00"	182.28	184.52	176.74	103.04	21. 90°-00'-00"	20.00	31.42	28.28	20.00
5. 34°-30'-00"	177.23	87.47	16.23	30.00	22. 50°-54'-00"	202.88	189.82	182.06	102.18
6. 0°-25'-00"	196.64	52.31	52.75	28.62	23. 58°-00'-00"	17.28	159.51	152.50	87.18
7. 0°-25'-00"	246.64	68.26	68.16	33.38	24. 90°-00'-00"	20.00	31.42	28.28	20.00
8. 90°-00'-00"	50.00	31.42	28.28	20.00	25. 90°-00'-00"	20.00	31.42	28.28	20.00
9. 90°-00'-00"	50.00	31.42	28.28	20.00	26. 34°-30'-00"	202.29	111.32	109.82	57.09
10. 03°-40'-00"	20.00	16.25	15.48	25.52	27. 24°-00'-00"	152.28	64.71	64.83	32.85
11. 09°-30'-00"	456.38	75.87	75.58	37.52	28. 07°-00'-00"	152.29	19.01	19.00	69.82
12. 14°-13'-00"	249.92	83.41	83.21	32.50	29. 44°-29'-00"	50.00	17.40	16.90	69.36
13. 20°-44'-00"	189.82	87.40	12.00	36.60	30. 89°-04'-00"	50.00	12.50	65.31	44.28
14. 10°-04'-12"	249.92	43.93	43.87	22.02	31. 03°-29'-14"	50.00	46.68	45.00	33.20
15. 04°-25'-00"	199.92	10.07	10.04	7.54	32. 14°-29'-42"	50.00	135.17	94.95	181.31
16. 28°-15'-00"	372.38	183.60	183.75	183.75					
17. 28°-15'-00"	422.38	208.26	206.15	106.29					
					33. 08°-31'-00"	207.28	20.01	20.00	10.01
					34. 49°-59'-46"	20.00	17.45	16.90	69.32
					35. 08°-31'-00"	207.28	20.01	20.00	10.01

LEGEND

- SET 2 1/2" ALUMINUM CAP MONUMENT ON 2" X 30" ALUMINUM PIPE
- FOUND 5/8" REBAR MONUMENT
- SET 5/8" X 30" REBAR MONUMENT W/ PLASTIC CAP
- WELL SITE
- TEST HOLE SITE
- CURVE SCHEDULE REFERENCE
- CENTER LINE
- G.L.O. MONUMENT FOUND

CERTIFICATE OF APPROVAL by the ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH ISAECT 2.065 AND IS APPROVED, SUBJECT TO ANY NOTED RESTRICTIONS.

Robert D. Nelson
 Robert D. Nelson, REGISTERED PROFESSIONAL ENGINEER
 200 BOX 2749
 PALMER, AK 99645

SEE REVISION BLOCK ABOVE

ANCIENT TREE ESTATES

ADDITION NO. 1
PHASE I

LOCATED WITHIN U.S. GOVERNMENT LOTS 4 & 5 SECTION 6, T17N, R1E, SEWARD MERIDIAN, AK CONTAINING 85.66 ACRES MORE OR LESS

SILVERS ENGINEERING

NO. 82 - 1539
 SCALE: 1" = 100'
 SHEET 1 of 1

DATE: 11-20-83
 DRAWN BY: JAMES LERRY
 CHECKED BY: P. CAMPBELL

93-6 REFILE

AFFIDAVIT

I (we), hereby certify that I (we) hold the herein specified property interest in the property described as Ancient Tree Estates Addition #1, Master Plan Subdivision. 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 on the plat.

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

JAMES A. VICKARYOUS
CATHERINE S. VICKARYOUS
name

SECURITY FOR NOTE
interest in property

133 TOPEKA RD
address
NAPLES FL 33940

NOTARY ACKNOWLEDGEMENT

Personally appeared JAMES A. + CATHERINE S. VICKARYOUS

Subscribed and sworn before me this 31 day of May, 1983.

James Z. S. Cutler
Notary Public in and for the State of Alaska FLA 100

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCTOBER 21, 1984
BONDED THROUGH MURSKI-ASHTON, INC
My commission expires

93-6 REFILE

RECORDED	FILED
<u>Palmer</u>	REC. DIST.
DATE <u>1-8</u> , 19 <u>93</u>	
TIME <u>3:01</u> P. M.	
Requested by <u>ALASKA</u>	
Address <u>Jim ENGINEERING</u>	
<u>PO Box 2749</u>	
<u>Palmer AK</u>	

93-6 REFILE

AFFIDAVIT

I (we), hereby certify that I (we) hold the herein specified property interest in the property described as Ancient Tree Estates Addition #1, Master Plan Subdivision. 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 on the plat.

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

THE AMERICAN LUTHERAN CHURCH

David H. Rokke
name Executive Secretary of its
Board of Trustees

First Deed of Trust
interest in property

422 South Fifth Street
address

Minneapolis, MN 55415

NOTARY ACKNOWLEDGEMENT

Personally appeared David H. Rokke, Executive Secretary of its Board
of Trustees
Subscribed and sworn before me this 6th day of June, 1983.

Betty J. Anderson
Notary Public in and for the State of ~~Alaska~~

MINNESOTA

My commission expires

93-6 REFILE
RECORDED - FILED
Palmer REC. DIST.
DATE 1-8, 1993
TIME 3:01 P.M.
Requested by ALASKA RIM
Address ENGINEERING
PO Box 2749
Palmer AK

93-6 REFILE

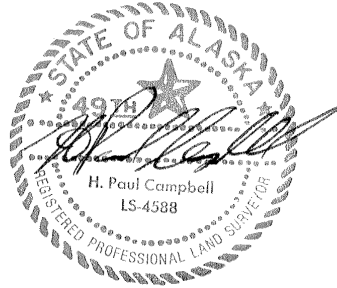
AFFIDAVIT

The plat of ANCIENT TREE ESTATES ADDITION 1 PHASE I, Plat No. 83-93, dated 6-14-93, is being refiled for the following reason:

Correct drafting errors; 1. Lot 4, Block 4, Combined curves (32) and (33) into curve (32); 2. Lot line common to Lots 4 & 5, Block 4 changed distance from 377.48' to 317.48'; 3. Lot 5, Block 4 changed curve (26) length from 111.26' to 111.22'; 4. Lot 5, Block 4 changed distance along Spruce Top Circle from 95.00' to 125.00'; 5. Cottonwood Way changed center line distance from 261.05' to 253.66'.

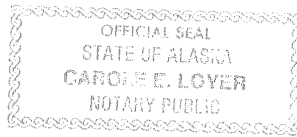
The above revision constitutes the sole change made to the plat aside from its notation in the revision block on the plat. The above revision does not alter lot areas and does not affect or influence any change of ownership, drainage features, rights-of-ways, or any other item which would adversely affect this or adjacent properties. I am therefore submitting this plat for refileing as corrected.

H. Paul Campbell
H. Paul Campbell



NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 7th day of December, 19 92.



Carol E. Loyer
Notary Public in and for Alaska
My commission expires: 2-28-95

Approved by Platting Department this 8th day of JANUARY, 19 92.

Maureen McShane
Clerk
Platting Board

John Deaff
Planning Director
Matanuska-Susitna Borough

93-6 REFILE
~~93-000220~~
20-



PALMER DISTRICT
REQUESTED BY ALASKA RIM
ENGINEERING
'93 JAN 8 PM 3 01
PO BOX 2749
Palmer, AK
99645

6105LN
MS13270

BOOK 302 PAGE 294

INDENTURE OF PROTECTIVE COVENANTS
FOR ANCIENT TREE SUBDIVISION ADDITION #1

THIS INDENTURE made this 21ST day of MAY, 1984, by Ancient Tree, Inc., an Alaska corporation, hereinafter "Ancient Tree", which is the owner of the following described real property, for the purpose of submitting such real property to the following restrictive covenants which shall run with the land in accordance with the terms of this indenture:

Lot Eight (8), Block Two (2), and Lots Five (5) and Six (6), Block Three (3), ANCIENT TREE ESTATES ADDITION #1, according to Plat No. 83-93, Records of the Palmer Recording District, Third Judicial District, State of Alaska.

This indenture and the covenants established hereunder may be extended by Ancient Tree to encompass additions to Ancient Tree Subdivision #1 by the simple recording of a notice to that effect when such additions are platted.

ARTICLE I

BUILDING AND USE RESTRICTIONS

1. Land Use. Lot Eight (8), Block Two (2), and Lots Five (5) and Six (6), Block Three (3), Ancient Tree Estates, Addition #1, may be used only for single family residential or multi-family residential until April 1, 1989, after which time the above-described lots may be used for commercial purposes.

2. Architectural Control. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a site plan showing location of the building have been approved by the Architectural Control Committee as to quality of construction detail, materials, harmony of exterior design with existing structures and location with respect to topography and finished grade of elevations. Approval shall be granted by the committee by a majority vote.

3. Building Locations. All buildings shall be located in conformity with the following:

(a) No building shall be located on any lot nearer than THIRTY feet from the front lot line; FIFTEEN feet from any side lot line; and TWENTY FIVE feet from the rear lot line, and

(b) With written approval of the Architectural Control Committee, a building or part thereof may be located nearer to a lot line than the distances provided in subparagraph (a) above where the natural elevation of the lot along the established minimum building setback line is more than either eight (8) feet above or four (4) feet below the established roadway level along the abutting street and where, in the opinion of the Committee, the location and architectural design of the proposed building will not detract materially from the appearance or value of the adjoining lots.

HUGHES THORNTON
GANTZ POWELL & BRUNDIN
ATTORNEYS AT LAW
202 WEST THIRD AVENUE
ANCHORAGE, AK 99501
(907) 274-7522

4. Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no buildings, plantings, or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements. The easement areas within a lot and any improvements in it, except for those improvements which a public authority or utility company is responsible, are to be continuously maintained by the owner of such lot unless otherwise provided for by the Homeowner's Association.

5. Nuisances. 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 nuisance to the adjoining lot owners or the neighborhood generally. No trash cans, garbage cans, trash barrels, boxes or other refuse containers shall be placed or maintained on or along either side or front of any lot, with the exception of that waiting refuse pickup, which shall be accomplished on the same day that refuse is so placed. No burning of trash, garbage, refuse or any other waste shall be permitted upon the front or sides of any lot at any time, and such burning on the rear of any such lot shall be permitted only in accordance with the appropriate health and safety laws of the State of Alaska, ~~Municipality of Anchorage~~, or other governmental entity empowered to control such activity.

MATANUSKA-SUSITNA BOROUGH (all)

6. Temporary Structures. No structure of a temporary nature, trailer, tent, shack, quonset hut, or similar structure shall be used on any lot at any time as a residence either temporarily or permanently.

7. Signs. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than ~~Five~~ square feet in area, one sign of not more than five square feet in an area advertising the property for sale or rent, or signs used by a builder or agent to advertise the lot during the construction and original sales period. Additionally, one sign may be maintained by the Homeowner's Association near the road entrance to the subdivision prominently and tastefully identifying the subdivision.

8. Livestock and Pets. Horses shall be permitted within the subdivision; however, extreme care shall be exercised by the individual owner to assure that no nuisance is allowed to exist. Not more than one (1) shall be permitted to be stabled on any lot. An attractive stable and paddock shall be provided in conformity with the provisions of paragraph 1 above. No animals that are normally wild in their natural state shall be kept as pets. No other animals, sled dogs, other livestock or poultry of any kind whatsoever shall be raised, bred or kept on any lot, except that domestic dogs and cats or other normal household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose. No vicious dogs, as defined in the ordinances of the Matanuska-Susitna Borough shall be kept on any lot.

7/13/2012

HUGHES THORNESS
GANTT POWELL & BRUNDIN
ATTORNEYS AT LAW
500 WEST THIRD AVENUE
ANCHORAGE, AK 99501
(907) 574-7622

9. Utilities. All on-site water and septic systems shall be approved by the Matanuska Susitna Borough, Department of Environmental Conservation.

10. Completion of Exteriors. All commercial structures must be enclosed and exteriors finished within eighteen (18) months from the date of the start of construction, except that this time may be extended in the sole discretion of the Architectural Control Committee to avoid hardship to an individual lot owner.

11. Resubdivision. No original lot shall be subdivided into smaller lots or parcels.

12. Outside Storage. No outside storage of inoperable vehicles, construction equipment, machinery or other large objects deemed unsightly by the Architectural Control Committee shall be permitted on any lot or on the streets in the subdivision at any time, except that construction equipment may be temporarily left on a lot during the course of construction of a structure on that lot.

13. Parking. Adequate off-street parking for the multi-family residential structures shall be provided on each lot not later than upon completion of the structure on that lot.

14. Term. This Indenture and the covenants established hereunder are to run with the land and shall be binding upon, and inure to the benefit of, all parties hereto, and all persons claiming under them for a period of twenty (20) years from the date this Indenture is recorded, after which time this Indenture and such covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the lots in the subdivision is recorded agreeing to terminate this Indenture or amend the covenants in whole or in part.

15. Enforcement. Enforcement of this Indenture and the covenants established hereunder shall be by proceedings at law or in equity against any person or persons violating or attempting to violate such covenants either to restrain them from doing so or to recover damages for any such violation.

16. Relationship to Zoning and Other Governmental Land Use Controls. This Indenture and the covenants established hereunder shall be concurrent with municipal, state and federal land use controls, whether in the form of zoning, health regulations, nuisance regulations or other form.

ARTICLE II

GENERAL PROVISIONS

1. Severability. This Indenture and the several provisions hereunder shall be severable and invalidation of any one of such provisions by Judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

HUGHES THOMPSON
GANTZ POWELL BRENNER
ATTORNEYS AT LAW
500 WEST THIRD AVENUE
ANCHORAGE, AK 99501
(907) 274-7522

2. Rights and Obligations. Each grantee of Ancient Tree by the acceptance of a deed to a lot and each purchaser under any contract for such deed of conveyance accepts the same subject to this Indenture and the covenants established hereunder and the jurisdiction, rights and powers created or reserved by this Indenture as though the provisions of this Indenture were recited and stipulated at length in each and every such deed of conveyance or contract.

3. Captions. The captions herein are inserted only for convenience and for reference, and in no way modify, limit or describe the meaning or scope of this Indenture.

4. Waiver. No covenant, restriction or provision contained in this Indenture shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number or duration of violations or breaches thereof which may have occurred.

5. Conflict. If any provision of this Indenture shall conflict with the provisions of Alaska Statutes, the provisions of such statutes shall control.

6. Effective Date. This declaration shall take effect upon recording.

84-014256
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RECORDED - ~~FILED~~
PALMER REC.
DISTRICT

ANCIENT TREE, INC.

Avron S. Gensburg
AVRON S. GENSBURG - President

JUN 7 12 16 PM '84

STATE OF ILLINOIS REQUESTED BY)
COUNTY OF COOK ADDRESS) SS.

See-Us Title Insurance Agency, Inc.
P.O. BOX 1810
WASILLA, AK 99687

THIS IS TO CERTIFY that on this 24th day of May, 1984, before me, the undersigned, a Notary Public in and for the State of Illinois, duly commissioned and sworn as such, personally appeared Avron S. Gensburg, known to me and to me known to be the individual named in and who executed the above and foregoing document and he acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

Mary C. Risk
Notary Public in and for Illinois
My Commission Expires: 5/6/87



AFTER RECORDING RETURN TO:
ANCIENT TREE, INC.
6606 W. Irving Park Rd.
Chicago, Illinois 60634

HUGHES THORNESS
GAYTE POWELL & BRUNDIN
ATTORNEYS AT LAW
809 WEST THIRD AVENUE
ANCHORAGE, AK 99501
(907) 274-7822

ADDENDUM TO INDENTURE OF PROTECTIVE
COVENANTS FOR ANCIENT TREE SUBDIVISION ADDITION #1

That Indenture of Protective Covenants for Ancient Tree Subdivision Addition #1 dated May 21, 1984, 1984, and recorded in Book 362, Page 294, records of the Palmer Recording District, Third Judicial District, State of Alaska, after unanimous consent of all property owners, is amended as follows:

Article I, Paragraph 1. Land Use. Lot Eight (8), Block Two (2), and Lots Five (5) and Six (6), Block Three (3), Ancient Tree Estates, Addition #1, may be used only for single family residential or multi-family residential or for construction of a church, until April 1, 1989, after which time the above-described lots may be used for commercial purposes.

Article I, Paragraph 7. Signs. No sign of any kind shall be displayed to the public view on any lot except as follows: one professional sign of not more than 18 square feet in area; one sign of not more than 5 square feet in area advertising the property for sale or rent; signs used by a builder or his agent to advertise the lot for sale during the construction and original sales; one sign identifying a church occupying a lot. Additionally, one sign may be maintained by Ancient Tree, Inc., on a site comprising 225 square feet and located adjacent to the intersection of the utility easements as shown on the recorded plat of Ancient Tree Estates, Addition No. 1, Phase No. 1. Said site is to start at the above-described intersection of utility easements and shall run parallel to same for a distance of 15 feet east along the south side of Cottonwood Way, and 15 feet south along the east side of the Seward Meridian Road, with a uniform depth of 15 feet throughout. This sign shall prominently and tastefully identify the subdivision.

Article I, Paragraph 13. Parking. Adequate off-street parking for the multi-family residential structures and church shall be provided on each lot not later than upon completion of the structure on that lot.

Article I, Paragraph 17. Well Site and Septic System Location. The location of the well site on Lot Eight (8), Block Two (2), and Lots Five (5) and Six (6), Block Three (3), are restricted to the site designated as "proposed well location" on the plot plan attached hereto as Exhibit "A" and incorporated fully herein by reference. The area for the septic systems on Lot 8, Block 2, and Lots 5 and 6, Block 3, are restricted to the area designated on Exhibit "A" as "proposed septic system location".

DATED this 27th day of December, 1984.

KURT LEPPING CONSTRUCTION, INC.

By: [Signature]
KURT LEPPING, President

ANCIENT TREE, INC.

By: [Signature]
AVRON S. GENSBURG, President

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) ss.

THIS IS TO CERTIFY that on this 27th day of December, 1984, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared KURT LEPPING, known to me and to me known to be the individual named in and who executed the foregoing document, as President of KURT LEPPING CONSTRUCTION, INC. and he acknowledged to me that he was authorized to execute the foregoing document by authority granted him in the Bylaws or by resolution of the Board of Directors of said corporation for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year first hereinabove written.

[Signature]
Notary Public in and for Alaska
My Commission Expires: 8-3-87

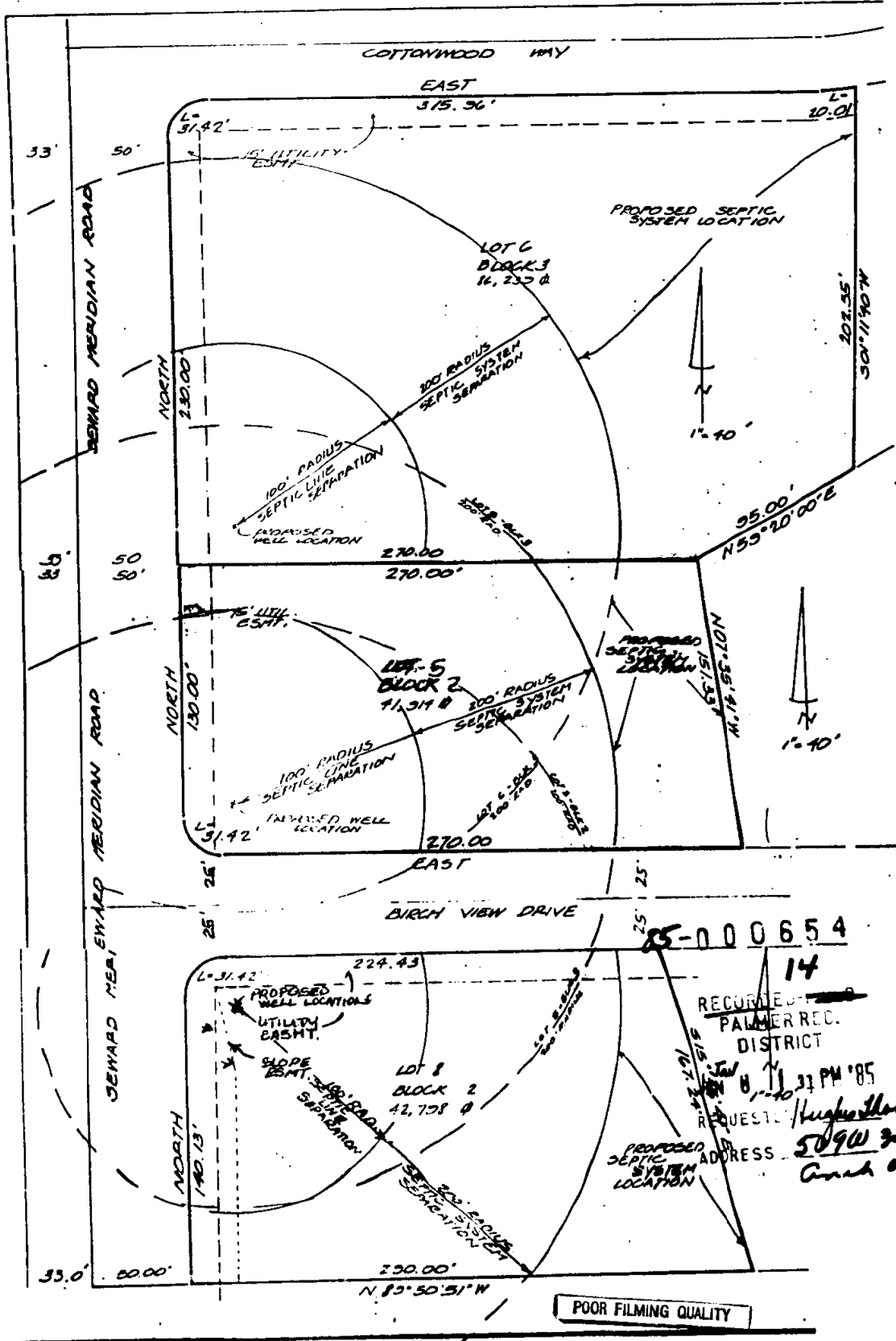
STATE OF ILLINOIS)
COUNTY OF COOK) ss.

THIS IS TO CERTIFY that on this 31st day of December, 1984, before me, the undersigned, a Notary Public in and for the State of Illinois personally appeared AVRON S. GENSBURG, known to me and to me known to be the individual named in and who executed the foregoing document, as President of ANCIENT TREE, INC., and he acknowledged to me that he was authorized to execute the foregoing document by authority granted him in the Bylaws or by resolution of the Board of Directors of said corporation for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year first hereinabove written.

[Signature]
Notary Public in and for Illinois
My Commission Expires: 5-6-87

HUGHES THORSNESS
GANTZ POWELL & BRUNDIN
ATTORNEYS AT LAW
809 WEST THIRD AVENUE
ANCHORAGE, AK 99501
(907) 274-7522



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 RECORDED
 PALMER REC. DISTRICT
 11 33 PM '85
 REQUEST: *Hughes & Lawrence*
 ADDRESS: 5090 3rd Ave
 Anchorage 99501

319542

ANCIENT TREE EST. ADDITION 1, PHASE 1
 PROPOSED WELL LOCATION