

1 Cynthia D Strickland, for and in consideration of: ☐ the sum of \$ _____
 2 Dollars or ☐ No Value, shall convey to Cynthia D Stickland
 3 the following personal property currently located at: 3228 Hiland Drive Anchorage 99504,
 4 State of Alaska.

☒ Refrigerator	☐ Wall/Ceiling Speakers	☒ Workbench/Shelving
☒ Freezer	☐ Satellite Dish	☐ Corral
☒ Oven/Range/Cooktop	☐ Satellite Dish Comp.	☐ Playground Equipment
☐ Dishwasher	☐ Home Theater	☐ Greenhouse
☐ Microwave	☐ Projector	☐ Dog Kennel/Run
☐ Trash Compactor	☐ Screen	☒ Storage Shed
☐ Beverage/Wine Cooler	☐ Flat Screen	☐ Hot Tub, Equip & Cover
☐ Water Softener	☐ All Speakers	☐ Garage Door Opener
☐ Central Vac Attachments	☐ AV Components	☐ Remotes
☐ Chandelier/Hanging Lts		# of Remotes: _____
☐ Window Coverings	☐ Flat Screen TV(s) - Location:	☐ Generator
Except for: _____	☐ Living Room	☐ Wood Stove
☐ Window Screens	☐ Family Room	☐ Propane Tank(s)
☐ Pool Table	☐ Primary Bedroom	☐ Propane in Tank
☒ Washer	☐ Other _____	☐ Oil Tank
☒ Dryer	☐ Security System/Components	☐ Oil in Tank
	☐ leased or ☐ owned	

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☐ Window Screens	☐ Primary Bedroom	☐ Propane in Tank
☐ Pool Table	☐ Other _____	☐ Oil Tank
☒ Washer	☐ Security System/Components	☐ Oil in Tank
☒ Dryer	☐ leased or ☐ owned	

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8 All fixtures attached to the Property, including, but not limited to: plumbing, heating, and electrical systems shall remain
9 with the subject property.

10 Unless agreed otherwise in writing, the Seller will retain responsibility for any service agreements, including, but not
11 limited to, security and monitoring systems that are not assumed or prorated upon recording.

12 The Seller herein warrants that said property is free from all liens and encumbrances. If the Purchase and Sale
13 Agreement dated _____ does not record; this Bill of Sale shall become null and void.

14 **THE ABOVE-DESCRIBED ITEM(S) SHALL BE CONVEYED IN "AS-IS" CONDITION AND NO WARRANTIES ARE**
15 **MADE AS TO THE CONDITION OF PERSONAL PROPERTY. THE ITEMS ABOVE HAVE NO EFFECT ON THE**
16 **SALES PRICE.**

17 **SELLER TO LIST THE ITEMS, APPEARING TO BE AFFIXED TO THE PROPERTY, THAT ARE NOT INCLUDED**
18 **WITH THE SALE:**

Dated: _____

Buyer 1: Cynthia D Strickland

Buyer 2: _____

Buyer 3: _____

Dated: 6/18/24

Seller 1: Cynthia D Strickland

Seller 2: _____

Seller 3: _____

**ALASKA**Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing**Real Estate Commission**550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.GovWebsite: ProfessionalLicense.Alaska.Gov/RealEstateCommission**State of Alaska Residential Real Property Transfer Disclosure Statement**

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

AS 34.70.010 requires that before a Transferee/Buyer (hereafter referred to as Buyer) makes a written offer of residential real property, the Transferor/Seller (hereafter referred to as Seller) must deliver a completed written disclosure form. This disclosure statement is in compliance with AS 34.70.010. It concerns the residential real property* located in the Recording District, Judicial District, State of Alaska as listed below.

Recording District:	
Legal Description:	Hiland Terr L5 B2A
Property Address/ City/Other:	3228 Hiland Drive Anchorage AK 99504

*Residential real property means any single-family dwelling, or two single family dwelling units under one roof, or any individual unit in a multi-unit structure or common interest ownership community whose primary purpose is to provide housing. AS 34.70.200(2) and (3) and AS 34.80.090.

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

Waiver by Agreement: Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing. Signing this waiver does not affect other obligations for disclosure.

Violation or Failure to Comply: A person who negligently violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200 is liable to the Buyer for actual damages suffered by the Buyer as a result of the violation or failure. If the person willfully violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200, the Seller is liable to the Buyer for up to three times the actual damages. In addition to the damages, a court may also award the Buyer costs and attorney fees to the extent allowed under the rules of court.

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

AS 34.70.040(b) provides that if an item that must be completed in the disclosure statement is unknown or is unavailable to the Seller, and if the Seller or Seller's agent has made a reasonable effort to ascertain the information, the Seller may make an approximation based on the best information available to the Seller or Seller's agent. It must be reasonable, clearly labeled as an approximation, and not used to avoid the disclosure requirements of AS 34.70.010 - AS 34.70.200.

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

If the information supplied in this disclosure statement becomes inaccurate as a result of an act or agreement after the disclosure statement is delivered to the Buyer, the Seller is required to deliver an amendment to the disclosure statement to the Buyer. An addendum/amendment form for that purpose may be attached to this disclosure statement.

Upon delivery to a buyer, any inspection/reports generated by a purchase agreement of this property automatically becomes an addendum/amendment to the property disclosure.

S
Seller's Initials

08-18-26
Date

3228 Hiland Drive
Anchorage AK 99504

Property Address

Buyer's Initials

Date

Property Type	
Property Type: (Check One)	☒ Single ☐ Zero Lot Line/Town
Do you currently occupy the property?	☒ Yes ☐ No
If not the current occupant, have you ever occupied the property?	☐ Yes ☐ No
*Year Property was Built:	1965

*If property was built prior to 1978, or if Seller has any knowledge of Lead-based Paint and/or Lead-Based Based Paint Hazard Reduction Act of 1992 (also known as Title Home" pamphlet. The pamphlet can be found online at EPA.Gov

Construction Overview:	☒ Wood Frame ☐ Manufactured
Foundation:	☐ Masonry Block ☒ Poured Concrete
Name of Original Builder (If Known):	

Property Feature Defects

Check all items that have known defects or malfunctions. Description of Defects
Amendment to the State of Alaska Residential Real Property Disclosure Act

☐ Auto Garage Door Opener(s)	☒ Garbage Disposal	☒ Microwave
☐ Barbecue	☐ Generator	☐ Overhead Door
☐ Central Vacuum Installed	☐ Generator Hook-Up	☐ Padlock
☐ CO Detector(s)	☐ Greenhouse	☒ Refrigerator
☒ Cooktop(s)	☐ Hot Tub	☒ Rodent Control
☐ Dishwasher(s)	☐ Hot Tub Cover	☐ Satellite Dish
☐ Dryer(s)	☐ Instant Hot Water Dispenser	☐ Security System
☐ Fire Alarms	☐ Intercom	☐ Smoke Detector(s)
☐ Freezer(s)	☐ Jetted Tub	☐ Staircase
Comments:	Cook top is cracked but functional, unknown issue with garbage disposal and downstairs curtain rods need to be re-hung after window replacement	

Seller's Initials

Date

3228 Hiland
Anchorage

Property

Structural Components

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

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

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

Describe any other items not covered above:

Comments:

Missing door knobs downstairs, closet doors need to be re-hung, driveway need repair, north side of fence needs repair, downstairs floors need repair, facing windows have been replaced in 2023, roof was replaced in 2024, boiler has been replaced in 2023, hot water heater has been relocated and serviced in 2023. Cracked window in the upstairs bathroom, carpet is missing from a bedroom upstairs, and there are sheet rock repairs needed in bedrooms.

PART II Documentation

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

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

C
Seller's Initials

6-18-26
Date

3228 Hiland Drive
Anchorage AK 99504
Property Address

Buyer's Initials

PART II **Documentation (continued)**

Supply information for the following:

Item	Average Monthly Utility Cost	Company/Source	Utility History Attached
Coal	\$		☐
Electric	\$		☐
Gas	\$		☐
Oil	\$		☐
Propane	\$		☐
Refuse	\$		☐
Security Alarm Systems	\$		☐
Sewer	\$		☐
Water	\$		☐
Wood	\$		☐
Other	\$		☐

PART III **Additional Information**

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

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

Seller's Initials	678-26	3228	Hiland Drive	Anchorage	AK	99504	Property Address	Buyer's Initials	Date
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PART I**Seller's Information Regarding Property****Property Type**Property Type:
(Check One)☒ Single☐ Zero Lot Line/Town House☐ Condominium☐ Townhome/PUD☐ Duplex (Including single Family with an Apartment)☐ Other (Please Specify): _____

Do you currently occupy the property?

☒ Yes☐ No

If yes, how long?

four years

If not the current occupant, have you ever occupied the property?

☐ Yes☐ No

If yes, when?

*Year Property was Built:

1965

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

Construction
Overview:☒

Wood Frame

☐

Manufactured

☐

Modular

☐

Other: _____

Foundation:

☐Masonry
Block☒

Poured Concrete

☐Treated
Wood☐

Piling

☐

Other: _____

Name of Original Builder (If Known):

Property Feature Defects

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

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

Comments:

Cook top is cracked but functional, unknown issue with garbage disposal, microwave is broken, fridge is missing crisper drawer, small hole in shed wall, and downstairs curtain rods need to be re-hung after window replacement.

Seller's Initials

Date

3228 Hiland Drive

Anchorage

AK

99504

Property Address

Buyer's Initials

Date