

Legal Descriptions of Wallace Brothers Mountain, LLC properties

Lots 29-42, 44, 45, Tract A and Road Tracts R1 & R2 Wallace Brothers Mountain Subdivision according to Plat No. 83-239 filed July 6, 1983 in the Anchorage Recording District, Third Judicial District, State of Alaska

AND

Lots 1-4, Block 1 and Lots 1-7, Block 2 Swiss Alp Subdivision according to Plat No. 74-154 filed July 26, 1974 in the Anchorage Recording District, Third Judicial District, State of Alaska

AND

Wallace Brothers Mountain, LLC's portions of Lots 13, 22, 23, 28, 46, Tract B and Road Tract R3 Wallace Brothers Mountain Subdivision according to Plat No. 83-239 filed July 6, 1983 in the Anchorage Recording District, Third Judicial District, State of Alaska

STATEMENT OF DISCLAIMER

All the information contained herein was obtained from the Owner and/or various other private and governmental sources deemed reliable at the time of preparation. The information may be subject to errors, omissions or misinterpretations. Jeff Goyette and Elite Real Estate Group make no warranties, either expressed or implied, as to the accuracy or completeness of any of the information presented in this package. Anyone reviewing this material is responsible for performing an independent investigation to verify the information contained herein and that the property suits their intended needs.

Jeff Goyette and Elite Real Estate Group **do not** offer legal or tax advice. All parties are advised to seek legal and tax counsel regarding any Real Estate transaction.



AFTER RECORDING, RETURN TO:

Wallace Brothers Mountain, LLC
9814 Atka Circle
Eagle River, AK 99577

FATIC 3008701

DEED OF PERSONAL REPRESENTATIVE

The GRANTOR, Cindy Roy and Bonnie Vaughn, Co-Personal Representatives of the Estate of Brad Dickey, Deceased, under Probate Case No. 3HO-15-35PR, Superior Court for the State of Alaska, Third Judicial District, whose mailing address is PO Box 221435, Anchorage, AK 99522, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and transfer to the said WALLACE BROTHERS MOUNTAIN, LLC, whose mailing address is 9814 Atka Circle Eagle River, AK 99577, Grantee, and to the heirs and assigns, forever, all of the right, title and interest that the Estate of Brad Dickey, Deceased, at the time of his death, and also all of the right, title and interest that said Estate, by operation of law or otherwise, may have acquired, in and to the following described real estate located in the Anchorage Recording District, Third Judicial District, State of Alaska:

Lots 44 & 45, WALLACE BROTHERS MOUNTAIN SUBDIVISION, according to the official plat thereof, filed under Plat Number 83-239, Records of the Anchorage Recording District, Third Judicial District, State of Alaska

SUBJECT TO the reservations or exceptions in patents or in acts authorizing the issuance thereof.

FURTHER SUBJECT TO the reservations or exceptions in patents or in acts authorizing the issuance thereof.

FURTHER SUBJECT TO the Covenants, Conditions, Restrictions, and as contained in that certain Road Agreement, terms and provisions thereof, executed by the Municipality of Anchorage, and Tillman Wallace and Real Association, recorded October 15, 1976 in Book 139 at Page 692.

FURTHER SUBJECT TO the effect of the notes which appear on the plat of said subdivision.

PERSONAL REPRESENTATIVE'S DEED -1-
F-4308-5800

FURTHER SUBJECT TO the slope easements as dedicated and reserved on the plat of said subdivision as follows; "There shall be reserved adjacent to the dedicated streets shown hereon a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each 1 foot vertical (1.5 to 1) of cut or fill for the purpose of providing and maintaining the lateral support of the constructed streets. There is reserved to the grantors, their successors and assigns, the right to use such areas at any time upon providing and maintaining other adequate lateral support, as approved by the Municipality."

FURTHER SUBJECT TO the easements as dedicated and shown on the plat of said subdivision.

FURTHER SUBJECT TO the Uniform Common Interest Ownership Act, including the terms, conditions and provisions provided therein, and in any supplements or amendments thereof, of the State of Alaska.

DATED this 22 day of February, 2018.

GRANTOR: Estate of Brad Dickey, Deceased, under Probate Case No. 3HO-15-35PR, Superior Court for the State of Alaska, Third Judicial District

X By: Cindy Roy, PREP
Cindy Roy, Co-Personal Representative

STATE OF Utah

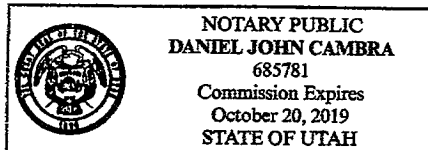
Washington

)
) ss.
)

THIS IS TO CERTIFY that on this 22nd day of February, 2018, before me, the undersigned Notary Public in and for the State of Utah, duly commissioned and sworn as such, personally came Cindy Roy, to me known to be the person described in and who executed the foregoing document as Co-Personal Representative of the Estate of Brad Dickey, Deceased, under Probate Case No. 3HO-15-35PR, Superior Court for the State of Alaska, Third Judicial District, and acknowledged to me that she signed the same freely and voluntarily for the uses and purposes therein mentioned as Co-Personal Representative on behalf of the Estate of Brad Dickey.

Witness my hand and seal.

(SEAL)



[Signature]
Notary Public in and for Utah
My Commission Expires: 10/20/2019

PERSONAL REPRESENTATIVE'S DEED -2-
F-4308-5800



DATED this 24th day of February, 2018.

GRANTOR: **Estate of Brad Dickey, Deceased, under Probate Case No. 3HO-15-35PR, Superior Court for the State of Alaska, Third Judicial District**

By: Bonnie Vaughn, R REP
Bonnie Vaughn, Co-Personal Representative

STATE OF ALASKA

)

ss.

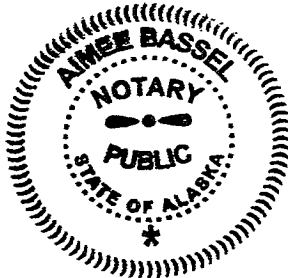
THIRD JUDICIAL DISTRICT

)

THIS IS TO CERTIFY that on this 24th day of February, 2018, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally came **Bonnie Vaughn**, to me known to be the person described in and who executed the foregoing document as **Co-Personal Representative of the Estate of Brad Dickey, Deceased, under Probate Case No. 3HO-15-35PR, Superior Court for the State of Alaska, Third Judicial District**, and acknowledged to me that she signed the same freely and voluntarily for the uses and purposes therein mentioned as Co-Personal Representative on behalf of the Estate of Brad Dickey.

Witness my hand and seal.

(SEAL)



Aimee Bassel
Notary Public in and for Alaska
My Commission Expires: 10/10/2021

PERSONAL REPRESENTATIVE'S DEED -3-
F-4308-5800



CV

A
L
A
S
K
A

2012-000280-0

Recording Dist: 301 - Anchorage
1/3/2012 2:44 PM Pages: 1 of 7QUITCLAIM DEED

The Grantors, COLONY HOME INVESTMENTS, INC., an Alaska corporation, whose address is 1401 West 34th Avenue, Anchorage, Alaska 99503, SWALLING CONSTRUCTION COMPANY, INC., an Alaska corporation, whose address is 235 F Street, Anchorage, Alaska 99501, SWALLING INVESTMENTS, LLC, an Alaska limited liability company, whose address is 2601 Marston Drive, Anchorage, Alaska 99517, DONALD A. BRUSEHABER, a married person, whose address is 16117 Poppy Lane, Eagle River, Alaska 99577, ROBERT M. CAYWOOD, a married person, whose address is P.O. Box 774042, Eagle River, Alaska 99577, PAULA CAYWOOD, a married person, whose address is P.O. Box 774042, Eagle River, Alaska 99577, C.J. ZANE, a married person, whose address is 6302 Duanway Court, McLean, Virginia 22101, CARL BOSTEK, a married person, whose address is 221 East 7th Avenue, Anchorage, Alaska 99501, COLNY A. TUCKER, a married person, whose address is 9814 Atka Circle, Eagle River, Alaska 99577, WILLIAM R. TUCKER, a married person, whose address is 9814 Atka Circle, Eagle River, Alaska 99577, ALASKA LAND DEVELOPMENT SERVICES, INC., an Alaska corporation, whose address is 1401 West 34th Avenue, Anchorage, Alaska 99503, for and in consideration of the sum of Ten Dollars (\$10), and other good and valuable consideration, in hand paid, does hereby grant, demise, convey, release and quitclaim unto WALLACE BROTHERS MOUNTAIN, LLC, an Alaska limited liability company, whose address is 9814 Atka Circle, Eagle River, Alaska 99577, all right, title and interest in and to the following described real property located in the Anchorage Recording District, Third Judicial District, State of Alaska, more particularly described as follows, to wit:

Parcel 1:

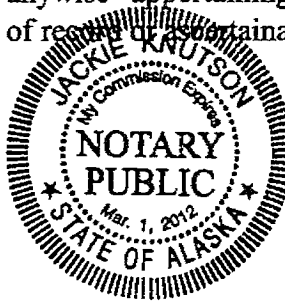
Lots Thirteen (13), Twenty-two (22) through Twenty-Three (23), inclusive, Twenty-Eight (28) through Forty-two (42) and Forty-Six (46), inclusive, and Tracts 'A' and 'B', and Road Tracts 'R' One (R1), 'R' Two (R2), and 'R' Three (R3), of WALLACE BROTHERS MOUNTAIN SUBDIVISION, according to the official plat therefore, filed under Plat 83-239, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska

Parcel 2:

Lots One (1), Two (2), Three (3), and Four (4), Block One (1) and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), and Seven (7), Block Two (2) of SWISS ALP SUBDIVISION, according to the official plat thereof, filed under Plat No. 74-154, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

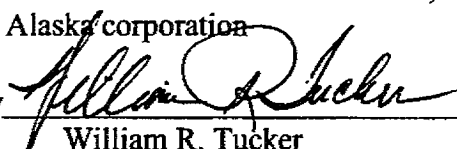
EXCEPTING THEREFROM the tenant-in-common interest of Thillman Wallace and Mike Wallace as to Lots Thirteen (13), Twenty-Two (22), Twenty-Three (23), Twenty-Eight (28), Forty-Six (46), Tract 'B' and Road Tract 'R' Three (R3) of Parcel One (1).

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, SUBJECT TO reservations, exceptions, encumbrances and easements of record or ascertainable by physical inspection, if any.



GRANTORS:

COLONY HOME INVESTMENTS, INC.,
an Alaska corporation

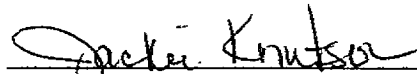
By 
William R. Tucker
Its President

DATED: 12-28-11

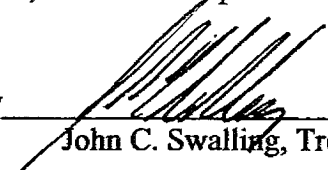
STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 28th day of December, 2011, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared William R. Tucker, known to me to be the President of COLONY HOME INVESTMENTS, INC., an Alaska corporation, and he acknowledged to me that he had, in his official capacity aforesaid, executed the foregoing document as the free act and deed of said corporation for the uses stated therein.

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


Notary Public in and for Alaska
My commission expires: 3-1-2012

SWALLING CONSTRUCTION COMPANY,
INC., an Alaska corporation

By 
John C. Swalling, Treasurer

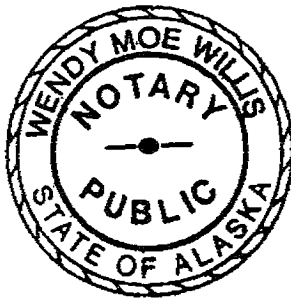
DATED: 12-28-11



STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 28 day of December, 2011, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared John C. Swalling, known to me to be the Treasurer of SWALLING CONSTRUCTION COMPANY, INC., an Alaska corporation, and he acknowledged to me that he had, in his official capacity aforesaid, executed the foregoing document as the free act and deed of said corporation for the uses stated therein.

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



Wendy M. Willis
Notary Public in and for Alaska
My commission expires: 12.13.14

SWALLING INVESTMENTS, LLC
an Alaska limited liability company

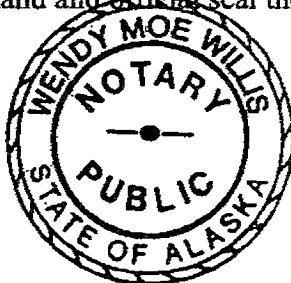
DATED: 12-28-11

By John C. Swalling, Member

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 28th day of December, 2011, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared John C. Swalling, known to me to be a Member of SWALLING INVESTMENTS, LLC, an Alaska limited liability company, and he acknowledged to me that he had, in his official capacity aforesaid, executed the foregoing document as the free act and deed of said company for the uses stated therein.

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



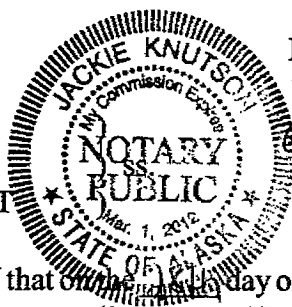
Wendy M. Willis
Notary Public in and for Alaska
My commission expires: 12-13-14

DATED: _____



STATE OF ALASKA

THIRD JUDICIAL DISTRICT



DONALD A. BRUSEHABER

THIS IS TO CERTIFY that on the 28th day of December, 2011, before me, a Notary Public in and for the State of Alaska, personally appeared DONALD A. BRUSEHABER, known to me to be the individual who signed the foregoing instrument, and he acknowledged to me that he executed the foregoing document as his free act and deed for the uses stated therein.

WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Alaska
My Commission Expires: 3-1-2012

DATED: 12-28-11

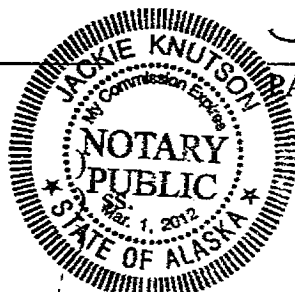
ROBERT M. CAYWOOD

DATED: 12-28-11

PAULA CAYWOOD

STATE OF ALASKA

THIRD JUDICIAL DISTRICT



THIS IS TO CERTIFY that on the 28th day of December, 2011, before me, a Notary Public in and for the State of Alaska, personally appeared ROBERT M. CAYWOOD and PAULA CAYWOOD, known to me to be the individuals who signed the foregoing instrument, and he acknowledged to me that they executed the foregoing document as their free act and deed for the uses stated therein.

WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Alaska
My Commission Expires: 3-1-2012



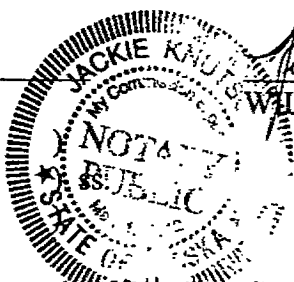
DATED: 12-28-11

Colny A. Tucker
COLNY A. TUCKER

DATED: 12-28-11

STATE OF ALASKA

THIRD JUDICIAL DISTRICT



William R. Tucker
WILLIAM R. TUCKER

THIS IS TO CERTIFY that on the 28th day of December, 2011, before me, a Notary Public in and for the State of Alaska, personally appeared COLNY A. TUCKER and WILLIAM R. TUCKER, known to me to be the individuals who signed the foregoing instrument, and they acknowledged to me that they executed the foregoing document as their free act and deed for the uses stated therein.

WITNESS my hand and official seal the day and year last above written.

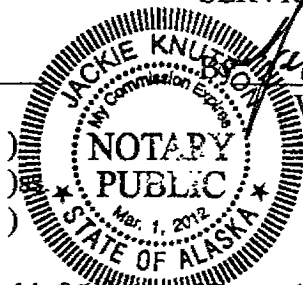
Jackie Knutson
Notary Public in and for the State of Alaska
My Commission Expires: 3-1-2012

ALASKA LAND DEVELOPMENT
SERVICES, INC., an Alaska corporation

DATED: 12-28-11

STATE OF ALASKA

THIRD JUDICIAL DISTRICT



William R. Tucker
William R. Tucker, President

THIS IS TO CERTIFY that on this 28th day of December, 2011, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared William R. Tucker, known to me to be the President of ALASKA LAND DEVELOPMENT SERVICES, INC., and he acknowledged to me that he had, in his official capacity aforesaid, executed the foregoing document as the free act and deed of said corporation for the uses stated therein.

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

Jackie Knutson
Notary Public in and for Alaska
My commission expires: 3-1-2012



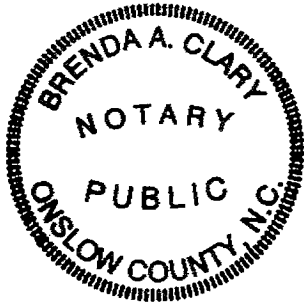
DATED: 12/28/11

C.J. Zane
C.J. ZANE

STATE OF North Carolina)
COUNTY OF Onslow) ss.

THIS IS TO CERTIFY that on the 28th day of December, 2011, before me, a Notary Public in and for the State of North Carolina, personally appeared C.J. ZANE, known to me to be the individual who signed the foregoing instrument, and he acknowledged to me that he executed the foregoing document as his free act and deed for the uses stated therein.

WITNESS my hand and official seal the day and year last above written.



Brenda A. Clary
Notary Public in and for the State of N/C
My Commission Expires: 10-26-13



DATED:

28 Dec 2011

Carl Bostek
CARL BOSTEK

STATE OF Hawaii)
COUNTY OF Hawaii) ss.

THIS IS TO CERTIFY that on the 28 day of December, 2011, before me, a Notary Public in and for the State of Hawaii, personally appeared CARL BOSTEK, known to me to be the individual who signed the foregoing instrument, and he acknowledged to me that he executed the foregoing document as his free act and deed for the uses stated therein.

WITNESS my hand and official seal the day and year last above written.

Valerie A. Nakao
Notary Public in and for the State of Hawaii
My Commission Expires: 7/22/15

AFTER RECORDING, RETURN TO:

Wallace Brothers Mountain, LLC
9814 Atka Circle
Eagle River, Alaska 99577

