



Real Estate Commission
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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:	Homer (JTB)			
Legal Description:	T035 R 15 W SEC 316 Seward Meridian HM 2019016 J Booth Recreational SUB 2019 LOT B-2A			
Property Address/ City/Other:	70820 Isabelle Road	Anchor Point	AK	99556

*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.

<u>JTB</u>	<u>12/19/24</u>	<u>70820 Isabelle Road</u>	<u>Anchor Point</u>	<u>AK</u>	<u>99556</u>		
Seller's Initials	Date	Property Address				Buyer's Initials	Date

PART I Seller's Information Regarding Property

Property Type

Property Type: (Check One)	<input checked="" type="checkbox"/> Single	<input type="checkbox"/> Zero Lot Line/Town House	<input type="checkbox"/> Condominium	<input type="checkbox"/> Townhome/PUD
	<input type="checkbox"/> Duplex (Including single Family with an Apartment)	<input type="checkbox"/> Other (Please Specify): _____		
Do you currently occupy the property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, how long?	
If not the current occupant, have you ever occupied the property?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, when?	only 2005-2023 during summers
*Year Property was Built:	2011			

*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:	<input checked="" type="checkbox"/> Wood Frame	<input type="checkbox"/> Manufactured	<input type="checkbox"/> Modular	<input type="checkbox"/> Other: _____
Foundation:	<input type="checkbox"/> Masonry Block	<input type="checkbox"/> Poured Concrete	<input type="checkbox"/> Treated Wood	<input type="checkbox"/> Piling
				<input checked="" type="checkbox"/> Other: <u>sonotubes</u>
Name of Original Builder (If Known):	owner			

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).

<input type="checkbox"/> Auto Garage Door Opener(s)	<input type="checkbox"/> Garbage Disposal	<input type="checkbox"/> Microwave(s)	<input type="checkbox"/> Storage Shed	<input type="checkbox"/> Window Screens
<input type="checkbox"/> Barbecue	<input type="checkbox"/> Generator	<input type="checkbox"/> Oven(s)	<input type="checkbox"/> Stove(s), Pellet	<input type="checkbox"/> Wood Stove(s)
<input type="checkbox"/> Central Vacuum Installed	<input type="checkbox"/> Generator Hook-Up	<input type="checkbox"/> Paddle Fan(s)	<input type="checkbox"/> Trash Compactor(s)	<input type="checkbox"/> Other: _____
<input type="checkbox"/> CO Detector(s)	<input type="checkbox"/> Greenhouse	<input type="checkbox"/> Refrigerator(s)	<input type="checkbox"/> T.V. Antenna	
<input type="checkbox"/> Cooktop(s)	<input type="checkbox"/> Hot Tub	<input type="checkbox"/> Rods & Blinds	<input checked="" type="checkbox"/> Washer(s)	
<input type="checkbox"/> Dishwasher(s)	<input type="checkbox"/> Hot Tub Cover	<input type="checkbox"/> Satellite Dish	<input type="checkbox"/> Water Filtering System	
<input type="checkbox"/> Dryer(s)	<input type="checkbox"/> Instant Hot Water Dispenser	<input type="checkbox"/> Security System	<input type="checkbox"/> Water Softener	
<input type="checkbox"/> Fire Alarms	<input type="checkbox"/> Intercom	<input type="checkbox"/> Smoke Detector(s)	<input type="checkbox"/> Window Blinds	
<input type="checkbox"/> Freezer(s)	<input type="checkbox"/> Jetted Tub	<input type="checkbox"/> Steam Shower Room	<input type="checkbox"/> Window Rods	
Comments:	The only defects we are aware of is washer and we will haul away.			

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PART I Seller's Information Regarding Property (continued)

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/repaired. 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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Air Conditioner		Fireplaces(s) # of: _____		Patio/Decking		Swimming Pool
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Carport		Floors		Plumbing Systems		Ventilator System
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ceilings		Foundation		Pool Cover		Venting
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chimneys		Garage		Private Walkways		Washer/Dryer Hookups
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crawl Space		Garage Floor Drain		Rain Gutters		Water Heater
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Doors		Gas Starter		Retaining Walls		Water Supply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Driveways		Heat Recovery		Roof		Wind Generators
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Electrical Systems		Heating Systems		Sewage Systems		Windows
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Electronic Air Cleaner		Humidifier		Skylights		Woodstove(s) # of: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Exterior Walls		Insulation		Slabs		Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fences/Gates		Interior Walls		Solar Panels		Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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:

PART II Documentation

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

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

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PART II Documentation (continued)

Supply information for the following:

Item	Average Monthly Utility Cost	Company/Source	Utility History Attached
Coal	\$ 74.68		<input type="checkbox"/>
Electric	\$ 289.19 46.31 - minimum	Summer mo. when we were last there Homer Electric Assoc.	<input checked="" type="checkbox"/>
Gas	\$		<input type="checkbox"/>
Oil	\$	# of Gallons	<input type="checkbox"/>
Propane	\$		<input type="checkbox"/>
Refuse	\$		<input type="checkbox"/>
Security Alarm Systems	\$		<input type="checkbox"/>
Sewer	\$		<input type="checkbox"/>
Water	\$		<input type="checkbox"/>
Wood	\$		<input type="checkbox"/>
Other	\$		<input type="checkbox"/>

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Do you know of any street or utility improvements planned that will affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Road maintenance provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If yes, provided by: State of Alaska

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PART III Additional Information *(continued)*

		Yes	No	UNK
4. Is the property currently rented or leased?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, expiration date:				
5. Is there a homeowner's association (HOA) for the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, HOA Name:		HOA Phone Number:		
<input type="checkbox"/> Mandatory <input type="checkbox"/> Voluntary <input type="checkbox"/> Inactive		Monthly Dues:	\$ _____	per _____
Are there any levied or pending assessments?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name of person responsible for issuing resale certificate:		Phone Number:		

Setbacks/Restrictions

		Yes	No	UNK
1. Have you been notified of any proposed zoning changes for the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of features of the property shared in common with adjoining property owners, such as walls, fences and driveways, whose use or responsibility for maintenance may affect the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are there subdivision conditions, covenants, or restrictions?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are you aware of any violations of building codes, zoning, setback requirements, subdivision covenants, borough, or city restrictions on this property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Are you aware of any nonconforming uses of this property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are you aware of any deed, or other private restrictions on the use of the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are you aware of any variances being applied for, or granted, on this property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Are you aware of any easements on the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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PART III Additional Information (continued)

Heating System(s)

Check all types that apply:

- | | | | |
|--|--|---------------------------------------|--|
| <input type="checkbox"/> Boiler System | <input type="checkbox"/> Geo Thermal | <input type="checkbox"/> Monitor/Toyo | <input type="checkbox"/> Wood Stove |
| <input type="checkbox"/> Electrical Heat | <input type="checkbox"/> Heat Pump | <input type="checkbox"/> Pellet Stove | <input checked="" type="checkbox"/> Other: <u>None</u> |
| <input type="checkbox"/> Forced Air | <input type="checkbox"/> Hot Water Baseboard | <input type="checkbox"/> Radiant Heat | <i>Oil Furnace onsite not connected</i> |

Age (Years):	Last Cleaned:	Last Inspected:
Source:	<input type="checkbox"/> Coal <input type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input type="checkbox"/> Wood <input type="checkbox"/> Propane Tank which is: <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Oil with _____ Gallon Storage which is: <input type="checkbox"/> Buried <input type="checkbox"/> Above Ground <input type="checkbox"/> Other: _____	
Age of Tank:		

Sewer System

Type:	<input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Community <input type="checkbox"/> Other: _____	Yes	<input checked="" type="radio"/> No	UNK	
1. Does your sewer system have a lift station/lift pump?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Private:	<input type="checkbox"/> Holding Tank <input type="checkbox"/> Septic Tank <input type="checkbox"/> Other: _____				
Drain Field System:	<input type="checkbox"/> Bed <input type="checkbox"/> Crib <input type="checkbox"/> Mound <input type="checkbox"/> Pit <input type="checkbox"/> Trench <input type="checkbox"/> Other: _____				
Innovative Sewer System:	<input type="checkbox"/> Biocycle <input type="checkbox"/> Intermittent Sand Filter <input type="checkbox"/> Recirculating Upflow Filter <input type="checkbox"/> Secondary Sewer Treatment Plant <input type="checkbox"/> Other: _____				
2. Has the sewer system failed while you owned the property?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).					
Age of Sewer System:	Location:				
3. Have you had any work, maintenance or inspections done on the sewer system during your ownership?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).					
Approval/Certification Source:	Date: (If Known)				
4. Are you aware of any abandoned sewer systems, leach fields, cribs, etc., on the property?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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PART III Additional Information *(continued)*

Water Supply

Type:	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Community	<input type="checkbox"/> Other: _____	
	<input type="checkbox"/> Water Tank: Size: _____	<input type="checkbox"/> Shared Well (provide agreement, if any)			
Well Depth (Feet): (If Private)	101	Flow Rate (Gallons per Minute): (If Private)		Date Tested: 11/9/2017	
Location of Operational Well:					
			Yes	No	
			UNK		
1. Are there any abandoned wells on the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Have you had any problems with your water supply?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any contaminants in your water supply, to include but not limited to E-coli, nitrates, heavy metals, arsenic or other contaminants?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Has the well failed while you have owned the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Have you ever had a well pump problem or failure?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Do you supply water to, or receive water from, others?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, is there a written agreement?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Do you have a water rights certificate for this property?			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Water Heater

Type:	<input type="checkbox"/> Oil	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Other: _____
Age (Years):	unk.	Capacity (Gallons):	50	

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PART III Additional Information *(continued)*

Roof or Other Leakage

Type:	<input type="checkbox"/> Asphalt/Composition Shingle <input type="checkbox"/> Cedar Shake <input type="checkbox"/> Built-Up <input type="checkbox"/> Metal <input type="checkbox"/> Other: _____			
Age (Years):	Location of Attic Access: <i>N/A</i>			
				Yes No UNK
1. Are you aware of any ice damming on the roof?				<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
If yes, provide location:				
2. Are you aware of any water leaking into the home? (i.e., windows, lights, fireplace, etc.)				<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
If yes, provide location:				

Fireplace and/or Woodstove

Type:	<input type="checkbox"/> Electric <input type="checkbox"/> Gas/Propane <input type="checkbox"/> Pellet <input type="checkbox"/> Wood <input type="checkbox"/> Other: _____			
Date Chimney(s) Last Cleaned or Serviced:	Cleaned or Serviced By:			

Freeze-Ups

				Yes No UNK
1. Have you had any frozen water lines, sewer lines, drains, or heating systems?				<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).				
2. Are there any heat tapes, heat lamps, or other freeze prevention devices?				<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
If yes, provide location and explain use:				
<i>Since we only spend summer at this house we completely shut off well/water to house</i>				

Drainage

				Yes No UNK
1. Are you aware of ever having any water in the crawl space, basement, or lower level?				<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).				
If yes, how was the problem resolved?				
<input type="checkbox"/> Sump Pump(s) <input type="checkbox"/> Curtain Drain <input type="checkbox"/> Rain Gutter/Extension <input type="checkbox"/> Other: _____				
Date Problem was Resolved:	Location of Each Sump Pump:			
2. To where does the water drain after it leaves the sump pump?				
3. Are you aware of any issues with high water table?				<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).				

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	Yes	No	UNK
3. <i>If gutters, where do downspouts discharge?</i>			
4. Is there a floor drain in the structure, including garage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>If yes, where is it located and where does it drain to?</i>			

Inspection

	Yes	No	UNK
1. To the best of your knowledge, has the property been inspected by an engineer/home inspector?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).</i>			
2. Has there been any energy rating on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>If yes, year conducted?</i>			
3. Energy Rated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>If known, Energy Rater?</i>			

Encroachments

	Yes	No	UNK
1. Does anything on your property encroach (extend) onto your neighbor's property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does anything on your neighbor's property encroach onto your property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Concerns

	Yes	No	UNK
1. Are you aware of any substances, materials, or products that may be an environmental hazard such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil, water, or by-products from the production of methamphetamines on the subject property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of any mildew or mold issues affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>If yes, number of tanks:</i>			
4. Are you aware if the property is in an avalanche zone/mudslide area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Have you ever filed an insurance claim for any environmental damage to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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PART III Additional Information *(continued)*

Flood Zone Designation

	Yes	No	UNK
1. Is this property in a flood zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of any erosion/erosion zone or accretion affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any damage to the property or any of the structures from flood, landslide, avalanche, high winds, fire, earthquake, or other natural causes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are you aware if the property has flooded?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Soil Stability

	Yes	No	UNK
1. Are you aware of any debris buried or filling on any portion of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving that affects the improvements of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any drainage, or grading problems that affect this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Constructions, Improvements/Remodel

	Yes	No	UNK
1. Have you remodeled, made any room additions, structural modifications, or improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>If yes, please describe:</i>			
Was the work performed with necessary permits in compliance with building codes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Was a final inspection performed, if applicable?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are there any open building permits for the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Has a fire ever occurred in the structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Pest Control or Wood Destroying Organisms

	Yes	No	UNK
1. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, bed bugs, etc. in the structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>If yes, when?</i>		<i>Where?</i>	<i>What type?</i>
<i>If yes, describe what was done to resolve the problem:</i>			



 Seller's Initials Date

70820 Isabelle Road
 Anchor Point AK 99556
 Property Address

Buyer's Initials

Date

PART III Additional Information *(continued)*

				Yes	No	UNK
2. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, when?		Where?				
If yes, describe what was done to resolve the problem:						

Other

				Yes	No	UNK
1. Are you aware of any murder or suicide having occurred on the property within the preceding 3 years?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of any human burial sites on the property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any smoking of any kind inside the property during your ownership?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Noise

				Yes	No	UNK
1. Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, traffic, racetracks, neighbors, etc.?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, please include information and additional documentation that is relevant to the Explanation Addendum or Amendment to the State of Alaska Residential Real Property Transfer Disclosure Statement (page 13).						

Pets

				Yes	No	UNK
1. Have there been any pets/animals in the house?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, how many and what type?	2 dogs - Australian Shepherds					

PART IV Agreement

I/We have completed this disclosure statement according to AS 34.70.010 - AS 34.70.200 and these instructions, and the statements are made in good faith and are true and correct to the best of my/our knowledge as of the date signed. I/We authorize any licensees involved or participating in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated transfer of the property or interest in the property.

Seller Signature: <u>Jamara L. Boyd</u>	Date: <u>12/19/24</u>
Seller Signature: <u>Ruby P. Beard</u>	Date: <u>12/19/24</u>

RB/JP
Seller's Initials

12/19/24
Date

70820 Isabelle Road
Anchor Point AK 99556
Property Address

Buyer's Initials

Date



Real Estate Commission
550 West 7th Avenue, Suite 1500, Anchorage, AK 99501
Phone: (907) 269-8160
Email: RealEstateCommission@Alaska.Gov
Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Buyer's Notice and Receipt of Copy

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: <https://dps.alaska.gov/Home>

Transferee (Buyer) Awareness Notice: Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.




The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer understands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure statement does not encompass those aspects.



The Licensee bears no responsibility for the condition of the property irrespective of whether an inspection was conducted or not.



I, the Buyer, certify that I have read and received a signed copy of the State of Alaska Residential Real Property Disclosure Statement from the Seller or any Licensee involved or participating in this transaction.

Buyer Signature:		Date:	
Buyer Signature:		Date:	

Seller's Initials	Date	70820 Isabelle Road Anchor Point AK 99556	Property Address	Buyer's Initials	Date
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Real Estate Commission
550 West 7th Avenue, Suite 1500, Anchorage, AK 99501
Phone: (907) 269-8160
Email: RealEstateCommission@Alaska.Gov
Website: Professionallicense.Alaska.Gov/RealEstateCommission

Explanation Addendum or Amendment to the State of Alaska Residential Real Property Disclosure Statement

Use this page to:

- 1) clarify repairs, defects, or malfunctions.
- 2) explain items in more detail.
- 3) make changes or update this disclosure form.

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the Buyer after the Buyer has made a written offer, the Buyer may terminate the offer by delivering a written notice of termination to the Seller or the Seller'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.

In compliance with AS 34.70.080, the Seller amends the disclosure statement for the real property described below:

List items changed or clarified. Use additional Addendum/Amendment pages, if necessary.	
Page Number	Item/Explanation
2	Washer - leak

I/We (Seller(s)) certify that the information in this Addendum/Amendment to the Disclosure Statement is true and correct to the best of my/our knowledge as of the date signed.

Seller Signature:	<i>Ricky Boyd</i> Ricky Boyd	Date:	12/19/24
Seller Signature:	<i>Tamara L. Boyd</i> Tamara Boyd	Date:	12/19/24

I/We (Buyer(s)) have received a copy of this Addendum/Amendment to the Disclosure Statement.

Buyer Signature:		Date:	
Buyer Signature:		Date:	

RB / JB 12/19/24 70820 Isabelle Road Anchor Point AK 99556 Buyer's Initials Date



Bill of Sale¹

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



1 Ricky Boyd Tammy Boyd, for and in consideration of: the sum of \$ 0.00

2 Dollars or No Value, shall convey to _____,

3 the following personal property currently located at: 70820 Isabelle Road Anchor Point 99556,

4 State of Alaska.

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Refrigerator | _____ Wall/Ceiling Speakers | _____ Workbench/Shelving |
| _____ Freezer | _____ Satellite Dish | _____ Corral |
| <input checked="" type="checkbox"/> Oven/Range/Cooktop | _____ Satellite Dish Comp. | _____ Playground Equipment |
| _____ Dishwasher | _____ Home Theater | _____ Greenhouse |
| <input checked="" type="checkbox"/> Microwave | _____ Projector | _____ Dog Kennel/Run |
| _____ Trash Compactor | _____ Screen | <input checked="" type="checkbox"/> 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 |
| | _____ Family Room | _____ Propane Tank(s) |
| <input checked="" type="checkbox"/> Window Screens | <input checked="" type="checkbox"/> Master Bedroom | _____ Propane in Tank |
| _____ Pool Table | _____ Other _____ | _____ Oil Tank |
| _____ Washer | _____ Security System/Components | _____ Oil in Tank |
| <input checked="" type="checkbox"/> Dryer | _____ leased or _____ owned | |

5
6 Holding Tank / All construction materials
7 Round steel leach tank / All furniture upstairs (unless buyer wants removed)

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

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

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

20
21 **SELLER TO LIST THE ITEMS, APPEARING TO BE AFFIXED TO THE PROPERTY, THAT ARE NOT INCLUDED**
22 **WITH THE SALE:**

23 washer-nonworking we will haul away
24 Contents of storage shed, unless buyers are interested in contents.
25 King size bed

26 Dated: _____ Dated: _____
27 Buyer 1: _____ Seller 1: Ricky Boyd
28 Buyer 2: _____ Seller 2: Tammy Boyd
29 Buyer 3: _____ Seller 3: _____



Invoice

Blackwell Pump Services
PO Box 3238
Homer, AK 99603

907-235-6280

Date	Invoice #
9/22/2017	6933

Bill To

Rick Boyd
1416 Redmond Ave
North Pole, AK 99705

Project

Charged/Picked up by

Item	Qty	Description	Serviced	Price	Amount
Well Drilling ...	101	6" Well Drilling- Anchor Point		45.00	4,545.00
Well - Mobili...	1	Well Drilling Mobilization		300.00	300.00
Well - Surface...	1	Well - Surface Seal		210.00	210.00
091-600-001	1	6" Standard Well Cap		90.00	90.00
		Maximum Sales Tax		15.00	15.00

Payment is due upon receipt unless otherwise noted.

Finance Charge will be assessed at 1% of balance due or \$25.00 per month whichever is greater, after 30 days.

A Credit Card Fee of 2.75% will be added on Credit Card payments over \$1,000.00.

We Thank You for your Business

Subtotal	\$5,160.00
Sales Tax (7.5%)	\$0.00
Payments/Credits	-\$500.00
Balance Due	\$4,660.00

Invoice

Blackwell Pump Services
PO Box 3238
Homer, AK 99603

907-235-6280

Date	Invoice #
10/19/2017	6995

Bill To

Rick Boyd
1416 Redmond Ave
North Pole, AK 99705

Project

Charged/Picked up by

Item	Qty	Description	Serviced	Price	Amount
Labor 001 - E...	1.8	Time, Tools, Truck & Fuel Eric On AP	10/12/2017	105.00	189.00
095-RUS-004	1	Myers 1/2HP 8GPM 230V 2W		675.00	675.00
065-125-012	1	1.25" x 1" Brass Bushing		12.98	12.98
045-100-001	2	1" Brass King Nipple Insert x MPT		14.24	28.48
067-150-021	4	SS Hose Clamp 1 1/16" - 1.5"		4.45	17.80
091-125-001	1	1.25-1" Torque Arrester		19.35	19.35
040-100-200	100	1" Black Poly Pipe 200 psi SIDR11		1.38	138.00
094-012-003	106	12/3/G Braided Pump Wire		1.55	164.30
094-012-002	150	12/3/G UF Direct Burial		1.20	180.00
094-001-001	1	14,12,10 G Wire Splice Kit (Submersible)		6.95	6.95
094-001-002	1	20A Double Pole Breaker All		21.75	21.75
Labor 001 - E...	0.5	Time, Tools, Truck & Fuel Eric	10/13/2017	105.00	52.50
Labor 001 - E...	0.5	Time, Tools, Truck & Fuel Eric	10/16/2017	105.00	52.50
		Maximum Sales Tax		15.00	15.00
Water Test 01	1	Basic H2O test	11/9/2017	50.00	50.00
		Total Dissolved Solids			
		PH			
		Hardness			
		Iron			

Payment is due upon receipt unless otherwise noted.

Finance Charge will be assessed at 1% of balance due or \$25.00 per month whichever is greater, after 30 days.

A Credit Card Fee of 2.75% will be added on Credit Card payments over \$1,000.00.

Subtotal	\$1,623.61
Sales Tax (3.0%)	\$0.00
Payments/Credits	\$0.00
Balance Due	\$1,623.61

PEGASUS ENGINEERING

INVOICE

4971 Thompson Drive
Homer, AK 99603-7434

(907) 226-2476

CLIENT:

Name Ricky and Tammy Boyd
Address POB 315
City, State, ZIP Homer, AK 99603

INVOICE NUMBER 2019-007
INVOICE DATE March 2, 2020
OUR ORDER NO.
YOUR ORDER NO.
TERMS Net 30
ENGINEER Gus Andress, P.E.

Sales Tax Rate: 3.00%

Hourly Rate	DESCRIPTION	HOURS	AMOUNT
\$70	Percolation Test/Soils Evaluation	3.00	\$210.00
\$70	Perc Results and Soils Evaluation Form per KPB Planning requirements	2.00	\$140.00
\$70	Preparation of Soils Report for Subdivision to be submitted to KPB	24.00	\$1,680.00
	Excavation of test holes by Ray's Construction		\$470.00
		SUBTOTAL	\$2,500.00
		TAX	\$15.00
		TOTAL	\$2,515.00
			PLEASE PAY THIS AMOUNT

DIRECT ALL INQUIRIES TO:
Gus Andress, P.E.
907-226-2476
email: biocyclealaska@gci.net

MAKE ALL CHECKS PAYABLE TO:
Pegasus Engineering
Attn: Accounts Receivable
4971 Thompson Drive
Homer, AK 99603

IK YOU FOR YOUR BUSINESS!





Homer Electric Association, Inc.



Account Info:

85553-001 ISABELLE RD 70820

Print

View	
Billing Date	08/07/23
Due Date	09/01/23
Meter Read Date	07/31/23
KWH	203
Bill Type	NORMAL
Bill Amount	\$74.68
View	
Billing Date	07/05/23
Due Date	07/30/23
Meter Read Date	06/30/23
KWH	1058
Bill Type	NORMAL
Bill Amount	\$289.19



Homer Electric Association, Inc.

4627

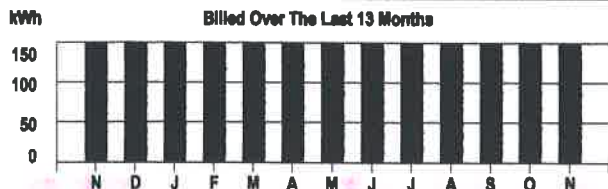
Corporate Office
3977 Lake Street
Homer, Alaska 99603-7680
Phone (907) 235-8551
FAX (907) 235-3313

Central Peninsula Service Center
280 Airport Way
Kenai, Alaska 99611-5280
Phone (907) 283-5831
FAX (907) 283-2353

BILL DATE	DUE DATE
12/05/24	12/30/24
TOTAL DUE	\$46.31

ACCOUNT NUMBER	SERVICE ADDRESS	BILL TYPE	METER NUMBER	RATE CLASS			
85553001	ISABELLE RD 70820	Coop Read	62204	Residential			
SERVICE FROM	SERVICE TO	DAYS OF SERVICE	PREVIOUS READING	PRESENT READING	MULTIPLIER	kWh USAGE	CHARGES
10/30/24	11/26/24	27	15267	15267	1	0	
PREVIOUS AMOUNT DUE							46.31
THANK YOU FOR YOUR PAYMENT(S)							-46.31
SYSTEM DELIVERY CHARGE					150 kWh X 0.166400 =		24.96
CUSTOMER CHARGE							20.00
BOROUGH TAX 3%							1.35
CURRENT CHARGES							46.31

COMPARISON	# DAYS	KWH BILLED	DAILY AVG	DAILY COST	TOTAL DUE	
CURRENT BILLING PERIOD	27	150	6	1.67	\$46.31	DUE DATE 12/30/24 Bill Is Delinquent After Due Date
PREVIOUS BILLING PERIOD	31	150	5	1.45		
SAME PERIOD LAST YEAR	30	150	5	1.47		

**SPECIAL MESSAGE AREA**

For real time outage information, view HEA's outage map at <https://outage.homerelectric.com>.

PLEASE DETACH AND RETURN THIS PORTION WITH PAYMENT

AK00050F

HOMER ELECTRIC ASSOCIATION, INC.
3977 LAKE ST
HOMER AK 99603-7680
907-283-5831 907-235-8551 1-800-478-8551 (AK only)

Additional Information On Reverse Side

ACCOUNT NUMBER	PAST DUE AFTER	TOTAL DUE
85553001	12/30/24	\$46.31
TELEPHONE NUMBER	SERVICE ADDRESS	
(907) 488-6852	ISABELLE RD 70820	

*****AUTO**ALL FOR AADC 995



BOYD TAMARA L OR 16
BOYD RICKY D 4081
1416 REDMOND AVE
NORTH POLE AK 99705-5336

HOMER ELECTRIC ASSOCIATION INC
PO BOX 70878
CHARLOTTE, NC 28272-0878



01019 00085553001 9 0000000000 000004631 000004631 8

