



# stewart title<sup>®</sup>

## Property Profile Report

5/4/2026

12806 S Ella Louise Circle, Big Lake, AK 99623

Purported owner of Record: Greg Miller

**Prepared by:**

Erin Hodgson  
Stewart Title of Fairbanks  
714 Gaffney Rd  
Fairbanks, AK 99701  
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**Prepared for:**

***Anita Raubeson***

**Report Provided by:**

Stewart Title of Fairbanks  
714 Gaffney Rd  
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- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Tax Report    | <input checked="" type="checkbox"/> Plat Map                     |
| <input type="checkbox"/> BEES Certificate         | <input checked="" type="checkbox"/> No As-Built                  |
| <input type="checkbox"/> Summary of Bldg Insp     | <input type="checkbox"/> As-Built Attached                       |
| <input checked="" type="checkbox"/> Vesting Deed  | <input type="checkbox"/> As-Built Requested/Will forward if rcvd |
| <input checked="" type="checkbox"/> Deed of Trust | <input type="checkbox"/> Other                                   |
| <input type="checkbox"/> CC&R's                   | <input type="checkbox"/> Notice of Default                       |

## Disclaimer

This property report is provided "as is" without warranty of any kind, either express or implied, including without limitations any warranties of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this property report without a title insurance policy.

The information contained in this property report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 216N03W34D007

**Site Information**

Account Number 216N03W34D007 Subdivision  
 Parcel ID 12883 City None  
 TRS S16N03W34 Map GB08 Tax Map  
 Abbreviated Description TOWNSHIP 16N RANGE 3W SECTION 34  
 (Not for Conveyance) LOT D7

Site Address 12806 S Ella Louise Cir

**Ownership**

Owners MILLER GREG Buyers  
 Primary Owner's Address PO BOX 2339 WRANGELL AK 99929-2339 Primary Buyer's Address

**Appraisal Information**

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2026	\$28,000.00	\$22,200.00	\$50,200.00	2026	\$28,000.00	\$22,200.00	\$50,200.00
2025	\$24,400.00	\$19,600.00	\$44,000.00	2025	\$24,400.00	\$19,600.00	\$44,000.00
2024	\$24,400.00	\$18,900.00	\$43,300.00	2024	\$24,400.00	\$18,900.00	\$43,300.00

**Building Information**

Structure 1 of 1  
 Residential Units 1 Use Residential Building  
 Condition Standard Design Cabin  
 Basement None Construction Type Frame  
 Year Built 1997 Grade 1215 - Cabin  
 Foundation Wood Posts Well  
 Septic

**Building Item Details**

Building Number	Description	Area	Percent Complete
1	Wood Stove - 8Y		1 Sq. Ft. 100%
1	First Story		384 Sq. Ft. 100%
1	Second Story		288 Sq. Ft. 100%

**Tax/Billing Information**

Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2026	No	0030	::	::	1/29/2021	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2021-002439-0</a>
2025	Yes	0030	12.797	\$563.06	9/9/1999	TRUSTEES DEED	<a href="#">Palmer Bk: 1033 Pg: 940</a>
2024	Yes	0030	13.174	\$570.43	7/11/1997	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer Bk: 902 Pg: 364</a>

**Tax Account Status <sup>2</sup>**

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total <sup>3</sup>	LID Exists
PLEASE CALL	\$306.51		\$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
5.00	5.00	Assembly District 005	<u>30-585</u>	130 Central Mat-Su	017 Knik RSA

<sup>1</sup> 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: 5/4/2026 12:00:00 PM

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.

<sup>3</sup> If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

**WARRANTY DEED**1096679 *STA*

The Grantor, THOMAS G. LISS and PATRICIA A. LISS, husband and wife, whose address is 13301 Alpine Drive, Anchorage, AK 99516, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does hereby convey and warrant unto the Grantee, GREG MILLER, a married person, whose address is 1125 W. Gail Drive, Wasilla, AK 99623, and to the heirs and assigns of the Grantee, the following described real property:

**PARCEL 1:**

A parcel of land located entirely within Section 34, Township 16 North, Range 3 West, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska, being Parcel #1 of Waiver Resolution Serial No. 97-18-PWm, recorded May 23, 1997 in Book 895 at Page 38, more particularly described as follows:

Commencing at the C-S 1/16th corner within Section 34, Township 16 North, Range 3 West Seward Meridian, Alaska, a 1 1/2" aluminum cap monument marked LS2071; proceed S 89° 54' 26" E 201.92 feet to the intersection of the easterly boundary of the Knik-Goose Bay Road R.O.W. and the South Boundary of the N1/2 SE1/4, Section 34;

Thence proceed northeasterly along said R.O.W., along a curve to the left whose radius is 1532.80 feet, whose delta angle is 7° 15' 31" an arc distance of 194.19 feet; to the point of tangency;

Thence proceeding N 23° 28' 38" E 245.00 feet along said R.O.W. to a point;

Thence proceed S 89° 27' 35 E 651.29 feet to the point of beginning;

Thence proceed N 44° 38' 40" E 424.77 feet to a point;

Thence proceed N 89° 20' 38" E, 713.47 feet to a point on the centerline of a 60 foot public use easement;

Thence proceed along said centerline southwesterly along a curve to the right of radius 437.39 feet, whose delta angle is 11° 25' 43", an arc distance of 87.24 feet to a point of tangency;

Thence proceed along said centerline S 44° 58' 15" W, 200.65 feet to a point of curvature;

Thence proceed along said centerline along a curve to the right of radius 1669.65 feet, whose delta angle is 5° 13' 06", an arc distance of 152.07 feet to a point;

Thence proceed N 89° 52' 24" 702.77 feet to the point of beginning.

**PARCEL 2:**

A parcel of land located entirely within Section 34, Township 16 North, Range 3 West, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska, being Parcel #1 of Waiver Resolution Serial No. 97-18-PWm, recorded May 23, 1997 in Book 895 at Page 38, more particularly described as follows:

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Thence proceed northeasterly along said R.O.W., along a curve to the left whose radius is 1532.80 feet, whose delta angle is 7° 15' 31" an arc distance of 194.19 feet; to the point of tangency;

Thence proceeding N 23° 38' 38" E, 570.00 feet along said R.O.W. to a point;

Thence proceed S 89° 51' 32" E, 820.28 feet to the point of beginning;

Thence proceed N 5° 15' 41" E, 285.79 feet to a point;

Thence proceed N 88° 24' 29" E 756.77 feet to a point on the centerline of a 60 foot public use easement;

Thence proceed along said centerline southwesterly along a curve to the right of radius 437.39 feet, whose delta angle is 40° 52' 59", an arc distance of 311.97 feet to a point of tangency;

Thence proceed S 89° 20' 38", 713.47 feet to the point of beginning.







CONVEYANCE OR TRANSFER RESTRICTED AT PAGE SIX

## DEED OF TRUST

~~M1096679~~ *STA*  
THIS DEED OF TRUST made this *28<sup>th</sup>* day of *January*, 2021,

BETWEEN GREG MILLER, a married person, whose address is 1125 W. Gail Drive, Wasilla, AK 99623, herein called TRUSTOR,

STEWART TITLE OF ALASKA, whose address is 480 E. 36<sup>th</sup> Avenue, Anchorage AK 99503, herein called TRUSTEE, and

THOMAS G. LISS and PATRICIA A. LISS, husband and wife, whose address is 13301 Alpine Drive, Anchorage, AK 99516, herein called BENEFICIARY,

WITNESSETH: That Trustor GRANTS, BARGAINS, SELLS, and CONVEYS to TRUSTEE IN TRUST WITH POWER OF SALE, that property described as:

PARCEL 1:

A parcel of land located entirely within Section 34, Township 16 North, Range 3 West, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska, being Parcel #1 of Waiver Resolution Serial No. 97-18-PWm, recorded May 23, 1997 in Book 895 at Page 38, more particularly described as follows:

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Thence proceed S 89° 20' 38", 713.47 feet to the point of beginning.



TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits. To have and to hold the same, with the appurtenances, unto Trustee.

**FOR THE PURPOSE OF SECURING:** 1. The performance of each agreement of Trustor herein contained. 2. Payment of indebtedness evidenced by one Deed of Trust Note of even date herewith, in the principal sum of \$75,000.00 payable to Beneficiary or order.

A. To protect the security of this Deed of Trust, Trustor agrees:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to maintain in an orderly manner, paint, repair, keep free from freezing, and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to the Beneficiary in an amount not less than the full insurable value. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine or, at the option of Beneficiary, the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary, or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

4. To pay: at least ten days before delinquency all taxes and assessments affecting said property; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

5. To pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof, with interest from date of expenditure at the rate set forth in the Deed of Trust Note secured hereby.

6. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

Collier Law, 851 E. Westpoint Drive, # 212, Wasilla, AK 99654 Telephone 907-357-4500 Fax 907-357-4510  
Deed of Trust, Page 3 of 6



**B. It is mutually agreed that:**

1. Trustor shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the property. Trustor shall not do, nor allow anyone else to do, anything affecting the property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the property of household consumer products for consumer uses.

Trustor shall promptly give Beneficiary notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the property and Hazardous Substance or Environmental Law of which Trustor has actual knowledge. If Trustor learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the property is necessary, Trustor shall promptly take all necessary remedial actions in accordance with Environmental law.

"Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph, "Environmental Law" means federal laws and laws of the State of Alaska that relate to health, safety or environmental protection.

2. Any award or damages in connection with any condemnation for public use of or injury to said property or any part thereof, is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by Beneficiary in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

3. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive Beneficiary's right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

4. At any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed of Trust and said Note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey all or any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

5. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed of Trust and said Note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in any reconveyance executed under this Deed of Trust of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto".

6. As additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any



indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

7. Upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of default Beneficiary shall execute or cause the Trustee to execute a written notice of such default and of his election to cause to be sold the herein described property to satisfy the obligation hereof, and shall cause such notice to be recorded in the office of the recorder of each recording precinct wherein said real property or some part thereof is situated.

Notice of sale having been given as then required by law and not less than the time then required by law having elapsed after recordation of such notice of default, Trustee, without demand on Trustor, shall sell said property at the time and place of sale fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest and best bidder for cash in lawful money of the United States, payable at the time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary, as hereunder defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust including cost of evidence of title and reasonable counsel fees in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid with accrued interest at the rate set forth in the Deed of Trust Note secured hereby; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

8. This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner, including pledgee, of the Note secured hereby, whether or not named as a beneficiary herein, or, if the Note has been pledged, the pledgee thereof. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

9. Trustee accepts this Trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party unless brought by Trustee.

10. Beneficiary may, from time to time, as provided by statute, appoint another Trustee in place and stead of Trustee herein named, and thereupon, the Trustee herein named shall be discharged and Trustee so appointed shall be substituted as Trustee hereunder with the same effect as if originally named Trustee herein.

11. Nothing contained herein shall be construed to limit the right of Beneficiary to foreclose this Deed of Trust by judicial action. Beneficiary shall further be entitled to bring an action upon the Note secured by this Deed of Trust without attempting to foreclose this Deed of Trust either by judicial action or by exercise of the power of sale. Trustor and all other parties obligated under the Note, if any, shall be liable for and agrees to pay any deficit.



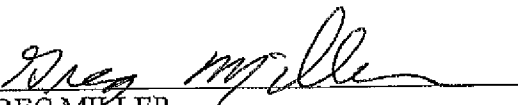
12. If two or more persons be designated as Trustee herein, any, or all, powers granted herein to Trustee may be exercised by any of such persons, if the other person or persons is unable, for any reason, to act, and any recital of such inability in any instrument executed by any of such persons shall be conclusive against Trustor, his heirs and assigns.

13. The Deed of Trust Note secured by this Deed of Trust, unless sooner paid, is all due and payable on or before February 1, 2028. It is agreed and acknowledged that the "date of maturity" of this instrument, as that term is used in AS 34.20.150, is 6 years after the due date specified above. If no date is entered above, then the maturity date is that date occurring 40 years from and after the date of execution of this Deed of Trust, unless terminated sooner in accordance with the provisions of the Deed of Trust Note.

C. SPECIAL CONDITIONS AND COVENANTS  
CONVEYANCE OR TRANSFER RESTRICTED

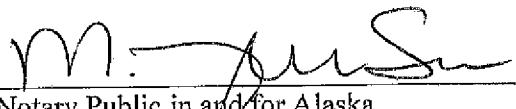
Until the Note secured hereby is paid in full, Trustor further agrees not to sell, convey, transfer or dispose of the subject real property described above, or any part thereof, or any interest therein, or agree to do so without the written consent of the Beneficiary being first obtained, and should Trustor do any of the foregoing without such written consent, Beneficiary shall have the right, at Beneficiary's option, to declare all sums secured hereby forthwith due and payable. Consent to one such transaction shall not be deemed to be a waiver of the right to require such consent to future or successive transaction.

TRUSTOR:

  
GREG MILLER

STATE OF ALASKA                    )  
  ) ss:  
THIRD JUDICIAL DISTRICT        )

The foregoing instrument was acknowledged before me on January 28, 2021, by GREG MILLER.

  
Notary Public in and for Alaska  
My Commission expires: \_\_\_\_\_

State of Alaska  
NOTARY PUBLIC  
Mary Veronica Schaefer  
My Commission Expires Aug 3, 2024

Record in the Palmer Recording District  
Return to First National Bank Alaska  
PO Box 100720  
Anchorage AK 99510-0720





“NOTICE: THIS IS NEITHER A PLAT NOR A SURVEY. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.”