



AFTER RECORDING, RETURN TO:

Var Stilla Properties, LLC

1201 11th Street, Suite 201
Bellingham, WA 98225

FATIC 3959959

WARRANTY DEED

A.S. 34.15.030

The Grantor, **KING CHARLES, LLC**, whose address is 100 Calais Drive #100, Anchorage, AK 99503, 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, conveys and warrants to **VAR STILLA PROPERTIES, LLC**, Grantee, whose mailing address is 1201 11th Street, Suite 201, Bellingham, WA 98225, the following-described real estate:

**Tract G, U.S. SURVEY 3555, Records of the Sitka Recording District,
First Judicial District, State of Alaska.**

SUBJECT TO the reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

FURTHER SUBJECT TO the reservations or exceptions as contained in the U.S. Patent recorded February 21, 2006 as Serial Number 2006-000325-0. The Mineral Rights were conveyed to the State of Alaska by Patent recorded December 23, 1974 in Book 34 at Page 437.

FURTHER SUBJECT TO the rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Sitka Harbor.

FURTHER SUBJECT TO any prohibition or limitation on the use, occupancy or improvements of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

WARRANTY DEED
F-4308\12551\Warranty Deed

Page 1

FURTHER SUBJECT TO the terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. Sections 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

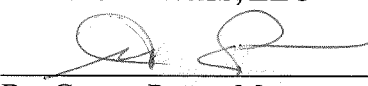
FURTHER SUBJECT TO any adverse claim based upon the assertion that some portion of said land is tide or submerged lands, or has been created by artificial means or has accreted to such portion so created.

FURTHER SUBJECT TO any preference rights which may exist under the Alaska Land Act, terms, provisions and reservations under the Submerged Lands Act (43 USCA 1301, 67 Stat. 29) and the enabling act (Public Law 85- 508, 72 Stat. 339).

FURTHER SUBJECT TO the rights of access and egress from said premises. We find no Notice in the records of any dedicated or improved roadways abutting subject property.

DATED this 23rd day of June, 2022.

GRANTOR: **KING CHARLES, LLC**


By: George Porter, Manager



STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT) ss.

THIS IS TO CERTIFY that on this 23rd day of June, 2022, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **George Porter**, to me known and known to me to be the Manager of **KING CHARLES, LLC**, and known to me to be the person who signed the foregoing instrument, on behalf of said limited liability company, and he acknowledged to me that he signed and sealed the same as a free act and deed of the said limited liability company for the uses and purposes therein expressed.

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





Notary Public in and for Alaska
My Commission Expires: 10/1/2024

WARRANTY DEED
F-4308\12551\Warranty Deed

Page 3



