



State of Alaska

Residential Real Property Transfer Disclosure Statement

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

NOT REQUIRED FOR COMMERCIAL PROPERTY.
General Information

AS 34.70.010 requires that before the Transferee/Buyer (hereafter referred to as Buyer) of an interest in residential real property makes a written offer, 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 Kenai Recording District, 3Rd Judicial District, State of Alaska.

Legal Description: Aspen Flats Sub. Addn. No. 5 Lot 2 Block 2

Property Address/City/Other: 166 W CORRAL Avenue, Soldotna, AK 99669

* 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).

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 is required to disclose defects or other conditions in the real property or the real property interest being transferred. To comply, disclosure need not 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.

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.

Seller's Initials: [Signature] Date: 05/02/11 Property Address: 166 W CORRAL Avenue, Soldotna, AK 99669 Buyer's Initials: Date:

Seller's Information Regarding Property

Property Type (check one):

- Single Family Zero Lot Line/Town House Condominium Townhome/PUD
- Duplex* (Including Single Family with an Apartment)
- Other (please specify) COMMERCIAL

Do you currently occupy the property? Yes No If Yes, how long? _____

If not a current occupant, have you ever occupied the property? Yes No If so, when? _____

Year Property Built: 1974 PER Borough KPB 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 on the Internet at <http://www.epa.gov/lead/leadprot.htm>.

Construction Overview: Wood Frame Manufactured Modular Other: _____

Foundation: Masonry Block Poured Concrete Piling Treated Wood Other: _____

Name of original builder (if known): _____

Property Features:

Check all items that are **built-in** and will remain with the property. **Also . . .**

Circle those checked items that have known defects or malfunctions. **Also . . .**

Describe the defect or malfunction on the Addendum/Amendment(s) To The Disclosure Statement.

- | | | |
|---|---|---|
| <input type="checkbox"/> Cooktop | <input type="checkbox"/> Wood Stove(s) # of _____ | <input type="checkbox"/> T.V. Antenna |
| <input checked="" type="checkbox"/> Oven(s) # of <u>1</u> | <input type="checkbox"/> Jetted Tub | <input type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Rods & Blinds | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover | <input checked="" type="checkbox"/> Window Screens |
| <input type="checkbox"/> Microwave(s) # of _____ | <input type="checkbox"/> Steam Shower Room | <input type="checkbox"/> Security System |
| <input checked="" type="checkbox"/> Dishwasher | <input checked="" type="checkbox"/> Water Softener | <input checked="" type="checkbox"/> Smoke Detector(s) # of <u>? SEVERAL</u> |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Water Filtering System | <input checked="" type="checkbox"/> CO Detectors # of <u>1</u> |
| <input checked="" type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Greenhouse <input type="checkbox"/> Attached <input type="checkbox"/> Detached | <input type="checkbox"/> Fire Alarms |
| <input type="checkbox"/> Instant Hot Water Dispenser | <input type="checkbox"/> Ventilating System | <input checked="" type="checkbox"/> Auto Garage Door Opener(s) |
| <input type="checkbox"/> Central Vacuum Installed | <input type="checkbox"/> Heating System | # of Opener(s) <u>1</u> |
| <input type="checkbox"/> Intercom | <input type="checkbox"/> Storage Shed(s) # of _____ | <input type="checkbox"/> Built-In Refrigerator |
| <input type="checkbox"/> Paddle Fan(s) # of _____ | <input type="checkbox"/> Built-In Barbecue | <input type="checkbox"/> Other _____ |

Comments: _____

Structural Components:

Circle only those items that have known defects, malfunctions, or have had major repairs performed within the last five years.

Also . . . Describe the defect, malfunction, or repair on the Addendum/Amendment(s) To The Disclosure Statement.

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

Other items not covered above? _____

Comments: Fence older but works to keep out dogs. Garage door replaced
corps about 1 yr ago. NEW HOT WATER HEATER 2010 NEW.

Seller's Initials mm Date 05/02/11 Property Address 166 W CORRAL Avenue, Soldotna, AK 99669 Buyer's Initials _____ Date _____

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

- | | | |
|--|---|--|
| <input type="checkbox"/> Engineer/Property/Home Inspection Report(s) | <input type="checkbox"/> Written Agreements with Adjacent Property Owners | <input type="checkbox"/> Party Wall Agreement |
| <input type="checkbox"/> Title Information | <input checked="" type="checkbox"/> Energy Rating Certificate or PUR-101 | <input type="checkbox"/> Lease/Rental Agreement |
| <input type="checkbox"/> As-Built Survey | <input type="checkbox"/> Resale Certificate | <input type="checkbox"/> Soils Test |
| <input type="checkbox"/> Certificate of Occupancy or PUR-102 | <input type="checkbox"/> Water Rights Certificate | <input type="checkbox"/> Well Log and Water Tests |
| <input type="checkbox"/> Deed Restrictions | <input checked="" type="checkbox"/> Subdivision Covenants/Restrictions | <input type="checkbox"/> Hazardous Materials Test(s) |
| <input type="checkbox"/> Other _____ | | <input type="checkbox"/> Other _____ |

Additional Information:

Supply information for the following items:

	Yes	No
To the best of your knowledge, has the property been inspected by an engineer/home inspector in the last 5 years?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
♦ Are you aware of ever having any water in the crawl space, basement, or lower level?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, how has the problem been resolved?		
<input type="checkbox"/> Sump Pump(s) <input type="checkbox"/> Curtain Drain <input type="checkbox"/> Rain Gutter/Extension <input checked="" type="checkbox"/> Other <u>VERY VERY SMALL AMOUNT ABOUT 1/2 CUP</u>		
When was problem resolved? <u>YES - WENT AWAY probably condensation to 3/4 cups.</u>		
Location of each sump pump: <u>3 GUYS FROM BOROUGH WENT IN CRAWL SPACE</u>		
♦ To where does the water drain after it leaves the sump pump? <u>AND NOTHING THERE.</u>		
If gutters, where do downspouts discharge? _____		
♦ Is there a floor drain in the structure, including garage?.....	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, where is it located and where does it drain to? _____		
➤ Roof or Other Leakage:		
Type: <input checked="" type="checkbox"/> Asphalt/Composition Shingle <input type="checkbox"/> Cedar Shake <input type="checkbox"/> Built-up <input type="checkbox"/> Metal <input type="checkbox"/> Other _____		
Age: <u>?</u> years. Location of attic access? <u>GARAGE</u>		
♦ Are you aware of any ice damming on the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, provide location. _____		
♦ Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, provide location. _____		
➤ Fireplace and/or Woodstove: Date chimney(s) last cleaned? _____ Who cleaned? _____		
➤ Heating System(s):		
Mark all types that apply: <input checked="" type="checkbox"/> Hot Water Baseboard <input type="checkbox"/> Forced Air <input type="checkbox"/> Radiant Heat <input type="checkbox"/> Electrical Heat		
<input type="checkbox"/> Wood Stove <input type="checkbox"/> Other _____		
Age: <u>?</u> years. Last Cleaned: _____ Last Inspected: _____		
Source: <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane Tank leased or owned? _____ <input type="checkbox"/> Wood <input type="checkbox"/> Coal		
<input type="checkbox"/> Oil with _____ gallon storage which is <input type="checkbox"/> Buried <input type="checkbox"/> Above Ground <input type="checkbox"/> Other _____		
Age of Tank? _____ years.		
➤ Hot Water Heater:		
Age: <u>less than 1 yr.</u> Capacity: <u>40 or 50 not sure</u> gallons. Type: <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Other _____		
➤ Water Supply:		
Type: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Community <input type="checkbox"/> Cistern/Water Tank If Cistern/Water Tank: _____ Size		
<input type="checkbox"/> Other _____		
If Private: Well Depth: _____ feet. Flow Rate: _____ gallons per minute. Date Tested: _____		
♦ Have you had any problems with your water supply?.....	<input type="checkbox"/>	<input type="checkbox"/>
♦ Has the water supply been tested in the past 12 months?.....	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, attach all documentation from all tests.		
♦ 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 type="checkbox"/>
♦ Has the well failed while you have owned the property?.....	<input type="checkbox"/>	<input type="checkbox"/>
♦ Have you ever had a well pump problem or failure?.....	<input type="checkbox"/>	<input type="checkbox"/>
♦ Do you supply water to, or receive water from others?.....	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, is there a recorded agreement?.....	<input type="checkbox"/>	<input type="checkbox"/>
♦ Do you have a water rights certificate for this property?.....	<input type="checkbox"/>	<input type="checkbox"/>

MRM 05/02/11 166 W CORRAL Avenue, Soldotna, AK 99669 _____
 Seller's Initials Date Property Address Buyer's Initials Date

Additional Information (Continued):

➤ **Sewer System:**

- Type: Public Private Community Other _____
- ◆ Does your sewer system have a lift station/lift pump? Yes No
- If Private: Septic Tank Holding Tank Other: _____
- Drainfield System: Bed Trench Mound Pit Crib Other _____
- Innovative Sewer System: Intermittent Sand Filter Biocycle Recirculating Upflow Filter
- Secondary sewer treatment plant Other _____
- ◆ Has the sewer system failed while you owned the property? Yes No
- If Yes, explain: _____
- Age of sewer system: _____ Location: _____
- ◆ Have you had any work maintenance or inspections done on the sewer system during your ownership? Yes No
- If Yes, explain: _____
- Approval/Certification source (and date if known): _____
- ◆ Are you aware of any abandoned sewer systems, leachfields, cribs, etc. on the property? Yes No

➤ **Freeze-ups:**

- ◆ Have you had any frozen water lines, sewer lines, drains, or heating systems? Yes No
- If yes, please explain. _____
- ◆ Are there any heat tapes, heat lamps, or other freeze prevention devices? Yes No
- Location, and explain use. _____

➤ **Average Annual Utility Costs:**

Gas	\$ _____?	Company/Source:	<u>ENSTAR</u>
Electric	\$ _____	Company/Source:	<u>HEA</u>
Oil	\$ _____/Gallons: _____	Company/Source:	_____
Propane	\$ _____	Company/Source:	_____
Wood	\$ _____	Company/Source:	_____
Coal	\$ _____	Company/Source:	_____
Water	\$ _____	Company/Source:	<u>CITY } \$51.00 APPROX.</u>
Sewer	\$ _____	Company/Source:	<u>CITY } 1 month.</u>
Refuse	\$ _____	Company/Source:	_____
Other	\$ _____	Company/Source:	_____

To the best of your knowledge, are you aware of any of the following conditions with respect to the subject property? If answer is "Yes," indicate the relevant item number and explain the condition on the Addendum/Amendment(s) to the Disclosure Statement.

➤ **Title:**

- | | <u>Yes</u> | <u>No</u> |
|---|--------------------------|-------------------------------------|
| 1. Do you know of any existing, pending, or potential legal action(s) concerning the property?..... | <input type="checkbox"/> | <input checked="" 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"/> |
| 3. Road maintenance provided by? <u>YES By City.</u> | | |
| 4. Is the property currently rented or leased?
If Yes, expiration date: _____/_____/_____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Is there a homeowner's association (HOA) for the property?.....
If Yes, HOA name: _____ HOA Telephone: _____
<input type="checkbox"/> Mandatory <input type="checkbox"/> Voluntary <input type="checkbox"/> Inactive Monthly Dues Amount: \$ _____ per _____
Are there any levied or pending assessments?.....
Who is responsible for issuing the resale certificate?
Name: _____ Telephone: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

➤ **Setbacks/Restrictions:**

- | | | |
|---|-------------------------------------|-------------------------------------|
| 6. Have you been notified of any proposed zoning changes for the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. 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"/> |
| 8. Are there subdivision conditions, covenants, or restrictions? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. 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"/> |
| 10. Are you aware of any nonconforming uses of this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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 Seller's Initials Date Property Address Buyer's Initials Date

Additional Information (Continued):

Yes **No**

- 11. Are you aware of any deed, or other private restrictions on the use of the property?..... Yes No
- 12. Are you aware of any variances being applied for, or granted, on this property?..... Yes No
- 13. Are you aware of any easements on the property? UTILITY SOMEWHERE..... Yes No

➤ **Encroachments:**

- 14. Does anything on your property encroach (extend) onto your neighbor's property? NOT SURE FENCE IN BACK...... Yes No
- 15. Does anything on your neighbor's property encroach onto your property? NOT SURE..... Yes No

➤ **Environmental Concerns:**

- 16. 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?..... Yes No
- 16a. Are you aware of any mildew or mold issues affecting this property?..... Yes No
- 17. Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks? Number of tanks: COULD BE AN OLD SEPTIC TANK NOT SURE..... Yes No
- 18. Are you aware if the property is in an avalanche zone/mudslide area?..... Yes No
- 19. Are you aware if the property has flooded? Yes No
Flood zone designation: NOT SURE
- 20. Are you aware of any erosion/erosion zone or accretion affecting this property?..... Yes No
- 21. 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?..... Yes No
- 22. Have you ever filed an insurance claim for any environmental damage to the property?..... Yes No
- 23. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property?..... Yes No

➤ **Soil Stability:**

- 24. Are you aware of any debris burial or filling on any portion of the property?..... Yes No
- 25. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding or heaving that affect the improvements of the property? IN BACK ON DECK: FRONT DECK..... Yes No
- 26. Are you aware of any drainage, or grading problems that affect this property?..... Yes No

➤ **Construction, Improvements/Remodel:**

- 27. Have you remodeled, made any room additions, structural modifications, or improvements?..... Yes No
If Yes, please describe. Was the work performed with necessary permits in compliance with building codes? INSIDE ONLY PAINTED OUTSIDE..... Yes No
Was a final inspection performed, if applicable?..... Yes No
- 28. Has a fire ever occurred in the structure? NOT TO MY KNOWLEDGE..... Yes No

➤ **Pest Control or Wood Destroying Organisms:**

- 29. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure?..... Yes No
a. If Yes, what type? _____
b. If Yes, where? _____
- 30. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure?..... Yes No
a. If Yes, when? _____
b. If Yes, what type? _____
c. If Yes, where? _____
d. If Yes, describe what was done to resolve the problem: _____

➤ **Other:**

- 31. Are you aware of any murder or suicide having occurred on the property within the preceding 3 years?..... Yes No
- 32. Are you aware of any human burial sites on the property?..... Yes No

MEM 05/02/11 166 W CORRAL Avenue, Soldotna, AK 99669 _____
Seller's Initials Date Property Address Buyer's Initials Date

Additional Information (Continued):

Yes No

33. Noise

- a. Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, traffic, race tracks, neighbors, etc? HELICOPTERS
- b. If Yes, explain: HOSPITAL HELICOPTERS

34. Pets

- a. Have there been any pets/animals in the house? NOT WHILE I HAVE LIVED THERE
- b. If Yes, what kind? _____

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: *M. M. Kelly* Date: 05-02-11

Seller: _____ Date: _____

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: www.dps.state.ak.us.

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. Buyer also acknowledges that he/she has read and received a signed copy of this statement from the Seller or any licensee involved or participating in this transaction.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

M. M. Kelly 05/02/11 166 W CORRAL Avenue, Soldotna, AK 99669 _____

Seller's Initials Date Property Address Buyer's Initials Date

Explanation Addendum or Amendment To The Disclosure Statement

Use this page to:

- 1) clarify repairs, defects, or malfunctions
- 2) to explain items in more detail
- 3) to make changes or to 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 #	Item/Explanation
	TOTAL REMODEL - APPROX. THREE YEARS AGO, FROM WALLS OUT.
	Had all vinyl windows
	" ADDITIONAL INSULATION - APPROX R-48
	" PAVED DRIVE-WAY PLUS ALL ALONG SIDE OF GARAGE.
	ALL INSULATED IN CRAWLSPACE ALONG THE WALLS,

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: Michelle R. Medley
Michelle R. Medley

Date: 05-02-11

Seller: _____

Date: _____

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

Buyer: _____

Date: _____

Buyer: _____

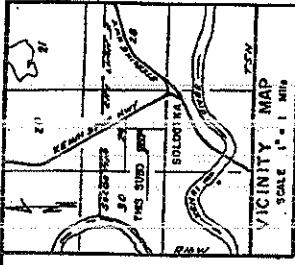
Date: _____

Page _____ of _____

MRM 05/02/11
Seller's Initials Date

166 W CORRAL Avenue, Soldotna, AK 99669
Property Address

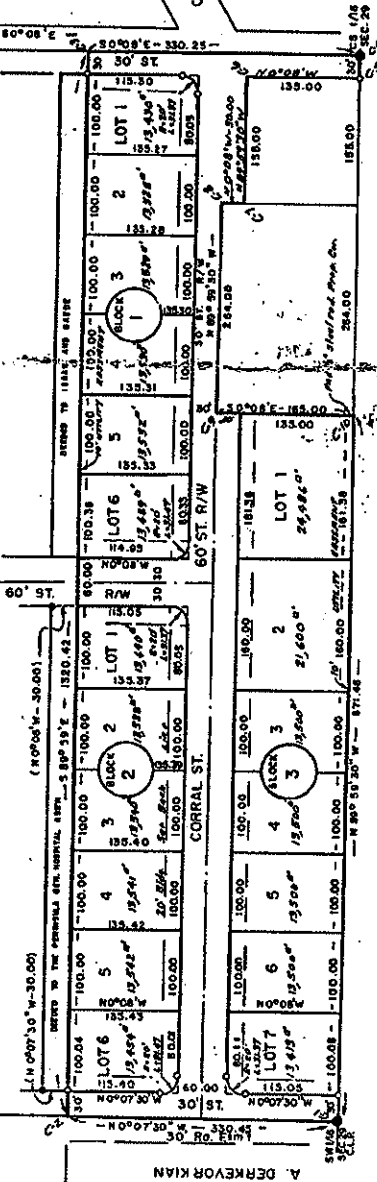
Buyer's Initials Date



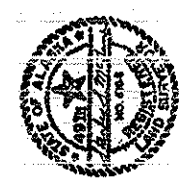
ASPIEN FLATS SUBD. ADD. NO.4
CORRAL ST.

ISAAK & GAEBE

PENINSULA GENERAL HOSPITAL ASS'N INC.



LEGEND AND NOTES:
 ① Found official survey brass cap monument.
 ② 1st 2 1/2" brass cap from bearing pegs.
 ③ Found 1" Al. cap.
 ④ 1st 1 1/2" 1 1/2" dead rods at old line-in corner.
 All bearings refer to the N-S center line of Section 29
 all having the bearing of S85°08'E.



RECORDED FILED
 1969 JUL 15
 ASPIEN FLATS SUBD. ADD. NO. 4

ASPIEN FLATS SUBDIVISION
 ADDITION NO. 5
 E.M. CARVER, owner
 ROB CO Soldotna, Alaska
 8.534 ACRES IN THE NE 1/4 SW 1/4 OF SECTION
 29, T3N, R0W, S.M., ALASKA, AND IN THE CITY
 OF SOLDOTNA.
 SURVEYED BY: S.S. McLANE, Soldotna, Alaska
 DATE OF SURVEY: 1968-10-22
 SCALE: 1" = 100'

PLAT APPROVED BY THE REG. PENINSULA BOROUGH PLANNING
 COMMISSION THIS 15th DAY OF JULY 1969.
 Evelyn R. D...
 Chairman

LEGAL DESCRIPTION:
 COMMENCING FROM THE SW 1/16th CORNER OF SECTION 29, T3N, R10W, OF THE
 TOWN OF SOLDOTNA, ALASKA, FOUND OFFICIAL SURVEY BRASS CAP, THIS IS THE
 TRUE POINT OF BEGINNING. THENCE N 0°07'30" W - 350.45 FEET
 ALONG THE WEST 1/16th LINE OF SECTION 29, THENCE N 89°59'59" E -
 150.00 FEET TO A POINT ON THE N-S CENTER LINE OF BLOCK 2, THENCE S 89°59'59" E -
 330.25 FEET TO THE CENTER SOUTH 1/16th CORNER OF
 SECTION 29, AND CORNER 4, THENCE N 89°59'30" W - 30.00 FEET TO CORNER 5,
 THENCE N 89°59'30" W - 155.00 FEET TO CORNER 6, THENCE N 89°59'30" W - 155.00
 FEET TO CORNER 7, THENCE N 89°59'30" W - 30.00 FEET TO CORNER 8, THENCE
 N 89°59'30" W - 155.00 FEET TO CORNER 9, THENCE S 0°08' E - 165.00
 FEET TO A POINT ON THE SOUTH 1/16th LINE OF SECTION 29, THENCE
 THENCE N 89°59'30" W - 871.86 FEET TO THE TRUE POINT OF BEGINNING THUS
 ENCOMPASSING 8.534 ACRES OF LAND.
 CERTIFICATE OF OWNERSHIP AND DERIVATION:
 I HEREBY CERTIFY THAT I AM THE OWNER OF SAID PROPERTY, AND ADOPT THIS
 PLAN WITH MY FREE CONSENT AND REQUEST APPROVAL THEREOF BY THE PLAT SHOWING
 SUCH REQUIREMENTS FOR STREETS OR ROADWAYS AND UTILITIES DEDICATED BY ME
 FOR PUBLIC USE.
 DATE July 15, 1969
 E.M. Carver
 OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS 15th DAY OF July 1969.
 My Commission Expires July 29, 1977
 S...
 Notary Public for Alaska

Replat from S.S.'s and bearing lines.
 Surveyed in 1968.

KN 1672

PROTECTIVE COVENANTS

ASPEN FLATS SUBDIVISION

Addition #5

Location: 8.53h acres in the NE $\frac{1}{4}$, SW $\frac{1}{4}$, of Sec. 29, T5N, R10W, S4W, Alaska, in the City of Soldotna.

COVENANTS TO BE RECORDED:

1. No substandard housing will be allowed. Houses must meet or exceed appraised values of surrounding homes.
2. No temporary structures to be erected which would detract from existing structure.
3. No mobile homes will be used to dwell in.
4. No vehicles will be abandoned or repaired in the street or within the subdivision by property owners. Vehicles will be removed at owner's expense. No property owner will allow abandonment or repair of vehicles within the subdivision.

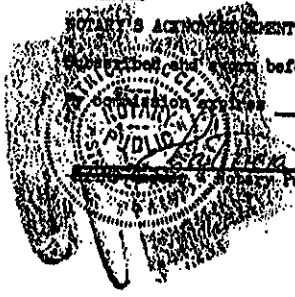
E. M. Carver

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

NOTARY'S ACKNOWLEDGMENT:

Subscribed and sworn before me this 12 day of May 1975.

My commission expires 2/1/78
William D. McClain
Notary Public for Alaska



75-002046
5-

RECORDED
INDEXED
MAY 12 2 07 PM '75

REQUESTED BY *William D. McClain*
ADDRESS *Box 425 Soldotna*

415

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K
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2008-012826-0

Recording Dist: 302 - Kenai

12/29/2008 10:08 AM Pages: 1 of 3



Recording Requested By/Return To:
First National Bank Alaska
Attention: Loan Shipping Unit
101 W. 36th Ave., Ste #216
Anchorage, Alaska 99503

1322072 [Space Above This Line For Recording Data]

SHORT FORM DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this Security Instrument are defined below, in the "Definitions" Section of the Master Form, and in Sections 3, 11, 13, 18, 20 and 21 of the Master Form. Certain rules regarding the usage of words used in this Security Instrument are also provided in Section 16 of the Master Form.

"Master Form" means that certain Master Form Deed of Trust recorded in the Office of the Recorder, Department of Natural Resources, under Instrument Number _____, for land situated in the _____ Third Judicial District.
[Name of Recording Jurisdiction]

- (A) "Security Instrument" means this document, which is dated December 26, 2008, together with all Riders to this document.
- (B) "Borrower" is Michelle R. Medley, An Unmarried Person. Borrower is the trustor under this Security Instrument.
- (C) "Lender" is First National Bank Alaska. Lender is a National Bank organized and existing under the laws of The United States of America. Lender's address is P. O. Box 100720, Anchorage, Alaska 99510-0720. Lender is the beneficiary under this Security Instrument.
- (D) "Trustee" is First American Title of Alaska.
- (E) "Note" means the promissory note signed by Borrower and dated December 26, 2008. The Note states that Borrower owes Lender Eighty Thousand Five Hundred Dollars and Zero Cents Dollars (U.S. \$80,500.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments (as defined in the Master Form) and to pay the debt in full not later than January 1, 2039.
- (F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
- (G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
- (H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider Condominium Rider Second Home Rider
 Balloon Rider Planned Unit Development Rider Other(s) (specify)
 1-4 Family Rider Biweekly Payment Rider

All references to section numbers in the Security Instrument that are contained in the Riders refer to those sections of the same number incorporated from the Master Form.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the _____ Third Judicial District:

[Name of Recording Jurisdiction]

Lot 2, Block 2, ASPEN FLATS SUBDIVISION ADDITION NO. 5, according to the official plat thereof, filed under Plat No. K-1643, records of the Kenai Recording District, Third Judicial District, State of Alaska.

which currently has the address of _____ 166 West Corral Avenue

[Street]

Soldotna, Alaska 99669 ("Property Address")

[City] [Zip Code]

Borrower's Address, if different: 166 West Corral Avenue, Soldotna, AK 99669

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.


INCORPORATION OF MASTER FORM PROVISIONS

Paragraph (I) through and including paragraph (Q) of the "Definitions" Section of the Master Form, and Section 1 through and including Section 25 of the Master Form, are incorporated into this Security Instrument by reference. Borrower acknowledges having received a copy of the Master Form and agrees to be bound by the Sections and paragraphs of the Master Form incorporated into this Security Instrument.



BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

 (Seal)
 Michelle R. Medley -Borrower _____ (Seal)
 _____ (Seal) -Borrower _____ (Seal)
 _____ (Seal) -Borrower _____ (Seal)

[Space Below This Line For Acknowledgment]

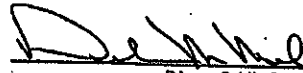
STATE OF ALASKA, Third Judicial district ss:

On this 26th day of December, 2008, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared and known to me to be the person(s) named Trustor(s) in the foregoing deed, and acknowledged to me that Michelle R. Medley executed the same freely and voluntarily for the uses and purposes therein mentioned.

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

My commission Expires: 6-21-2010





 [Notary Public for Alaska]



**Disclosure of Information and Acknowledgment
Lead-based Paint and/or Lead-based Paint Hazards**

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



1 Address 166 W CORRAL Avenue, Soldotna, AK 99669

2 Legal (the Property) Aspen Flats Sub. Addn. No. 5 Lot 2 Block 2

3 **Lead Warning Statement**

4 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978* is notified that such property
5 may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in
6 young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems,
7 and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is
8 required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession
9 and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is
10 recommended prior to purchase.

11 * EPA and HUD consider "residential dwellings built prior to 1978" to mean housing for which a construction permit was obtained (or if no permit was
12 obtained, housing in which construction was started) before January 1, 1978.

13 **Seller's Disclosure (initial)**

14 MEM (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

15 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
16 _____
17 _____

18 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

19 MEM (b) Records and Reports available to the seller (check one below):

20 Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based
21 hazards in the housing (list documents below):
22 _____
23 _____

24 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

25 **Buyer's Acknowledgment (initial)**

26 _____ (c) Buyer has received copies of all information listed above.
27 _____ (d) Buyer has received the pamphlet *Protect Your Family From Lead in Your Home*.
28 _____ (e) Buyer has (check one below):

29 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the
30 presence of lead-based paint or lead-based paint hazards; or

31 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-
32 based paint hazards.

33 **Licensee's Acknowledgment (initial)**

34 MEM (f) Licensee has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to
35 ensure compliance.

36 **Certification of Accuracy**

37 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is
38 true and accurate.

39
40 Buyer 1: _____ Date: _____ Seller 1: MEM Date: 05-06-11
41 Buyer 2: _____ Date: _____ Seller 2: _____ Date: _____
42 Buyer 3: _____ Date: _____ Seller 3: _____ Date: _____
43 Licensee: _____ Date: _____ Licensee: MEM Date: 05-06-11

Disclosure of Conflict of Interest

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



1 The following conflicts of interest are hereby being disclosed in relation to the sale/lease of the property commonly
2 known as:

3
4 Address: 166 W. CORRAL

5 Legal (the Property): ASPEN FLATS SUB. ADDN. NO.5 Lot 2 Block 2

6
7 Licensee(s): MICHELLE R. MEDLEY of

8 Real Estate Brokerage: FIVE STAR REALTY

9
10 Check any that may apply:

11 The Buyer/Lessee is a real estate licensee in the state of Alaska.

12 The Seller/Lessor is a real estate licensee in the state of Alaska.

13 The Buyer/Lessee is related to the real estate licensee in this transaction.

14 The Seller/Lessor is related to the real estate licensee in this transaction.

15 The Buyer/Lessee has a business relationship with the real estate licensee in this transaction.

16 A contractor performing work on the Property is related to the real estate licensee in this transaction.

17 A contractor performing work on the Property is the real estate licensee in this transaction.

18 The Seller/Lessor is offering a bonus to the Selling/Leasing Broker.

19 Other _____

20 _____

21 Other _____

22 _____

23 Other _____

24 _____

25 Other _____

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41 Dated: _____

Dated: 05-06-2011

42 Buyer 1: _____

Seller 1: MR Medley

43 Buyer 2: _____

Seller 2: _____

44 Buyer 3: _____

Seller 3: _____