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 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 05/02/11 166 W CORRAL Avenue, Soldotna, AK 99669
08-4229 (Rev. 7/08) Buyer’s Initials Date
Property Address
-1-
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: [ ] [ ]

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.

- [ ] Coᵉktıp
- [ ] Oven(s) # of [ ]
- [ ] Rods & Blinds
- [ ] Microwave(s) # of [ ]
- [ ] Dishwasher
- [ ] Trash Compactor
- [ ] Garbage Disposal
- [ ] Instant Hot Water Dispenser
- [ ] Central Vacuum Installed
- [ ] Intercom
- [ ] Paddle Fan(s) # of [ ]

- [ ] Wood Stove(s) # of [ ]
- [ ] Jetted Tub
- [ ] Hot Tub  [ ] Cover
- [ ] Steam Shower Room  [ ]
- [ ] Water Softener
- [ ] Water Filtering System
- [ ] Greenhouse  [ ] Attached  [ ] Detached
- [ ] Ventilating System
- [ ] Heating System
- [ ] Storage Shed(s) # of [ ]
- [ ] Built-In Barbecue
- [ ] T.V. Antenna
- [ ] Satellite Dish
- [ ] Window Screens
- [ ] Security System
- [ ] Smoke Detector(s) # of [ ]
- [ ] CO Detectors # of [ ]
- [ ] Fire Alarms
- [ ] Auto Garage Door Opener(s)
  # of Opener(s) [ ]
- [ ] Built-In Refrigerator
- [ ] 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.

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

Other items not covered above?

Comments: Fence older but works to keep out dogs. Garage door replaced about 1 yr. ago. New hot water heater 2010 new.

Seller's Initials: [ ] 05 [ ] 21
Buyer's Initials: [ ]

Property Address: [ ] 166 W CORRAL Avenue, Soldotna, AK 99669

08-4229 (Rev. 7/08)
To the best of your knowledge, has the property been inspected by an engineer/home inspector in the last 5 years? Yes ☐ No ☐

Are you aware of ever having any water in the crawl space, basement, or lower level? Yes ☐ No ☐

If Yes, how has the problem been resolved? [Enter details]

Are there any sump pumps in the property? Yes ☐ No ☐

If Yes, indicate the location of the sump pump(s). [Enter details]

Are there any signs of water seepage other than in the planned location of the sump pump(s)? Yes ☐ No ☐

If Yes, describe the signs of water seepage. [Enter details]

Does the water drain after it leaves the sump pump? Yes ☐ No ☐

If Yes, indicate where the water drains to. [Enter details]

Is there a floor drain in the structure, including garage? Yes ☐ No ☐

If Yes, indicate where the drain is located. [Enter details]

Roof or Other Leakage:

Type: ☐ Asphalt/Composition Shingle ☐ Cedar Shake ☐ Built-up ☐ Metal ☐ Other [Enter details]

Age: [Enter details]

Location of attic access? [Enter details]

Are you aware of any ice damming on the roof? Yes ☐ No ☐

If Yes, provide location. [Enter details]

Are you aware of any water leaking into the home? Yes ☐ No ☐

If Yes, provide location. [Enter details]

Fireplace and/or Woodstove: Date chimney(s) last cleaned? [Enter details]

Who cleaned? [Enter details]

Heating System(s):

Mark all types that apply: ☐ Hot Water Baseboard ☐ Forced Air ☐ Radiant Heat ☐ Electrical Heat ☐ Wood Stove ☐ Other [Enter details]

Age: [Enter details]

Last Inspected: [Enter details]

Source: ☐ Natural Gas ☐ Electric ☐ Propane Tank leased or owned? [Enter details]

Wood ☐ Coal ☐ Oil with [Enter details] gallon storage which is ☐ Buried ☐ Above Ground ☐ Other [Enter details]

Age of Tank: [Enter details]

Hot Water Heater:

Age: [Enter details]

Capacity: [Enter details] gallons.

Type: ☐ Gas ☐ Electric ☐ Other [Enter details]

Water Supply:

Type: ☐ Public ☐ Private ☐ Community ☐ Cistern/Water Tank ☐ Other [Enter details]

If Private: Well Depth: [Enter details] feet. Flow Rate: [Enter details] gallons per minute. Date Tested: [Enter details]

Have you had any problems with your water supply? Yes ☐ No ☐

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? Yes ☐ No ☐

Has the well failed while you have owned the property? Yes ☐ No ☐

Have you ever had a well pump problem or failure? Yes ☐ No ☐

Do you supply water to, or receive water from others? Yes ☐ No ☐

If Yes, is there a recorded agreement? Yes ☐ No ☐

Do you have a water rights certificate for this property? Yes ☐ No ☐
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 Uplow 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
- If Yes, explain: __________________________________________
- 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: FN STAR
- Electric $_________ Company/Source: HEA
- Oil $_________/Gallons: ______ Company/Source: ______________________
- Propane $_________ Company/Source: ______________________
- Wood $_________ Company/Source: ______________________
- Coal $_________ Company/Source: ______________________
- Water $_________ Company/Source: ______________________
- Sewer $_________ Company/Source: ______________________
- 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:
1. Do you know of any existing, pending, or potential legal action(s) concerning the property? □ Yes □ No
2. Do you know of any street or utility improvements planned that will affect the property? □ Yes □ No
3. Road maintenance provided by? YES BY CITY.
4. Is the property currently rented or leased? □ Yes □ No
   If Yes, expiration date: __________/________/________
5. Is there a homeowner’s association (HOA) for the property? □ Yes □ No
   If Yes, HOA name: ______________________ HOA Telephone: ______________________
   □ Mandatory □ Voluntary □ Inactive Monthly Dues Amount: $_________ per ______
   Are there any levied or pending assessments? □ Yes □ No
   Who is responsible for issuing the resale certificate? Name: ______________________ Telephone: ______________________

Setbacks/Restrictions:
6. Have you been notified of any proposed zoning changes for the property? □ Yes □ No
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? □ Yes □ No
8. Are there subdivision conditions, covenants, or restrictions? □ Yes □ No
9. Are you aware of any violations of building codes, zoning, setback requirements, subdivision covenants, borough, or city restrictions on this property? □ Yes □ No
10. Are you aware of any nonconforming uses of this property? □ Yes □ No
Additional Information (Continued):

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
15. Does anything on your neighbor's property encroach onto your property? □ Not Sure □

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: □ 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 □
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? □ 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? □ Yes □ No □
   Was a final inspection performed, if applicable? □ Yes □ No □
28. Has a fire ever occurred in the structure? □ No □ To My Knowledge □

Pest Control or Wood Destroying Organisms:

29. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure? □ Yes □
   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 □

Seller's Initials: 05/21/□ 166 W CORRAL Avenue, Soldotna, AK 99669
Date: Property Address
Buyer's Initials: Date
08-4229 (Rev. 7/08)
Additional Information (Continued):

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 here
   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: ____________________________ Date: 05-02-11
Seller: ____________________________ Date: ____________________________

Buyer’s Notice and Receipt of Copy

Transfereree (Buyer) Awareness Notice: Under AS 34.70.050, Transfereree (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 Transfereree’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.

Transfereree (Buyer) Awareness Notice: Under AS 34.70.050, Transfereree (Buyer) is independently responsible for 
determining whether, in the vicinity of the property that is the subject of the transfereree’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: ____________________________
## 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.

<table>
<thead>
<tr>
<th>Page #</th>
<th>Item/Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>TOTAL REMODEL - APPROX. THREE YEARS AGO, FROM WALLS OUT.</td>
</tr>
<tr>
<td></td>
<td>HAD ALL VINYL WINDOWS</td>
</tr>
<tr>
<td></td>
<td>&quot; ADDITIONAL INSULATION - APPROX R-18</td>
</tr>
<tr>
<td></td>
<td>&quot; PAVED DRIVE-WAY PLUS ALL AROUND SIDE OF GARAGE. ALL INSULATED IN CRAWL SPACE ALONG THE WALLS.</td>
</tr>
</tbody>
</table>

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]
Michelle R. Medley
Date: 05-02-11

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

Buyer: [Signature]
Date: 05-02-11

Buyer: [Signature]
Date: 05-02-11

Page 06 of 06
PROTECTIVE COVENANTS

AFTER PLATS SUBDIVISION

Addition #5

Locations: 8.53 acres in the NE\NW\NE\SE of Sec. 29, T12N, R13W, S4, Alaska, in the City of Soldotna.

COVENANTS TO BE RECITED:

1. No substandard housing will be allowed. Houses must meet or exceed appraised value of surrounding homes.

2. No temporary structures to be erected which would detract from existing structure.

3. No mobile home will be used to dwell in.

4. No vehicles will be abandoned or repaired in the street or within the subdivision by property owner. Vehicles will be removed at owner's expense. No property owner will allow abandonment or repair of vehicles within the subdivision.

STATE OF ALASKA

SUPERIOR COURT

JUDICIAL DISTRICT

On this 7th day of May 1975, before me this 12 day of May 1975, I, the undersigned, a Notary Public in and for the State of Alaska, do certify that the above and foregoing was read to the above named parties on the day and at the place above written.

[Signature]

Notary Public in and for the State of Alaska

May 12, 1975

[Seal]
WARRANTY DEED

GRANTOR, SECRETARY, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, HIS/HER SUCCESSIONS AND ASSIGNS, whose address is 200 S 72nd Ave South, #115, Kent, Washington 98032, 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 MICHELLE P. MEDLEY, an unmarried person, whose address is, 166 W Corral Avenue, Soldotna, AK 99669 the following described real property:

Lot 2, Block 2, ASPEN FLATS SUBDIVISION ADDITION #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.


166 W Corral Avenue, Soldotna, Alaska 99669

SUBJECT TO ALL reservations, easements, exceptions, restrictions, covenants, conditions and rights-of-way of record, if any.

TOGETHER WITH, ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the premises, all and singular, together with the appurtenances and privileges thereto incident unto said Grantor, and to the assign of Grantor, FOREVER.

In Witness whereof, the undersigned has set his/her hand as a principal and/or officer of HMBI, Management of Marketing contractor of the U.S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, under the redelegation of authority published at 70 Fed. Reg. 43,171 (July 26, 2005).

DATED this _26th__ day of March 2007

GRANTOR: Secretary of Housing and Urban Development

Bruce E Gardner, AUTHORIZED AGENT

STATE OF WASHINGTON )
COUNTY OF KING )

On _26th_ day of March 2007 personally appeared before me BRUCE E. GARDNER, AUTHORIZED AGENT, who executed the foregoing instrument for and on behalf of THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

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

Kim Glass
Notary Public for the State of Washington
My commission expires: 12/29/13

AFTER RECORDING RETURN TO: Michelle P. Medley
166 W. Corral Ave, Soldotna, AK 99669
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 1, 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 a 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 maker or 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):

ALASKA—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

FORM 2002 1001 (9/1/02)
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 Coral Avenue

[Soldotna, Alaska 99669] ("Property Address").

Borrower's Address, if different:

[166 West Coral 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 seized 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 contains 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 I 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.

ALASKA—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

FNMA Version 6/23 (11/07)
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.

WITNESS:

Michelle R. Medley
(Signature)
Borrower
(Signature)
Borrower

[Space Below This Line For Acknowledgment]

STATE OF ALASKA, Third Judicial district:

On this 26th day of December 2021 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: 6-21-2024

[Signature]
[Notary Public for Alaska]

ALASKA—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
FMRA Version ILP-412 (10/103)

Form 2002-101 (page 3 of 3 pages)

2006-012828-0
Disclosure of Information and Acknowledgment
Lead-based Paint and/or Lead-based Paint Hazards

Address  166 W CORRAL Avenue, Soldotna, AK 99669
Legal (the Property)  Aspen Flats Sub. Addn. No. 5 Lot 2 Block 2

Lead Warning Statement

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

* 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 obtained, housing in which construction was started) before January 1, 1978.

Seller’s Disclosure (initial)

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

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

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

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

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

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

Buyer’s Acknowledgment (initial)

☐ Buyer has received copies of all information listed above.
☐ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.
☐ Buyer has (check one below):

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

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

Licensee’s Acknowledgment (initial)

Licensee has informed the seller of the seller’s obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

Buyer 1:  Date:  Seller:  
Buyer 2:  Date:  Seller 2:  
Buyer 3:  Date:  Seller 3:  
Licensee:  Date:  

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

Address: 166 W. CORRAL
Legal (the Property): ASPEN FLATS SUB, ADDN No. 5 Lot 2 Block 2
Licensee(s): MICHELLE R. MEDLEY of FIVE STAR REALTY
Real Estate Brokerage: FIVE STAR REALTY

Check any that may apply:

☐ The Buyer/Lessee is a real estate licensee in the state of Alaska.
☐ The Seller/Lessor is a real estate licensee in the state of Alaska.
☐ The Buyer/Lessee is related to the real estate licensee in this transaction.
☐ The Seller/Lessor is related to the real estate licensee in this transaction.
☐ The Buyer/Lessee has a business relationship with the real estate licensee in this transaction.
☐ A contractor performing work on the Property is related to the real estate licensee in this transaction.
☐ A contractor performing work on the Property is the real estate licensee in this transaction.
☐ The Seller/Lessor is offering a bonus to the Selling/Leasing Broker.

☐ Other

☐ Other

☐ Other

☐ Other

☐ Other

Dated: ________________________________
Buyer 1:
Buyer 2:
Buyer 3:
Dated: 05-06-2011
Seller 1: [Signature]
Seller 2:
Seller 3: