



YUKON

TITLE COMPANY

LISTING PACKAGE

DATE: January 5, 2017

LP-2017-0034

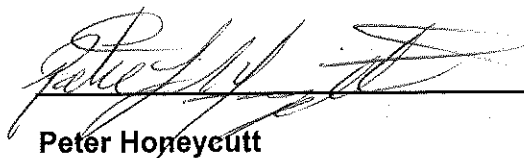
PREPARED FOR: Meyeres Real Estate
627 Gaffney Road
Fairbanks, AK 99701
Attn: Audrey Foldoe

PROPERTY OWNER: TYDINGCO

STREET ADDRESS: 95 FAREWELL AVE #11

LEGAL DESCRIPTION: Unit 11, TANANA MANOR CONDOMINIUMS.
Plat No. 82-178

Thank you for using Yukon Title Company, Inc.



Peter Honeycutt
Customer Service

NOTICE OF DISCLAIMER OF LIABILITY

YUKON TITLE COMPANY, INC. • 714 Gaffney Road • Fairbanks, Alaska 99701 • Phone: 907-456-3474 • Fax: 907-456-3476

This letter and the accompanying materials do not constitute a Policy of Title Insurance or a Commitment for Title Insurance. Further, it is not an Abstract of Title. These materials are furnished as a courtesy by Yukon Title Company, Inc. and the Company does not take responsibility for the completeness or the accuracy of the materials. If you desire a complete report on the status of title, please contact Yukon Title Company, Inc. to arrange for a Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has the opportunity to perform a complete search and is prepared to issue a Policy.

**LISTING
PACKAGE**

A. The following information has been obtained from the Fairbanks North Star Borough records:

REAL PROPERTY TAXES

2016 Assessed Value:

| | | | |
|-----------------------------|-------------------|--------------------|--------------------|
| PAN No. | : 360058 | Tax Amount* | : \$1280.20 |
| Land | : N/A | Building | : \$75,000 |
| Total Assessed Value | : \$75,000 | | |

The first half taxes for 2016 are PAID ;
the second half taxes are DELINQUENT.

| | |
|-----------------------------|----------------------------|
| MILL RATE | : 17.0690 |
| PARCEL SIZE | : N/A |
| ZONING | : MF |
| STRUCTURE AGE/YR BLT | : 33 / 1982 |
| FIRE DISTRICT | : CITY OF FAIRBANKS |
| ROAD SERVICE AREA | : CITY OF FAIRBANKS |
| SCHOOLS | : NORDALE |
| | : Tanana |
| | : Lathrop |
| MLS AREA | : 715 |
| RECORDING DISTRICT | : 401 |
| LONGITUDE | : -147.69062741 |
| LATITUDE | : 64.84435339 |

B. There is no As Built Survey available.

LISTING PACKAGE

The following information has been obtained from Yukon Title Company, Inc. records.

1. Last Deed of Record recorded as Book 1029 at Page 585.
to: TROY A. TYDINCO and MARI-MARGARET C. TYDINGCO.
2. Covenants, Conditions and Restrictions. *NOTE: Covenants and restrictions may be contained in individual deeds, of which we make no search.
3. Notes and / or Easements as Stated on the Plat.
4. Plat Map.
5. Neighborhood Map
6. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

| | | |
|--|---|---|
| PAN 0360058 | PROPERTY PHYSICAL DESCRIPTION UNIT 11 TANANA MANOR CONDOMINIUM OUT OF LOT 6 & 7 BLOCK 50 HAMILTON ACRES | PROPERTY CLASS Resi-Condo |
| NEIGHBORHOOD 0121 Hamilton Acres | BUSINESS | STATUS TAXABLE |
| MILLAGE GROUP 0172 TANANA MANOR CONDO | MOST RECENT MILLAGE RATE 17.0690 | ADDITIONAL INFORMATION Building Details View Property Location |
| FIRE SERVICE AREA CITY OF FAIRBANKS | | |
| LAND AREA Parcel 1 1 Condominium Unit | | |

| OWNER | | ADDRESS |
|---------------------------|-----------------|-------------------------|
| NAME | INTEREST | SITUS ADDRESS |
| TYDINGCO, TROY A | OWNERSHIP | 95 FAREWELL AVE UNIT 11 |
| TYDINGCO, MARI MARGARET C | CO-OWNER | |

Documents

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. The FNSB has no control over the contents posted on any external web sites and these sites may have separate terms of use and privacy policies. The inclusion of this web link does not imply endorsement by the FNSB of the site, its content, advertisers or sponsors.

| DESCRIPTION | RECORD DATE | BOOK | PAGE | INSTRUMENT # |
|--------------------|--------------------|----------------------|---------------------|-------------------------------|
| Covenant Amendment | 9/25/2007 | | | 2007-022527-0 |
| Warranty Deed | 10/9/1997 | 1029 | 585 | |
| Deed of Trust | 10/9/1997 | 1029 | 587 | |
| Deed of Trust | 11/25/1988 | 599 | 124 | 1988-027355-0 |
| Declaration | 12/13/1982 | 287 | 856 | |
| Plat | 11/29/1982 | | | 1982-025714-0 |

Assessment History

For questions regarding assessments, contact the FNSB Department of Assessing at 907-459-1428.

| YEAR | LAND | STRUCTURES ETC. | FULL VALUE TOTAL | EXEMPTIONS TOTAL | TAXABLE |
|-------------|-------------|------------------------|-------------------------|-------------------------|----------------|
| 2016 | \$0 | \$75,000 | \$75,000 | \$0 | \$75,000 |
| 2015 | \$0 | \$75,000 | \$75,000 | \$0 | \$75,000 |
| 2014 | \$0 | \$75,000 | \$75,000 | \$0 | \$75,000 |
| 2013 | \$0 | \$79,000 | \$79,000 | \$0 | \$79,000 |
| 2012 | \$0 | \$79,000 | \$79,000 | \$0 | \$79,000 |

[Pay Property Taxes by credit card](#)

Tax History (Updated: 12/19/16 08:58 AM AST)

If taxes are delinquent the interest calculation date is: 1/6/2017. All prior year delinquent payments must be made with guaranteed funds.

For payments made after the due dates, please call the FNSB Division of Treasury and Budget at 907-459-1441 for the correct amount.

| YEAR | TAX LEVIED | STATE EXEMPTED | FEES | TOTAL DUE | TOTAL PAID | NET DUE |
|-------------|-------------------|-----------------------|-------------|------------------|-------------------|----------------|
| 2016 | \$1,280.20 | \$0.00 | \$82.29 | \$1,362.49 | \$647.89 | \$714.60 |
| 2015 | \$1,295.78 | \$0.00 | \$0.00 | \$1,295.78 | \$1,295.78 | \$0.00 |
| 2014 | \$1,267.88 | \$0.00 | \$41.00 | \$1,308.88 | \$1,308.88 | \$0.00 |
| 2013 | \$1,337.62 | \$0.00 | \$76.70 | \$1,414.32 | \$1,414.32 | \$0.00 |
| 2012 | \$1,339.06 | \$0.00 | \$15.33 | \$1,354.39 | \$1,354.39 | \$0.00 |

Building Details for PAN 0360058

Building General Features

| # | YEAR BUILT | DESCRIPTION | ARCHITECTURE | CATEGORY |
|------------------------------|------------|-------------|--------------|-------------------------|
| View Details | 1 | 1982 | Condominium | Condominium Residential |

Amenities

| QUANTITY | DESCRIPTION |
|----------|-----------------|
| 1 | 3-Fix. Bath_SFR |

Primary Details

| SECTIONID | FOOTPRINT | STORIES | PERIMETER | INTERIORDESC | WALLTYPE |
|-----------|-----------|---------|-----------|--------------|----------------|
| 1 | 938 | 1 | 124 | Main Area | 2x4 STD Siding |

Chapter 18.52
MF MULTIPLE-FAMILY RESIDENTIAL DISTRICT Revised 7/16

Sections:

- 18.52.010 Intent.
- 18.52.020 Use regulations.
- 18.52.030 Standards. Revised 7/16

18.52.010 Intent.

This district is intended for high density residential development provided through a variety of housing types and other types of quasi-residential and public use development maintaining the high density residential nature of the district. This district is intended for areas where community sewer and water systems are available. (Ord. 88-010 § 2, 1988. 2004 Code § 18.26.010.)

18.52.020 Use regulations.

A. Permitted Uses. In the MF multiple-family residential district, permitted uses are:

1. Any permitted use in the SF-20, SF-10, SF-5 and TF districts;
2. Bed and breakfast residence;
3. Multiple-family dwellings.

B. Conditional Uses. In the MF, multiple-family residential district, conditional uses are:

1. Any conditional use in the SF-20, SF-10, SF-5 and TF districts;
2. Communications tower, major;
3. Communications tower, minor;
4. Group homes;
5. Libraries;
6. Mobile home parks;
7. Museums and art galleries;
8. Nursing homes, convalescent homes, retirement centers and similar institutions;
9. Public recreation buildings and community centers;
10. Roominghouse;
11. Schools: art, music, dance, business, *trade* and similar educational *uses*. (Ord. 2012-58 §§ 4, 6, 2013; Ord. 2007-70 § 3, 2007; Ord. 89-099 § 9, 1990; Ord. 88-010 § 2, 1988. 2004 Code § 18.26.020.)

18.52.030 Standards. Revised 7/16

In the MF, multiple-family residential district, geometric standards are:

A. Lot Area.

1. Lot area for a single-family detached dwelling or other allowable uses not listed below shall not be less than 5,000 square feet;

2. Lot area for a two-family attached dwelling shall not be less than 3,500 square feet per dwelling unit;

3. Lot area for a multiple-family dwelling shall not be less than 2,000 square feet per dwelling unit.

B. Required Yards for Principal Buildings.

1. Front yard shall not be less than 20 feet;

2. Side yard shall not be less than 10 feet;

3. Rear yard shall not be less than 10 feet.

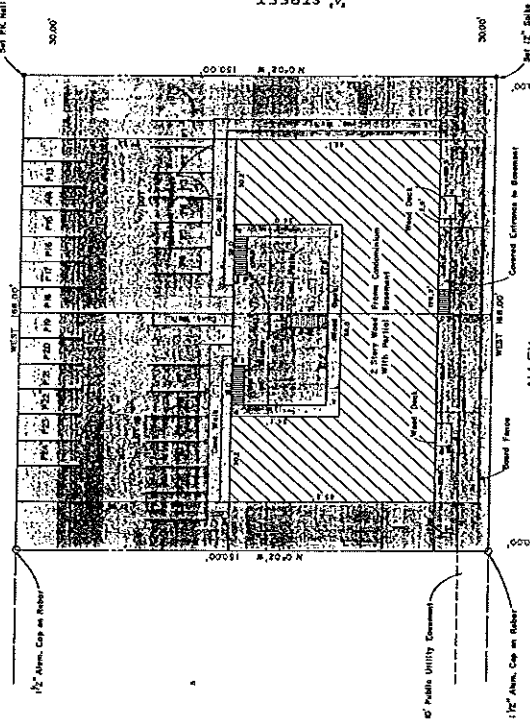
C. Building Height. Unlimited.

D. Exceptions to Yard, Lot Area, and Building Height Requirements. See Chapter 18.96 FNSBC.

E. Parking. See Chapter 18.96 FNSBC.

F. Signs. See Chapter 18.96 FNSBC. (Ord. 2016-12 § 3, 2016; Ord. 88-010 § 2, 1988. 2004 Code § 18.26.030.)

FAREWELL AVENUE



- NOTES:**
- The conditions depicted herein to subject to the provisions of the pertinent Property Rights Act, Chapter 24, Alaska Statutes Supplement.
 - The condominium shall contain 12 units. The building lines of each unit are the interior finished surface exclusive of porch, terrace, walk, drive, ramp, stairs, balcony, entrance walk, stairs, walkways, stairs, and other exterior surfaces. The area between the exterior finished surface and the exterior finished surface shall be the portion of the building as depicted and the exterior surface shall be the portion of the building as depicted and the exterior surface shall be the portion of the building as depicted.
 - "Common Area" means all the land and all portions of property located within lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
 - All dimensions, dimensions, and elevations are given in feet and hundredths of feet.
 - Walks, driveways, landscaping, and other improvements are shown as common areas.
 - The owner of each unit shall own an undivided interest in the "Common Area" within lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 - The meaning of the word "unit" as used in the above is identified in "PARTICULARS" as defined in the statutes referred to in Note 1.
 - Reference building.
 - Reference Common Areas.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED FOR RECORDED IN THE PUBLIC RECORDS OF THE STATE OF ALASKA.

BOOK: 285 PAGE: 119

82-178
 RECORDED - REC-118
 FEB 23 1983
 FILED IN 82-178
 COUNTY OF FAIRBANKS
 STATE OF ALASKA

National Bank of Alaska
 E. J. ...
 Vice President
 National Bank of Alaska
 Submitted and seems to believe on the ...
 ACCEPTED, 1982.
 Personally appeared: Robert D. ...
 Notary Public

Certification of Ownership
 We hereby certify that in the interest of lots 1 and 2, Block 30, Tanana Manor Condominium is a valid and enforceable instrument in the possession and control of the undersigned and that the undersigned is the duly authorized representative of the undersigned.
 Robert F. ...
 Notary Public
 Submitted and seems to believe on the ...
 ACCEPTED, 1982.
 Personally appeared: Robert D. ...
 Notary Public

Engineer's Certificate
 I hereby certify that the floor plan and survey map and site plan are in accordance with the laws of the State of Alaska and that the same have been approved by the State of Alaska.
 Robert D. ...
 Registered Professional Civil Engineer

Surveyor's Certificate
 I hereby certify that the floor plan and survey map and site plan are in accordance with the laws of the State of Alaska and that the same have been approved by the State of Alaska.
 Robert D. ...
 Registered Professional Land Surveyor

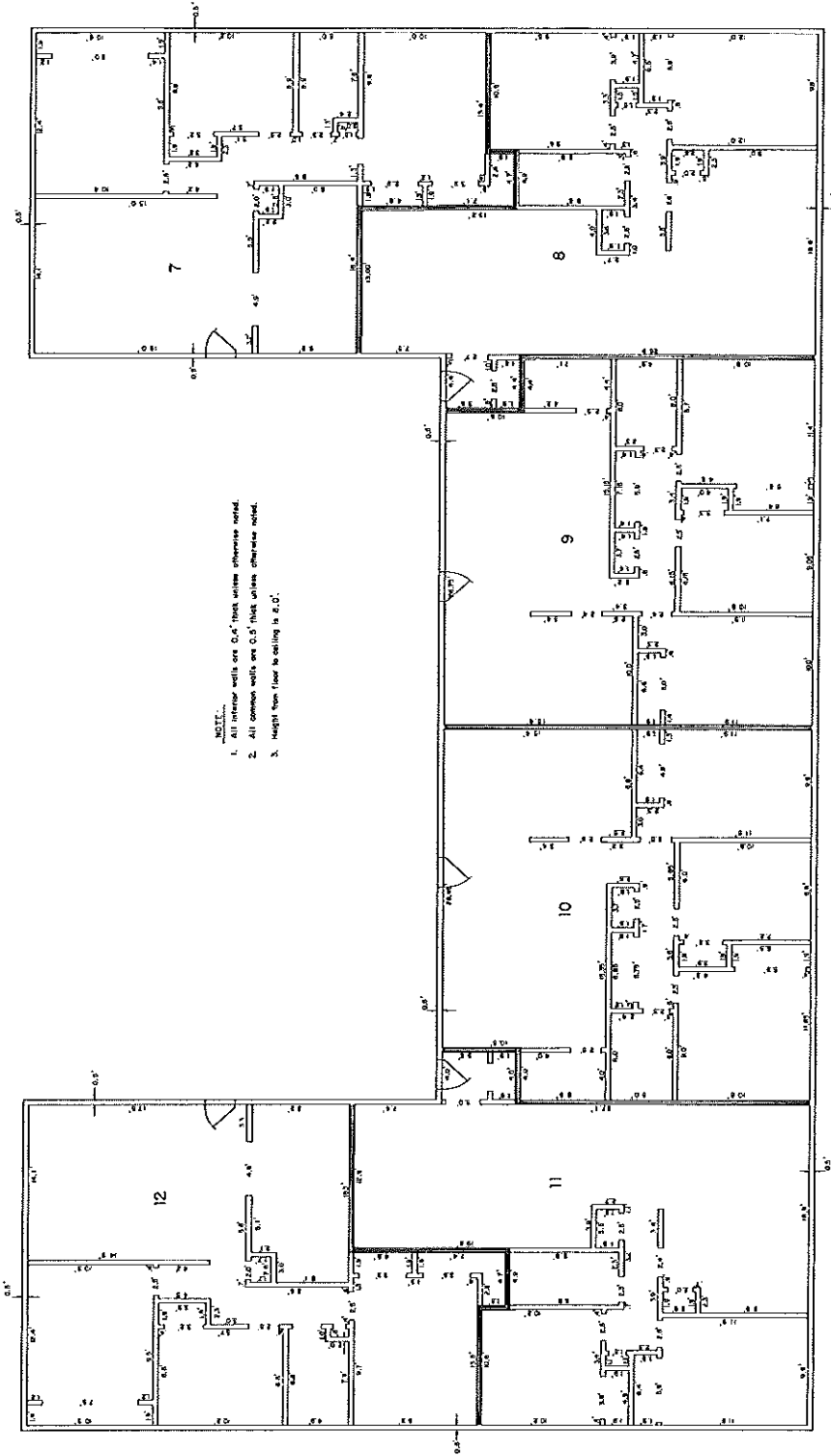
TANANA MANOR CONDOMINIUMS

TRIAD

AP#4, 1 CHS 12

82-178

11/29/82



- NOTES:**
1. All interior walls are 0.4" thick unless otherwise noted.
 2. All common walls are 0.5" thick unless otherwise noted.
 3. Height from floor to ceiling is 8.0'.

Final Review with
82-178

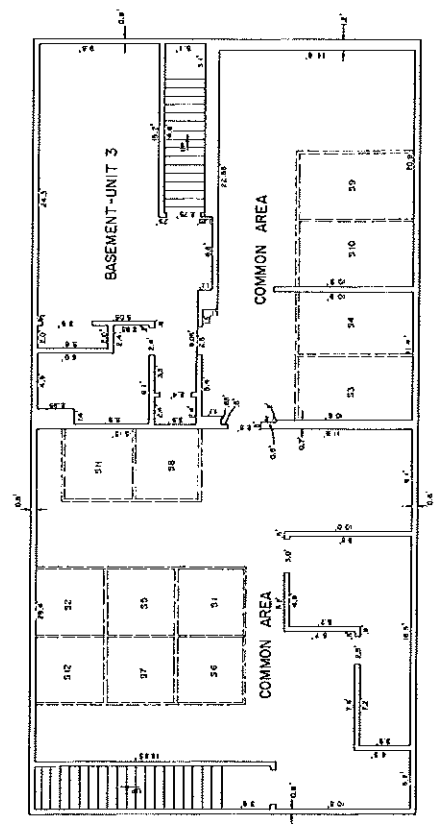
TANANA MANOR CONDOMINIUMS
UNITS 7 THRU 12



| | |
|------------------|---------------------------|
| Project Name | TANANA MANOR CONDOMINIUMS |
| Project No. | 82-178 |
| Scale | 1/8" = 1'-0" |
| Date | 10/15/82 |
| Drawn by | J.P. |
| Checked by | J.P. |
| Project Location | ... |

NOTES:

1. All interior walls are 0.4' thick unless otherwise noted.
2. Height from floor to ceiling is 7.7'.

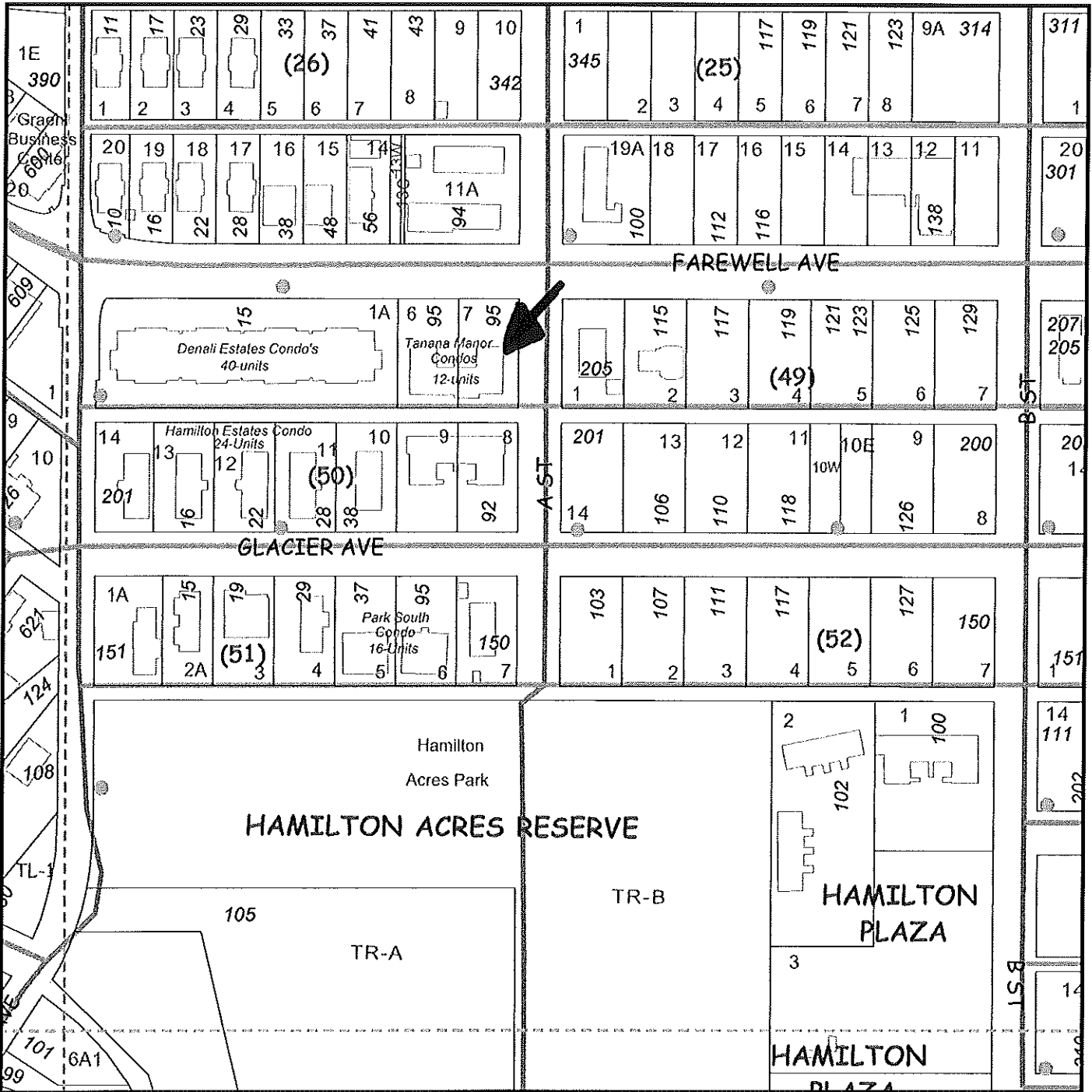


Final Recording Dist. 82-178



TANANA MANOR CONDOMINIUMS
BASEMENT

| | | | |
|----------|------------------|------|------|
| DATE | DESCRIPTION | BY | CHK |
| 08/11/03 | ISSUE FOR RECORD | J.P. | J.P. |



Owner

TROY TYDINGCO
118 JACOBS CIR
SITKA AK 99835

Legal

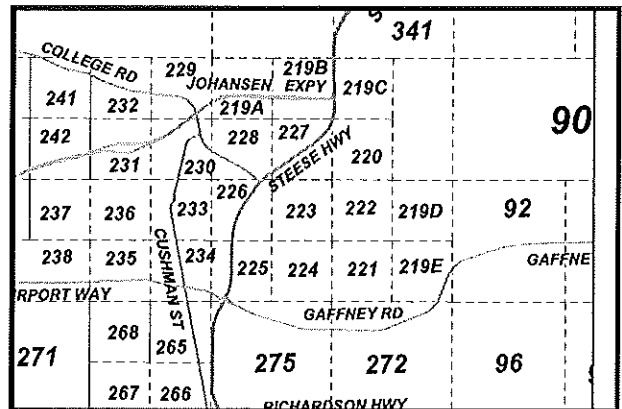
UNIT 11 TANANA MANOR CONDOMINIUM OUT
OF LOT 6 & 7 BLOCK 50 HAMILTON ACRES

Address 95 FAREWELL AVE UNIT 11

| | | |
|----------------------------|----------------------------------|-------------------------------|
| Tax ID 360058 | FNSB MAP | ASM Book 223 |
| T R S | Zoning MF | Zip Code Area 99701 |
| F-01S-01W-11 | Bldg Appr 75000 | SQ FT / ACRE 0 0 |
| Land App 0 | Primary Use RESI-CONDO | Tax Year 2018 |
| Mill Rate 17.069 | Year Built 1982 | Tax Status TAXABLE |

| | |
|------------------------|-------------------|
| Census Tract | 4 |
| Community | NORTHEAST CITY |
| Elem School | NORDALE |
| Middle School | Tanana |
| High School | Lathrop |
| Road Service | CITY OF FAIRBANKS |
| Fire Service | CITY OF FAIRBANKS |
| Latitude | 64.84435309 |
| Longitude | -147.69008781 |
| MLS Area | 715 |
| Votling Dist | |
| House District | 2 |
| Senate District | A |
| Flood Zone | X |
| Elevation | 400 |

(C) Copyright 2012 - Alaska Street Master 907-243-0477 - www.alaskastreetmaster.com





State of Alaska
Residential Real Property Transfer Disclosure Statement

Waiver By Agreement

AS 34.70.110

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

Legal Description: Unit 11 Tanana Manor Condominium

Property Address/City: 95 Farewell, # 11, Fairbanks, AK 99701

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.

Parties may wish to obtain professional advice and/or inspection of the property.

It is recommended that the buyer read the complete State of Alaska Residential Real Property Transfer Disclosure Statement.

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.

By law, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Transferor (Seller) and the Transferee (Buyer) agree in writing. If both parties agree to waive the requirement to complete this disclosure statement, please sign below.

Signing this waiver does not affect other obligations for disclosure.

Seller: [Signature]
Seller: [Signature]

Date: 02/02/17
Date: 02/06/17

Buyer:
Buyer:

Date:
Date:

02/06/17 95 Farewell, # 11, Fairbanks, AK 99701 1/1
Seller's Initials Date Property Address Buyer's Initials Date