



YUKON
TITLE COMPANY
LISTING PACKAGE

DATE: September 28, 2017

LP2017-3107

PREPARED FOR:

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

PROPERTY OWNER:

DINGER

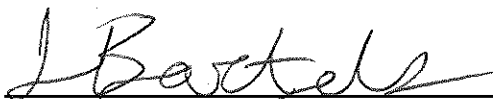
STREET ADDRESS:

N/A

LEGAL DESCRIPTION:

**Lot 2 & 3, Block 2, ALASKA STATE LAND
SURVEY 80-95 DONNELLY SUB, Plat No. 81-56**

Thank you for using Yukon Title Company, Inc.



**Logan Bartels
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.

- A. **The subject property lies outside of an organized tax industry:
RECORDING DISTRICT : 401**
- B. **There are no covenants that apply to this property. *NOTE: Covenants and restrictions may be contained in individual deeds, of which we make no search.**
- C. **There is no As Built Survey available.**

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

- 1. Patent recorded as Book 804 at Page 591.**
- 2. Patent recorded as Book 630 at Page 982.**
- 3. Notes and /or Easements as Stated on the Plat.**
- 4. Plat Map**

State of Alaska



Patent

No. 12892

Know Ye By These Presents that the Grantor, the STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, 3601 C Street, Suite 960, Anchorage, Alaska 99503, pursuant to AS 38.05.057 and the regulations promulgated thereunder, in consideration of the sum of THREE THOUSAND TWO HUNDRED AND NO/100 DOLLARS lawful money of the United States, and other good and valuable consideration, now paid, the receipt whereof is hereby acknowledged, grants and conveys to the Grantee, HELEN SHERWOOD DINGER, a married person, whose mailing address of record is P.O. Box 512, Delta Junction, Alaska 99737, Grantee's heirs and assigns, all that real property situated in the Fairbanks Recording District, State of Alaska, and described as follows:

LOT 3 IN BLOCK 2 OF ALASKA STATE LAND SURVEY NO. 80-95, DONNELLY SUBDIVISION, CONTAINING 4.588 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT FILED IN THE FAIRBANKS RECORDING DISTRICT ON APRIL 13, 1981 AS PLAT 81-58.

Subject to:

Platted easements and reservations.

The Declaration of Covenants for the Donnelly Subdivision Homeowners Association, Incorporated.

Save and Except, those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title;

And Further, the Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such

buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its assigns, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

To Have And To Hold the said land, together with the tenements, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and Grantee's heirs and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Land, Department of Natural Resources, State of Alaska, pursuant to delegated authority, this 20th day of May, 1993.

By: Carol L. Shobe
Carol L. Shobe
For Ronald W. Swanson, Director
Division of Land

State of Alaska)
) ss.
Third Judicial District)

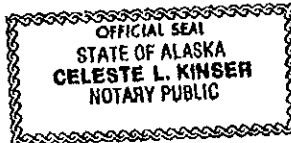
This Is To Certify that on the 20th day of May, 1993, appeared before me CAROL L. SHOBE, who is known to me to be the person who has been lawfully delegated the authority of Ronald W. Swanson, the Director of the Division of Land, Department of Natural Resources, State of Alaska, to execute the foregoing document; that Carol L. Shobe executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

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

93-13938
1800

Celeste L. Kinser
Notary Public in and for the State of Alaska
My Commission Expires: 4-4-97

FAIRBANKS REC. DISTRICT
REQUESTED BY Junction Realtors



'93 JUL 28 AM 9 06

RTN TO: 449965

Helen Sherwood Dingler
PO Box 512
Delta Jct., AK.
99737



Patent No. 12892
ADL No. 406541
Location Index:
T. 14 S., R. 10 E., F.M.
Section 30

State of Alaska



Patent

No. 10562

Know Ye By These Presents that the Grantor, the STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, 3601 C Street, Suite 960, Anchorage, Alaska 99503, pursuant to AS 38.05.057 and the regulations promulgated thereunder, in consideration of the sum of THREE THOUSAND ONE HUNDRED AND NO/100 DOLLARS lawful money of the United States, and other good and valuable consideration, now paid, the receipt whereof is acknowledged, hereby grants and conveys to the Grantee, *Retn to:* RAYMOND L DINGER, a married person, whose mailing address of record is P.O. Box 512, Delta Junction, Alaska 99737, Grantee's heirs and assigns, all that real property situated in the Fairbanks Recording District, State of Alaska, and described as follows:

LOT 2 IN BLOCK 2 OF ALASKA STATE LAND SURVEY NO. 80-95, DONNELLY SUBDIVISION, CONTAINING 4.377 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT FILED IN THE FAIRBANKS RECORDING DISTRICT ON APRIL 13, 1981 AS PLAT 81-56.

Subject to:

Platted easements and reservations.

The Declaration of Covenants for the Donnelly Subdivision Homeowners Association, Incorporated.

Save and Except, those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title;

And Further, the Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of

the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

To Have And To Hold the said land, together with the tenements, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and Grantee's heirs and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Land and Water Management, Department of Natural Resources, State of Alaska, pursuant to delegated authority, this 13th day of June, 1989.

By: Carol L. Shobe
Carol L. Shobe
For Gary G. Gustafson, Director
Division of Land and Water Management

State of Alaska }
THIRD Judicial District } ss.

This Is To Certify that on the 13th day of June, 1989, appeared before me CAROL L. SHOBE, the person who has been lawfully delegated the authority of Gary G. Gustafson, the Director of the Division of Land and Water Management, Department of Natural Resources, State of Alaska, to execute the foregoing document; that Carol L. Shobe executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

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

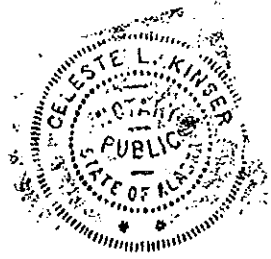
Celeste L. Kinser
Notary Public in and for the State of Alaska
My Commission Expires: 4-4-93

8975604
13-

RECORDED FILED
FAIRBANKS REC.
DISTRICT

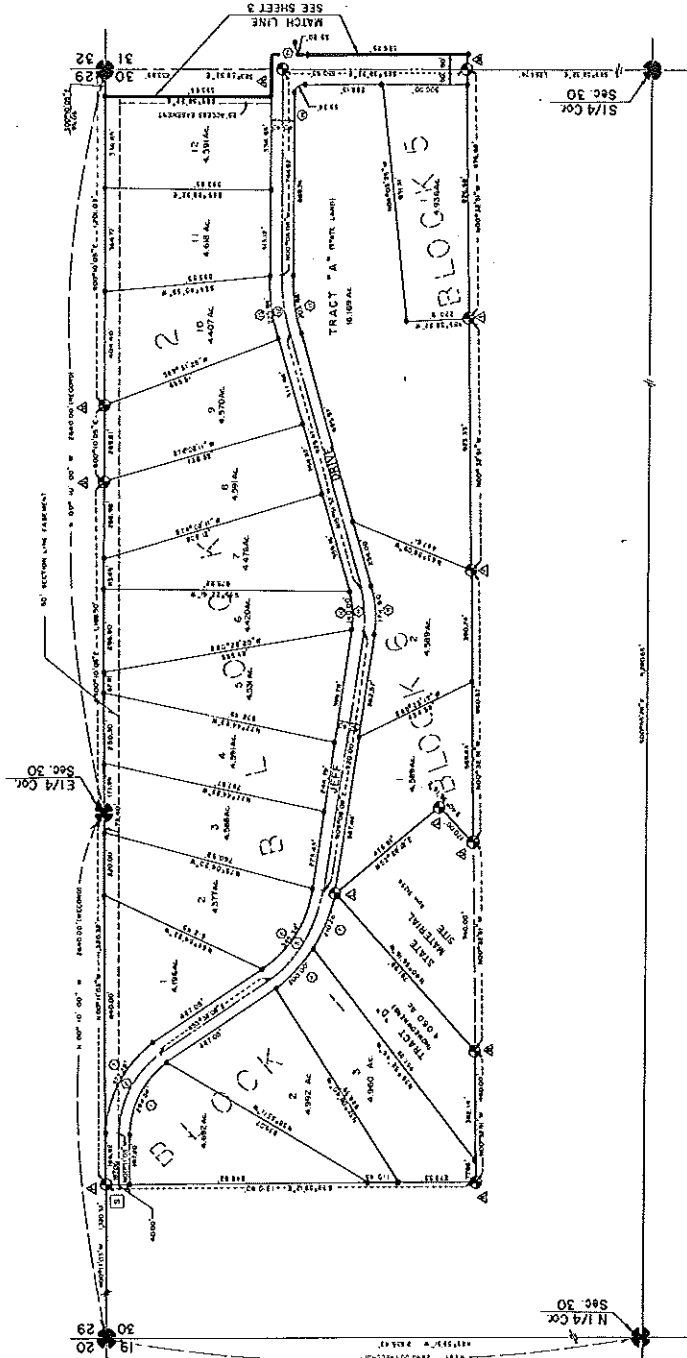
AUG 3 11 03 AM '89

REQUESTED BY: Raymond L. Wenzel
ADDRESS: P.O. Box 572, Delta, Alaska 99737



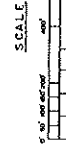
PATENT No. 10562
ADL No. 406540
Location Index:
T. 14 S., R. 10 E., F.M.
Section 30

SEC. 30 & 31, T14S, R10E, F.M., ALASKA



CURVE DATA CHART

CURVE NUMBER	RADIUS	CHORD	TANGENT	CHORD BEARING	CHORD BEARING	CHORD BEARING
1	302.12'	294.34'	160.03'	163.72°	163.72°	163.72°
2	342.72'	333.31'	161.27'	164.26°	164.26°	164.26°
3	342.72'	333.31'	161.27'	164.26°	164.26°	164.26°
4	405.31'	372.80'	182.81'	173.03°	173.03°	173.03°
5	405.31'	372.80'	182.81'	173.03°	173.03°	173.03°
6	405.31'	372.80'	182.81'	173.03°	173.03°	173.03°
7	405.31'	372.80'	182.81'	173.03°	173.03°	173.03°
8	405.31'	372.80'	182.81'	173.03°	173.03°	173.03°
9	405.31'	372.80'	182.81'	173.03°	173.03°	173.03°
10	302.12'	294.34'	160.03'	163.72°	163.72°	163.72°
11	302.12'	294.34'	160.03'	163.72°	163.72°	163.72°
12	302.12'	294.34'	160.03'	163.72°	163.72°	163.72°
13	302.12'	294.34'	160.03'	163.72°	163.72°	163.72°
14	302.12'	294.34'	160.03'	163.72°	163.72°	163.72°
15	302.12'	294.34'	160.03'	163.72°	163.72°	163.72°



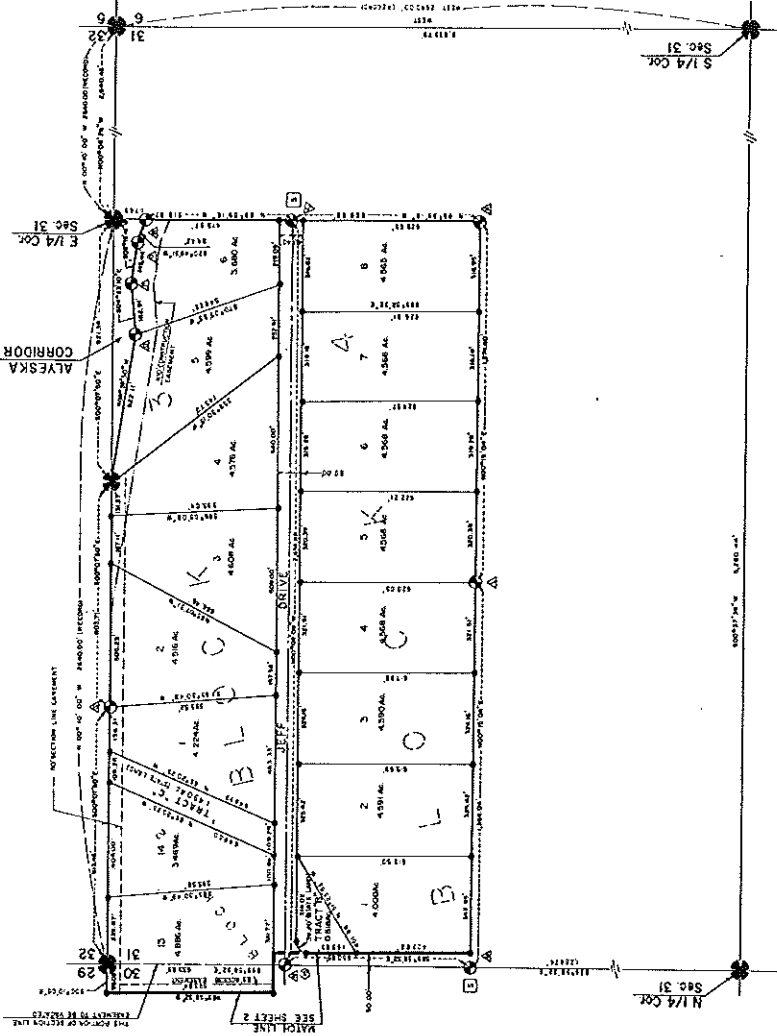
STATE OF ALASKA
 DIVISION OF TECHNICAL SERVICES
 L.A.S. NO. 80-95
 ALASKA STATE LAND SURVEY NO. 80-95
 WITHIN: TOWNSHIP 14 SOUTH, RANGE 10 EAST

ALASKA STATE LAND SURVEY No. 80-95

SEC. 30 & 31, T14S, R10E, FM, ALASKA



ALYESKA PIPELINE
CORRIDOR ROW



BASIS OF COORDINATES
 61.6 CORNER, PLAT ACCEPTED MARCH 8, 1971
 1. 100' 00" 00" 00"
 2. 100' 00" 00" 00"
 3. 100' 00" 00" 00"
 4. 100' 00" 00" 00"
 5. 100' 00" 00" 00"
 6. 100' 00" 00" 00"

BASIS OF BEARING
 1. 100' 00" 00" 00"
 2. 100' 00" 00" 00"
 3. 100' 00" 00" 00"
 4. 100' 00" 00" 00"
 5. 100' 00" 00" 00"
 6. 100' 00" 00" 00"

- NOTES**
1. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH G.S. 171.
 2. ALL CORNERS SHOWN ON THIS PLAN ARE THE ORIGINAL AND TRUE DISTANCE.
 3. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 4. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 5. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 6. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 7. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 8. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 9. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 10. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 11. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 12. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 13. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 14. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 15. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 16. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 17. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 18. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 19. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 20. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 21. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 22. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 23. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 24. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 25. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 26. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 27. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 28. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 29. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 30. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 31. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.
 32. THE DISTANCE BETWEEN THE CORNERS OF THE ALASKA CORRIDOR ROW IS 100 FEET.

SCALE



DATE OF SURVEY: JULY 27, 1980
 NAME OF SURVEYOR: ALASKA SURVEYORS & ENGINEERS
 ADDRESS: 1000 W. 10TH AVENUE, ANCHORAGE, ALASKA 99501
 STATE OF ALASKA
 DIVISION OF TECHNICAL SERVICES
 LABS. No. 0134-81-143
 ALASKA STATE LAND SURVEY No. 80-95
 WITHIN: SECTIONS 30 & 31
 TOWNSHIP 14 SOUTH, RANGE 10 EAST
 MERIDIAN WESTERN ALASKA
 SHEET No. 80-95

SECTION INFORMATION

SECTION	AREA (AC)	BEARING	DISTANCE
1	4.2000	S 89° 52' 00" W	100.00
2	4.2000	S 89° 52' 00" W	100.00
3	4.2000	S 89° 52' 00" W	100.00
4	4.2000	S 89° 52' 00" W	100.00
5	4.2000	S 89° 52' 00" W	100.00
6	4.2000	S 89° 52' 00" W	100.00
7	4.2000	S 89° 52' 00" W	100.00
8	4.2000	S 89° 52' 00" W	100.00
9	4.2000	S 89° 52' 00" W	100.00
10	4.2000	S 89° 52' 00" W	100.00
11	4.2000	S 89° 52' 00" W	100.00
12	4.2000	S 89° 52' 00" W	100.00
13	4.2000	S 89° 52' 00" W	100.00
14	4.2000	S 89° 52' 00" W	100.00
15	4.2000	S 89° 52' 00" W	100.00
16	4.2000	S 89° 52' 00" W	100.00
17	4.2000	S 89° 52' 00" W	100.00
18	4.2000	S 89° 52' 00" W	100.00
19	4.2000	S 89° 52' 00" W	100.00
20	4.2000	S 89° 52' 00" W	100.00
21	4.2000	S 89° 52' 00" W	100.00
22	4.2000	S 89° 52' 00" W	100.00
23	4.2000	S 89° 52' 00" W	100.00
24	4.2000	S 89° 52' 00" W	100.00
25	4.2000	S 89° 52' 00" W	100.00
26	4.2000	S 89° 52' 00" W	100.00
27	4.2000	S 89° 52' 00" W	100.00
28	4.2000	S 89° 52' 00" W	100.00
29	4.2000	S 89° 52' 00" W	100.00
30	4.2000	S 89° 52' 00" W	100.00
31	4.2000	S 89° 52' 00" W	100.00
32	4.2000	S 89° 52' 00" W	100.00

ALASKA STATE LAND SURVEY No. 80-95

NOTES

1. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH GSC No. 237.
2. BEARINGS AND DISTANCES SHOWN HEREON ARE TRUE BEARINGS AND TRUE DISTANCES.
3. ALL DIMENSIONS SHOWN ON PLAT ARE U.S. SURVEY FEET.
4. ALL COORDINATES SHOWN ARE BASED UPON THE ALASKA COORDINATE SYSTEM, ZONE 3.
5. THE U.T.M. AND METRIC DATA IS BEING SHOWN HEREON FOR INFORMATION PURPOSES ONLY.
6. THIS LAND WAS UNAFFECTED BY THE 1967 FLOOD.
7. ANY SUBSEQUENT OWNER OF ANY PARCEL WITHIN THE SUBDIVISION AUTOMATICALLY BECOMES A MEMBER OF THE HOMEOWNER'S ASSOCIATION CREATED TO GOVERN SAID SUBDIVISION.
8. ALL SECTION LINES ARE SUBJECT TO A 50' EASEMENT, EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.
9. A SECTION LINE EASEMENT VACATION PLAT WILL BE FILED AFFECTING CERTAIN LOTS WITHIN THIS SUBDIVISION.
10. LOCATION SIGNS ARE TEMPORARY AND ARE PLACED TO AID THE PUBLIC IN LOCATING THE PROJECT AREA. THESE SIGNS WILL BE REMOVED APPROXIMATELY ONE YEAR AFTER THE SURVEY HAS BEEN COMPLETED.
11. ALL LANDS ENCOMPASSED BY THIS SURVEY ARE SUBJECT TO A 50' WIDE ACCESS EASEMENT ALONG THE MEAN HIGH WATER OR ORDINARY HIGH WATER LINE OF ANY WATER FRONTAGE OF ANY SORT.
12. THERE IS A 15' UTILITY EASEMENT EACH SIDE OF COMMON INTERIOR LOT LINES. THERE IS A 30' UTILITY EASEMENT INSIDE OF LOT LINES NOT COMMON TO OTHER LOTS, AND AN EASEMENT OF 30' RADIUS AT EACH POLE LOCATION FOR GUYS OR ANCHORS.
13. THE RIGHT SHALL BE RESERVED FOR THE INVOLVED UTILITY COMPANIES TO CUT ANY TREES, WITHIN OR WITHOUT THE EASEMENT, WHICH REASONABLY PRESENT A DANGER TO THE UTILITY.
14. PARCELS WITHIN THIS SUBDIVISION MAY CONTAIN WETLANDS AS DEFINED WITHIN THE PURVIEW OF SECTION 404 OF THE CLEAN WATER ACT AND MAY REQUIRE DEPARTMENT OF ARMY, CORPS OF ENGINEERS PERMITS PRIOR TO THE PLACEMENT OF FILL MATERIAL INTO THESE AREAS. CONTACT WITH DEPARTMENT OF ARMY, CORPS OF ENGINEERS SHOULD BE MADE PRIOR TO COMMENCING CONSTRUCTION.
15. THE ABBREVIATIONS ADL (ALASKA DIVISION OF LANDS), DTS (DIVISION OF TECHNICAL SERVICES) AND DNR (DEPARTMENT OF NATURAL RESOURCES) ARE SYNONYMOUS.
16. ALL RECORD DATA IS FROM B.L.M. CADASTRAL PLAT ACCEPTED MARCH 8, 1971.
17. LOTS 8 & 9 BLOCK 2 ARE NOT APPROVED FOR ON LOT WATER AND SEWER SYSTEMS UNLESS ENGINEERED PLANS INCLUDE SOILS TESTS FOR EACH LOT ARE SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. PIT PRIVY TYPE DISPOSAL IS APPROVED.

SELECTION INFORMATION

Community Grant-19

Tentative Approval dated 1/10/64

Patent No. 50-73-0029 dated 7/28/72