



# YUKON

TITLE COMPANY

## LISTING PACKAGE

DATE: October 18, 2018

LP2018-2967

PREPARED FOR:

Meyer's Real Estate  
627 Gaffney Road, Ste. 201  
Fairbanks, AK 99701  
Attn: Audrey Foldoe

PROPERTY OWNER:

~~BRINIS DAKOTA ASSET SERVICES~~

STREET ADDRESS:

2198 PLANTERS LN

LEGAL DESCRIPTION:

Lot 22B, MOOSEWALK SUBDIVISION,  
REPLAT OF LOT 22, Plat No. 85-42

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.

## LISTING PACKAGE

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

### REAL PROPERTY TAXES:

#### 2018 Assessed Value:

PAN No.:	426865	Tax Amount:	\$2,224.66
Land:	\$5,575	Misc. Improvement:	N/A
Building:	\$122,514	Total Assessed Value:	\$128,089

~~\*The first half of Taxes for 2018 are DELINQUENT, the second 1/2 of taxes are due November 1, 2018, delinquent November 2, 2018.~~

PARCEL SIZE:	18,354 Sq. Feet
ZONING:	GU-1 (See attached information sheet)
RECORDING DISTRICT:	401

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

1. Last Deed of Record recorded as Instrument No. 2002-009859-0 to:  
~~GLORIA A. BRINES~~
2. ~~Deed of Trust recorded as Instrument No. 2014-013368-0.~~
3. Party Wall Agreement recorded as Book 420 at Page 6.
4. Agreement recorded as Book 687 at Page 274.
5. As Built Survey: No underwriting has been applied to this As Built Survey. It's acceptability under a title insurance policy has not been determined.
6. Covenants, Conditions and Restrictions. \*NOTE: Covenants and restrictions may be contained in individual deeds, of which we make no search.
7. Notes and /or Easements as Stated on the Plat.
8. Plat Map
9. Building Details

# Property Summary

[back to Search Page](#)

<b>PAN</b>	<b>PROPERTY PHYSICAL DESCRIPTION - DO NOT RELY ON AS A LEGAL DESCRIPTION</b>	
0426865	LOT 22B MOOSEWALK REPLAT 85-42 4/1/85 OUT OF LOT 22 MOOSEWALK	
<b>NEIGHBORHOOD</b>	<b>BUSINESS</b>	<b>PROPERTY CLASS</b>
2003 Badger East		Residential
<b>MILLAGE GROUP</b>	<b>MOST RECENT MILLAGE RATE</b>	<b>STATUS</b>
2070 Moose Meadows Service Area	17.3680	TAXABLE
<b>FIRE SERVICE AREA</b>		<b>ADDITIONAL INFORMATION</b>
NORTH STAR FIRE S A		<a href="#">Building Details</a> <a href="#">View Property Location</a>
<b>LAND AREA</b>		
Parcel		
L-22B 18354 Square Feet		

	<b>OWNER</b>		<b>ADDRESSES</b>
<b>NAME</b>	<b>INTEREST</b>	<b>SITUS</b>	
PRETIUM MORTGAGE ACQUISITION TRUST,	OWNERSHIP	2198 PLANTERS LN	
		<b>BILLING</b>	
		120 S 6TH ST # 2100	
		MINNEAPOLIS MN 55402 1803	

## Documents

Documents are current as of 12-31-2016

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. Current registered documents **not** showing may be seen at the State of [Alaska Recorders Office Search page](#). 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 #
Trustees Deed	10/15/2018			<a href="#">2018-015802-0</a>
Addendum to Covenants	8/3/2018			
Deed of Trust	9/17/2014			<a href="#">2014-013368-0</a>
Deed of Trust	3/18/2008			<a href="#">2008-004722-0</a>
Deed of Trust	3/18/2008			<a href="#">2008-004722-0</a>
Deed of Trust	5/16/2007			<a href="#">2007-010071-0</a>
Ordinance	5/20/2004			
Deed of Trust	5/20/2002			<a href="#">2002-009860-0</a>
Deed of Trust	5/20/2002			<a href="#">2002-009862-0</a>
Warranty Deed	5/20/2002			<a href="#">2002-009859-0</a>
Deed of Trust	5/15/1997	<a href="#">1002</a>	<a href="#">41</a>	
Warranty Deed	5/15/1997	<a href="#">1002</a>	<a href="#">40</a>	
Ordinance	9/30/1986			
Warranty Deed	4/8/1985	<a href="#">420</a>	<a href="#">3</a>	<a href="#">1985-007733-0</a>
Replat	8/16/1983			<a href="#">1983-019629-0</a>

## 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
2018	\$5,575	\$122,514	\$128,089	\$0	\$128,089
2017	\$5,575	\$119,206	\$124,781	\$124,781	\$0
2016	\$5,575	\$118,145	\$123,720	\$123,720	\$0
2015	\$5,575	\$116,054	\$121,629	\$121,629	\$0
2014	\$5,575	\$114,206	\$119,781	\$119,781	\$0

[Pay Property Taxes by credit card](#)

**Tax History** (Updated: 12/12/18 03:50 AM AST)

If taxes are delinquent, the interest calculation date is projected to 11/30/2018. For payments after the due dates, please call the FNSB Division of Treasury and Budget at 907-459-1441 for the correct amount.

All PRIOR YEAR delinquent payments must be made with guaranteed funds.

YEAR	TAX LEVIED	STATE EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2018	\$2,224.66	\$0.00	\$69.76	\$2,294.42	\$2,294.42	\$0.00
2017	\$2,028.44	\$2,028.44	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$1,950.18	\$1,950.18	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$1,931.58	\$1,931.58	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$1,858.52	\$1,858.52	\$0.00	\$0.00	\$0.00	\$0.00

# Building Details for PAN 0426865

## Building General Features

# YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

[View Details](#) 1 1984 Townhouse Townhouse 08 Residential

### Amenities

QUANTITY

DESCRIPTION

1 3-Fix. Bath\_SFR

### Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	1120	1	136	Main Area	2x4cus/2x6 Std (Old)

### Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	384	Attached Gar. (B)

## Chapter 18.84 GU-1 GENERAL USE DISTRICT

### Sections:

- 18.84.010 Intent.
- 18.84.020 Use regulations.
- 18.84.030 Standards.

#### 18.84.010 Intent.

This district is intended to be located in rural areas where community sewer and water systems are unavailable. (Ord. 88-010 § 2, 1988. 2004 Code § 18.44.010.)

#### 18.84.020 Use regulations.

A. Permitted Uses. In the GU-1, general use district, permitted uses are:

1. Shooting range, outdoor permitted; and any use except for correctional facilities.

B. Conditional Uses. In the GU-1, general use district, conditional uses are:

1. Sexually oriented businesses;
2. Biosolids application when used for agricultural purposes or beneficial land application;
3. Large scale development;
4. Marijuana cultivation facility, outdoor unlimited;
5. Marijuana product manufacturing facility, unlimited;
6. Nuclear power plant;
7. Petrochemical plant;
8. Petroleum refinery and storage;
9. Residential cluster development;
10. Sanitary landfill;
11. Shooting range, outdoor;
12. Storage of hazardous substances as the principal use of the property or which are unrelated to those uses that are either permitted outright or conditionally in this zoning district. (Ord. 2015-67 §§ 12, 13, 2016; Ord. 2015-41 § 16, 2015; Ord. 2015-26 § 6, 2015; Ord. 2012-58 §§ 3, 5, 2013; Ord. 2006-82 § 7, 2007; Ord. 94-066 § 2, 1994; Ord. 93-064 § 6, 1994; Ord. 92-006 § 2, 1992; Ord. 90-007 § 2, 1990; Ord. 88-010 § 2, 1988. 2004 Code § 18.44.020.)

#### 18.84.030 Standards.

In the GU-1, general use district, geometric standards are:

A. Lot Area.

1. In the GU-1 district, lot area shall not be less than 40,000 square feet.
2. Exceptions to Lot Area Requirements. See Chapter 18.96 FNSBC.
  - B. Required Yards for All Buildings. Front, side and rear yards shall not be required.
  - C. Building Height. Unlimited.
  - D. One hundred percent lot coverage. (Ord. 2016-12 § 4, 2016; Ord. 88-010 § 2, 1988. 2004 Code § 18.44.030.)

PARTY WALL AGREEMENT

This agreement is made for and in consideration of the mutual promises herein contained, by and between RM, Inc. hereinafter Seller, on behalf of its successors, and the undersigned parties of the second and third parts, hereinafter jointly Buyers, and severally First Buyer and Second Buyer, and their heirs, successors and assigns.

IT IS AGREED

see code

- 1. This agreement is an agreement between Seller and First Buyer only until such time as Second Buyer executes this agreement, and thereafter is a contract between Buyers to which Seller is not a party. Seller shall have no responsibility to regulate, mediate or guaranty the performances by Buyer of their contract with each other.
- 2. First and Second Buyers each own or will own one of the two premises in the Municipality of Anchorage, State of Alaska, described as:

Hereinafter property.

Lots 22A & 22B Block \_\_\_\_\_  
Subdivision Moosewalk Subdivision  
plat no. 86-42

- 3. A building is located on the Property, with a dwelling unit on each side of the common lot line, with a common wall erected on such lot line separating the two units one from the other, hereinafter "Wall".
- 4. The parties desire to settle all questions relating to the use and ownership of the Wall, and all differences between them relating to such Wall.
- 5. The Wall shall be a party wall, and the parties have the right to use it jointly.
- 6. Either Buyer may in connection with extension of one of the residential units extend the height of the Wall or length of the Wall, to such limits of height and length as may be imposed by covenant or government land use regulation, so long as the extension does not impair the strength or injure the foundations of the building, and does not threaten differential frost jacking of the existing building and the extension. The other Buyer shall have the right to use the extended part of the Wall and to join to it by paying the construction party one half the cost of the Wall as the other Buyer shall use. Any extension of the Wall shall be a part of the existing Wall.
- 7. If it becomes necessary or desirable to repair or rebuild the whole or any part of the Wall, the repairing or rebuilding expense shall be born equally by the Buyers, in proportion to the extent of their use. Any repairing or rebuilding of the Wall shall be on the same location, and of the same size, as the Wall being repaired or replaced, and of the same or similar material of the same quality as that used in the original Wall or portion thereof. The Wall, as repaired or reconstructed under the terms of this agreement shall be and remain a Party Wall.

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- 8. Either Buyer shall have the right at all times to cause to be made any repairs necessary to maintain the Wall as a Party Wall in a safe and usable condition. The party causing the repairs to be made shall have the right to enter on the property of the other party to the extent reasonable necessary in performance of the work, provided that he shall take due precaution not to damage the property of the other party.
- 9. In the event that the Party Wall shall be destroyed by fire or other casualty, either Buyer on written notification to the other Buyer may erect a replacement wall entirely on his own premises, provided that such erection is then lawful under the covenants and governmental land use controls. On such notification, the other Buyer shall not be obligated to contribute to the cost of construction of such replacement wall.
- 10. Buyers shall maintain fire extended coverage insurance, as a minimum, on the building jointly to the extent necessary fully to fund the repair or replacement of the Party Wall if damaged by fire or other insured casualties. The right of the Buyers separately further to insure their own dwelling shall not hereby be impaired.
- 11. The exterior colors, including the roof of each dwelling unit of a building must be identical. In the event either BUYER desires to change the exterior color(s) from the original colors, consent must be obtained from the other BUYER.
- 12. Any controversy that may arise between the Buyers with respect to the necessity for, or cost of repairs, or with respect to any other rights or liabilities of the parties under this agreement, shall be submitted to the decision of three arbitrators, one to be chosen by each of the parties hereto and the third by the two so chosen. The decision or award of a majority of such arbitrators shall be final and conclusive on the parties.
- 13. The benefits and obligations of this agreement shall be a covenant running with the land herein described, so long as the Party Wall or any extension hereof continues to exist, and shall bind the respective parties hereto, their heirs, legal representatives and assigns.

Mark E. Tumbler

Marisa J. Tumbler

STATE OF ALASKA )  
 ) ss:  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY THAT ON THIS 4th day of April 1995, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Mark E. Tumbler and Marisa J. Tumbler, and who executed the within and foregoing instrument, and he acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first hereinabove written.



Lyndie A. Shelton  
NOTARY PUBLIC IN AND FOR ALASKA  
MY COMMISSION EXPIRES: Sept. 14, 1998

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R.L.W. Inc.

R.L.W., Inc.

Randy L. Wakefield by Rod V. Wakefield Atty  
Randy L. Wakefield, Pres. by Rod V. Wakefield his attorney-in-  
fact

STATE OF ALASKA )

THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY THAT ON THIS 5th day of April  
1985, before me, the undersigned, a Notary Public in and for the  
State of Alaska, duly commissioned and sworn as such, personally  
appeared Randy L. Wakefield by Rod V. Wakefield his attorney in fact  
and who executed the within and foregoing instrument, and he  
acknowledged to me that he signed the same freely and voluntarily  
for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
my seal the day and year first hereinabove written.

Andrei A. Dickow

NOTARY PUBLIC IN AND FOR ALASKA

MY COMMISSION EXPIRES: September 1988



85-7735

14-

RECORDED FILED  
FAIRBANKS REC.  
DISTRICT

APR 8 8 45 AM '85

P.  
A1 Dickow

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AGREEMENT FOR SEPARATE AND SEVERED SEPTIC SYSTEMS

THIS AGREEMENT made this 20<sup>th</sup> day of November, 1990, is made for and in consideration of the mutual promises contained herein and is between the Secretary of Housing and Urban Development (hereafter "HUD") and Mark E. Timblin.

Mark E. Timblin and Maria Timblin (hereafter "the Timblins") are the record owners of the property located in Moosewalk Subdivision, Fairbanks Meridian, Alaska, described as:

Lot 22B, MOOSEWALK SUBDIVISION, according to the replat filed April 1, 1985 as Instrument No. 85-42; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

This property shall hereafter be referred to as Lot 22B of the Moosewalk Subdivision.

HUD is the owner of the property located in Moosewalk Subdivision, Fairbanks Meridian, Alaska, described as:

Lot 22A, MOOSEWALK SUBDIVISION, according to the replat filed April 1, 1985 as Instrument No. 85-42; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

This property shall hereafter be referred to as Lot 22A of the Moosewalk Subdivision.

R.L.W., Inc., Seller of Lots 22A and 22B of the Moosewalk Subdivision, entered into a Common Septic Agreement with the Timblins, Buyers of Lot 22B of the Moosewalk Subdivision. The Common Septic Agreement was recorded in the Fairbanks Recording District on April 8, 1985 at Book 420, page 0004. The Common Septic Agreement purports to settle all questions relating to the use, ownership, expenses and responsibilities of a common septic system which was intended to be used jointly by the owners and/or occupants of Lots 22A and 22B of the Moosewalk Subdivision. This Agreement For Separate and Severed Septic Systems is made to separate and sever the use, ownership, expenses and responsibilities of the septic system described in the Common Septic Agreement. Hereinafter, the Common Septic Agreement shall be void, ineffective and unenforceable.

12022

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The parties, HUD and the Timblins, hereby agree that the septic system described in the Common Septic Agreement shall no longer be a common septic system used jointly by the owners and/or occupants of Lots 22A and 22B of the Moosewalk Subdivision. The Timblins shall be entitled to the sole ownership and use of and shall have the sole responsibility for all repairs, expenses and liability arising from the septic system described in the Common Septic Agreement.

HUD and its successors and assigns to Lot 22A of the Moosewalk Subdivision shall use and be responsible for the new septic system constructed on Lot 22A of the Moosewalk Subdivision, and shall not own, use and/or have any responsibility for the septic system described in the Common Septic Agreement.

The Timblins agree that in the event that they replace or construct a new septic system for their property at Lot 22B of the Moosewalk Subdivision, such replacement or new septic system shall be constructed on Lot 22B of the Moosewalk Subdivision only. The Timblins shall not replace or construct any septic system on the site of the septic system described in the Common Septic Agreement to the extent that it would encroach on Lot 22A of the Moosewalk Subdivision.

The benefits and obligations of this agreement shall be a covenant running with the land herein described and shall bind the respective parties hereto and their heirs, legal representatives, assigns and successors.

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

DATED 11-20-90

By William K. Fatic  
William K. Fatic, Sr. Realty Specialist

DATED 11-16-90

Mark E. Timblin  
Mark E. Timblin

STATE OF ALASKA )  
FOURTH JUDICIAL DISTRICT ) ss

THIS IS TO CERTIFY that on this 16 day of November 1990, before me, the undersigned Notary Public in and for the

CALL RAPPETT & RICHARDS  
200 NORTH 4TH AVE  
PO BOX 1100  
331 GREENWAY BLVD  
FAIRBANKS, ALASKA  
99701 452 3211

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State of Alaska, duly commissioned and sworn, personally appeared Clark T. Sullivan, to me known and known to me to be the owner of Lot 23B Mcousewalk and he acknowledged to me that he executed the same on behalf of said public office and was authorized to do so.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first in this certificate written.



Janice L. Walther  
Notary Public in and for Alaska  
My Commission expires 2-24-94

THIS IS TO CERTIFY that on this 20th day of November, 1990, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared William F. Pattie, to me known and known to me to be the identical individual named in and who executed the foregoing document, and he acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first in this certificate written.

Alison A. Hanck  
Notary Public in and for Alaska  
My Commission expires 5/18/94

PLEASE RETURN TO:  
NORTHLAND MORTGAGE COMPANY  
552 3RD STREET-GRAEHL  
FAIRBANKS, AK 99701



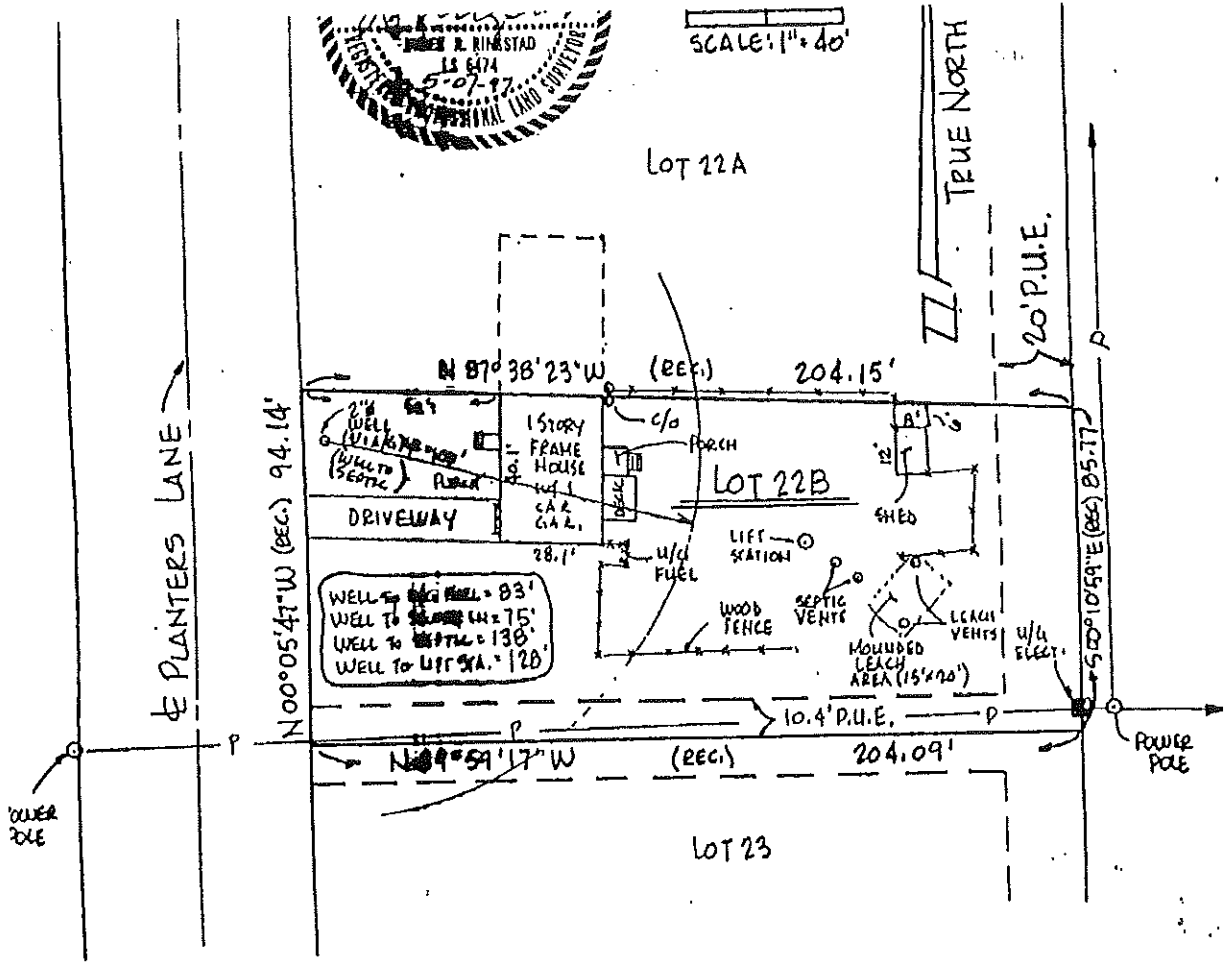
90-21391

REC'D  
DISTRICT 16-CK2-  
REQUEST BY FIA

↑ '90 DEC 4 AM 8 54  
AK # NMC

CALL BARRETT  
& BURBANK  
ATTORNEYS AT LAW  
211 BAYVIEW BLVD  
FAIRBANKS, ALASKA  
907 451-1211

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**FOR TITLE INSURANCE PURPOSES ONLY**

I, James R. Ringslad, a Professional Land Surveyor registered in the State of Alaska, hereby certify that I am familiar with the improvements located within Lot 22B of the Rental of Lot 22, Moosewalk Subdivision (FSD Plat No. 85-42) and that these improvements lie wholly within the property lines and do not overlap onto property adjacent thereto and that no improvements on the property adjacent thereto encroach upon the premises in question and that there are no roadways, transmission lines or any other visible easements, except as indicated hereon. Liability of the AS-BUILT PLOT PLAN is limited to the relationship of improvements to existing found monumentation and does not extend to the accuracy of said monumentation; nor is it intended to represent a Property Survey. Liability of this AS-BUILT PLOT PLAN is limited to the amount of the fee charged.

REVISER 4-26-97; Added New WWS SYSTEM. JRR

**AS-BUILT PLOT PLAN**

*James R. Ringslad*  
 James R. Ringslad, L. S. 6474  
 5-07-97

PREPARED FOR: Coldwell Banker-Grand Land Realty Attn: Gary Donaldson Ref: Timblin/Bingaman 105 Adak Avenue; Fairbanks, AK. 99701		
DRAWN: JRR	 <b>3 TIER — Alaska</b> 432 Lignite Avenue P.O. Box 71940 Fairbanks, Alaska 99707 (907) 458-6895 OFFICE (907) 458-3176 FAX	JOB NO. 3TA84928
CHECKED: JRR		FLD. BOOK 850-31 972-07
SCALE: 1" = 40'		
DATE: 4/08/97		





PROTECTIVE COVENANTS FOR  
LOTS 22A AND 22B  
OF MOOSEWALK SUBDIVISION, F.M., AK

Plot # 85-42

For the purpose of protecting Lots 22A and 22B, Moosewalk Subdivision, F.M., Alaska, the undersigned owners thereof do hereby restrict the use of said property. The following covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date of recording of these covenants, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. Invalidation of any one of these covenants by judgement or court order shall in no way remain in full force and effect.

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed upon, or permitted to remain on any lot other than a residential structure utilizing a party wall in conjunction with a residential structure on an adjoining lot will be allowed on any lot, except that a detached two-car garage, small greenhouse or tool shed may be erected on each lot provided that said building(s) are of permanent construction and of harmonious design and appearance with said dwellings.
2. All residential structures shall be of conventional onsite construction.
3. No temporary structures shall be allowed on the land, and under no circumstances shall trailers, shacks, tents, surplus or other moveable buildings or vehicles be used as living quarters.
4. No lot shall be used or maintained as a dumping ground for rubbish or surplus materials. Garbage, trash and other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
5. No junk vehicles may be stored on any lot.
6. No noxious, offensive, or unlawful activity shall be carried on upon the land, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. The parking of commercial vehicles, or the use of the land for the storage of vehicles, machinery, surplus equipment, scrap or any other item not directly connected with the use of the land for strictly residential purposes is specifically declared to be a nuisance within the meaning and intent of these covenants.
7. No poultry or other animals, including cats, dogs, fish and livestock shall be permitted on any lot or portion thereof for commercial purposes, nor shall any pet or pets or their associated odors be allowed to constitute a nuisance.
8. All septic systems and installations shall conform to requirements of the Alaska Department of Environmental Conservation, and their full knowledge of installation of a septic system, and their approval of septic system.
9. Exteriors of the building(s) constructed on any lot shall be fully finished within 2 years from the commencement of construction and shall be of accepted orthodox finish.
10. Utilities easements are conveyed solely for utilities and are not to become easements or trails for pedestrian, equestrian, or vehicular traffic. Lot owners are urged to fence such easements against all traffic except that required for utilities access.
11. No fences may be erected that will obstruct the adjoining property owner's view.

CERTIFICATE OF OWNERSHIP

We hereby certify that we are owners of the property described hereon and hereby adopt the covenants of Steele Creek Highlands.

Chris Stahl PREP Date 3-25-85  
OWNER R.L.W. Inc

OWNER \_\_\_\_\_ Date \_\_\_\_\_

STATE OF ALASKA }  
FOURTH JUDICIAL DISTRICT } :ss

This is to certify that on the 25<sup>th</sup> day of March, 1985, before me a Notary Public duly commissioned and sworn for the State of Alaska, personally appeared Mrs. L. W. Stahl - R.L.W. Inc. Owner(s) to me known to be the identical individual(s) described in and who executed the within instrument, acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and notarial seal this day and year first in this certificate written.

Debra R. Stanton  
Notary Public in and for Alaska  
My Commission Expires 3-3-96



857112

11-Clg

RECORDED FILED  
FAIRBANKS REC.  
DISTRICT

APR 1 12 04 PM '85

1.  
41' ENSB