



YUKON

TITLE COMPANY

LISTING PACKAGE

DATE: September 5, 2017

LP2017-2916

PREPARED FOR:

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

PROPERTY OWNER:

GARNER

STREET ADDRESS:

N/A

LEGAL DESCRIPTION:

**Lot 24, Block B, ALASKA HEIGHTS ESTATES,
Plat No. 83-23**

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.**

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

- 1. **Last Deed of Record recorded as Instrument No. 2009-012778-0 to:
DANIEL L. GARNER**
- 2. **Deed of Trust recorded as Instrument No. 2009-12779-0.**
- 3. **Building Energy Efficiency Standard Certification recorded as Instrument No. 2009-009234-0.**
- 4. **Summary of Building Inspections recorded as Instrument No. 2009-009235-0.**
- 5. **Substitution of Trustee recorded as Instrument No. 2017-007273-0.**
- 6. **Notice of Default recorded as Instrument No. 2017-007274-0.**
- 7. **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.**
- 8. **Notes and /or Easements as Stated on the Plat.**
- 9. **Plat Map**



SUMMARY OF BUILDING INSPECTIONS

Site-Built Construction

Return to PERM 1737
Delta AK 99737

Owner of record: Daniel & Katrina Fisher
 Legal description: Lot 24, Block B, Aurora Heights S/D Fairbanks
 Site address: 3864 Buttercup Delta Junction (Include recording district)

This certification is issued pursuant to the requirements of AK Statute 18.56.300 and AHFC's regulations 15 AAC 150.030. Use of alternate methods, such as videos, must have PRIOR WRITTEN APPROVAL of Alaska Housing Finance Corporation.

By my signature below, I certify I have the current, applicable certifications of authority. I am not personally or financially related to the builder, seller, buyer, real estate agent, or other interested party for this project, other than as a fee inspector.

1. PLAN APPROVAL

Printed Name	Signature	License # *	Date
LARRY FETT	<i>Larry Fett</i>	99	5/20/06

2. COMPLETION OF FOOTINGS & FOUNDATION.

	Printed Name	Signature	License # *	Date
Footings	LARRY FETT	<i>Larry Fett</i>	99	6/3/06
Foundation	LARRY FETT	<i>Larry Fett</i>	99	6/12/06

3. COMPLETION OF FRAMING, ELECTRICAL, PLUMBING, & MECHANICAL

	Printed Name	Signature	License # *	Date
Framing	LYNN A. KOHL	<i>Lynn A. Kohl</i>	0865297-05	9-13-07
Electrical	LYNN A. KOHL	<i>Lynn A. Kohl</i>	0865297-05	9-13-07
Plumbing	LYNN A. KOHL	<i>Lynn A. Kohl</i>	0865297-05	9-13-07
Mechanical	LYNN A. KOHL	<i>Lynn A. Kohl</i>	0865297-05	9-13-07

Recorder, Index by Legal, Owner, and Builder

Legal description: lot 24, Block B, ALASKA HEIGHTS S/B Fairbanks

4. COMPLETION OF INSTALLATION OF INSULATION AND VAPOR BARRIER

Printed Name	Signature	License # *	Date
<u>Lynn A. Kuhl</u>	<u>[Signature]</u>	<u>0865297-R5</u>	<u>10-25-09</u>

5. CONDITIONAL APPROVAL

Items to be completed: ELECTRICAL TRIMOUT
To be completed by: 5-7-09

Printed Name	Signature	License # *	Date
<u>Lynn A. Kuhl</u>	<u>[Signature]</u>	<u>0865297-R5</u>	<u>5-7-09</u>

6. FINAL APPROVAL

Printed Name	Signature	License # *	Date
<u>Lynn A. Kuhl</u>	<u>[Signature]</u>	<u>0865297-R5</u>	<u>5-28-09</u>

* License # is the inspector's Registration # under AS 08.18 and 12 AAC 22

By my signature below, I certify that the required inspections have been completed and the building meets or exceeds standards set forth under AS 18.56.300 and 15 AAC 150.030. I also certify any/all engineered components are currently listed with the International Code Council (ICC) and to my knowledge there has been no action to rescind ICC approval.

Builder's Signature: [Signature] Date: 6-1-09

Builder's Name: Daniel B Fisher Builder's License # N/A
(If applicable)

Business Name: N/A

Address: PO Box 1737

City, State: Delta Junction Zip: 99737

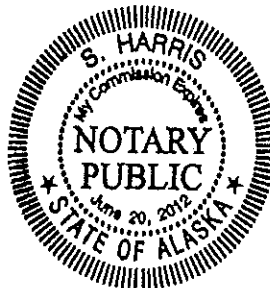
Before me, a Notary Public in and for the State of Alaska, Daniel B. Fisher
has executed the foregoing document of his/her own free will.

[Signature]
(Notary Signature)

My Commission expires: 06/20/2012

Recorder: Index by Legal, Owner, and Builder

Reset



Form PUR-102
Page 2 of 2
01/06



2 of 2
2009-009235-0

2

A
L
A
S
K
A

2009-009234-0

Recording Dist: 401 - Fairbanks
6/1/2009 12:44 PM Pages: 1 of 1



Building Energy Efficiency Standard (BEES)

Certification *Return to PO Box 1737 Delta AK 99801*

Owner of Record: Daniel & KATRINA FISHER

Building is located at: 3864 Buttercup WAY (Street) Delta Junction (City)

Legal Description is: LOT 24 BLOCK B ALASKA HEIGHTS S/D
Fairbanks Recording (Include recording district)

Property is: New Construction Existing Construction
Date Construction Began: 5-20-06 (Defined as installation of the foundation)

Certifying BEES 2007 - Property is Located in Zone: 6 7 8 urban 8 rural 9
 Certifying BEES 1991 - Property is Located in Region: 1 2G 2A 3 4 5

THERMAL COMPLIANCE STATEMENT:

Prescriptive Method Energy Rating Method: Rating: 95.4
Rating software & version: Akwarm 1.03d Rater's Name: LYNN A. KUHL

I certify that I used the method indicated to determine that the structure located on the above described property complies with the thermal requirements of the Building Energy Efficiency Standard (BEES) as adopted by 15 AAC 155.010. I am approved to certify, having met all current BEES training & testing requirements, as a:

Energy Rater AK Licensed New Home Inspector Builder Architect Engineer Owner

My BEES Compliance Certification # 81 Expiration Date: 02-01-2010

Name: LYNN A. KUHL Signature: *Lynn A. Kuhl* Date: 5-7-09

VENTILATION COMPLIANCE STATEMENT:

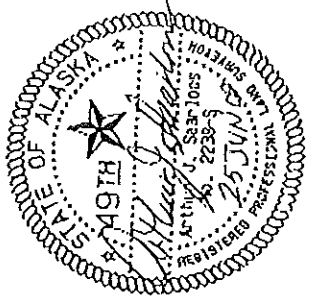
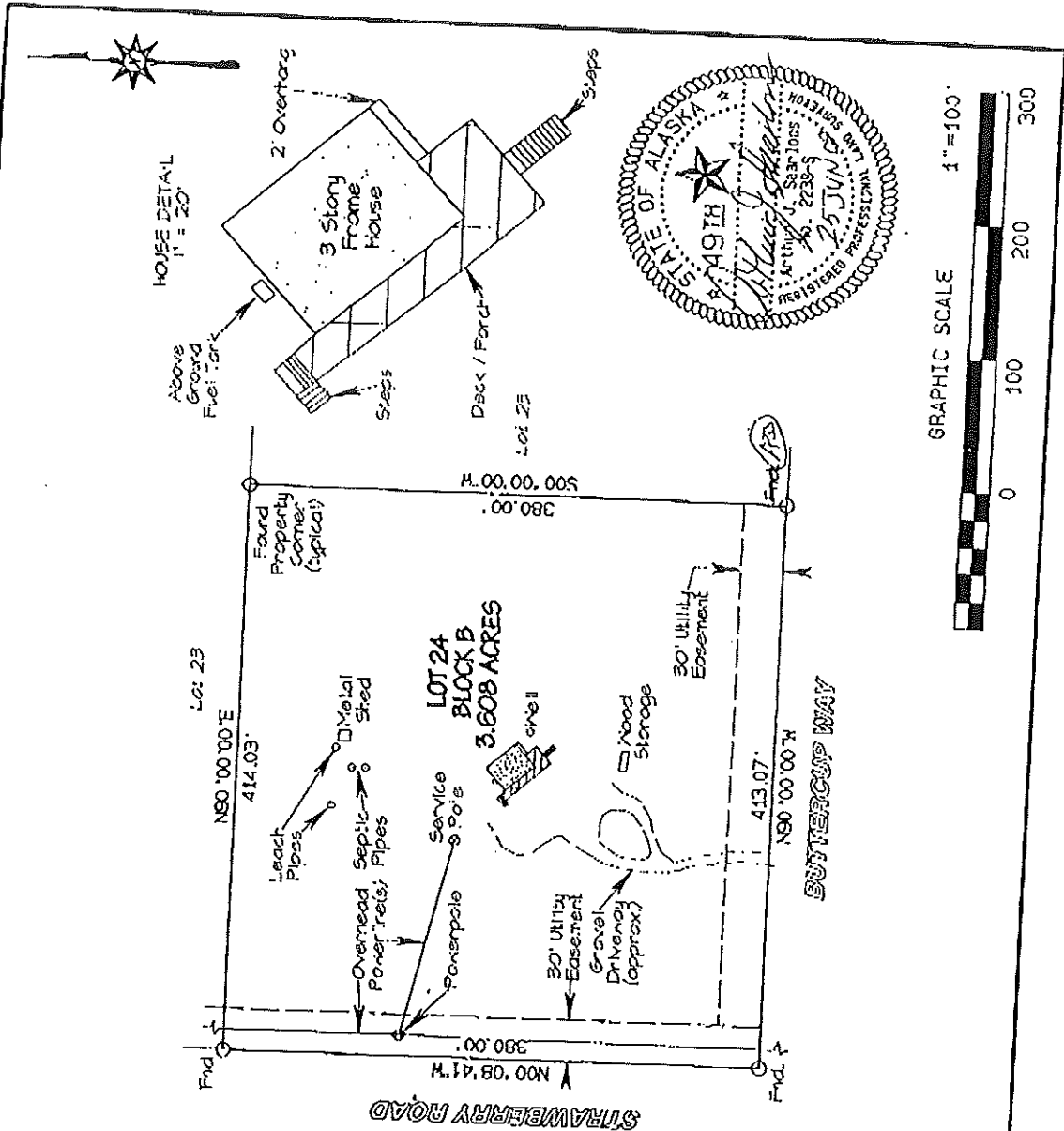
I certify that the structure located on the above described property complies with the ventilation requirements of the Building Energy Efficiency Standard (BEES) as adopted by 15 AAC 155.010. I am approved to certify, having met all current BEES training & testing requirements, as a:

Energy Rater AK Licensed New Home Inspector Mechanical Contractor Builder
 Architect Engineer Owner

If Certifying BEES 1991(select one): Option I Option II

My BEES Compliance Certification # 81 Expiration Date: 2-1-2010

Name: Lynn A. Kuhl Signature: *Lynn A. Kuhl* Date: 5-7-09



NOTES:

- (1) ON SITE WELL TO ON SITE SEPTIC PIPE = 119.3' (FEET)
- (2) WELL TO ABOVE GROUND FUEL TANK = 42.5' (FEET)
- (3) TOTAL ACRES THIS AS-BUILT SURVEY = 3.628 ACRES
- (4) FOR COMPLETE POWER DISTRIBUTION NETWORK PLEASE SEE GOLDEN VALLEY ELECTRIC ASSOC. MAPS
- (5) THIS AS-BUILT SURVEY IS FOR FINANCIAL PURPOSES ONLY. ANY / ALL OTHER USES ARE PROHIBITED.
- (6) WELL TO SEPTIC SYSTEM SEPARATION DISTANCE IS FOR THIS LOT ONLY AND THIS AS-BUILT DOES NOT INSURE SEPARATION DISTANCES TO ADJACENT WELLS AND SEPTIC SYSTEMS, UNLESS NOTED AND SHOWN HEREON.
- (7) LIABILITY OF THIS AS-BUILT SURVEY IS LIMITED TO THE AMOUNT OF THE FEE CHARGED.
- (8) THIS AS-BUILT SURVEY IS VALID FOR 4 MONTHS FROM THE DATE OF SIGNATURE.

SURVEYOR'S CERTIFICATE

I, Arthur J. Saarlos, a Registered Land Surveyor in the State of Alaska hereby certify that I am familiar with the property described hereon and that the improvements located thereon lie wholly within the property lines and do not overlap onto the property adjacent thereto and that no improvements on the adjacent property encroach upon the property in question and that there are no roadways, transmission lines or other visible easements except as shown hereon.

Arthur J. Saarlos
 Date: 25 JUN 09
 Arthur J. Saarlos L.S. 2239-5

Job #510
 HP140622
 SAARLOS
 Book 53
 Page 1
 Checked
 AD

Surveyed: Jno 22, 2009 A.S. Drawn: Jno 25, 2009 SPS
 by: Delta Surveys Assoc.
 P.O. Box 197
 Delta Jet, AK 99737
 (907) 845-4260 / 4506 Fax
 saarloosen@akre.com

for: DANIEL & KATRINA FISHER
 of: Lots 24, Block B of
 Alaska Heights Estates,
 FRD Plot No. 83-23,
 located in Section 20,
 T.10S., R.11E., E.M., AK

DELTA JUNCTION
← 2 MILES

N 89°42'50"E 2641.82'

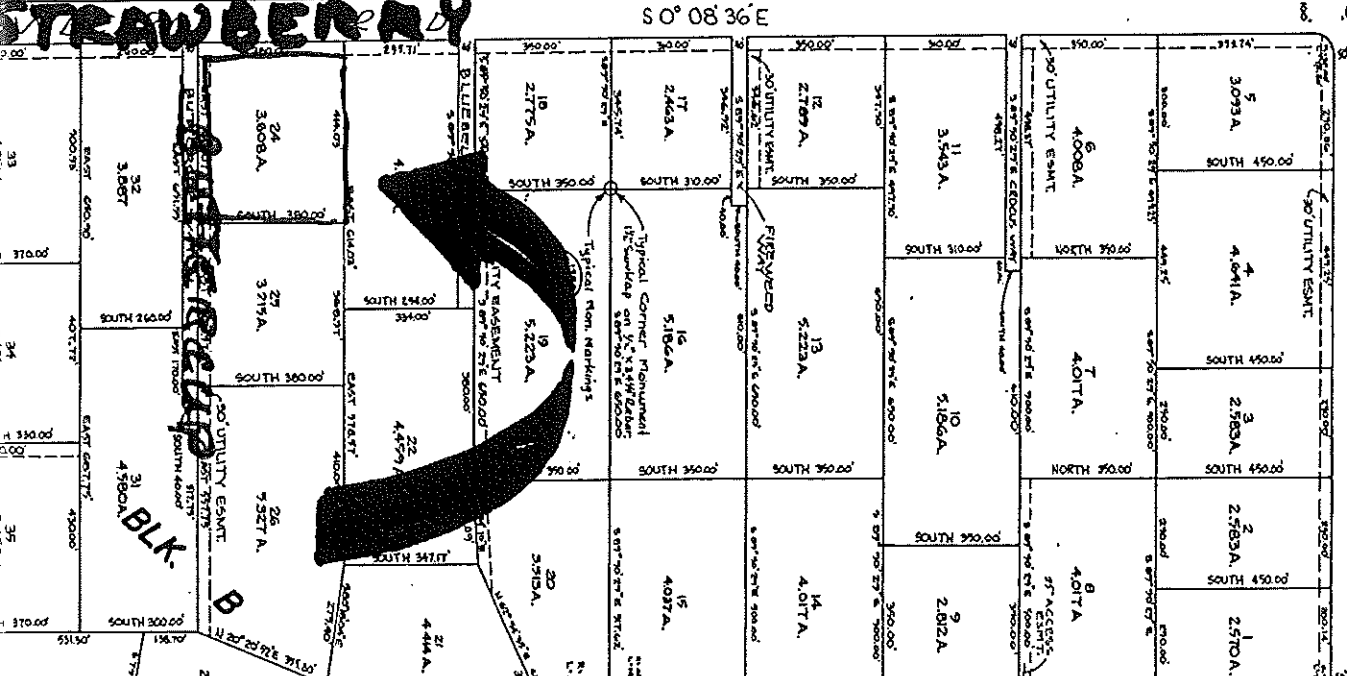
NISTLER ROAD

S 89°40'29"E 2641.82'

T10S
R11E

SPECIAL AGEE NOTES:
(1) A septic tank and soil absorption system may not be placed within 100 feet, measured horizontally, of any natural or man-made lake, river, stream, slough, or coastal water of the state.
(2) Sills in the Delta Creek runoff area as delineated on the attached map, as well as any other surface water disposal system, such as septic tank/soil absorption systems, are unreviewable and not legal under regulations of the Alaska Department of Environmental Conservation (DEC). However, septic tank/soil absorption systems may be constructed without approval from DEC. Any other system, including storage or treatment building tanks, or currently storage systems must be approved by DEC prior to construction. Persons are encouraged to contact DEC at 452-1314 to discuss specific rules and their systems.

S 0°12'03"E 2638.60'

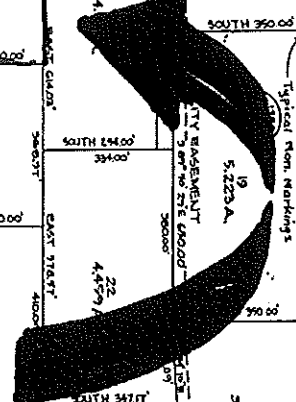


3323
BOROUGH OF NISTLER
ALASKA
DATE 2/23/83
BY [Signature]
DELA JUNCTION
AK 99137

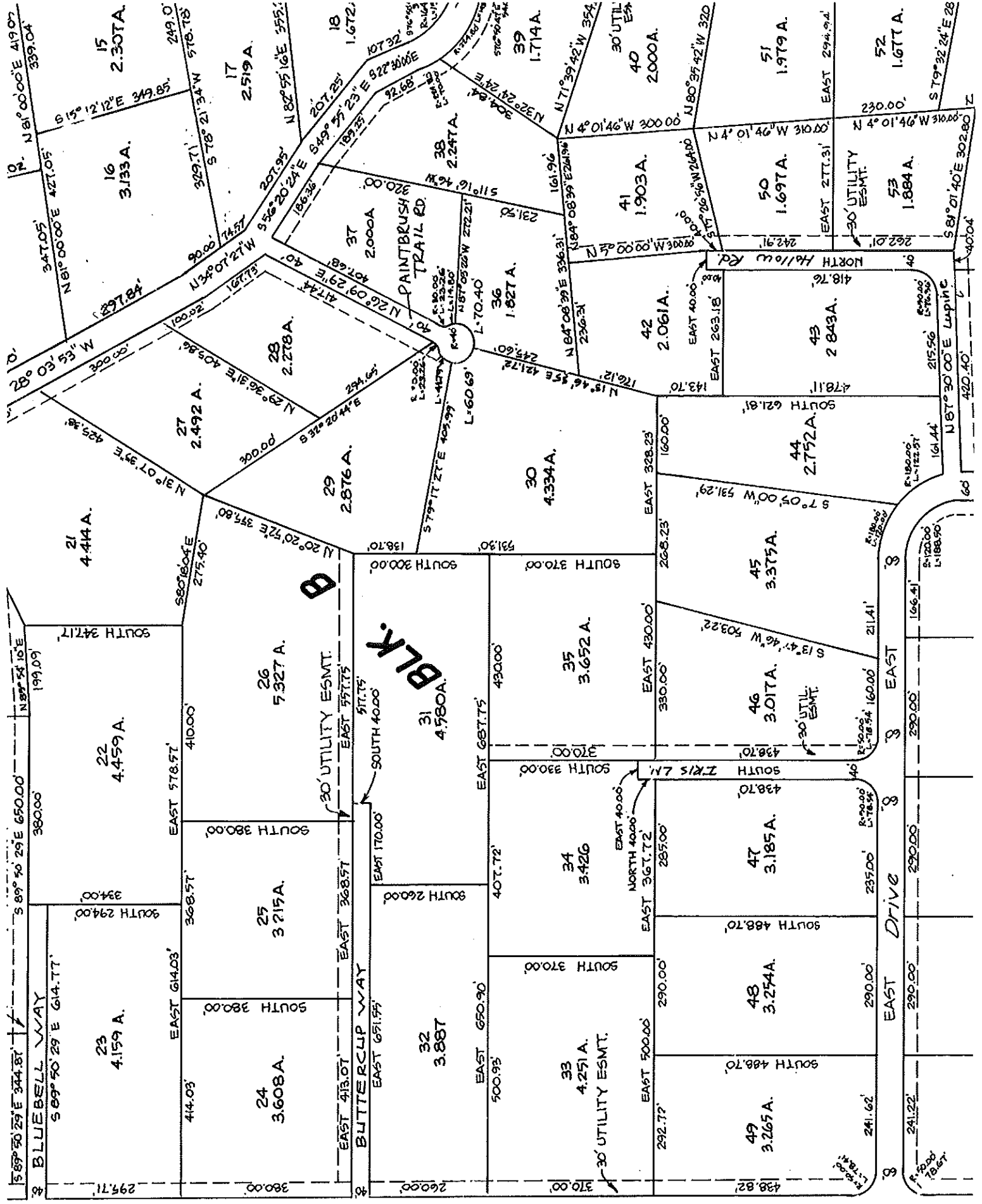
STRAWBERRY

S 0°08'36"E

BLK. B



Typical Corner Monument
Typical Non-Monument



15	2.307A	339.04'
16	3.133A	349.85'
17	2.519A	578.71'
18	1.672A	107.32'
19	2.000A	576.78'
20	2.247A	207.25'
21	4.444A	347.17'
22	4.459A	380.00'
23	4.159A	297.71'
24	3.608A	380.00'
25	3.215A	368.57'
26	7.327A	410.00'
27	2.492A	425.36'
28	2.278A	407.61'
29	2.876A	300.00'
30	4.334A	138.70'
31	4.780A	517.75'
32	3.887	260.00'
33	4.251A	500.93'
34	3.426	407.72'
35	3.652A	430.00'
36	1.827A	247.60'
37	2.000A	511.16'
38	2.247A	231.30'
39	1.714A	576.78'
40	2.000A	300.00'
41	1.903A	161.96'
42	2.061A	143.70'
43	2.843A	478.11'
44	2.752A	478.11'
45	3.375A	166.41'
46	3.017A	211.41'
47	3.185A	235.00'
48	3.254A	290.00'
49	3.265A	241.66'
50	1.697A	242.91'
51	1.979A	294.94'
52	1.677A	230.00'
53	1.884A	262.01'

ROAD

STRAWBERRY

100

100

A.

450.05'

293.55'

413.32'

317.42'

390.00'

NOTES

(1.) Boundary Control is retracement survey of Section 20.

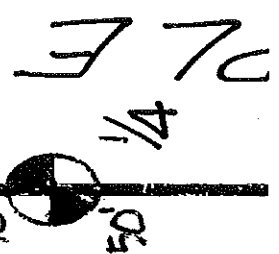
(2.) All DEC Laws & regulations are in force here in.

(3.) GVEA NOTES:

- (a.) THERE IS A 30' Radius key easement at each pole location as necessary for supportive device.
- (b.) Trees endangering the utility system shall be identified and removed by GVEA.

(4.) All curves are monumented.

1 on 1 Description



Golden Valley Electric Association

Limited Bill Summary Comparison

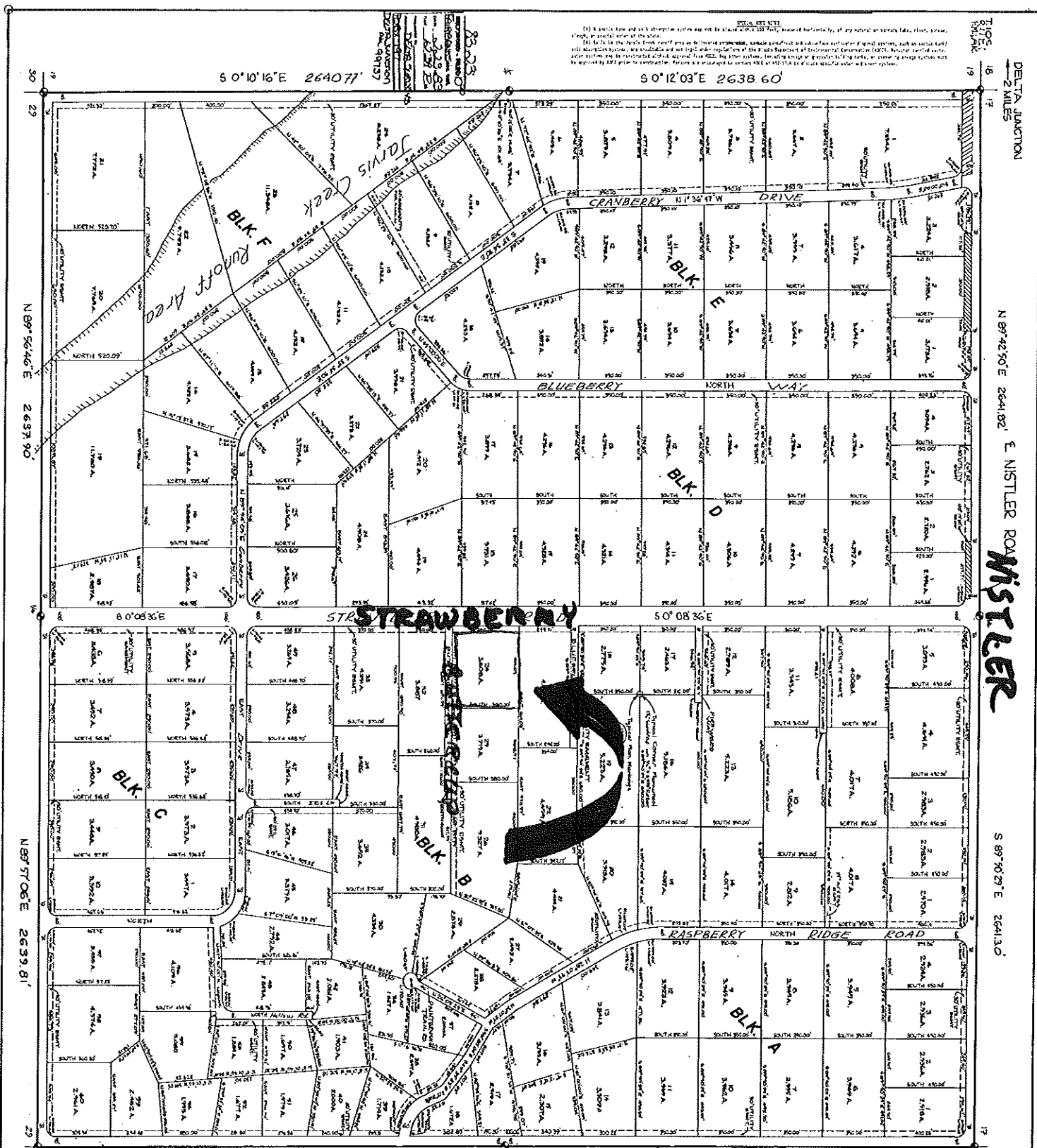
ACCOUNT INFORMATION
Location: 3864 Butter Cup Way

Summary List 1: 09/06/2017

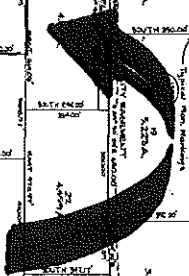
Month	Amount	KWH	# of Days	KWh/Day
Sep 2017	\$0.00	0	0	0
Aug 2017	\$0.00	0	0	0
Jul 2017	\$0.00	0	0	0
Jun 2017	\$0.00	0	0	0
May 2017	\$0.00	0	0	0
Apr 2017	\$0.00	0	0	0
Mar 2017	\$0.00	0	0	0
Feb 2017	\$0.00	0	0	0
Jan 2017	\$0.00	0	0	0
Dec 2016	\$0.00	0	0	0
Nov 2016	\$0.00	0	0	0
Oct 2016	\$0.00	0	0	0
TOTAL	\$0.00	0		

Summary List 2: 09/06/2016

Month	Amount	KWH	# of Days	KWh/Day
Sep 2016	\$0.00	0	0	0
Aug 2016	\$0.00	0	0	0
Jul 2016	\$0.00	0	0	0
Jun 2016	\$0.00	0	0	0
May 2016	\$116.69	561	28	20
Apr 2016	\$126.23	615	34	18
Mar 2016	\$72.49	311	29	11
Feb 2016	\$75.83	306	28	11
Jan 2016	\$97.01	417	32	13
Dec 2015	\$80.83	345	31	11
Nov 2015	\$137.16	662	31	21
Oct 2015	\$103.90	478	29	16
TOTAL	\$810.14	3695		



SPECIAL NOTE
 This is a public law and all descriptions herein are not to exceed 1/4 of 1% of the total area of the plat. Any error in the plat is the responsibility of the surveyor and not of the State of Alaska. The State of Alaska is not responsible for any errors in the plat. The State of Alaska is not responsible for any errors in the plat. The State of Alaska is not responsible for any errors in the plat.



DELTA SURVEYS ASSOC.
 ALASKA HEIGHTS ESTATES
 SECTION 20, T10S R11E, FM ALASKA
 DELTA INVESTMENT CORP.
 (CORPORATED)
 CHECKED BY: [Signature]
 DRAWN BY: E.S. LLOYD, 1982
 SCALE: 1" = 200'

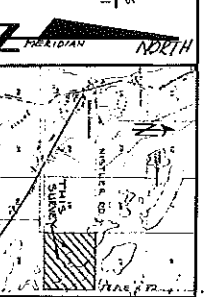
SPECIAL DEC NOTE
 SEE LEFT SIDE, THIS SHEET

Legal Description
 Section 20, Township 10 South, Range 11 East, Fairbanks Meridian, Alaska, being subject to reservations, restrictions, easements and covenants of record, said Section 20 is not subject to TAXATION.

NOTES
 1) Nonpayment of taxes is not a ground for cancellation of this survey.
 2) All DEC Laws & Regulations are in force herein.
 3) All surveys are monumented.

LEGEND
 - Blue Monument Found
 - Red Monument Found
 - Yellow Monument Found
 - Green Monument Found
 - Black Monument Found
 - White Monument Found
 - Grey Monument Found
 - Blue Monument Found
 - Red Monument Found
 - Yellow Monument Found
 - Green Monument Found
 - Black Monument Found
 - White Monument Found
 - Grey Monument Found

NOTES
 1) This survey was prepared in accordance with the provisions of AS 10.06.01, AS 10.06.02, AS 10.06.03, AS 10.06.04, AS 10.06.05, AS 10.06.06, AS 10.06.07, AS 10.06.08, AS 10.06.09, AS 10.06.10, AS 10.06.11, AS 10.06.12, AS 10.06.13, AS 10.06.14, AS 10.06.15, AS 10.06.16, AS 10.06.17, AS 10.06.18, AS 10.06.19, AS 10.06.20, AS 10.06.21, AS 10.06.22, AS 10.06.23, AS 10.06.24, AS 10.06.25, AS 10.06.26, AS 10.06.27, AS 10.06.28, AS 10.06.29, AS 10.06.30, AS 10.06.31, AS 10.06.32, AS 10.06.33, AS 10.06.34, AS 10.06.35, AS 10.06.36, AS 10.06.37, AS 10.06.38, AS 10.06.39, AS 10.06.40, AS 10.06.41, AS 10.06.42, AS 10.06.43, AS 10.06.44, AS 10.06.45, AS 10.06.46, AS 10.06.47, AS 10.06.48, AS 10.06.49, AS 10.06.50, AS 10.06.51, AS 10.06.52, AS 10.06.53, AS 10.06.54, AS 10.06.55, AS 10.06.56, AS 10.06.57, AS 10.06.58, AS 10.06.59, AS 10.06.60, AS 10.06.61, AS 10.06.62, AS 10.06.63, AS 10.06.64, AS 10.06.65, AS 10.06.66, AS 10.06.67, AS 10.06.68, AS 10.06.69, AS 10.06.70, AS 10.06.71, AS 10.06.72, AS 10.06.73, AS 10.06.74, AS 10.06.75, AS 10.06.76, AS 10.06.77, AS 10.06.78, AS 10.06.79, AS 10.06.80, AS 10.06.81, AS 10.06.82, AS 10.06.83, AS 10.06.84, AS 10.06.85, AS 10.06.86, AS 10.06.87, AS 10.06.88, AS 10.06.89, AS 10.06.90, AS 10.06.91, AS 10.06.92, AS 10.06.93, AS 10.06.94, AS 10.06.95, AS 10.06.96, AS 10.06.97, AS 10.06.98, AS 10.06.99, AS 10.06.100.





After recording return to the Grantee
Escrow No.: Y60259E-CS

STATUTORY WARRANTY DEED

THE GRANTOR Daniel B. Fisher and Katrina N. Fisher; husband and wife
whose mailing address is: 111 Shelly Marie Circle Anchorage AK 99515

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in
hand paid, conveys and warrants to the

Grantee(s): Daniel L. Garner, an unmarried person

whose mailing address is: PO Box 31052, Ft Greely, AK, 99731

the following described real estate:

**Lot 24, Block B of ALASKA HEIGHTS ESTATES, according to the plat filed February 23,
1983 as Plat No. 83-23; Records of the Fairbanks Recording District, Fourth Judicial
District, State of Alaska**

SUBJECT TO property taxes; reservations and exceptions as contained in the U.S. Patent; easements of record;
and covenants, conditions and restrictions of record, if any.

Dated this 7th day of July, 2009

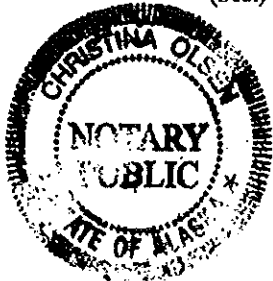
Daniel B. Fisher

Katrina N. Fisher

STATE OF ALASKA)
JUDICIAL DISTRICT OR COUNTY: Fourth)ss.

THIS IS TO CERTIFY that on this 7th day of July, 2009, before me the undersigned Notary Public,
personally appeared Daniel B. Fisher and Katrina N. Fisher known to me and to me and to me known to be
the individual(s) described in and who executed the foregoing instrument and acknowledged to me that
he/she/they signed the same freely and voluntarily for the uses and purposes therein set forth

(Seal)



Notary Public in and for ALASKA

My commission expires: November 28, 2009



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: Lot 24, Block B, Alaska Heights Estates

Property Address/City: 3864 Buttercup Way, Delta Junction, AK 99737

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: _____

Date: _____

Seller: _____

Date: _____

Buyer: _____

Date: _____

Buyer: _____

Date: _____

11 / / 17

3864 Buttercup Way, Delta Junction, AK 99737

/ /