



LISTING PACKAGE

DATE: October 12, 2011

LP2011-2217

PREPARED FOR:

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

PROPERTY OWNER:

SECRETARY OF VETERANS AFFAIRS

STREET ADDRESS:

311 Eighteenth Avenue

LEGAL DESCRIPTION:

**Lots 6 And 7, Block 2, ROBERT MITCHELL
SUBDIVISION, Instrument No. 128.888**

Thank you for using Yukon Title Company, Inc.



Lacy Simko
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:

2011 Assessed Value:

PAN No.	:	0085120	Tax Amount*	:	\$2,292.42
Land	:	\$31,680	Misc. Improvement	:	\$0
Building	:	\$102,090	Total Assessed Value	:	\$133,770

*Taxes for 2011 are FULLY PAID.

MIL RATE	:	17.1370
PARCEL SIZE	:	0.1147 Acres/5,000 Sq. Feet (As to Each Lot)
ZONING	:	MFO (Multiple-Family Residential/Professional Office) See attached information sheet
STRUCTURE AGE/YR BUILT	:	56 Years/1955
FIRE DISTRICT	:	City of Fairbanks
ROAD SERVICE AREA	:	City of Fairbanks
SCHOOLS	:	Joy Elementary Ryan Middle Lathrop High
MLS AREA	:	20
RECORDING DISTRICT	:	401
FLOOD ZONE	:	N/A
LONGITUDE	:	-147.7124
LATITUDE	:	64.8304

- B. There are no covenants that apply to this property

LISTING PACKAGE

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

1. Last Deed of Record recorded as Instrument No. 2011-018222-0 to: **THE SECRETARY OF VETERANS AFFAIRS** and his successors in office as such
2. As Built Survey
3. Plat Map
4. Neighborhood Map
5. Neighbors List and Mailing Labels



Property Summary

[back to Search Page](#)

PAN 0085120	PROPERTY PHYSICAL DESCRIPTION UMB01 BLOCK 2 ROBERT MITCHELL 2005 T/R ASSEMBLED LOTS 6 & 7 BLOCK 2 ROBERT MITCHELL PREVIOUSLY ASSESSED AS LOT 6 BLOCK 2 ROBERT MITCHELL	TWN-RNG NA
NEIGHBORHOOD 0130 Bjerremark	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0090 MITCHELL	MOST RECENT MILLAGE RATE 17.1370	STATUS TAXABLE
FIRE SERVICE AREA CITY OF FAIRBANKS	IS PARENT OF THE FOLLOWING: 85138 560103	ADDITIONAL INFORMATION Building Details View Property Location
LAND AREA		
Parcel		
Lot 6 5000 Square Feet		
Lot 7 5000 Square Feet		

OWNER	ADDRESS
NAME SECRETARY OF VETERANS AFFRS,	SITUS ADDRESS 311 EIGHTEENTH AVE
INTEREST OWNERSHIP	

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.

Documents

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Deed In Lieu of Foreclosure	9/22/2011			2011-018219-0
Warranty Deed	9/22/2011			2011-018222-0
Warranty Deed	6/30/2009			2009-011932-0
Multi-Parcel Deed of Trust	6/30/2009			2009-011933-0
Multi-Parcel Deed of Trust	8/16/2007			2007-018826-0
Warranty Deed	8/1/1992	757	795	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2011	\$31,680.00	\$102,090.00	\$133,770.00	\$133,770.00
2010	\$31,680.00	\$63,134.00	\$94,814.00	\$94,814.00
2009	\$31,680.00	\$67,720.00	\$99,400.00	\$99,400.00
2008	\$31,680.00	\$106,083.00	\$137,763.00	\$137,763.00
2007	\$31,680.00	\$101,182.00	\$132,862.00	\$132,862.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 10/12/11 04:01 AM)

If taxes are delinquent interest calculation date is: 11/1/2011 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2011	\$2,292.42	\$0.00	\$0.00	\$2,292.42	\$2,292.42	\$0.00
2010	\$1,634.12	\$0.00	\$0.00	\$1,634.12	\$1,634.12	\$0.00
2009	\$1,701.02	\$0.00	\$0.00	\$1,701.02	\$1,701.02	\$0.00
2008	\$2,380.26	\$0.00	\$0.00	\$2,380.26	\$2,380.26	\$0.00
2007	\$2,498.20	\$0.00	\$0.00	\$2,498.20	\$2,498.20	\$0.00

For questions regarding taxes, contact the FNSB Division of Treasury and Budget at 907-459-1441.

Building Details for PAN 0085120

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

View Details 1 1955

Duplex

Standard

Residential

Amenities

DESCRIPTION

3-Fix. Bath_SFR

Primary Details

QUANTITY

2

SECTIONID

FOOTPRINT

STORIES

PERIMETER

INTERIORDESC

WALLTYPE

1

1144

1

140

Main Area

2x4cust/2x6 Std

2

1144

1

140

Basement W/FINISH

Bsmt Wall

Secondary Sections

SECTIONID

FOOTPRINT

SECTIONDESC

3

528

Attached Gar. (B)

4

126

Open Por Finished

5

414

Patio

6

170

Patio

1144
 1144

 2288
 166 *artici entry*

 2348

Alaska Street Master

<http://www.alaskastreetmaster.com> - 907-243-0477

Property

Taxid	Map	Zoning	Primary Use	Year Built	Lot Sq Ft	Acres
85120	265	MFO	RESIDENTIAL	1955	5000	0.11

Legal

UMB01 BLOCK 2 ROBERT MITCHELL 2005
T/R ASSEMBLED LOTS 6 & 7 BLOCK 2
ROBERT MITCHELL PREVIOUSLY ASSESSED
AS LOT 6 BLOCK 2 ROBERT MITCHELL

Property Owner

Owner 1

ANDERSON JOHN W

First Name	Last Name
JOHN	ANDERSON

Owner 2

ANDERSON ANNETTE

Owner 3

Legal

Subdivision

ROBERT MITCHELL

Block	Lot
02	UMB01

Site Address
311 EIGHTEENTH AVE

Plat Number	Deed Date	DNR Doc#
128.888	6/30/2009	20090119320

Mortgage Date	DNR Doc#
6/30/2009	20090119330

Neighborhood

BJERREMARK

Mailing

1505 CIR RANCH WAY UNIT 52

City	St	Zip
OCEANSIDE	CA	92057

Other

Elementary School

JOY

Middle School

RYAN

High School

LATHROP

Site Address - Assessing

Business

Road Service

CITY OF FAIRBANKS

Fire Service

CITY OF FAIRBANKS

Voter Precinct

Lakeview Precinct

Legislature

Elevation
400

Property Assessment

0

Land 2011	Bldg 2011	Total 2011
31680	102090	133770
Taxable Value	Tax Assessed	Tax Exempted
133770	2292.42	0
Tax Status	Mill Rate	Tax Year
TAXABLE	17.1370	2011

Forest Coverage

Cultural

Census Tract	Census Blk	MLS
0		20

Latitude	Longitude
64.83048395	-147.7124447

FNSB Planning Dist	Zip Code
1 FAIRBANKS	99701

Flood Zone

Ownership History

2010 Owner	10 Land	10 Total	10 Mill	2005 Owner	05 Land	05 Total	05 Mill
ANDERSON JOHN W	31680	94814	17.235				0
2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
ANDERSON JOHN W	31680	99400	17.113	WEAVER G THOMAS WEAVER JANELLE L	14850	89728	20.77
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
WEAVER G THOMAS	31680	137763	17.27	WEAVER G T	14850	78118	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
WEAVER G T	31680	132862	18.803	WEAVER GEORGE THOMAS	14850	82660	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
WEAVER G THOMAS	29700	125115	19.62	WEAVER GEORGE THOMAS	14850	83142	

DISCLAIMER – Though every effort is made to be as accurate as possible, these maps and data are not the official representation of any of the information included. The maps and data are made available solely for informational purposes. Alaska Street Master maps and data is made available on the condition that users agree that Alaska Street Master, their employees, owners and heirs AND The Fairbanks North Star Borough shall not be liable for tangible or intangible loss or damage of any kind, including physical injury, death, property damage, economic loss or consequential damages arising from any errors, inaccuracies or omissions in the maps and data, even if such errors, inaccuracies or omissions are attributable in whole or in part to Alaska Street Master's negligence or failure to use due care in obtaining or presenting the maps and data. By accessing and using these maps and data, you accept this limitation on Alaska Street Master, their employees, owners and heirs AND The Fairbanks North Star Borough's liability. If you do not wish to accept this limitation on Alaska Street Master, their employees, owners and heirs AND The Fairbanks North Star Borough's liability do not access or use the maps and data in this program. THERE MAY BE ERRORS IN THE MAPS OR DATA. THE MAPS OR DATA MAY BE OUTDATED, INACCURATE, AND MAY OMIT IMPORTANT INFORMATION. THE MAPS OR DATA MAY NOT BE SUITABLE FOR YOUR PARTICULAR USE. BECAUSE MAPS OR DATA MAY BE INACCURATE OR UNSUITABLE FOR YOUR PURPOSE, DO NOT RELY ON ANY INFORMATION IN THIS PROGRAM AS BEING TOTALLY ACCURATE. DO NOT REPRESENT TO OTHERS THAT INFORMATION OBTAINED FROM THIS PROGRAM IS TOTALLY ACCURATE OR COMPLETE.

Chapter 18.28
MFO MULTIPLE-FAMILY RESIDENTIAL/PROFESSIONAL OFFICE DISTRICT

Sections:

- 18.28.010 Intent.
- 18.28.020 Use regulations.
- 18.28.030 Standards.

18.28.010 Intent.

This district is intended for a combination of very high density residential, quasi-residential, and nonresidential development that maintains the high density residential and nonresidential nature of this district. This district is intended for areas where community sewer and water systems are available. (Ord. 88-010 § 2, 1988)

18.28.020 Use regulations.

A. Permitted Uses. In the MFO, multiple-family residential/professional office district, permitted uses are:

1. Any permitted use in the SF-20, SF-10, SF-5, TF and MF districts;
2. Bed and breakfast homestay;
3. Bed and breakfast residence;
4. Church buildings;
5. Day care facilities;
6. Funeral homes;
7. Group homes;
8. Libraries;
9. Museums and art galleries;
10. Nursing homes, convalescent homes, retirement centers and other similar institutions;
11. Professional offices;
12. Privately owned and operated neighborhood recreation centers oriented towards a particular residential subdivision or complex;
13. Public recreation buildings and community centers;
14. Roominghouse;
15. Schools: art, music, dance, business, trade and similar educational uses;

16. School buildings.

B. Conditional Uses. In the MFO, multiple-family residential/professional office district, conditional uses are:

1. Animal hospitals and veterinary clinics;
2. Business, public and governmental offices;
3. Communications towers;
4. Hospitals, medical centers and research centers;
5. Parking lots, as a principal use;
6. Public utility and service uses including, but not limited to: fire stations, transfer stations, neighborhood dumpsters, public dumping sites, electric substations, gas regulator stations, telephone exchanges, sewage treatment plants, well and water pumping stations, water filtration plants, water reservoirs, and other similar uses. These uses do not include the installation and maintenance of public utility lines which are permitted uses in all zoning districts. (Ord. 2009-05 § 9, 2009; Ord. 2007-70 § 4, 2007; Ord. 89-099 § 10, 1990; Ord. 88-010 § 2, 1988)

18.28.030 Standards.

In the MFO, multiple-family residential/professional office 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 1,500 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 20 feet.

C. Building Height. Unlimited.

D. Exceptions to Yard and Building Height Requirements. See Chapter 18.50 FNSBC.

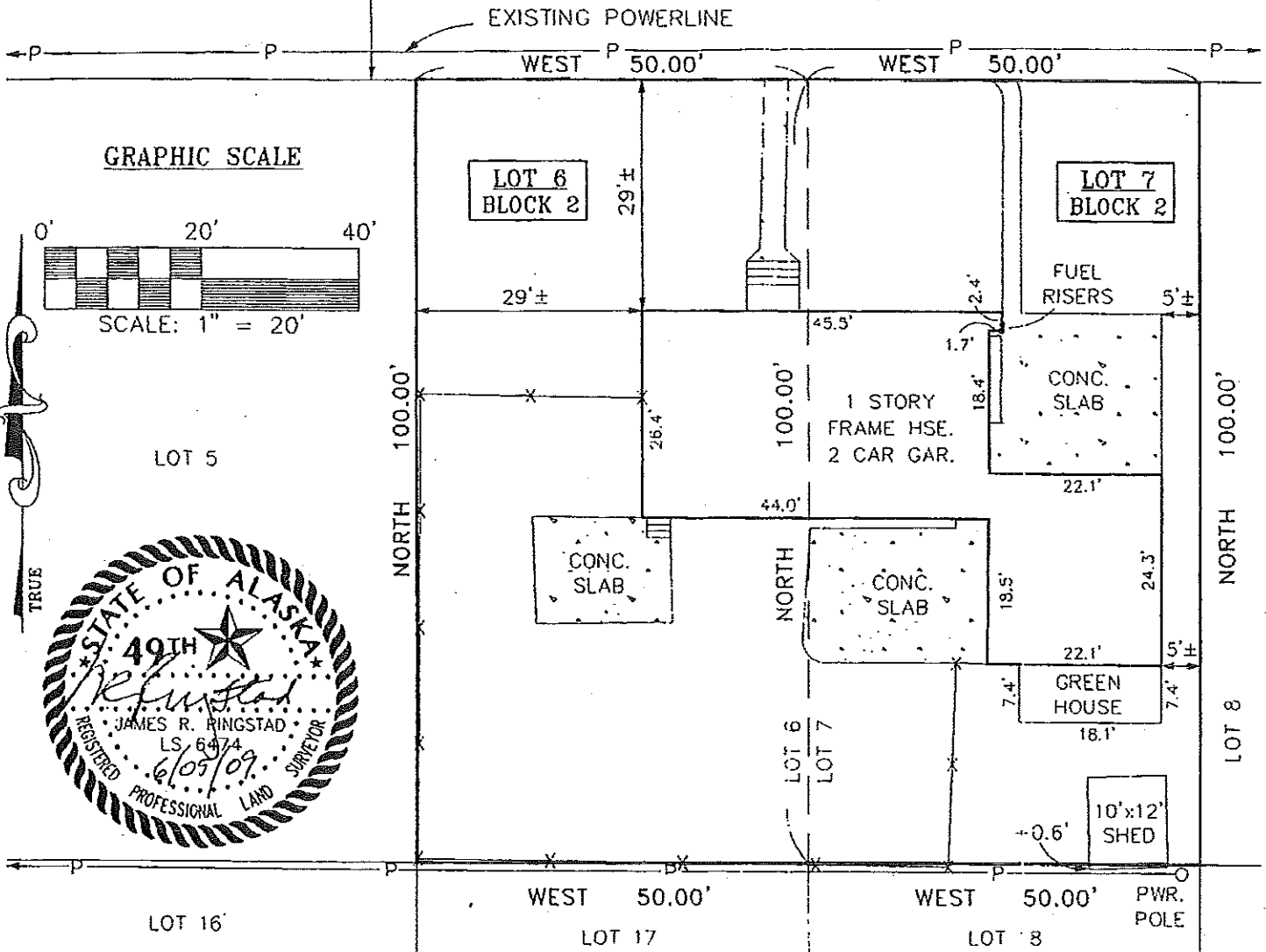
E. Parking. See Chapter 18.50 FNSBC.

F. Signs. See Chapter 18.50 FNSBC. (Ord. 88-010 § 2, 1988)

This page of the Fairbanks North Star Borough Code is current through Ordinance 2011-43, passed August 25, 2011.

Disclaimer: The Borough Clerk's Office has the official version of the Fairbanks North Star Borough Code. Users should contact the Borough Clerk's Office for ordinances passed subsequent to the ordinance cited above.

Borough Website:
<http://www.co.fairbanks.ak.us/>
Borough Telephone: (907) 459-1401
Code Publishing Company



FOR TITLE INSURANCE PURPOSES ONLY

I, James R. Ringstad, a Professional Land Surveyor registered in the State of Alaska, hereby certify that I am familiar with the improvements located within **Lots 6 & 7, Block 2, Robert Mitchell Subdivision (F.R.D. Inst. No. 181, 101)** and that these improvements lie wholly within the property lines and do not overlay 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 this **MORTGAGE LOCATION SURVEY (MLS)** is limited to the relationships of improvements to existing found monumentation and does not extend to the accuracy of said monumentation; nor is it intended to represent a boundary survey, and is subject to any inaccuracies that a subsequent boundary survey may disclose. The information shown hereon shall not be used to establish any fences, structure, or other improvements. The measurements shown hereon are based on plat or deed information and verified as shown. This MLS represents only visible improvements. This MLS is prepared in accordance with the ASPLS mortgage location survey standards. Liability of this MLS is limited to the amount of the fee charged.

James R. Ringstad 6/05/2009

James R. Ringstad, L.S. 6474

MORTGAGE LOCATION SURVEY

Prepared For:		House Hunter Realty Attn: Joanne Weaver Ref: Tom and Jan Weaver P.O. Box 73797; Fairbanks, AK 99707
Drawn:	JWB	3 TIER-Alaska, Corp. 432 Lignite Avenue; P. O. Box 71940 Fairbanks, Alaska 99707-1040
Checked:	JRR	
		Job No. 3TA09424

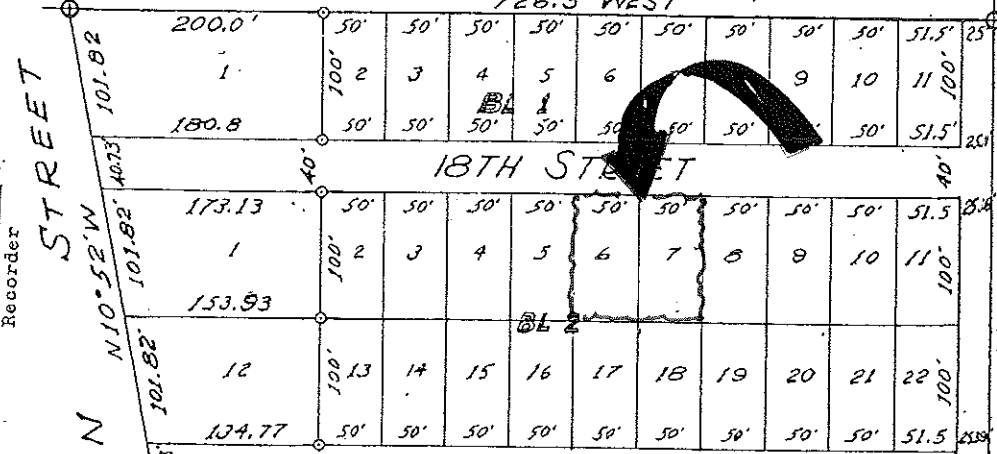
ROBERT MITCHELL SUBDIVISION
#128,888

GATEWAY SUBDIVISION

764.0' WEST

A. C. MULDOON,
PROPERTY

726.5 WEST



18TH STREET

19TH STREET

BL 3

627.29' WEST

ROSS KIMBALL
PROPERTY

590.54'

RIVERS - JUDD
SUBDIVISION

STREET

CUSHMAN

N10°52'W

101.82'

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101.82'

196.5'

520.0'

140.0'

SEC. 15

SEC. 14

800' TO 1/4 SEC. 15 T1S, R1W

N

128,888

Filed by Robert Mitchell
on NOV 19 1951 at 4:33 P. M. INDEXED
and recorded in Vol. 1 of
Plate Page 1 Fairbanks
Recording District of Alaska
C. L. Stewart
Recorder



LEGEND

- IRON PIPE
- ⊕ STEEL AXEL



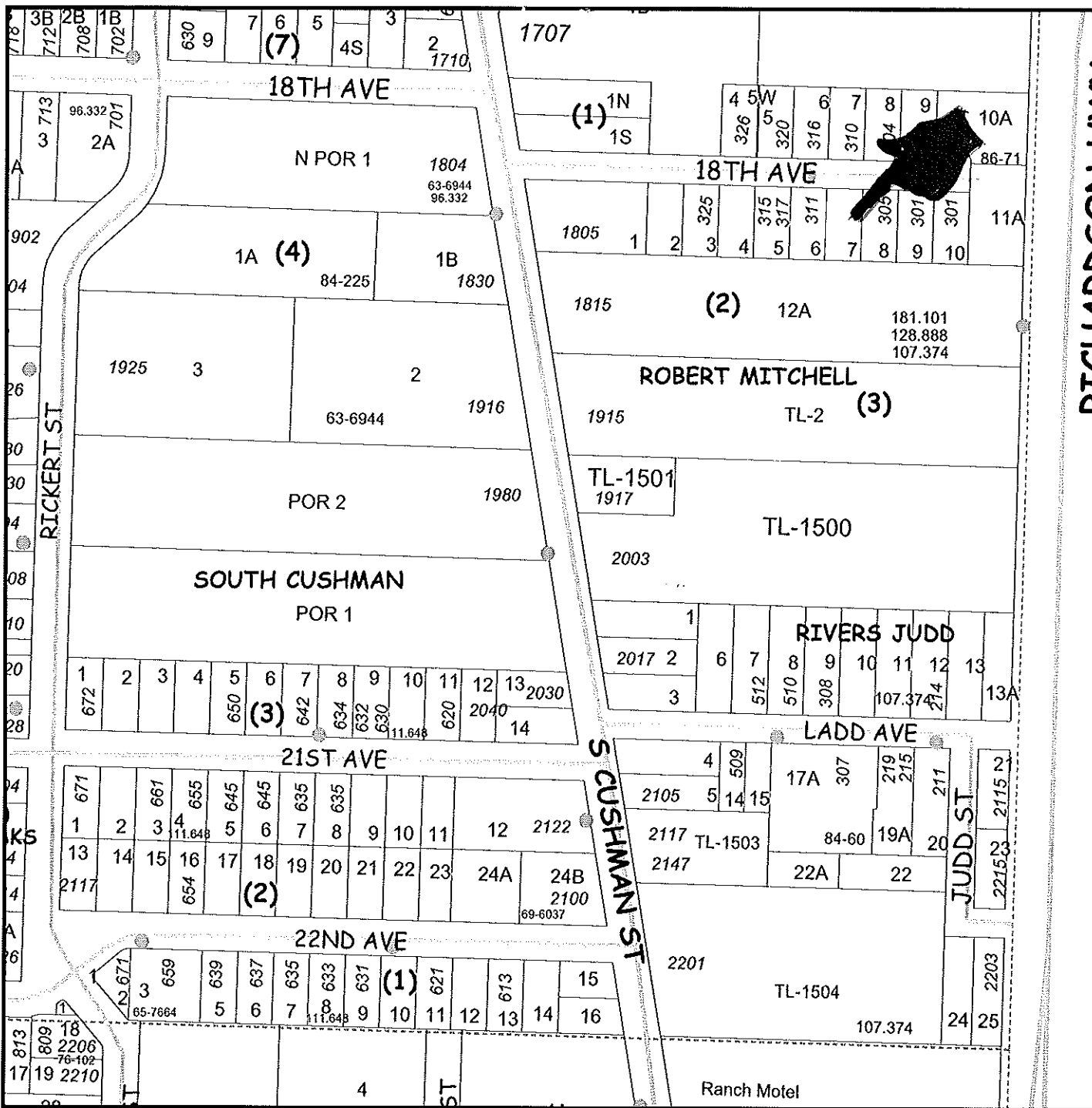
REVISED & REFILED
IN RECORDER'S OFFICE
NOV 19, 1951

PLAT OF
ROBERT MITCHELL SUBDIVISION
CONSISTING OF A PORTION OF GEORGE KOLBE HOMESTEAD - PATENT NO. 749230
SITUATED IN LOT 6, SECTION 15,
T1S, R1W, FAIRBANKS MERIDIAN
SURVEYED & CALCULATED BY ALASKA ARCHITECTURAL & ENGINEERING CO.
JUNE 7, 1951 SCALE 1"=100'
REFERENCE - PLAT MADE BY ALASKA ARCHITECTURAL & ENGINEERING CO. AUGUST 8, 1947

NOTICE

THIS SKETCH IS FURNISHED AS A COURTESY ONLY BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND IT IS NOT A PART OF ANY TITLE COMMITMENT OR POLICY OF TITLE INSURANCE.

THIS SKETCH IS FURNISHED SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE PREMISES AND DOES NOT PURPORT TO SHOW ALL HIGHWAYS, ROADS OR EASEMENTS AFFECTING THE PROPERTY. NO RELIANCE SHOULD BE PLACED UPON THIS SKETCH FOR THE LOCATION OR DIMENSIONS OF THE PROPERTY AND NO LIABILITY IS ASSUMED FOR THE CORRECTNESS THEREOF.



DECLARATION

Owner

ANDERSON JOHN W ANDERSON ANNETTE
1505 CIR RANCH WAY UNIT 52
OCEANSIDE CA 92057

Legal

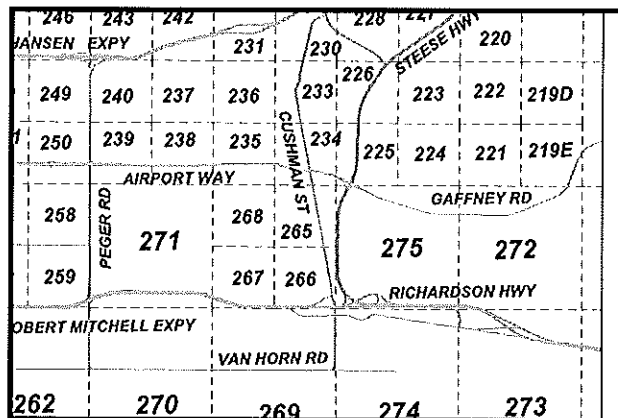
UMB01 BLOCK 2 ROBERT MITCHELL 2005 T/R ASSEMBLED
LOTS 6 & 7 BLOCK 2 ROBERT MITCHELL PREVIOUSLY
ASSESSED AS LOT 6 BLOCK 2 ROBERT MITCHELL

Address 311 EIGHTEENTH AVE

Tax ID	FNSB MAP	ASM Book
85120		265
TRS	Zoning	Zip Code Area
F001S001W15	MFO	99701
Land App	Bldg Appr	SQ FT / ACRE
31680	102090	5000 0.11
Mill Rate	Primary Use	Tax Year
17.1370	RESIDENTIAL	2011
Est Taxes	Year Built	Tax Status
2292	1955	TAXABLE

Census Tract	0
Census Blk Grp	
Elem School	JOY
Middle School	RYAN
High School	LATHROP
Road Service	CITY OF FAIRBANKS
Fire Service	CITY OF FAIRBANKS
Latitude	64.83046395
Longitude	-147.7124447
MLS Area	20
Votng Dist	Lakeview Precinct
Legislature	
Flood Zone	
Elevation	400

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ADDRESS: **311 EIGHTEENTH AVE, FAIRBANKS, AK 99701**

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

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.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

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

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

(b) Records and reports available to the seller (check (i) or (ii) below):

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

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

Purchaser's Acknowledgment (Initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead In Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) 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.

Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date

Andrew J. Tolson 12/30/11



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: Lots 6 and 7 Block 2 Robert Mitchell Subdivision

Property Address/City: 311 Eighteenth Avenue, Fairbanks, Alaska 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.

* * * * *

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: _____

1 / / 12
Seller's Initials Date

311 Eighteenth Ave, Fairbanks, AK 99701
Property Address

/ /
Buyer's Initials Date