



LISTING PACKAGE

DATE: February 9, 2011

LP2011-257

PREPARED FOR:

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

PROPERTY OWNER:

~~REDACTED~~ **BAC-VA**

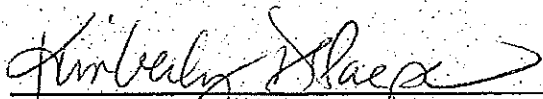
STREET ADDRESS:

2511 Lisa Ann Drive

LEGAL DESCRIPTION:

Lot 29, Block 1, FAIRFIELDS SUBDIVISION,
FIRST ADDITION, Plat No. 82-109

Thank you for using Yukon Title Company, Inc.


Kimberly DeFaepe
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

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LISTING PACKAGE

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

REAL PROPERTY TAXES:

2010 Assessed Value:

PAN No.	: 0348023	Tax Amount*	: \$3,208.10
Land	: \$24,614	Misc. Improvement	: \$0
Building	: \$194,557	Total Assessed Value	: \$219,171

*Taxes for 2010 are FULLY PAID.

MIL RATE	:	14.9660
PARCEL SIZE	:	1.4635 Acres/63,751 Sq. Feet
ZONING	:	RR (Rural Residential) See attached information sheet
STRUCTURE AGE/YR BUILT	:	28 Years/1983
FIRE DISTRICT	:	North Star
ROAD SERVICE AREA	:	Fairfields
SCHOOLS	:	Badger Elementary North Pole Middle North Pole High
MLS AREA	:	50
RECORDING DISTRICT	:	401
FLOOD ZONE	:	A, X500
LONGITUDE	:	-147.3935
LATITUDE	:	64.7972

LISTING PACKAGE

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

1. ~~Instrument of Deed recorded as Instrument No. 2005-000393-0 to ZANE LARON
CUTRY and JUDITH CHRISTENSEN COLE~~
2. ~~Deed of Trust recorded as Instrument No. 2005-000594-0~~
~~Deed of Trust Assignment recorded as Instrument No. 2010-010101-0~~
~~Substitution of Trust recorded as Instrument No. 2010-010102-0~~
~~Notice of Default recorded as Instrument No. 2010-010103-0~~
3. ~~Deed of Trust recorded as Instrument No. 2005-000594-0~~
4. As Built Survey.
5. Covenants, Conditions and Restrictions.
6. Notes and /or Easements as Stated on the Plat.
7. Plat Map
8. Neighborhood Map
9. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN 0348023	PROPERTY PHYSICAL DESCRIPTION LOT 29 BLOCK 1 FAIRFIELDS 1ST ADDN	TWN-RNG 1S 2E
NEIGHBORHOOD 2003 Badger East	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0399 FAIRFIELDS SERVICE AREA	MOST RECENT MILLAGE RATE 14.9660	STATUS TAXABLE
FIRE SERVICE AREA NORTH STAR FIRE S A		ADDITIONAL INFORMATION Building Details View Property Location

LAND AREA
Parcel
1 63751 Square Feet

OWNER	ADDRESS
NAME VA XXXXXXXXXX XXXXXXXXXX	SITUS ADDRESS 2511 LISA ANN DR
INTEREST OWNERSHIP CO-OWNER	

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 of Trust	10/4/2005			2005-021462-0
Warranty Deed	1/7/2005			2005-000393-0
Deed of Trust	1/7/2005			2005-000394-0
Deed of Trust	12/26/2002			2002-027285-0
Deed of Trust	6/28/1996	<u>958</u>	<u>675</u>	
Deed of Trust	3/15/1996	<u>943</u>	<u>66</u>	
Warranty Deed	3/15/1996	<u>943</u>	<u>64</u>	
Warranty Deed	6/1/1991	<u>704</u>	<u>357</u>	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2010	\$24,614.00	\$194,557.00	\$219,171.00	\$219,171.00
2009	\$24,614.00	\$206,994.00	\$231,608.00	\$231,608.00
2008	\$24,614.00	\$207,453.00	\$232,067.00	\$212,067.00
2007	\$20,512.00	\$207,911.00	\$228,423.00	\$208,423.00
2006	\$18,050.00	\$197,731.00	\$215,781.00	\$195,781.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 02/09/11 04:00 AM)

If taxes are delinquent interest calculation date is: 11/1/2010 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2010	\$3,280.10	\$0.00	\$0.00	\$3,280.10	\$3,280.10	\$0.00
2009	\$3,384.02	\$0.00	\$0.00	\$3,384.02	\$3,384.02	\$0.00
2008	\$3,118.26	\$0.00	\$0.00	\$3,118.26	\$3,118.26	\$0.00
2007	\$3,276.92	\$0.00	\$0.00	\$3,276.92	\$3,276.92	\$0.00
2006	\$3,241.22	\$0.00	\$0.00	\$3,241.22	\$3,241.22	\$0.00

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

Alaska Street Master

www.alaskastreetmaster.com 907-243-0477

Property

TAXID 348023	Map 125	Zoning RR	Primary Use RESIDENTIAL	Year Built 1983	Lot Sq Ft 63751	Acres 1.46
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Legal

Property Owner

Owner 1
COZBY ZANE AARON

First Name **Last Name**
ZANE COZBY

Owner 2
CHRISTENSEN COZBY JODI

Owner 3

Mailing
2511 LISA ANN DR

City **St** **Zip**
NORTH POLE AK 99705

Other

Elementary School
BADGER

Middle School
NORTH POLE

High School
NORTH POLE

Flood Zone A,X500

Legal

Subdivision
FAIRFIELDS 1

Block **Lot**
01 29

Site Address
2511 LISA ANN DR

LOT 29 BLOCK 1 FAIRFIELDS 1ST
ADDN

Business

Neighborhood
BADGER EAST

Property Assessment

Land 10	Bldg 10	Total 10
24614	194557	219171
Tax Status	Mill Rate	Est Taxes
TAXABLE	14.966	3280

Site Address - Assessing

Forest Coverage
Water, stream and rivers

Census Tract **Census Blk** **MLS**
15 1022 50

Latitude **Longitude**
64.79720785 -147.3935815

Elevation **FNSB Planning Dist** **Zip Code**
400 8 BADGER 99705

Ownership History

2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
COZBY ZANE AARON	24614	231608	14.611	GARIS COLLEEN GARIS HOWARD E JR	14989	179966	17.49
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
COZBY ZANE AARON	24614	232067	14.61	GARIS COLL	14989	177933	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
COZBY ZANE	20512	228423	15.632	GARIS HOWARD E JR	14201	168627	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
COZBY ZANE AARON	18050	215781	16.45	GARIS HOWARD E JR	13627	162455	
2005 Owner	05 Land	05 Total	05 Mill	2000 Owner	00 Land	00 Total	
COZBY ZANE AARON	16410	191880	16.88	GARIS HOWARD E JR	12870	161915	

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Building Details .or PAN 0348023

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY
 View Details 1 1983 SFR DLB/Split Entry Residential

Amenities

QUANTITY	DESCRIPTION
1	1-Fixture_SFR
2	3-Fix. Bath_SFR
1	Airtight/Wood

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	896	1	120	Basement W/FINISH	Bsmt Wall
1	992	1.25	132	Main Area	LOG CUS Rate

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	96	Open Por Finished
4	384	Deck

896 Lower
 992 main
 300 upper

 2188

**Chapter 18.20
RR RURAL RESIDENTIAL DISTRICT**

Sections:

- 18.20.010 Intent.
- 18.20.020 Use regulations.
- 18.20.030 Standards.

18.20.010 Intent.

This district is intended for low density residential development and other compatible uses in areas where community sewer and water systems may or may not be available. (Ord. 88-010 § 2, 1988)

18.20.020 Use regulations.

A. Permitted Uses. In the RR, rural residential district, permitted uses are:

1. Accessory uses;
2. Animals, where there are less than 25 nonhooved animals each weighing less than 50 pounds;
3. Bed and breakfast homestay;
4. Bed and breakfast residence;
5. Church buildings;
6. Domestic livestock on lots of not less than 80,000 square feet in area;
7. Home occupations;
8. Single-family detached dwellings;
9. Two-family attached dwellings.

B. Conditional Uses. In the RR, rural residential district, conditional uses are:

1. Airports, heliports and aircraft landing fields, and related buildings essential in the operation of such uses;
2. Animal and veterinary hospitals;
3. Cemeteries;
4. Communications towers;
5. Day care facilities;
6. Domestic livestock;

7. Guesthouse, one per lot, and only on a lot with an existing single-family detached dwelling or, where permitted, an existing mobile home;
8. Group homes;
9. Kennels, minor, on lots of not less than 80,000 square feet in area;
10. Mobile homes;
11. Professional offices;
12. 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 utility lines which are permitted uses in all zoning districts;
13. Residential cluster development;
14. School buildings. (Ord. 2009-05 § 7, 2009; Ord. 94-046 § 5, 1994; Ord. 89-099 § 7, 1990; Ord. 88-010 § 2, 1988)

18.20.030 Standards.

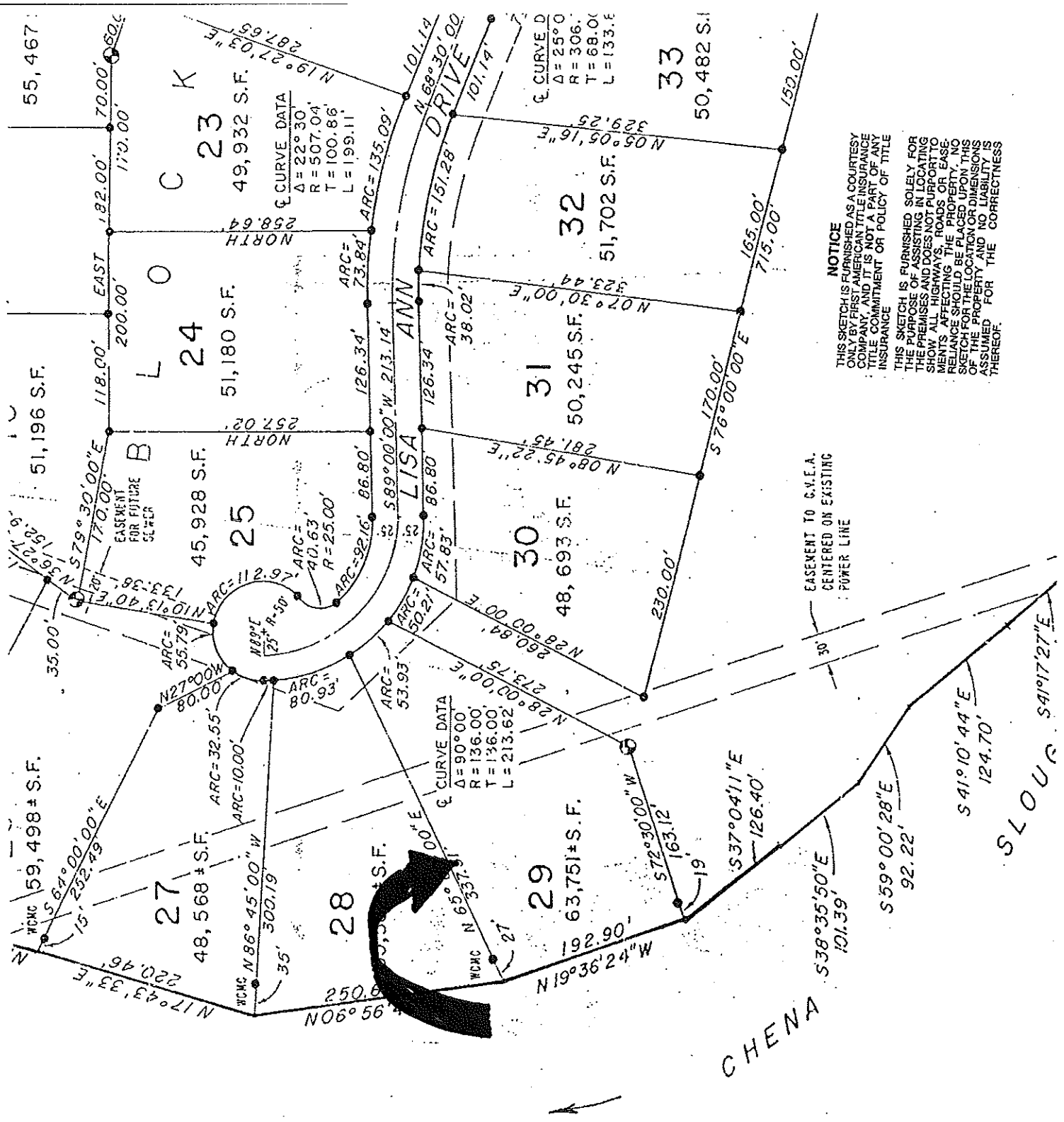
In the RR, rural residential district, geometric standards are:

- A. Lot Area. Lot area shall not be less than 40,000 square feet.
 - B. Required Yards for Buildings.
 1. Front yard shall not be less than 25 feet;
 2. Side yard shall not be less than 25 feet;
 3. Rear yard shall not be less than 25 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 2011-03, passed January 27, 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



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 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 ON THIS SKETCH FOR THE LOCATION OR DIMENSIONS OF THE PROPERTY AND NO LIABILITY IS ASSUMED FOR THE CORRECTNESS THEREOF.

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☉ CURVE DATA
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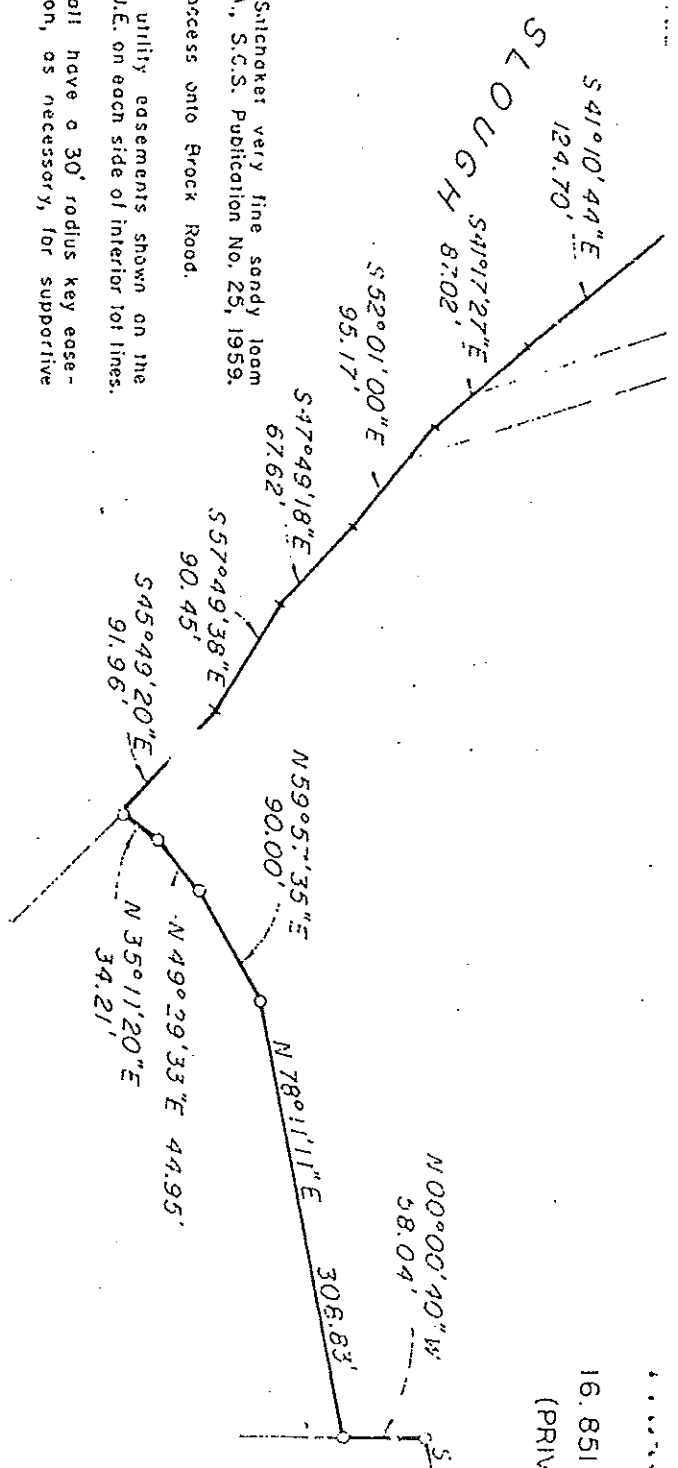
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NOTES

1. This area is overlain by Satchuket very fine sandy loam soil series, as per U.S.D.A., S.C.S. Publication No. 25, 1959.
2. No lot shall enjoy direct access onto Brock Road.
3. In addition to the public utility easements shown on the plat, there shall be a 15' P.U.E. on each side of interior lot lines.
4. The utility companies shall have a 30' radius key easement of each pole location, as necessary, for supportive devices
5. A 15' wide strip of land as determined necessary by the utility companies is granted for the installation, maintenance, repair or removal of yard poles.
6. The utility companies shall have the right to remove any dead weak, overhanging or otherwise dangerous trees adjacent to or in the vicinity of the easement. Such trees shall be identified by the utility company.
7. No permanent structures shall be constructed within 25 feet of the ordinary high water line of Cheno Slough.
8. Lots shown on this plat are subject to PROTECTIVE COVENANTS filed in the Fairbanks Recording District this day of , 1982; Book , Page .

9. The natural meanders of the line of ordinary high water of Cheno Slough form the true bounds of Lots 4 through 29, Block 1. The thread of the small slough forms the true bounds of Lots 1 and 2, Block 1. The true bounds of Lot 3, Block 1 are formed by the intersection of the natural meanders of the " " of ordinary high water of Cheno Slough and the thread of the small slough. The line of ordinary high water and thread of the small slough shown hereon are for survey computation and do not only, with the true lot corners being on the lot side lines and their intersection with the natural meanders of Cheno Slough or the natural thread of

ROAD

29 28
32 33
SEC. COR.

1953.80 W 11° 50' 00" N

82-109

DATE 8-2-82

1:34 P.M.

ENSB

PLAT NO. 82-109

OWNER: ERKS

according to the records of the Fairbanks North Star Borough the following described property is carried on the tax records in the name of _____

Description:

and that, according to the records in my possession, all taxes assessed and due against said land and in favor of the Fairbanks North Star Borough, are paid in full.

Dated at Fairbanks, Alaska, this 5th day of _____, 1982,

Debra M. Clark
Clerk
Fairbanks North Star Borough

CERTIFICATE OF APPROVAL BY

THE PLATTING BOARD

I hereby certify that the subdivision plat shown hereon has been found to comply with the regulations of Title 17, Subdivisions, of the Fairbanks North Star Borough Code of Ordinances, and that said plat has been approved by the Board, on _____, 1982, and that the plat shown hereon has been approved.

Dated this _____ day of _____, 1982, at Fairbanks, Alaska.

Chairman, Fairbanks North Star Borough
Platting Board

ATTEST:

Secretary, Fairbanks North Star Borough
Borough Clerk

STUTZMANN ENGINEERING ASSOCIATES, INC.
P.O. BOX 1429
FAIRBANKS, ALASKA 99707-1429
OFFICE AT 9 ADAK STREET
907-452-4094

FIRST ADDITION
FAIRFIELDS SUBDIVISION

LOCATED WITHIN U.S. GOVT. LOTS 5 & 6 AND NE1/4 SE1/4, SEC. 29, T1S, R2E, FM, AK.

FOR: North Pole Ranch Partnership & L.K. McKenzie Jr.

SURVEYED BY: S.E.A. DATE: June & July, 1982

DRAWN BY: JLK DATE: July, 1982

CHECKED BY: NKE SCALE: 1" = 100' SHEET 1 OF 1

PROTECTIVE COVENANTS FOR "FIRST ADDITION FAIRFIELDS SUBDIVISION"

1

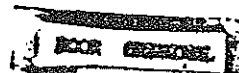
AREA OF APPLICATION

The covenants hereinafter set forth shall apply in their entirety to the subdivision known as, "FIRST ADDITION FAIRFIELDS SUBDIVISION", located within U.S. Government Lots 5 & 6, NE 1/4, SE 1/4, Section 29, T1S, R2E, F. H., AK., excepting therefrom Tract A and Lots 30, 31, 32, 33 and 34, Block 1 of said Subdivision. 82-109

11

PROTECTIVE COVENANTS

1. Land Use and Building Type: No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one one-family or two-family dwelling not to exceed two and one-half stories in height and a private garage for not more than three automobiles. Accessory buildings, such as a garage, greenhouse or other buildings customarily adjunctory to a place of residence, shall be of a permanent nature and of harmonious design and appearance with each other and with the dwelling house.
2. Architectural Control: No building shall be erected, altered, or placed on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to proposed quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finished grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set-back line unless similarly approved. Approval shall be as hereinafter provided.
3. Dwelling Cost, Quality and Size: No single family dwelling including garage shall be permitted on any lot at a cost of less than \$60,000.00 and no two-family dwelling including garages shall be permitted on any lot at a cost of less than \$96,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of this covenant to insure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story porches and garages, shall be not less than 768 square feet for a dwelling of one story and not less than 624 square feet for a dwelling of two stories. Each one-family dwelling shall include a garage of at least 240 square feet and each two-family dwelling shall include a two-car garage of at least 400 square feet or two separate one-car garages each of at least 240 square feet.
4. Building Location: No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set-back lines shown on the recorded plat. In any event no building or construction shall be located on any lot nearer than twenty-five feet to any lot line.



5. Utility Easements: Easements for installation and maintenance of utilities are reserved as shown on the recorded plat and over the rear ten feet of each lot. Within these easements, no structure or fencing shall be placed, or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot except for those improvements for which a public authority or utility company is responsible.
6. Nuisances: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood including the operation of snowmobiles. No firearms shall be discharged on the property.
7. Temporary Structures: No structure of a temporary character, trailer, motor home, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as residence either temporarily or permanently.
- A basement may be used as a temporary residence with the written approval of the Architectural Control Committee upon such terms and conditions as may be imposed by the Committee, but in no event shall a basement be used as a temporary residence for more than two years after construction of the basement shall have begun.
8. Signs: No sign of any kind shall be displayed to the public view on any lot except one sign of not more than six square feet advertising the property for sale, or rent, or a sign used by a builder to advertise the property during construction and sales period.
9. Oil and Mining Operations: No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
10. Livestock and Poultry: No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that not more than three dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes. Except that not more than two horses may be kept on lots that are at least 1.837 acres. Except that a milking goat may be kept if maintained in a pen.
11. Garbage and Refuse Disposal: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. All such equipment shall conform to the requirements of ordinances of the Fairbanks North Star Borough.

12. Water Supply: No individual water supply system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Health. Approval of such systems as installed shall be obtained from such authority.
13. Sewage Disposal: No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Alaska Department of Health. Approval of such systems as installed shall be obtained from such authority.
14. Sight Distance at Intersections: No fence, wall hedge or shrub planting which obstructs sight lines shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at a point twenty-five feet from the intersection of the street lines. The same sight line limitations shall apply on any lot within ten feet from the intersection of a street property line within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
15. Subdivision: No lot shall be subdivided unless the smallest resulting lot is at least 40,000 square feet or for the purpose of adding all of one lot to another lot or lots; and the set-back requirements set forth in Paragraph "4" hereof shall not preclude a townhouse structure containing two one-family dwelling units from straddling a new boundary line resulting from a resubdivision of such lots in this manner.
16. Date of Completion of Structures: Work on the exterior of any structures erected or altered on any lot shall be substantially completed no more than 18 months after work on the structure shall have been commenced. Work on the structures shall be deemed to have commenced when construction of the foundation, excluding the basement, if any, is begun. If excavation for a basement has been made, work shall commence on the basement within six months after the excavation shall have begun. If work on the basement is not begun within this period the excavation shall be filled.
17. STORAGE OF EQUIPMENT AND VEHICLES: No lot shall be used for parking or storing commercial vehicles, machinery, surplus equipment, scrap or any other items not directly connected with the use of the land for strictly residential purposes.
18. CONSENT TO PARTICIPATE IN COST OF SUBDIVISION IMPROVEMENT: All purchasers and owners of lots in this subdivision shall be obligated to pay their pro-rata share of the cost of any general subdivision improvement at any time that the then record owners of a majority of the lots shall, through written and recorded document, agree to install said improvements and pay their pro-rata share.

III

ARCHITECTURAL CONTROL COMMITTEE

1. Memberships: The Architectural Control Committee is composed of Ken McKenzie, Larry Draini, and Bob Horton. The committee may designate a qualified representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. At any time the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee, or restore to it any of its powers and duties.
2. Procedure: The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee or its designated representative, fails to approve or disapprove within 7 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will have been fully complied with.

IV

GENERAL PROVISIONS

1. Terms: These 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 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
2. Enforcement: Enforcements shall be by proceedings at law or in equity against a person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
3. Severability: Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.


L. K. McKenzie
D/B/A LKM General Contractors



BOOK 267

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State of Alaska
Fairbanks Recording District } ss.
Fourth Judicial District

On this 14th day of July, 1982, before me, the undersigned a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared L.K. McKenzie, to be known to me to be the person that executed the foregoing instrument and acknowledged the said instrument to be a free and voluntary act for the uses and purposes therein mentioned.

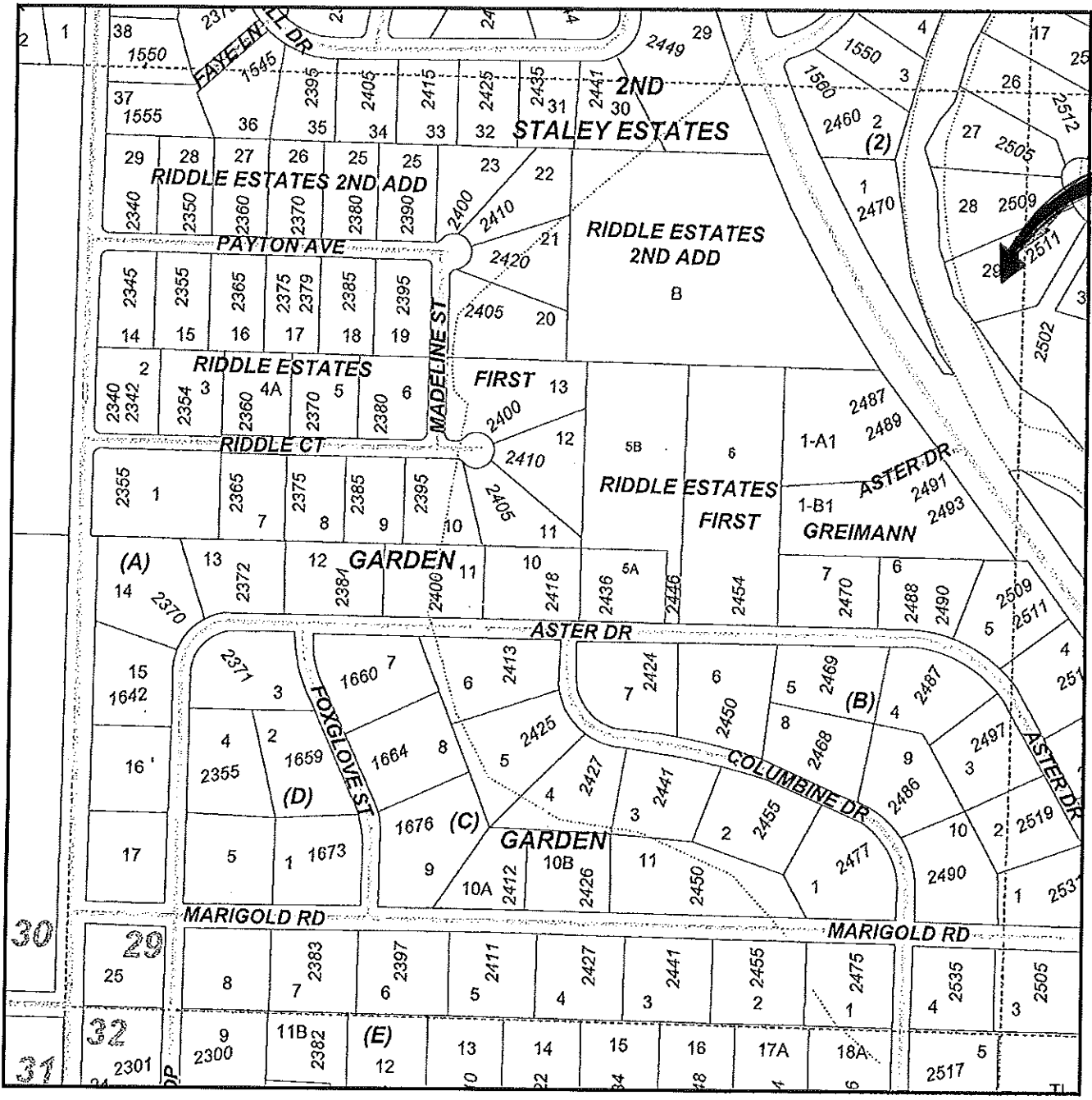
WITNESS my hand and official seal hereto affixed the day and year above written.



Sharon L. [Signature]
Notary Public in and for the State of Alaska. My commission expires [unclear]

92-14730
20-00 chg.
RECORDS FILED
FAIRBANKS REC.
DISTRICT
AUG 2 1 36 PM '82
REQUESTED BY
ADDRESS FNSB
P.O. Box 1267
4th. Av. 99707

BOOK ORIGINAL



Owner
 COZBY ZANE AARON CHRISTENSEN COZBY JODI
 2511 LISA ANN DR
 NORTH POLE AK 99705

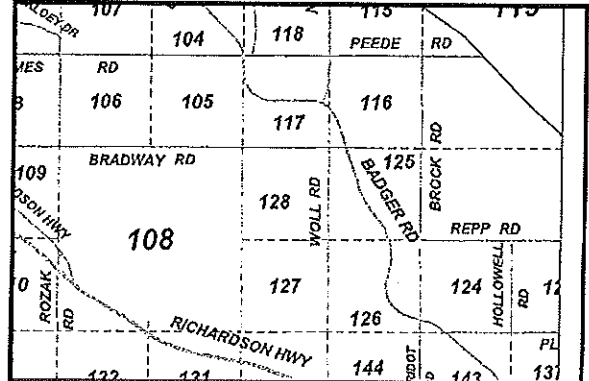
Legal
 LOT 29 BLOCK 1 FAIRFIELDS 1ST
 ADDN

Address 2511 LISA ANN DR

Tax ID	FNSB MAP	ASM Book
348023	21211	8 BADGER125
TRS	Zoning	Zip Code Area
F001S002E29	RR	99705
Land App	Bldg Appr	SQ FT / ACRE
24614	194557	63751 1.46
Mill Rate	Primary Use	Tax Year
14.066	RESIDENTIAL	2010
Est Taxes	Year Built	Tax Status
5280	1983	TAXABLE

Census Tract	15
Census Blk Grp	1022
Elem School	BADGER
Middle School	NORTH POLE
High School	NORTH POLE
Road Service	FAIRFIELDS
Fire Service	NORTH STAR
Latitude	64.79720785
Longitude	-147.3935815
MLS Area	50
Voting Dist	34-180
Legislature	Q34
Flood Zone	AX500
Elevation	400

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**Disclosure of Information
Regarding Lead-Based Paint and/or Lead-Based Paint Hazards
For Pre-1978 Housing Rental and Leases**

Lead Warning Statement

2511 Lisa Ann, North Pole, AK

Housing built before 1978* may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

* EPA and HUD consider "housing built before 1978" to mean housing for which a construction permit was obtained (or if no permit was obtained, housing in which construction was started) before January 1, 1978.

Lessor's Disclosure (initial)

- _____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

- _____ (b) Records and Reports available to the lessor (check one below):
- Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

- Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

*Built in 1983
NOT REQUIRED*

Lessee's Acknowledgment (initial)

- _____ (c) Lessee has received copies of all information listed above.
- _____ (d) Lessee has received the pamphlet *Protect Your Family From Lead in Your Home*.

Agent's Acknowledgment (initial)

- _____ (e) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d 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.

Lessor _____ Date ___/___/___ Lessee _____ Date ___/___/___

Lessor _____ Date ___/___/___ Lessee _____ Date ___/___/___

Agent *Arvey J. Fedor* Date *3/10/11* Agent _____ Date ___/___/___



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 29 Block 1 Fairfields Subdivision First Addition

Property Address/City: 2511 Lisa Ann Drive, North Pole, Alaska 99705

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: _____

_____	3 / / 11	2511 Lisa Ann Drive, North Pole, AK 99705	_____	/ /
Seller's Initials	Date	Property Address	Buyer's Initials	Date