



LISTING PACKAGE

DATE: August 12, 2011

LP2011-1842

PREPARED FOR:

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

PROPERTY OWNER:

**CHASE HOME FINANCE, LLC a/k/a JP
MORGAN CHASE BANK, N.A.**

STREET ADDRESS:

3348 Montana Circle

LEGAL DESCRIPTION:

**Lot 7, Block 3, CAVANAUGH PARK
SUBDIVISION, Plat No. 86-105**

Thank you for using Yukon Title Company, Inc.

A handwritten signature in black ink, appearing to read "Maggie Robitaille", is written over a horizontal line.

**Maggie Robitaille
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:

2011 Assessed Value:

PAN No.	:	0431494	Tax Amount*	:	\$2,156.38
Land	:	\$9,278	Misc. Improvement	:	\$0
Building	:	\$156,927	Total Assessed Value	:	\$166,205

*Taxes for 2011 are HALF PAID.

*The first half of taxes for 2011 are due September 1, 2011; the second half of taxes are due November 1, 2011.

MIL RATE	:	14.6370
PARCEL SIZE	:	0.9278 Acres/40,414.96 Sq. Feet
ZONING	:	RR (Rural Residential) See attached information sheet
STRUCTURE AGE/YR BUILT	:	25 Years/1986
FIRE DISTRICT	:	North Star
ROAD SERVICE AREA	:	Moose Creek
SCHOOLS	:	Crawford Elementary Eielson Middle Eielson High
MLS AREA	:	50
RECORDING DISTRICT	:	401
FLOOD ZONE	:	X
LONGITUDE	:	-147.1645
LATITUDE	:	64.7175



LISTING PACKAGE

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

1. Last Deed of Record recorded as Instrument No. 2011-011384-0 to: CHASE HOME FINANCE, LLC a/k/a JP MORGAN CHASE BANK, N.A.
2. As Built Survey
3. Covenants, Conditions and Restrictions.
4. Notes and /or Easements as Stated on the Plat.
5. Plat Map
6. Neighborhood Map
7. Neighbors List and Mailing Labels

Property Summary

[back to Search Page](#)

PAN 0431494	PROPERTY PHYSICAL DESCRIPTION LOT 7 BLOCK 3 CAVANAUGH PARK ESTATES OUT OF TL-2855 SEC 28 T2S-R3E	TWN-RNG 2S 3E
NEIGHBORHOOD 0502 Salcha-Moose Creek	BUSINESS	PROPERTY CLASS Residential
MILLAGE GROUP 0596 MOOSE CREEK SERVICE AREA	MOST RECENT MILLAGE RATE 14.6370	STATUS TAXABLE
FIRE SERVICE AREA NORTH STAR FIRE S A		ADDITIONAL INFORMATION Building Details View Property Location
LAND AREA Parcel 1 0.9278 Acres		

OWNER		ADDRESS
NAME	INTEREST	SITUS ADDRESS
CHASE HOME FINANCE LLC,	OWNERSHIP	3348 MONTANA CIR

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 #
Trustees Deed	6/27/2011			2011-011384-0
Deed of Trust	12/18/2007			2007-029174-0
Deed of Trust	4/13/2007			2007-007295-0
Deed of Trust	8/16/2006			2006-021038-0
Deed of Trust	2/4/2005			2005-002347-0
Deed of Trust	6/8/1998	1072	68	
Warranty Deed	6/8/1998	1072	67	
Warranty Deed	8/17/1992	759	554	

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

YEAR	LAND	STRUCTURES, ETC.	TOTAL	TAXABLE AMOUNT
2011	\$9,278.00	\$156,927.00	\$166,205.00	\$146,205.00
2010	\$9,278.00	\$156,993.00	\$166,271.00	\$146,271.00
2009	\$9,278.00	\$159,856.00	\$169,134.00	\$149,134.00
2008	\$9,278.00	\$164,837.00	\$174,115.00	\$154,115.00
2007	\$6,135.00	\$162,188.00	\$168,323.00	\$148,323.00

[Pay Property Taxes by credit card](#)

Tax History (Updated: 08/11/11 04:00 AM)

If taxes are delinquent interest calculation date is: 9/1/2011 and payment must be made with guaranteed funds.

YEAR	TAX LEVIED	TAXES EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2011	\$2,156.38	\$0.00	\$0.00	\$2,156.38	\$1,078.19	\$1,078.19
2010	\$2,145.28	\$0.00	\$0.00	\$2,145.28	\$2,145.28	\$0.00
2009	\$2,140.34	\$0.00	\$0.00	\$2,140.34	\$2,140.34	\$0.00
2008	\$2,221.54	\$0.00	\$0.00	\$2,221.54	\$2,221.54	\$0.00
2007	\$2,298.04	\$0.00	\$0.00	\$2,298.04	\$2,298.04	\$0.00

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

Building Details for PAN 0431494

Building General Features

#YEAR BUILT DESCRIPTION ARCHITECTURE CATEGORY

View Details 1 1986

SFR

DLB/Split Entry

Residential

Amenities

QUANTITY

2

DESCRIPTION

3-Fix. Bath_SFR

Primary Details

SECTIONID	FOOTPRINT	STORIES	PERIMETER	INTERIORDESC	WALLTYPE
1	406	1	92	Basement W/FINISH	Bsmt Wall
1	432	1	84	Secondary L.A.	2x6 CUS Siding
1	542	1	94	Main Area	2x6 CUS Siding

Secondary Sections

SECTIONID	FOOTPRINT	SECTIONDESC
2	432	Blt In Garage ADD
3	120	Deck
4	18	Closed Por Finished

406
 432
~~542~~
 1380

Alaska Street Master

<http://www.alaskastreetmaster.com> - 907-248-0477

Property

Taxid	Map	Zoning	Primary Use	Year Built	Lot Sq Ft	Acres	
431494		RR	RESIDENTIAL	1986	40414.968	0.93	
Legal							
Property Owner			Legal				
Owner 1			Subdivision				
AURE KIMBERLY S			CAVANAUGH PARK E				
First Name			Block		Plat Number		
KIMBERLY			03		86-105		
Last Name			Lot		Deed Date		
AURE			07		6/8/1998		
Owner 2			Site Address		DNR Doc#		
AURE VIVENCIO H			3348 MONTANA CIR		19980130350		
Owner 3					Mortgage Date		
					12/18/2007		
					DNR Doc#		
					20070291740		
Mailing			Neighborhood				
PO BOX 55651			SALCHA-MOOSE CREEK				
			Property Assessment				
			2156 38				
City			Land 2011				
NORTH POLE			9278				
St			Bldg 2011				
AK			156927				
Zip			Total 2011				
99705			166205				
Site Address - Assessing			Taxable Value				
3348 MONTANA			146205				
Business			Tax Assessed				
			2156.38				
			Tax Exempted				
			0				
Other			Tax Status				
			TAXABLE				
			Mill Rate				
			14.6370				
			Tax Year				
			2011				
Elementary School			Forest Coverage				
CRAWFORD			B & W Spruce, Birch and Aspen (dwarf, reproduction, burn)				
Middle School			Census Tract				
EIELSON			15				
High School			Census Blk				
EIELSON			6004				
			MLS				
			50				
Flood Zone			Latitude				
X			64.71754816				
			Longitude				
			-147.1645859				
			Elevation				
			400				
			FNSB Planning Dist				
			10 MOOSE CREEK				
			Zip Code				
			99705				
Ownership History							
2010 Owner	10 Land	10 Total	10 Mill	2005 Owner	05 Land	05 Total	05 Mill
AURE KIMBERLY S	9278	166271	14.558	AURE KIMBERLY S	6135	151285	16.6
2009 Owner	09 Land	09 Total	09 Mill	2004 Owner	04 Land	04 Total	04 Mill
AURE KIMBERLY S	9278	169134	14.248	AURE KIMBERLY S AURE VIVENCIO H	4890	145234	17.25
2008 Owner	08 Land	08 Total	08 Mill	2003 Owner	03 Land	03 Total	
AURE KIMBERLY S	9278	174115	14.31	AURE KIMBE	4890	144540	
2007 Owner	07 Land	07 Total	07 Mill	2002 Owner	02 Land	02 Total	
AURE KIMBE	6135	168323	15.383	AURE KIMBERLY S	4890	135762	
2006 Owner	06 Land	06 Total	06 Mill	2001 Owner	01 Land	01 Total	
AURE KIMBERLY S	6135	162055	16.16	AURE KIMBERLY S	4890	132193	

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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.

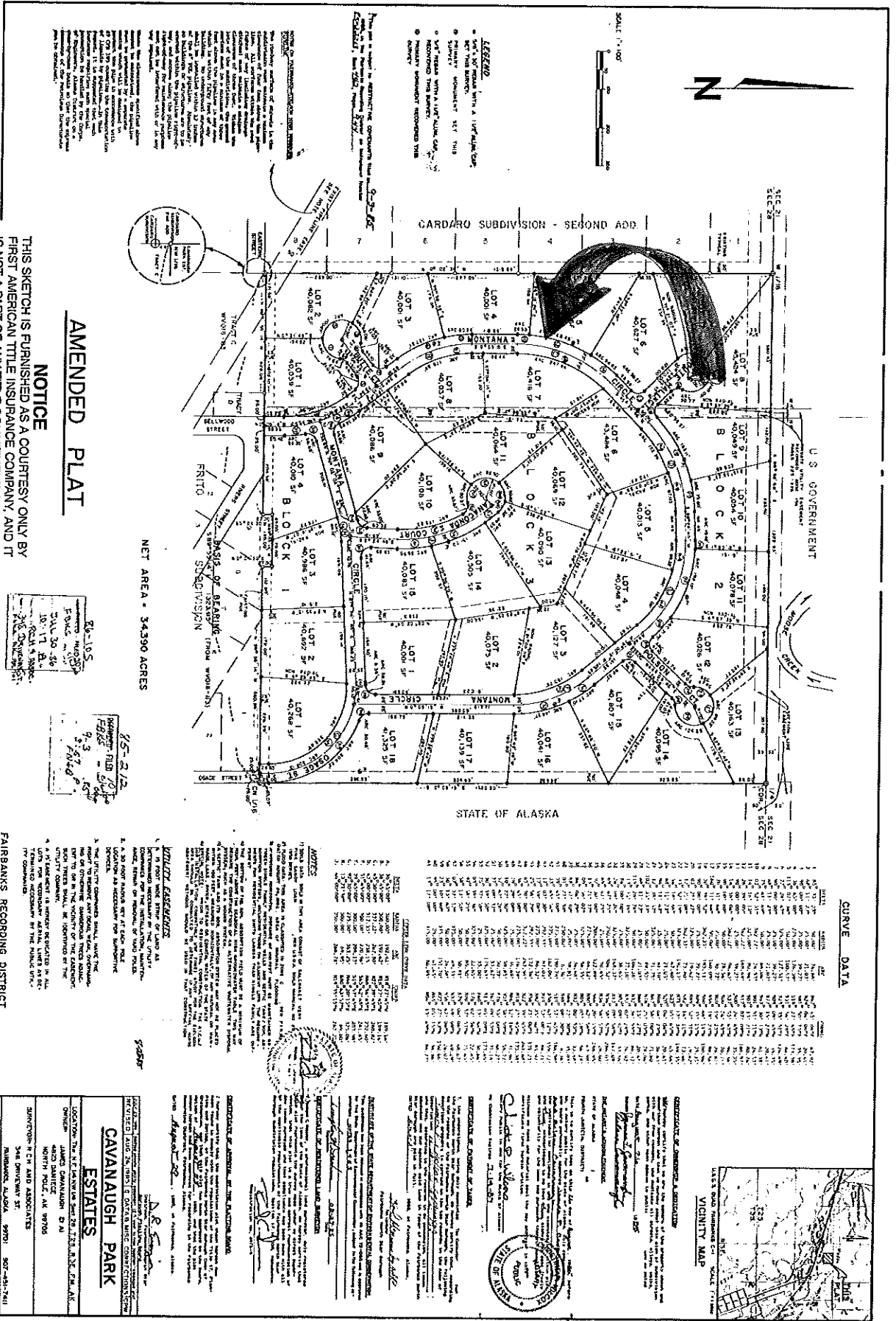
In the RR, rural residential district, geometric standards are:

- 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 2011-36, passed July 21, 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



AMENDED PLAT

NOTICE
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 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.

NET AREA - 34,390 ACRES

84-105
 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1
 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1

CURVE DATA

STATION	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	ARC BEARING
1	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
2	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
3	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
4	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
5	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
6	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
7	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
8	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
9	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
10	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
11	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
12	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
13	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
14	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
15	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
16	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
17	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
18	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
19	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
20	N 89° 59' 54" W	100.00	100.00	89° 59' 54"
21	N 89° 59' 54" W	100.00	100.00	89° 59' 54"

FAIRBANKS RECORDING DISTRICT

RECORDERS COPY

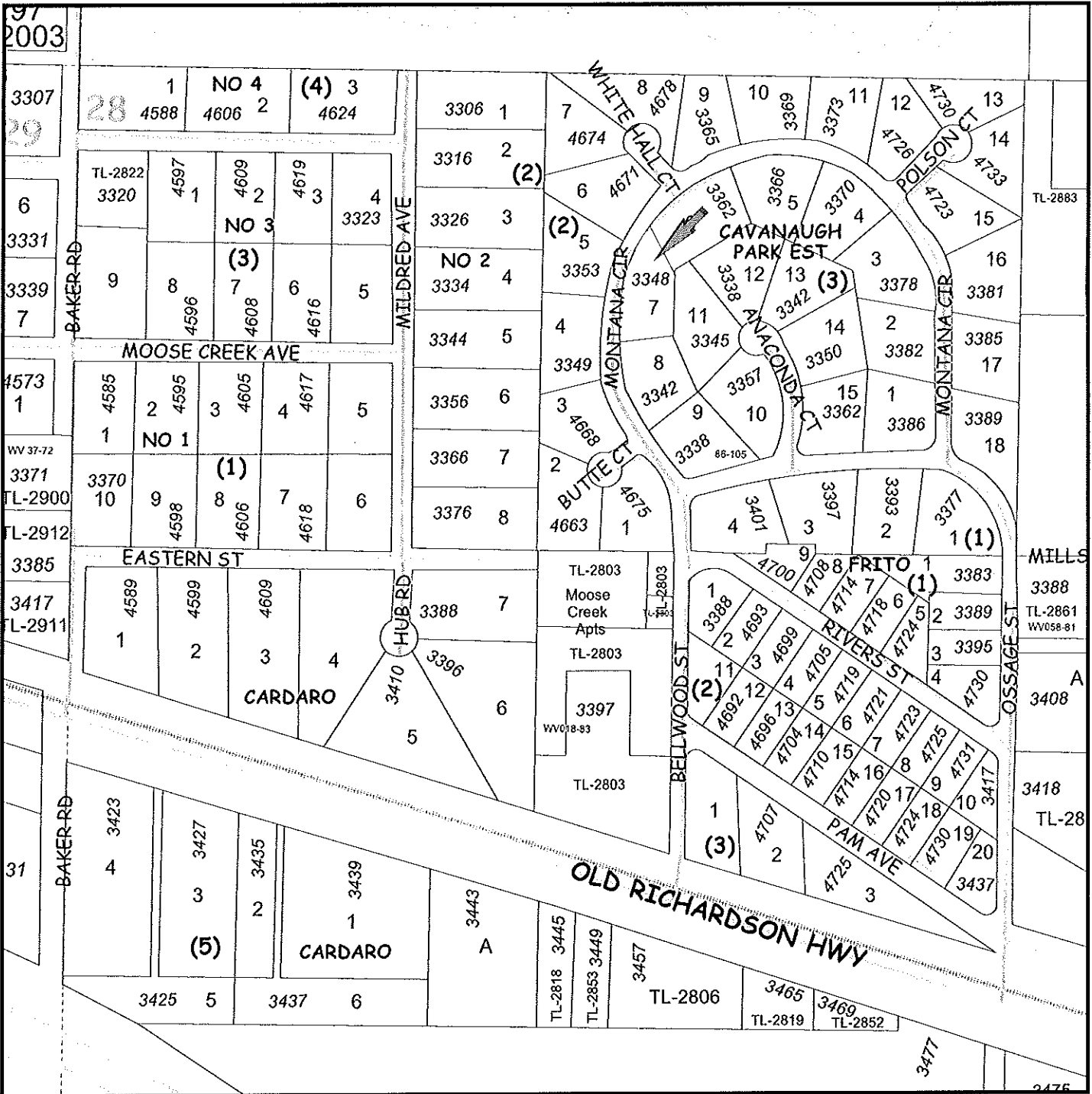
CAVANAUUGH PARK ESTATES

OWNER: JAMES CAVANAUUGH JR.
 NORTH POLE, AK 99705
 DIVISION: N.C.M. AND ASSOCIATES
 348 DIVISION ST.
 FAIRBANKS, ALASKA 99701
 SCALE: 1" = 100' DATE: 10/15/00 DRAWN: J. & M. W.



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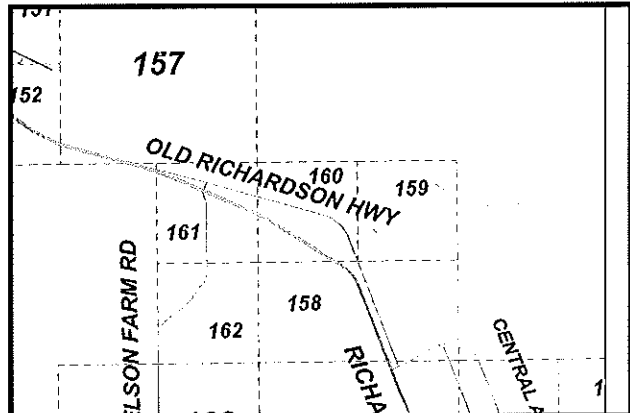
Owner
 AURE KIMBERLY S AURE VIVENCIO H
 PO BOX 55651
 NORTH POLE AK 99705

Legal
 LOT 7 BLOCK 3 CAVANAUGH PARK
 ESTATES OUT OF TL-2855 SEC 28 T2S-R3E

Address 3348 MONTANA CIR

Tax ID	FNSB MAP	ASM Book
431494	223H4	160
TRS	Zoning	Zip Code Area
F0025003E28	RR	99705
Land App	Bldg Appr	SQ FT / ACRE
9278	156927	40414.968 0.93
Mlll Rate	Primary Use	Tax Year
14.6370	RESIDENTIAL	2011
Est Taxes	Year Built	Tax Status
2433	1986	TAXABLE

Census Tract	15
Census Blk Grp	6004
Elem School	CRAWFORD
Middle School	EIELSON
High School	EIELSON
Road Service	MOOSE CREEK
Fire Service	NORTH STAR FIRE S A
Latitude	64.71754816
Longitude	-147.1645859
MLS Area	50
Voting Dist	Moose Creek Precinct
Legislature	Q34
Flood Zone	X
Elevation	400



CAVANAUGH PARK ESTATES SUBDIVISION
DECLARATION PROTECTIVE COVENANTS

On this 31st day of SEPT., 1988, for the purpose of protecting Cavanaugh Park Estates Subdivision, according to the plat recorded 9-3-88, as Instrument No. 85-213, Fairbanks Recording District, the undersigned owners do hereby restrict the use of said property.

Said owners have subdivided and intend to sell lots therein, subject to certain protective restrictions, and covenants, herein after referred to as "protective covenants" in order to insure the most beneficial development of said area as a residential subdivision and to prevent any such use thereof as might tend to diminish the value or pleasurable enjoyment thereof, said owners hereby declare that said protective restrictions are hereby imposed on said subdivision and are as follows, to-wit:

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 detached single-dwelling or one duplex not to exceed two stories in height and a private garage for not more than three cars.
2. BUILDING QUALITY AND CONSTRUCTION. The exterior of any dwelling shall be completed within 1 year after the beginning of construction and finished with an acceptable recognized permanent finish material. Accessory buildings shall also be finished in the same manner within 1 year after beginning of construction. Specifically prohibited as being unacceptable construction are outhouses, quonset huts, wanigans and mobile homes.
3. DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost of less than \$50,000.00 excluding land, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure 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 stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 800 square feet for a one-story dwelling, nor less than 1000 square feet for a dwelling of more than one-story.
4. BUILDING LOCATIONS. No building or portion thereof, including wells and septic tanks, shall be constructed or placed within ten (10) feet of any lot line. In addition, all buildings shall be located at least twenty (20) feet from any road right-of-way.
5. RESUBDIVISION. No lots shall be resubdivided.
6. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. 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.
7. NUISANCES. No noxious or offensive activity shall be carried upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood; that is, no heavy equipment, derelict autos, etc. Not more than three (3) vehicles of any type may be regularly parked on a lot outside of a garage. Any business in the home which is noticable by neighbors is not permitted.

8. LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided they are not kept, bred, or maintained for any commercial purposes, and further, all dogs shall be restrained as necessary to prevent their becoming a nuisance. Dogs shall be on leash when not confined to the owner's property.

9. GARBAGE AND REFUSE DISPOSAL. No lot nor any part thereof, shall be used as a dumping or storage ground for refuse or rubbish of any kind whatsoever. Trash, garbage and other waste shall be kept in sanitary containers; accumulated trash, garbage and other waste shall be disposed of not less than once weekly. Containers and equipment used for the storage or disposal of refuse shall be maintained in a clean and sanitary condition, in accordance with the regulations of the Alaska Department of Environmental Protection.

10. WATER SUPPLY AND SEWAGE DISPOSAL. Individual water supply systems or sewage disposal systems shall be located, constructed and equipped in accordance with the requirements, standards and recommendations of the Alaska Department of Environmental Conservation, and the Fairbanks North Star Borough. No outhouses will be permitted on any lot.

11. CLEARING AND BURNING. For the purposes of providing a natural buffer between properties, no clearing or removal of live trees shall be allowed within 10 feet of a lot line common to an adjacent ownership, unless prior written approval has been obtained from the owner of record of said adjacent property. No burning will be permitted without written permission being first obtained from the appropriate governmental agencies.

12. STORAGE OF EQUIPMENT AND VEHICLES. No lot shall be used for the storage of any commercial vehicles, unused automobiles, machinery, surplus equipment, or buildings, quonset, trailers, or scrap of any kind. Only items directly connected with the use of the land for strictly residential and/or recreational purposes may be kept on the lot.

13. DRAINAGE DITCHES AND CULVERTS. No obstruction shall be placed in drainage ditches adjoining any lot. Metal culverts of a diameter of not less than twelve (12) inches, shall be placed under driveways leading from roads or streets onto said lot, to avoid obstruction of said ditch.

14. TERMS OF COVENANTS. 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 thirty 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.

15. ENFORCEMENT OF COVENANTS. 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.

16. SEVERABILITY. Invalidation of any one of these covenants by judgment or court order shall in no way affect any or the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, the OWNERS have hereunto set it hand and seal, this 6 day of August, 1985 at Fairbanks, Alaska.

CAVANAUGH PARK ESTATES OWNERS

By: James F. Cavanaugh
By: Wilma Cavanaugh

STATE OF ALASKA)
) ss
FOURTH JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 6 day of Aug, 1985, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared James F and Arlene A. Cavanaugh, the owners of Cavanaugh Park Estates, to me known to be the persons who executed the foregoing instrument.

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

Notary Public in and for Alaska
My commission expires: 28. Nov, 1988



85-22213
14-04

RECORDED FILED
FAIRBANKS REC.
DISTRICT

SEP 3 3 58 PM '85
REQUESTED BY ENSB

ADDRESS _____

EASEMENT

This agreement, made and entered into this 12th day of August 1963, by and between Richard B. Brink, of Fairbanks, Alaska, party of the first part, which expression shall include, his heirs, executors, administrators, agents, or assigns where the context so requires or admits, and Thomas A. Jones and Joanne Jones, husband and wife, as parties of the second part, which expression includes their heirs, or his or her heirs, or executors, administrators, agents, or assigns where the context so requires or admits, WITNESSETH:

Whereas, the party of the first part owns and has title to that real estate and real property located in the Fairbanks Recording District, Fairbanks, Alaska, described as follows:

"All of the N 1/2 of the NW 1/4 of Sec. 28, T2S, R3E, Fairbanks, Meridian."

This easement is given to correct the legal description contained in an instrument between the parties hereto dated October 6, 1962 and recorded in Book 146, Page 107, Fairbanks Recording District.

Now therefore, it is agreed as follows:

The party of the first part does hereby grant, assign, and set over to the parties of the second part for good and valuable consideration and by these presents do bargain, sell, convey, transfer and deliver unto said parties of the second part, a permanent easement and right of way, including the perpetual right to enter upon the real estate hereinabove described, at any time it may see fit, and construct, maintain and repair underground pipelines

affects:
A/1
1,8,9/2
6,7,8,9,11/3

and or sewer lines and/or mains for the purpose of conveying said sewage over, across, through, and under the lands hereinabove described, together with the right to excavate, and refill ditches and/or trenches for the location of said pipelines and/or sewer lines and/or mains, and the further right to remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction, and maintenance of said pipelines and/or sewers, and/or mains.

The easement and right-of-way hereby granted covers a strip of land 25' (twenty-five Feet) in width and 1320' (one thousand twenty feet) more or less in length running in a general southerly direction through the hereinabove described real property. The East boundary of said easement is to be constructed as follows:

Beginning at the North 1/4 Corner of Section 28, T2S, R3E, Fairbanks Meridian; thence, westerly along the North Boundary of said Section 28, 650 feet to the actual point of beginning; thence S 00° 24' 30" E 1320 feet more or less to a concrete monument described as the Northwest Corner of the Writs Substation.

The land affected by the grant of this easement and right of way is located in the Fairbanks Recording District, Alaska.

To have and to hold said easement and right of way unto the parties of the second part, and unto its successors and assigns forever.

The parties of the second part hereby covenant that the party of the first part shall upon the giving of reasonable notice in writing have the right to make use of the pipelines and/or sewer lines and/or mains and in so doing may utilize any reasonable means necessary to connect to said lines.

It being further agreed between the parties that the party of the first part shall at all times have the right of access and use of any and all roads on the adjoining property belonging to the party of the second part or their heirs or assigns, leading to the said party of the first parts real property.

The parties of the first part do hereby covenant with the party's of the second part that they are lawfully seized and possessed of the real estate above described, that they have a good and lawful right to convey it, or any part thereof, that it is free from all encumbrances, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part and the parties of the second part have hereunto set their hand and seal this 12th day of August, 1983.

Richard B. Brink
Richard B. Brink
Party of the first part.

Thomas A. Jones
Thomas A. Jones
Party of the Second Part

Jeanne Jones
Jeanne Jones
Party of the Second Part

STATE OF ALASKA

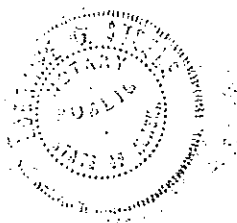
1st

FOURTH JUDICIAL DISTRICT

I HEREBY TO CERTIFY that before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared RICHARD H. BROWN, THOMAS A. JONES and JEANNE JONES, to me known and known to me to be the identical individuals named in and who executed the within and foregoing conveyance and easements, and they acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal this 12th day of August, 1963.

Lorraine E. Smith
Notary Public State of Alaska
My Commission expires: 4/21-64



RECORDED FILED
FAIRBANKS RECORDING DISTRICT
Date AUG 16 1963 Time 11:41 A.M.
Requested by *Miss Lorraine E. Smith*
Address *500 - 16th Ave - Anchorage*

L. E. C... 1963

RCH & Associates

P.O. Box 82051, College Station Fairbanks, AK 99708 (907) 451-7411

86-105

RECORDED - FILED 20 ⁰⁰
F8KS. REC. DIST.
DATE: 7-30 1986
TIME: 10:17 A M
Requested by RCH & Assoc.
Address 348 Driveway ST.
Fbks., AK. 99701

SURVEYORS AFFIDAVIT

RE: Cavanaugh Park Estates
Inst. No. 85-212
Fairbanks Reording District

July 29, 1986


PURPOSE OF AMENDED PLAT

Correctly depict the true alignment of that existing Utility Easement as Recorded in Book 156, Pages 225 and 226 of the Fairbanks Reording District. The easement was shifted 12.5 feet to the west to it's true location.

Lots affected: Lots 1, 8, & 9, Block 2
 Lots 6, 7, 8, 9, & 11, Block 3

In addition to that correction the words FAIRBANKS RECORDING DISTRICT and AMENDED PLAT were added to the plat.

The above revision constitutes the sole change made to the plat aside from its notation in the revision block on the plat. The above revision does not alter lot areas and does not affect, or influence any change of, ownership, drainage features, rights-of-way or any other item which would adversely affect this or adjacent properties. I am therefore submitting this plat for refiling as corrected.


Richard C. Heieren, RLS
Registration No. 4473-S



Interior Mechanical Plumbing and Heating

828 2nd Ave
 Fairbanks, AK 99701
 907-488-0666

Estimate

Date	Estimate #
8/2/2011	35

Name / Address
Meyeres Real Estate 627 Gaffney Rd. Fairbanks, AK 99701

			Project
Description	Qty	Rate	Total
Proposal for 3348 Montana Cir Test the function and performance of boiler. Needs new 4 section boiler, zone valves, water feed, boiler accessories. Replace baseboard heating and broken pipes Repair domestic water and plumbing fixtures as needed		13,250.00	13,250.00
		Total	\$13,250.00



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 7 Block 3 Cavanaugh Park Subdivision

Property Address/City: 3348 Montana Circle, North Pole, AK 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.

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: _____

Seller's Initials: 8 / / 11
Date

3348 Montana Circle, North Pole, AK 99705

Property Address

Buyer's Initials: / /
Date