



## LISTING PACKAGE

**DATE:** February 8, 2011

**LP2011-234**

**PREPARED FOR:**

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

**PROPERTY OWNER:**

**HODGES**

**LEGAL DESCRIPTION:**

**Lots 6,7,8,9 And 10, Block 46, NENANA  
TOWNSITE, U.S. SURVEY NO. 1127, ALASKA  
AS SHOWN ON THE PLAT SURVEY**

Thank you for using Yukon Title Company, Inc.

  
**Jessica Adkins  
Customer Service**

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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

(As to Lot 6)

|          |            |                      |            |
|----------|------------|----------------------|------------|
| PAN No.  | : 65155    | Tax Amount*          | : \$580.80 |
| Land     | : 6,000    | Misc. Improvement    | : \$0      |
| Building | : \$42,400 | Total Assessed Value | : \$48,400 |

\*Taxes for 2010 are FULLY PAID.

(As to Lot 7)

|          |         |                      |           |
|----------|---------|----------------------|-----------|
| PAN No.  | : 65156 | Tax Amount*          | : \$60.00 |
| Land     | : 5,000 | Misc. Improvement    | : \$0     |
| Building | : 0     | Total Assessed Value | : \$5,000 |

\*Taxes for 2010 are FULLY PAID.

(As to Lot 8)

|          |         |                      |           |
|----------|---------|----------------------|-----------|
| PAN No.  | : 65157 | Tax Amount*          | : \$60.00 |
| Land     | : 5,000 | Misc. Improvement    | : \$0     |
| Building | : \$0   | Total Assessed Value | : \$5,000 |

\*Taxes for 2010 are FULLY PAID.

(As to Lot 9)

|          |         |                      |           |
|----------|---------|----------------------|-----------|
| PAN No.  | : 65158 | Tax Amount*          | : \$60.00 |
| Land     | : 5,000 | Misc. Improvement    | : \$0     |
| Building | : \$0   | Total Assessed Value | : \$5,000 |

\*Taxes for 2010 are FULLY PAID.

(As to Lot 10)

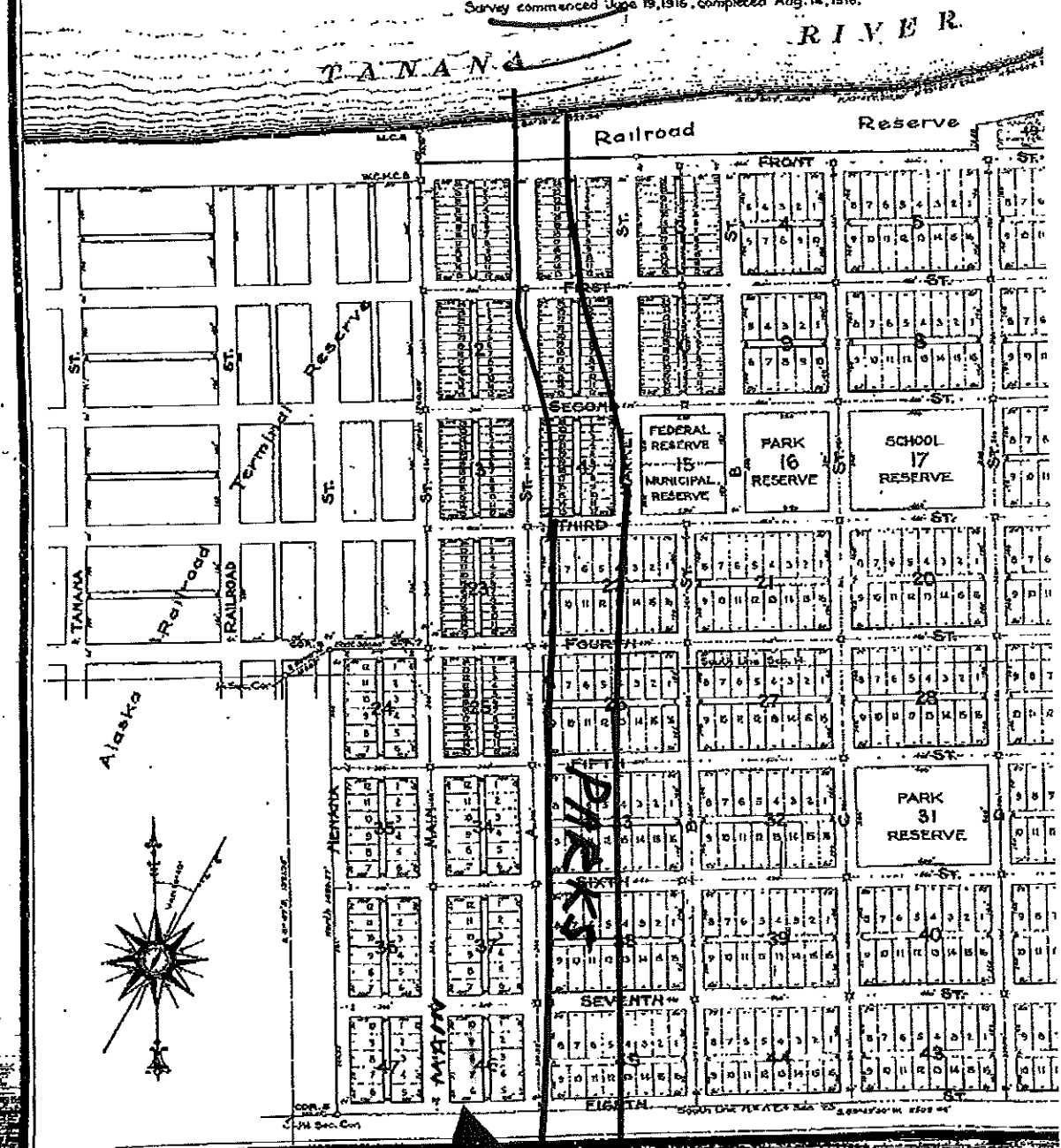
|          |         |                      |           |
|----------|---------|----------------------|-----------|
| PAN No.  | : 65159 | Tax Amount*          | : \$60.00 |
| Land     | : 5,000 | Misc. Improvement    | : \$0     |
| Building | : \$0   | Total Assessed Value | : \$5,000 |

\*Taxes for 2010 are FULLY PAID.

- B. There are no covenants that apply to this property
- C. There is no As Built Survey available

# PLAT OF NENANA TOWNSITE IN T. 4 S. R. 3 W. Fairbanks Meridian ALASKA

Scale 1 in. = 200 ft. Area subdivided 156.88 Acres  
Survey commenced June 19, 1915, completed Aug. 14, 1916.



*New Post House*

102 NORTH MAIN ST, NENANA, AK

**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 |

*Cheryl J. Tolson* 3-30-11



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 6,7,8,9,10 Block 46 Nenana Townsite

Property Address/City: 102 N Main street or Corner of Eighth & Main, Nenana

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.

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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.

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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.

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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: \_\_\_\_\_

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102 N Main St, Nenana ,AK 99760

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