Seller's Real Estate Disclosure Statement for Unimproved Property (To be completed by Seller when property is listed) This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



Legal Des	cription: Lot 24 Block 1 Dinglishna Hills Alaska; ASLS #80-133
	erty Tax ID Number: 52251B01L024
Owner's N	ame(s) (please print): Grace Kavanaugh
All disclosu	ires in this statement are made in good faith and to the best of the Seller's knowledge. The Seller is disclosing
known def	ects or other conditions in the real property or the real property being transferred. Disclosure need not require
a search o	of public records nor does it require a professional inspection of the property. If additional information of public records nor does it require a professional inspection of the property. Disclosure Addendum/Amendment
(LIDDA) for	is necessary, use Section 16, or attach an Unimproved Property Disclosure Addendum/Amendment and/or other appropriate documentation to this form.
(UPDA) IO	in and/or other appropriate documentation to this form.
YES NO	
	1. How long have you owned the property?
	2. ENCROACHMENTS/EASEMENTS.(e.g. fences, buildings, rockeries, driveways, garden, septic, well,
	etc.)
0 ? 0	A. Does anything on your property extend onto (encroach on) an adjacent lot?
0 ? 0	B. Does anything on an adjacent lot extend onto (encroach on) your property?C. Are you aware of any easements or other's rights affecting the property?
070	If you marked "Yes" on any of the above, explain in Section 16.
	il you marked tes on any or the above, explain in cooles. To
	3. ACCESS.
070	A. Is there a road or easement for access to the property?
010	B. If your answer to A is "Yes," is there a recorded document?
	C. If the road or access is shared with any other property, is there a written agreement
040	for sharing the maintenance and repair costs? D. If your answer to C is "Yes," is a copy attached to this form?
020	E. If the road or other access is improved, is there any standing or running water, flooding, mud, etc.
חים	that affects use of the access during any time of the year? If "Yes", explain in Section 16.
	All the same and t
	4. SURVEY.
010	A. Has the property ever been surveyed?
000	B. If your answer to A is "Yes," is a copy of the survey attached?
	5. PROPERTY BOUNDARIES. If known, describe the property boundaries: (e.g. fence, hedge, survey
	stakes, rockery, etc.)
	하는 하는 사람들은 사람들이 가득하는 것이 되었다. 그는 사람들은 사람들은 사람들이 되었다.
	North line: ?
	South line:?
	East line:?
	West line: 2
	6. ZONING & RESTRICTIONS.
	The present zoning of the property is
0 ? 0	A. Are you aware of any covenants, codes, or restrictions regarding the use of the property?
0?0	B. Are you aware of any proposed covenants, codes or restrictions, including future construction?C. Is the property, or any part of it, in a designated shoreline master plan, slide area, avalanche area
050	wetlands, erosion zone or environmentally sensitive area?
	Revised 10/19.

Addres	S'	closure Statement for Un Susitna River	Swentna	Ak 99667	
Legal (he Property): Lot	24 Block 1 Dinglish			ALASK
This form	authorized for use ON	NLY by active Real Estate Licenso	ee Subscribers of Alaska Multi	ple Listing Service, Inc.	ML
YES NO					
	7. SOIL STABI	ILITY, STORAGE TANKS	& CONTAMINATION.		
0?0		aware of any settlement, e	arth movement, cracking	g, slides, accretion, eros	ion or similar
-0-	problems	affecting the property?	and of the measure.	haan huilt un dua out o	r altered in
0?0	B. To the be	est of your knowledge has including but not limited to	any part or the property	este: organic or off-site o	naterial:
		a landfill; or legal/illegal du		isto, organio or on one i	
0?0	C. Has the p	property ever been used for	or commercial or industri	al purposes, including b	ut not limited
	to: a servi	rice station; auto repair sho which might have contain	op; dry cleaners; printing	shop; manufacturing fa	cility; or any
0?0	D. Are you a	aware of any soil contamin	ation or has the property	been tested for hazard	lous waste
	contamina	nation? (If "tested" attach a	copy of the inspection i	report.)	
0?0	E. Do you ha	ave any reason to believe	that the soils may not be	e acceptable for the instr	allation of a
	septic sys	stem? (If "Yes," explain in	Section 16.)	the stars and the stars	t is defined a
0 ? 0		property currently have a	storage tank that was us	sed to store anything tha	it is delified a
010	G Are very	c and/or hazardous. aware of the property prev	iously having a storage t	ank? If "Yes" the stora	ge tank was
4:4		on or about:	lously having a storage t	ann. Il 100 ; the elect	3
010	H. If the ans	swer to G is "Yes", is a cop	y of the removal report a	and soils report attached	1?
			Deposit of the Constant		
- 1-	8. FLOODING	OR SEEPAGE.			o of the year
0?0		e been, or is there currently	y, standing water on the	property during any unit	e of the year
020	B If your an	explain in Section 16. nswer to A is "Yes," has an	vthing been done to miti	nate? Explain in Section	n 16.
020	C. Is the pro	perty located in a designate	ted flood zone or flood p	lain?	and the state of the state of
		All and the second			
	9. SEWAGE.				
0 ? 0		perty served by: public	sewer main aseptic tar	nk system U other disp	osal system
010	(describe	e):sewer on or adjacent to the	n property?		
0?0	C If there is	sewer on or adjacent to the a sewer main across one	or more sides of the pro	perty, is there a connec	tion or hook-
0,0	charge pa	ayable before the property	can be connected to the	sewer?	
•	10. WATER.				
0 ? 0	A. Is the pro	perty served by a public w	rater main?	anth course and/or near	uida
030		well on this property? If "	Yes", provide location, d	eptn, source and/or pro	vide
	documenta	ation:			
010	C Does the	well provide water to any	other properties or entitie	es?	
070	D. If your ans	swer to C is "Yes," is there	e a written maintenance	agreement for sharing o	costs of repai
	or replace	ement? If "Yes", attach a	copy.		
0?0	E. Has the w	vater been tested? (attach	any report(s))		
010	F. Are you as	ware of any deficiencies o	r defects in the well syst	em?	
	44 ELECTRICE	TV 9 CAC			
D 2 D	11. ELECTRICIT	ity & GAS. ity on or adjacent to the pr	ronerty?		
070	R is natural	gas on or adjacent to the	property?		
a i a	D. IS Hatalai	gas on or anjabout to the			
	12. NEIGHBORH				
0?0	A. Are you as	ware of any waste dumps	, disposal sites or landfil	ls within one mile of the	property?
010	B. Are you as	ware of any manufacturing	g, agricultural, quarrying	or other uses or conditi	ons within on
- 2-	mile of the	property, which cause sn	noke, smell, noise or pol	liution?	of the
0?0		ware of any abandoned co	oal or other mine shafts	under or within one mile	or ure
	property?				IR
					1
Form 7083.	Revised 10/19.			1 1	10/1/100



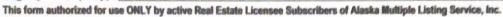
Legal (the Property): Lot. 24 Block 1 Dinglishna Hills Alaska; ASIS \$80-133 This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc. YES NO D. Are you aware of any street or utility improvements planned that may affect and/or be asse against the property? E. Are you aware of any noise sources that may affect the property, including airplanes, trains traffic, race tracks, neighbors, etc.? If "Yes", explain in Section 16. G. Are you aware if there is water access (lakes, rivers, streams, etc.) included in the purchas property? If "Yes", explain in Section 16 flow or where these rights are defined? 13. AGREEMENTS TO PAY FOR FUTURE PUBLIC IMPROVEMENTS. Are you aware if there are any covenants or any recorded/unrecoorded agreements requiring or the property to pay for (and/or waiving the right to protest) future public improvements include but not limited to: roads or streets; flood and/or storm water control, street lighting; sewer, water phone, electrical, gas and/or other utilities? If "Yes", explain in Section 16. 14. DEVELOPER INFORMATION. If this information relates to a development where the owner plans to install utilities as a part of purchase price and/or a part of the marketing plan for the property, include the projected date is stallation on the following: Electric Date Source Public Sewer Date Source Public Sewer Date Source Paved Streets Date Source Paved Streets Date Source Source Paved Streets Date Source 15. OTHER. A re you aware of anything else which could affect the value or desirability of the property if "Yes", explain in Section 16. C. Are there any government protected or declared endangered wildlife on or within one mile property? If "Yes", explain in Section 16. C. Comments. Reference Item Number (i.e. #3E). If additional space is needed, use the attached UPDA. In this property is being sold by the personal representative of the Estate of Grace Kavana ught and has no	Address:		sclosure Statement fo Susitna River	Swent	ina	Ak 99667	EA
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Other:			Street Lights	Date	So	urce	
15. OTHER. A. Are you aware of anything else which could affect the value or desirability of the property if "Yes", explain in Section 16. B. Are there any government protected or declared endangered wildlife on or within one mile property? If "Yes", in Section 16. C. Are there any loans or liens tied to this property? If "Yes", explain in Section 16. I. Is there a burial site tied to this property? If "Yes", explain in Section 16. COMMENTS. Reference Item Number (i.e. #3E). If additional space is needed, use the attached UPDA. This property is being sold by the personal representative of the estate of Grace Kavanaugh and has no Knowledge of any property defects.			Storm Drains	Date	So	urce	
A. Are you aware of anything else which could affect the value or desirability of the property if "Yes", explain in Section 16. B. Are there any government protected or declared endangered wildlife on or within one mile property? If "Yes", in Section 16. C. Are there any loans or liens tied to this property? If "Yes", explain in Section 16. D. Is there a burial site tied to this property? If "Yes", explain in Section 16. COMMENTS. Reference Item Number (i.e. #3E). If additional space is needed, use the attached UPDA. This property is being sold by the personal representative of the estate of Grace Kavanaugh and has no Knowledge of any property defects.			Other:	Date	So	urce	
This property is being sold by the personal representative of the estate of Grace Kavanaugh and has no Knowledge of any property defects.	0?0	A. Are your lf "Ye B. Are the proper C. Are the	s", explain in Section 16 here any government pro rty? If "Yes", in Section here any loans or liens ti	otected or declared 16. ed to this property?	endangere	d wildlife on or within	one mile of the
Knowledge of any property defects. Attached Addenda:	6. COMME	NTS. Referen	ce Item Number (i.e. #3E). If additional space	ce is needed	d, use the attached L	JPDA.
Knowledge of any property defects. Itached Addenda:	This pr	operty is	s being sold &	y the perso	onal r	epresentati	ve
Knowledge of any property defects. Itached Addenda:	of th	e estar	te of Grac	e Kavana	ugh a	end has no)
	Knowl	edge of		1 0	4 1		
Unimproved Property Disclosure Addendum/Amendment (UPDA)				1 - / 0 1 1	(LIDDA)		
Champiotod Froporty Discount Flaguette Company		Inimproved Pri	operty Disclosure Addel	ngum/Amendment ((UPDA)		In In

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Seller's Real Estate	Disclosure	State	ment for	Unimproved Property	Described A	ls:
Address:	Susi	tna	River	Swentna	Ak	99667

Legal (the Property): Lot 24 Block 1 Dinglishna Hills Alaska; ASLS #80-133





The foregoing information is furnished to the best of my/our knowledge, after careful consideration of each of

eller Signature(s)		
CHREST CONSESSIONS STREET SET		
	11-	
eller 1: Linda C. Rader Linda Radar, Poznonal Representative	Date: 10/17/202	33
eller 2:	Date:	
eller 3:	Date:	
Buyer's Notice and Recei	elpt of Copy	
uyer Awareness Notice: Buyer is independently responsible for	determining whether a person who ha	s been
cted of a sex offense resides in the vicinity of the property that	is the subject of the Buyer's potential	real e
ansaction. This information is available at the following locations:	: Alaska State Trooper Posts, Municipa	I PONC
artments, and on the State of Alaska, Department of Public Safety	y internet site, www.ups.state.ak.us.	
he State of Alaska maintains a list of properties that have been i	identified by Alaska law enforcement :	anenci
egal drug manufacturing sites, including meth labs. For more info	ormation on this subject and to obtain a	list of
roperties, go to http://www.dec.state.ak.us.	minute of the day of the to obtain a	
operaco, go to hapanana.aco.state.ac.ac.		
uyer Awareness Notice: Buyer is independently responsible for	determining whether, in the vicinity of	he pro
at is the subject of the transferee's potential real estate transac	ction, there is an agricultural facility or	agricu
peration that might produce odor, fumes, dust, blowing snow, smol	oke, burning, vibrations, noise, insects,	rodent
peration of machinery including aircraft, and other inconvenience	es or discomforts as a result of lawful	agricu
perations.		
he Buyer is urged to inspect the property carefully and to ha	ave the property inspected by an ex	pert. E
nderstands that there are aspects of the property of which the	ne Seller may not have knowledge all	no tha
sclosure statement does not encompass those aspects. Buy sceived a signed copy of this statement from the Seller or any	rer also acknowledges that hershe ha	S reat
	ncensee involved or participating in	unst
ction.		
uyer Signature(s)		
Ayer Signature(s)		
yer 1:	Date:	
	Date:	
uyer 2:	Date.	
ıyer 3:	Date:	

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