Lot Size: 32,895
Zone: R6
Tax Dist: 002
Grid: SW2638

**ASSessment History**

<table>
<thead>
<tr>
<th></th>
<th>Land</th>
<th>Building</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appraised Val 2016</td>
<td>108,800</td>
<td>215,700</td>
<td>324,500</td>
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<tr>
<td>Appraised Val 2017</td>
<td>108,800</td>
<td>225,300</td>
<td>334,100</td>
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<tr>
<td>Exempt Value 2018</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>State Exempt 2018</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Resid Exempt 2018</td>
<td>20,000</td>
<td>0</td>
<td>RESIDENTIAL</td>
</tr>
<tr>
<td>Taxable Value 2018</td>
<td>305,600</td>
<td>0</td>
<td>305,600</td>
</tr>
</tbody>
</table>

**Insp 451:** 07/12 LAND ONLY  
Liv Units: 002  
Common Area:  
452: 06/15 EXTERIOR  
% Ownership: .  
453: 11/14 DESK EDIT  
Leasehold :

**Style:** BI-LEVEL  
**Story Hgt:** 1.0  
**Exterior Walls:** WOOD  
**Year Built:** 1971  
**Remodeled:**  
**Effective Year:** 1971  
**Total Rooms:** 12  
**Bedrooms:** 06  
**Recreation Rms:** 0  
**Full Baths:** 0  
**Half Bths:** 0  
**Add’t Fixtures:** 2  
**Heat Type:** CENTRAL  
**Fuel Type:** NATURAL GAS  
**Sys Heat Type:** HOT WATER  
**FP:** Stacks:  
**Openings:**  
**Free Stand FP:**  
**Extra Value:** Extra Val:  
**E-Z Set Firepl:**  
**Condo Style:** Condo Flr:  
**Condo Com Prop:**  
**Grade:** AVERAGE  
**Cst/Design:**  
**Condition:** AVERAGE MIN  
**AREA**  
**Basement:** 1,196  
**Fin/Bsmnt:** 1,196  
**Basement Gar:** Car | Living  
**1st Floor:** 1,196  
**2nd Floor:** 0  
**3rd Floor:** 0  
**Attic Area:** 0  
**Fin Deep Bsm:** 2392  

**ADDITIONAL FEATURES**  
**Basement:** OPEN CARPORT  
**COV’RD OPEN PORCH**  
**Area:** 460  
**24**

**OTHER BUILDINGS AND YARD IMPROVEMENTS**

<table>
<thead>
<tr>
<th>Type</th>
<th>Qty</th>
<th>YrBlt</th>
<th>Size</th>
<th>Grade</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>STORAGE SHED</td>
<td>1</td>
<td>80</td>
<td>48</td>
<td>AVERAGE</td>
<td>AVERAGE</td>
</tr>
</tbody>
</table>
Parcel Number: 015-151-01-000
Physical Address: 10801 Rockridge Dr
Legal Description: South Lakewood Hills Blk 1 Lt 1
LITIGATION GUARANTEE

LIABILITY: $ 6,000.00
FEE: $ 250.00

ORDER NO.: 0209-2914674
YOUR REF.: PO#20160237/Tax
ID#015-151-01-00010

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE,

First American Title Insurance Company
a Corporation, herein called the Company

GUARANTEES

Municipality of Anchorage

herein called the Assured, against loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, on the date stated below,

1. The title to the herein described land was vested in the vestee named, subject to the matters shown as exceptions herein, which exceptions are not necessarily shown in the order of their priority; AND

Dated: August 07, 2017 at 8:00 A.M.

First American Title Insurance Company

Lorenzo Nolan, Title Officer
SCHEDULE A

Title to said estate or interest at the date hereof is vested in:

Benjamin Feenstra and Martha U. Feenstra, husband and wife

The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:

Fee Simple Estate

The land referred to in this Guarantee is situated in the State of Alaska, Anchorage Recording District, and is described as follows:

Lot 1, Block 1, SOUTH LAKEWOOD HILLS, according to the official plat thereof, filed under Plat Number P-355, Records of the Anchorage Recording District, Third Judicial District, State of Alaska

EXCEPTING THEREFROM the Northerly 25 feet being that portion previously conveyed to the State of Alaska by instrument recorded September 9, 1960 in Misc. Book 17 Page 377.
SCHEDULE B

EXCEPTIONS:

1. Reservations or exceptions in patents or in acts authorizing the issuance thereof.

2. Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument
   Recorded: August 10, 1950
   Recording Information: Book 76 Page 277
   Affects: Blanket Easement

   Release of General Right of Way with Reservations of Specific Easement, thereunder, including terms and provisions thereof,
   Recorded: September 26, 1974
   Recording Information: Book 230 Page 624
   Affects: South 10 feet

3. Deed of Trust and the terms and conditions thereof.
   Grantor/Trustor: Martha U. Feenstra
   Grantee/Beneficiary: Her Former Husband Benjamin Feenstra
   Trustee: Pacific Rim Title Insurance Agency, Inc.
   Amount: $17,734.00
   Dated: January 29, 1996
   Recorded: February 14, 1996
   Recording Information: Book 2888 Page 016

4. Deed of Trust and the terms and conditions thereof.
   Grantor/Trustor: Benjamin Feenstra
   Grantee/Beneficiary: Fred Adkerson, Inc
   Trustee: First American Title of Alaska
   Amount: $20,000.00
   Dated: December 29, 2004
   Recorded: January 05, 2005
   Recording Information: 2005-000640-0

5. State of Alaska Lien by Department of Revenue, Child Support Enforcement Division:
   Against: Benjamin Feenstra
   Amount: $15,404.00 as of May 23, 2006, and an ongoing monthly obligation exists in the amount of $639.00
   Case No.: 001130152
   Recorded: June 2, 2006
   Recording Information: 2006-036116-0
6. A federal tax lien in favor of the United States of America.
   Tax I.D. No.: xxx-xx-2399
   Debtor: Martha U. Feenstra
   Amount: $2,331.00, and any other amounts due thereunder.
   Recorded: July 11, 2006
   Recording No.: 2006-045884-0

7. No past or current municipal taxes, assessments, or tax foreclosure judgments are being shown for purposes of this report.

NOTE: THIS GUARANTEE IS RESTRICTED TO THE USE OF THE ASSURED HEREIN AND IS NOT TO BE USED AS A BASIS FOR CLOSING ANY TRANSACTION AFFECTING TITLE TO SAID PROPERTY.

NOTICE

The attached plat, if any, is furnished as a courtesy only by First American Title Insurance Company, and is not part of any title commitment or policy of title insurance.

The plat 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 plat for location or dimensions of the property and no liability is assumed for the correctness thereof.
SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurance are provided in this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title, whether or not shown by the public records.
   (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
   (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
   (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
   (c) The identity of any party shown or referred to in this Guarantee.
   (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.
   The following terms when used in the Guarantee mean:
   (a) the "Assured"; the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
   (b) "Land"; the land described or referred to in this Guarantee, and improvements affixed thereto which by law constitute real property. The term "Land" does not include any property beyond the lines of the area described or referred to in this Guarantee, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
   (c) "Mortgage"; mortgage, deed of trust, trust deed, or other security instrument.
   (d) "Public records"; records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
   (e) "Date"; the effective date.

2. Notice of Claim to be Given by Assured Claimant.
   An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.
   The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.
   Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:
   (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
   (b) If the Company elects to exercise its options as stated in Paragraph 4(a), the Company shall have the right to select one of its choice (subject to the right of such Assured to object to reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
   (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
   (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.
   In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligations to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the Loss or Damage. All information designated as confidential by the Assured provided to the Company, pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.
6. Options to Pay or Otherwise Settle Claims: Termination of Liability.
In case of a claim under this Guarantee, the Company shall have the following additional options:
(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.
The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys’ fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.
Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured or to the Company upon payment of the purchase price.
Upon the exercise by the Company of the option provided for in Paragraph (a) the Company’s obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.
(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.
To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim against the Company under this Guarantee, together with any costs, attorneys’ fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.
Upon the exercise by the Company of the option provided for in Paragraph (b) the Company’s obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.
This Guarantee is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of this Guarantee.
The Liability of the Company under this Guarantee to the Assured shall not exceed the least of:
(a) the amount of liability stated in this Guarantee;
(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage is assessed against by this Guarantee occurs, together with interest thereon; or
(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance Assured against by this Guarantee.

8. Limitation of Liability.
(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter Assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
(b) In the event of any litigation by the Company or with the Company’s consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.
All payments under this Guarantee, except payments for losses, attorneys’ fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro rata.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.
Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.
The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies. If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any services of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys’ fees only if the laws of the state in which the land is located permits a court to award attorneys’ fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.
The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.
A copy of the rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.
(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at 2 First American Way, Bldg. 2, Santa Ana, CA 92707.
WARRANTY DEED

The Grantor, Jack Kemp, Secretary of Housing and Urban Development, whose address is 605 W. 4th Avenue, Anchorage, Alaska 99501, his successors and assigns of Washington, D.C., for and in consideration of Ten dollars ($10) in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration conveys and warrants to:

BENJAMIN FEENSTRA and MARTHA U. FEENSTRA, husband and wife
10801 Rockridge Drive,
Anchorage, Alaska 99516

the following described real estate:

Lot One (1), Block One (1), of SOUTH LAKewood HILLS SUBDIVISION, according to Plat No. P-355, records of the Anchorage Recording District, Third Judicial District, State of Alaska. EXCEPTING THEREFROM THE Northerly 25 feet blng that portion previously conveyed to the State of Alaska by instrument recorded Sept 9, 1960 in Misc records 17 at Page 377.

Located in the State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions of record, if any.

COMMONLY KNOWN AS: 10801 Rockridge, Anchorage, Alaska 99516

Dated this 22nd day of January, 1991.

Secretary of Housing and Urban Development
By: ____________________________
Chief, Property Disposition Branch
Anchorage Office

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

On January 22, 1991, before me, the undersigned Notary Public, in and for the State of Alaska,Personally appeared Paul O. Johnson, known to me to be the individual described in and who executed the within and foregoing deed, and who acknowledged before me that he was duly authorized to and did execute the same as his free and voluntary act and deed for the used and purposed therein mentioned.

Witness my hand and seal on the date written above.

Notary Public in and for the State of Alaska
My Commission Expires: 6/11/90

ANCHORAGE REC DISTRICT REQUESTED BY PRTIA

91-002937
091 JAN 24 AM 8 30
QUITCLAIM DEED

The GRANTOR, MUNICIPALITY OF ANCHORAGE, a municipal corporation organized and
existing under its charter and laws of the State of Alaska, whose address is P. O. Box 196650,
Anchorage, Alaska 99519-6650, Attention: Real Estate Services, for and in consideration of One Dollar
($1.00) and other good and valuable consideration, conveys and quitclaims to the GRANTEE,
BENJAMIN AND MARTHA U. FEENSTRA, whose address is 10801 Rockridge Dr. #A,
Anchorage AK 99516, all right, title and interest which the GRANTOR has, if any, in and to the
following described real estate:

Lot 1, Block 1, SOUTH LAKEWOOD HILLS, according to the official plat thereof, filed under
Plat No. P-355, in the records of the Anchorage Recording District, Third Judicial District, State
of Alaska.

Excepting all easements and reservations of record.

Dated this 12th day of February, 2015.

MUNICIPALITY OF ANCHORAGE

George J. Vakalis, Municipal Manager

STATE OF ALASKA )
) ss
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me this 12th day of February, 2015,
by George J. Vakalis, Municipal Manager, on behalf of the Municipality of Anchorage.

Debra Fitzgerald
Notary Public
State of Alaska
My Comm. Exp. 08/29/2018

After Recording Return to Grantee:

Martha U. Feenstra
10801 Rockridge Dr. #A
Anchorage AK 99516
NOTICE OF UTILIZATION

COOKS HOOK the STATE OF ALASKA, acting by and through its Department of Public Works, and by these presents does hereby give notice to HARVEY C. & MARY L. DAIGLE, the owner, encumber or other party entitled to the possession thereof, as the same is indicated of record, of the utilization of the following described real property located in the Anchorage Judicial Division, State of Alaska, and more particularly described as follows:

The Northerly 25 feet of Lots 1, 2, 3, and 9, Block 1, South Lakewood Hills Subdivision, located in the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 12 North, Range 3 West, Seward Meridian, containing 29 acres, Together with any and all underlying fee interest appurtenant to said portion to and to the centerline of the existing 60-foot road easement lying westerly of and contiguous with said Lot 1, and to the centerline of the existing road easement lying easterly of and contiguous with said Lot 9.

The STATE OF ALASKA declares that the above described real property is utilized for the purpose of a right-of-way thereon for roads, roadways, highways, tramways, trails, bridges, and appurtenant structures pursuant to the Act of Congress, 81 Stat. 418, effective July 24, 1967, (49 U.S.C. 301d); and no crops or improvements of any kind or description may be placed or erected thereon.

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of

STATE OF ALASKA

By

Director of Highways

ACKNOWLEDGMENT

UNITED STATES OF AMERICA

STATE OF ALASKA

THIS IS TO CERTIFY that on this day of , 1969, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared , Director of Highways, known to me and to me known to be the identical individual who executed the foregoing Notice of Utilization and he acknowledged to me that he executed the same for and on behalf of the State of Alaska with full authority to do the same, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for the State of Alaska

My commission expires

My commission expires
DEED OF TRUST

THIS DEED OF TRUST, made this 24th day of January, 1996, between MARTHA FEENSTRA, herein called TRUSTOR, whose address is 10801 Rockridge in Anchorage, State of Alaska, PACIFIC RIM TITLE INSURANCE AGENCY, INC., herein called TRUSTEE, and her former husband BENJAMIN FEENSTRA herein called BENEFICIARY,

WITNESSETH: That Trustor GRANTS, BARGAINS, Sells, and CONVEYS to TRUSTEE IN TRUST WITH POWER OF SALE, that property in the Anchorage Recording District, Third Judicial District, State of Alaska, described as:

Lot One (1), Block One (1), South Lakewood Hills Subdivision, according to the official plat thereof, filed under plat no. P-365, records of the Anchorage Recording District, Third Judicial District, State of Alaska

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging, or in any way appertaining, the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits. To have and to hold the same, with the appurtenances, unto Trustee.

FOR THE PURPOSE OF SECURING: 1. Performance of each agreement of Trustor herein contained. 2. Payment of indebtedness evidenced by one deed of trust note of even date, herewith in the Principal sum of $27,734.00, plus interest thereon from the date of execution of the note, at the rate of seven percent (7%) per annum on the balance remaining unpaid payable to Beneficiary or order.

A. To protect the security of this Deed of Trust, Trustor agrees:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon, to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which form the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

2. To provide, maintain and deliver to Beneficiary fire
insurance satisfactory to and with loss payable to Beneficiary in an amount not less than $17,734.00 plus interest thereon from the date of execution of the note, at the rate of seven percent (7%) per annum on the balance remaining unpaid, payable to Beneficiary or order. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary, or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

4. To pay, at least ten days before delinquency all taxes and assessments affecting said property; when due, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

5. To pay immediately and without demand all sums expended by Beneficiary or Trustee, pursuant to the provisions hereof, with interest from date of expenditure at seven percent per annum.

6. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any incumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

B. It is mutually agreed that:

1. Any award or damages in connection with any condemnation for public use of or injury to said property or any part thereof, is hereby assigned and shall be paid to Beneficiary who may apply with the same effect as above provided for disposition of proceeds of fire or other insurance.

2. By accepting payment of any sum secured hereby after its due date Beneficiary does not waive his right either to require
prompt payment when due of all other sums so secured or to declare default for failure so to pay.

3. At any time or from time to time, without liability thereafter and without notice, upon written request of Beneficiary and presentation of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees. Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in any reconveyance executed under this Deed of Trust of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

4. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees. Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in any reconveyance executed under this Deed of Trust of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

5. An additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name or for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof, as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

6. Upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of default Beneficiary shall execute or cause the Trustee to execute a written notice of such default and of his election to cause to be sold the herein described property to satisfy the obligation hereof, and shall cause such notice to be recorded in the office
of the recorder of each recording precinct wherein said real property of some part thereof is situated.

Notice of sale having been given as then required by law and not less than the time then required by law having elapsed after recordation of such notice of default, Trustee, without demand on Trustor, shall sell said property at the time and place of sale fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest and best bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recital in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary, as hereunder defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title and reasonable counsel fees in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid with accrued interest at ten and one half per cent per annum; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

7. This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean: the holder and owner, including pledgee, of the note secured hereby, whether or not named as a beneficiary herein, or if the note has been pledged, the pledgee thereof. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

8. Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

9. Beneficiary may, from time to time, as provided by statute, appoint another Trustee in place and stead of Trustee herein named, and thereupon, the Trustee herein named shall be discharged and Trustee so appointed shall be substituted as Trustee hereunder with the same effect as if originally named Trustee herein.
10. If two or more persons be designated as Trustee herein, any, and all, powers granted herein to trustee may be exercised by any of such persons, if the other person or persons is unable, for any reason, to act, and any recital of such inability in any instrument executed by any of such persons shall be conclusive against Trustor, her heirs and assigns.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to her at: 19801 Rockridge, Anchorage, Alaska 99516.

C. Special Conditions and Covenants:

This Deed of Trust is secondary and inferior to all reservations, exceptions, easements, covenants, conditions and restrictions of record.

[Signature]

Martha Penstra

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

THIS IS TO CERTIFY that on this ___ day of January, 1996, before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared Martha Penstra, known to me and to me known to be the individual named in and who executed the foregoing instrument, and she acknowledged to me that she signed the same freely and voluntarily for the uses and purposes therein stated.

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

[Signature]

Notary Public in and for Alaska
My Commission Expires: 3-15-96

AK0 - 006859
27-CC
ANCHORAGE 5th CC DISTRICT
REQUESTED BY
EP Boyko
96 FEB 14 PA 12 28
DEED OF TRUST

THIS DEED OF TRUST, made this 29th day of December, 2004, between

Benjamin Feenstra
10801 Rockridge Drive #A Anchorage, Alaska 99516

as Grantor, whose address is

FIRST AMERICAN TITLE OF ALASKA
3035 C Street, Anchorage, Alaska 99503
and FRED ADKerson, INC.
2550 Denali Street, Suite 1302, Anchorage, Alaska 99503

as Trustee, whose address is

and as Beneficiary, whose address is

WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real property in the Borough, Alaska:

Lot 1, Block 1, South Lakewood Hills subdivision, according to the official plat thereof, filed under plat no. V-355 records of the Anchorage Recording District, Third Judicial District, State of Alaska.

which real property is not used principally for agricultural or farming purposes, together with all notices, hereditaments, and appurtenances now or hereafter thereto belonging or in any wise appertaining, and the rents, issues and profits thereof.

This deed is for the purpose of securing performance of each agreement of grantor herein contained, and payment of the sum of Twenty Thousand Dollars ($20,000.00) with interest, in accordance with the terms of a promissory note of even date herewith payable to Beneficiary or order, and made by Grantor, and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

To protect the security of this Deed of Trust, Grantor covenants and agrees:

1. To keep the property in good condition and repair; to permit no waste thereof; to complete any building, structure or improvement being built or about to be built thereon; to restore promptly any building, structure or improvement thereon, which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property.

2. To pay before delinquency all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens or encumbrances impairing the security of the Deed of Trust.

3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary as its interest may appear and next to the Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause dissolution of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.

4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred as provided by statute.

6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property heretofore described, Beneficiary may pay the same, and the amounts so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.
1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion thereof as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.

2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto on written request of the Grantor and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.

4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the laws of the State of Alaska at public auction to the highest bidder. Any person except Trustee may bid at Trustee’s sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of sale, including a reasonable Trustee’s fee and attorney’s fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be distributed to the persons entitled thereto.

5. Trustee shall deliver to the purchaser at the sale, its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee’s deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchasers and encumbrances for value.

6. The power of sale conferred by this Deed of Trust and by the laws of the State of Alaska is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.

7. In the event of the death, incapacity or disability or resignation of Trustee, Beneficiary may appoint, in writing, a successor Trustee, and upon the recording of such appointment in the mortgage records of the borough in which this Deed of Trust is recorded, the successor Trustee shall be vested with all powers of the original Trustee. The Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

8. This Deed of Trust applies to, inure to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

Witness the hand ( ) of the Grantor ( ) on the day and year first above written.

[Signature]
Benjamin Feenstra
10801 Rockridge Drive #A
Anchorage, Alaska 99516

UNITED STATES OF AMERICA,
STATE OF ALASKA,

On this day personally appeared before me Benjamin Feenstra to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND and OFFICIAL SEAL this 29 day of December 2004.

[Seal]
Notary Public in and for the State of Alaska
residing at Anchorage, AK
My commission expires 7/28/2008

PLEASE RETURN RECORDED DOCUMENT TO:
Fred Adkerson, Inc.
2550 Denali Street, Ste. 1302
Anchorage, AK 99503
( Feenstra, Benjamin)
ANCHORAGE RECORDING DIST
550 W 7TH AVE STE 1200
ANCHORAGE, AK 99501-3554

Please Record In ANCHORAGE RECORDING DIST

Assertion of Lien For Child Support (AS 25.27.230)

TO WHOM IT MAY CONCERN: PLEASE TAKE NOTICE that the Child Support Services Division (CSSD) is hereby asserting a Lien upon the real and personal property of the Obligor named BENJAMIN FEENSTRA, whose last known address is:

BENJAMIN FEENSTRA
227 NEWELL ST SPC 37
ANCHORAGE, AK 99504-1035

in the amount of said Obligor’s liability for child support under case number 001130152. The said Obligor’s present liability for child support is $15,404.04 as of May 23, 2006. An ongoing monthly obligation exists in the amount of $639.00.

Please be advised that any property which may be subject to this Lien may not be paid, released, sold, transferred, encumbered, or conveyed other than to this Division, without a written release or waiver signed by a representative of this Division or unless so ordered by the Superior Court or by a hearing officer’s decision. The requirements of this Lien are not satisfied until the entire amount of the debt, including ongoing support and interest, is paid in full.

DATED May 23, 2006.

Dana K Rich
Child Support Representative
Notice of Federal Tax Lien

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer MARTHA U FEENSTRA

Residence 10801 ROCKRIDGE DR APT A ANCHORAGE, AK 99516-1840

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<th>Tax Period Ending (b)</th>
<th>Identifying Number (c)</th>
<th>Date of Assessment (d)</th>
<th>Last Day for Refiling (e)</th>
<th>Unpaid Balance of Assessment (f)</th>
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<td>2331.00</td>
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Place of Filing

RECORDING DISTRICT OF
ANCHORAGE
ANCHORAGE, AK 99503

Total $ 2331.00

This notice was prepared and signed at DENVER, CO on this, the 29th day of June, 2006.

Signature: **R. A. Mitchell**
Title: TWPYR RES REP
(907) 271-6257

(2006-045884-0)

NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien


Part 1 - Kept by Recording Office

Form 688(Y)(c) (Rev. 2-2004)
CAT. NO 60025X