PROPERTY PROFILE



"The Valley's only locally owned and operated Title Company"

MAT-SU TITLE INSURANCE AGENCY, INC.

1981 East Palmer-Wasilla Highway, Suite 100, Wasilla, Alaska 99654 Phone: (907) 376-5294 Fax: (907) 376-1237 In State Toll Free: 1-877-377-5294

It has been our pleasure to provide this property profile to assist you in the listing and sale of this property. Please acknowledge the time and effort in its preparation by using Mat-Su Title for the title and escrow services of the property.

PREPARED FOR:

APPARENT RECORD OWNER:

Mat-Su Realty

Attn: Sarah Littlefair

Roman E. & Susie D. Byler

e-mail: slittlefair@mtaonline.net

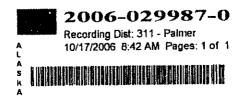
ABBREVIATED LEGAL DESCRIPTION:

Tracts A, C and D, Moose Haven Estates, Plat No. 2008-28, Palmer Recording District.

NOTES: No site addresses available **No CCR's of record found**

Prepared by: Sherry Cowan - Title Department

The attached documents are not a representation of the condition of the title to the property and are provided for information purposes only. Since a complete title search has not been conducted we disclaim all liability for the accuracy or completeness of any furnished information. Under this disclaimer of liability, we will not be liable to you even if we were negligent in providing inaccurate or incomplete information. The recipient and all others reviewing the enclosed information are not authorized to rely upon it for any purpose, including the closing or recordation of any real estate transaction relating to the property.



WARRANTY DEED A.S. 34.15,030

The Grantor(s),

Dennis Byler, a married person, whose address is: P.O. Box 877405 Wasilia, AK 99687

for and in consideration of Ten dollars, (\$10.00) and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to the Grantee(s),

Roman E. Byler and Susie D. Byler, husband and wife, as tenants by the entirety, with rights of survivorship, whose address is: 2/0 P.O. BOX STIPOS the following described real property:

Tract 16 of ASLS 80-111, according to Plat No. 82-80, located in the Palmer Recording District, Third Judicial District, State of Alaska.

Subject to reservations and exceptions in U.S. and/or State of Alaska Patents and in Acts authorizing the issuance thereof; easements, right-of-ways, covenants, conditions, reservations, notes on plat, and restrictions of record, if any.

Date: October ////, 2006

Dennis Byler

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

The foregoing instrument was acknowledged before me on the /// day of October, 2006, by Dennis Byler.

Notary Public for Alaska My Commission Expires: Denise M. Cleeves 1949 Public State of Algaba 19 Comm. Expires 5-4-09

return to Grantee

ALAS

2008-008156-0

Recording Dist: 311 - Palmer 4/10/2008 2:51 PM Pages: 1 of 4



CC

PUBLIC USE EASEMENT 2008-030-PUE

THIS AGREEMENT, made this 13+4 day of MARCH 20*08*, by and between Brian J. and Sonia M. Twohy, whose mailing address is PO Box 872474, Wasilla AK 99687 hereinafter called the GRANTORS, and the MATANUSKA-SUSITNA BOROUGH, a Municipal Corporation under the laws of the State of Alaska, hereinafter called the GRANTEE whose mailing address is 350 East Dahlia Avenue, Palmer, Alaska 99645.

WITNESSETH:

That for and in consideration of -\$1.00- (one) dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTORS do hereby grant, bargain, sell convey and warrant to the GRANTEE, its successors and assigns forever, a right-of-way and easement, with the right, privilege, and authority to the GRANTEE, its successors and assigns, for use as a public right-of-way, including the right to construct, operate and maintain public improvements of all kinds within said right-of-way, described as follows to wit:

See Attachment A

together with the rights, easements, privileges and appurtenances in or to said lands which may be required for the full enjoyment of the rights herein granted located within the Palmer Recording District.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals the day and year first above written.

STATE OF ALASKA)
) ss
THIRD HIDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 13 day of March, 20 08, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Brian J. and Sonia M. Twohy, to me known to be the persons described in and that they executed the foregoing EASEMENT, and acknowledged the said instrument to be a free and voluntary act and deed for the uses and purposes therein mentioned.

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



NOTARY PUBLIC in and for the State of Alaska My commission expires: 12-1-2010

This easement has been accepted by the Matanuska-Susitna Borough and approved for recording.

Planning Director

Date

RETURN TO: MATANUSKA-SUSITNA BOROUGH 350 EAST DAHLIA AVENUE PALMER, ALASKA 99645-6488

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EXHIBIT A

March 10, 2008

A 30' wide Public Use Easement along the west side of Tract 15, A.S.L.S. 80-111, (Plat #82-80) located within Sections 23 & 26, T15N, R5W, S.M., Alaska, Palmer Recording District, Third Judicial District, State of Alaska, and being more particularly described as follows:

Commencing at the center 1/4 corner of Section 26, a found 3 1/4" aluminum cap monument, the southwesterly corner of said Public Use Easement and the True Point of Beginning; thence N00°00'20"W along the west side of said 30' wide Public Use Easement, also being the center section line of Section 26, a distance of 2639.73 feet to the 1/4 corner common to Sections 26 and 23; thence N00°00'04"W continuing along the west side of said 30' wide Public Use Easement, also being the center section line of Section 23, a distance of 2700.60 feet to the southerly Right-Of-Way of W. Holstein Avenue, the northerly terminus of said Public Use Easement; thence southeasterly along a curve to the left with a radius of 450.00', a central angle of 11°42'12", a distance of 91.92'; thence southwesterly along a curve to the left with a radius of 30.00', a central angle of 119°33'02", a distance of 62.60'; thence S00°00'04"E along the East side of said Public Use Easement a distance of 2621.34' to the Section line common to Sections 23 &26; thence S00°00'20"E continuing along the East side of said P.U.E. a distance of 2639.76' to the southeasterly corner of said P.U.E.; thence N89°57'10"W along the center section line of Section 26 a distance of 30.00'to the center 1/4 corner of Section 26, and the True Point of Beginning.

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AFFIDAVIT

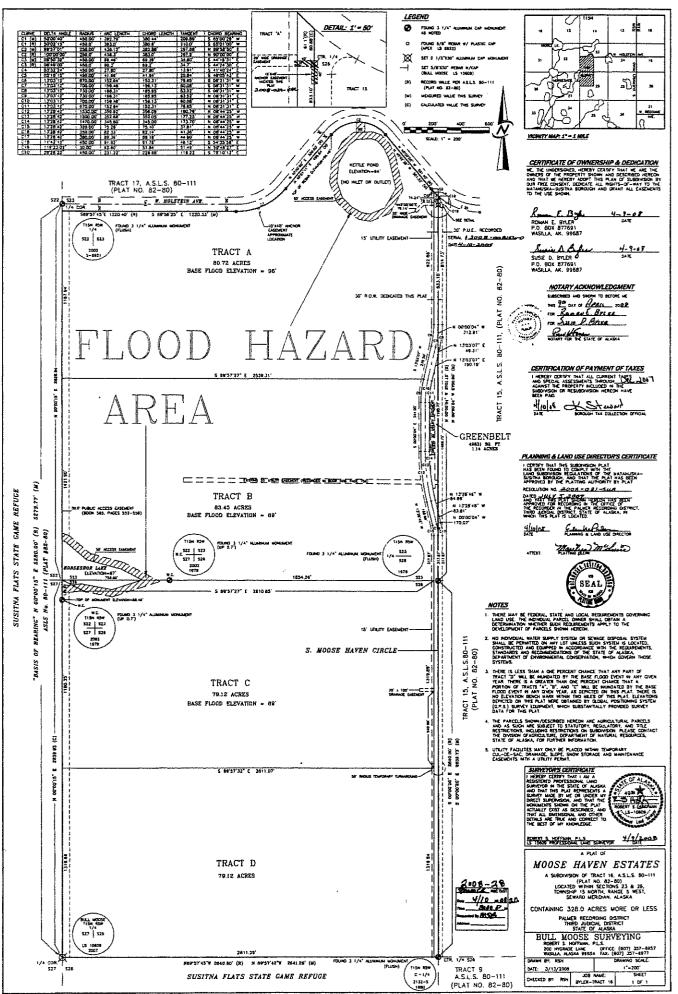
shown and described hereon and that ((We) here free consent(,)) (And sets) (A	eby adopt this plan of subdivision by ((()()()ur)
Reception/Serial No.	11
Current Legal Description or Book & Page of Document	Moose Haven Estates- Proposed Substitution Market Public Public Use Easement USe Easement
tani Havemeinter Signature	Lien Holder Interest in Property State of Alaska
State of Alaska, DNR Division of Agriculture	Company Name ARLY
Agricultural Revolving Loan Fund 1800 Glenn Highway, Suite 12 Palmer, AK 99645-6736	Representative's Title
NOTARY CERTIFICATION	
State of Alaska))ss Third Judicial District)	
SUBSCRIBED and SWORN to (or affirmed) before	re me this 10 ⁺⁴ day of <u>Harch</u>
2008, by Frauci Have W (name of signers(s))	ester f
OFFICIAL SEAL CURT SANDVIK NOTARY PUBLIC-STATE OF ALASKA My Comm. Expires With Office	(signature and seal of notary) My commission expires: (with office
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	2008-008156-0

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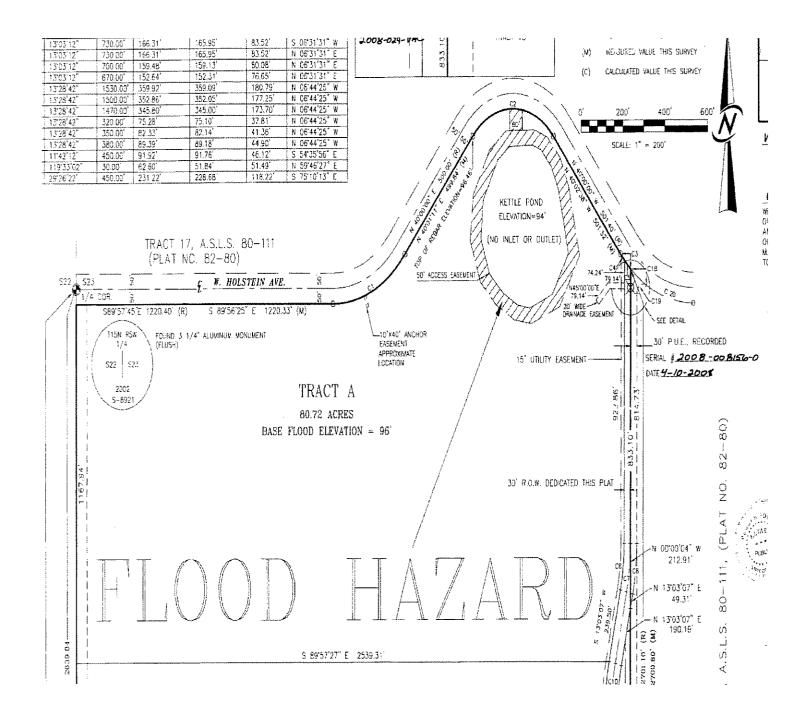
NOTES

- 1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- 2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- 3. THERE IS LESS THAN A ONE PERCENT CHANCE THAT ANY PART OF TRACT "D" WILL BE INUNDATED BY THE BASE FLOOD EVENT IN ANY GIVEN YEAR. THERE IS A GREATER THAN ONE PERCENT CHANCE THAT A PORTION OF TRACTS "A", "B", AND "C" WILL BE INUNDATED BY THE BASE FLOOD EVENT IN ANY GIVEN YEAR, AS DEPICTED ON THIS PLAT. THERE IS NO ELEVATION BENCH MARK WITHIN TWO MILES OF THIS PLAT. ELEVATIONS DEPICTED ON THIS PLAT WERE OBTAINED BY GLOBAL POSITIONING SYSTEM (G.P.S.) SURVEY EQUIPMENT, WHICH SUBSTANTIALLY PROVIDED SURVEY DATA FOR THIS PLAT.
- 4. THE PARCELS SHOWN/DESCRIBED HEREON ARE AGRICULTURAL PARCELS AND AS SUCH ARE SUBJECT TO STATUTORY, REGULATORY, AND TITLE RESTRICTIONS, INCLUDING RESTRICTIONS ON SUBDIVISION. PLEASE CONTACT THE DIVISION OF AGRICULTURE, DEPARTMENT OF NATURAL RESOURCES, STATE OF ALASKA, FOR FURTHER INFORMATION.
- 5. UTILITY FACILITIES MAY ONLY BE PLACED WITHIN TEMPORARY CUL-DE-SAC, DRAINAGE, SLOPE, SNOW STORAGE AND MAINTENANCE EASEMENTS WITH A UTILITY PERMIT.



COMPLIMENTS OF MAT-SU TITLE

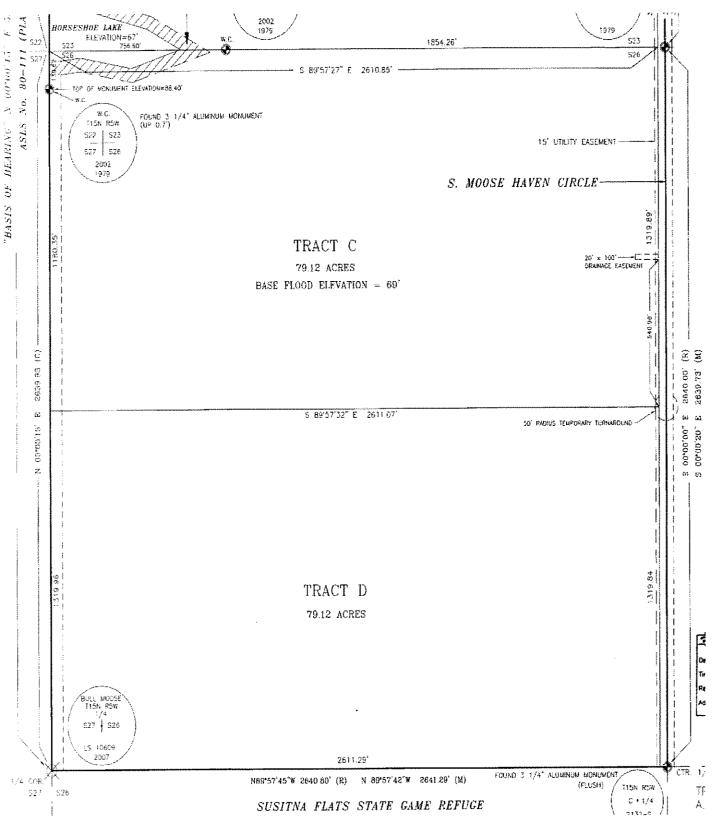
This plat is given to assist in locating the premise only and the company assumes no liability for variation, if any in dimensions and location.



COMPLIMENTS OF MAT-SU TITLE

This plat is given to assist in locating the premise only and the company assumes no liability for variation, if any in dimensions and location.

TC+. 14 2008-28



Tracts C+D 2008-28

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