

# Bill of Sale<sup>1</sup>

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



1 Jordan Michael Pond, for and in consideration of: ☐ the sum of \$  
2 Dollars or ☒ No Value, shall convey to  
3 the following personal property currently located at: Chalet 1 Tract A Johnstone Bay 1, Seward, AK 99664  
4 State of Alaska.

<input checked="" type="checkbox"/> Refrigerator ( <u>Brand New</u> )	_____ Wall/Ceiling Speakers	<input checked="" type="checkbox"/> Workbench/Shelving
<input checked="" type="checkbox"/> Freezer <u>X 2</u>	_____ Satellite Dish	<input checked="" type="checkbox"/> Corral
<input checked="" type="checkbox"/> Oven/Range/Cooktop ( <u>NEW</u> )	_____ Satellite Dish Comp.	_____ Playground Equipment
_____ Dishwasher	_____ Home Theater	_____ Greenhouse
_____ Microwave	_____ Projector	_____ Dog Kennel/Run
_____ Trash Compactor	_____ Screen	<input checked="" type="checkbox"/> Storage Shed
_____ Beverage/Wine Cooler	_____ Flat Screen	_____ Hot Tub, Equip & Cover
_____ Water Softener	_____ All Speakers	_____ Garage Door Opener
_____ Central Vac Attachments	_____ AV Components	_____ Remotes
_____ Chandelier/Hanging Lts		# of Remotes: _____
_____ Window Coverings	_____ Flat Screen TV(s) - Location:	<input checked="" type="checkbox"/> Generator
Except for: _____	_____ Living Room	_____ Wood Stove
<input checked="" type="checkbox"/> Window Screens	_____ Family Room	<input checked="" type="checkbox"/> Propane Tank(s) ( <u>100 LB</u> )
_____ Pool Table	_____ Master Bedroom	<input checked="" type="checkbox"/> Propane in Tank
<input checked="" type="checkbox"/> Washer	_____ Other _____	<input checked="" type="checkbox"/> Oil Tank <u>X 2</u>
<input checked="" type="checkbox"/> Dryer	_____ Security System/Components	<u>yes</u> Oil in Tank
	_____ leased or _____ owned	

5 Furniture in unit.

6  
7  
8 All fixtures attached to the Property, including, but not limited to: plumbing, heating, and electrical systems shall remain  
9 with the subject property.

10  
11 Unless agreed otherwise in writing, the Seller will retain responsibility for any service agreements, including, but not  
12 limited to, security and monitoring systems that are not assumed or prorated upon recording.

13  
14 The Seller herein warrants that said property is free from all liens and encumbrances. If the Purchase and Sale  
15 Agreement dated \_\_\_\_\_ does not record; this Bill of Sale shall become null and void.

16  
17 **THE ABOVE DESCRIBED ITEM(S) SHALL BE CONVEYED IN "AS-IS" CONDITION AND NO WARRANTIES ARE**  
18 **MADE AS TO THE CONDITION OF THE PERSONAL PROPERTY. THE ITEMS ABOVE HAVE NO EFFECT ON**  
19 **THE SALES PRICE.**

20  
21 **SELLER TO LIST THE ITEMS, APPEARING TO BE AFFIXED TO THE PROPERTY, THAT ARE NOT INCLUDED**  
22 **WITH THE SALE:**

23 Mill, 4 wheelers, excavator, Hot Tub

24  
25  
26 Dated: 7/25/22

Dated: 7/25/22

27 Buyer 1: \_\_\_\_\_

Seller 1: \_\_\_\_\_

28 Buyer 2: \_\_\_\_\_

Seller 2: \_\_\_\_\_

29 Buyer 3: \_\_\_\_\_

Seller 3: \_\_\_\_\_



# State of Alaska Residential Real Property Transfer Disclosure Statement

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

## General Information

AS 34.70.010 requires that before the Transferee/Buyer (hereafter referred to as **Buyer**) of an interest in residential real property makes a written offer, the Transferor/Seller (hereafter referred to as **Seller**) must deliver a completed written disclosure form. This disclosure statement is in compliance with AS 34.70.010. It concerns the residential real property\* located in the Seward Recording District, Third Judicial District, State of Alaska.

Legal Description: T 2S R 4E SEC 32 Seward Meridian SW 0790024 Alaska State Land Survey 77-172 Tract A

Property Address/City/Other: Chalet 1 & Cook House Tract A Johnstone Bay 1, Seward, AK 99664

\* Residential real property means any single family dwelling, or two single family dwelling units under one roof, or any individual unit in a multi-unit structure or common interest ownership community whose primary purpose is to provide housing. AS 34.70.200(2) and (3).

**AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the transferee after the transferee has made a written offer, the transferee may terminate the offer by delivering a written notice of termination to the transferor or the transferor's licensee within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.**

**AS 34.70.040(b) provides that if an item that must be completed in the disclosure statement is unknown or is unavailable to the Seller, and if the Seller or Seller's agent has made a reasonable effort to ascertain the information, the Seller may make an approximation based on the best information available to the Seller or Seller's agent. It must be reasonable, clearly labeled as an approximation, and not used to avoid the disclosure requirements of AS 34.70.010 - AS 34.70.200.**

All disclosures made in this statement are required to be made in good faith (AS 34.70.060). The Seller is required to disclose defects or other conditions in the real property or the real property interest being transferred. To comply, disclosure need not include a search of the public records, nor does it require a professional inspection of the property.

If the information supplied in this disclosure statement becomes inaccurate as a result of an act or agreement after the disclosure statement is delivered to the Buyer, the Seller is required to deliver an amendment to the disclosure statement to the Buyer. An addendum/amendment form for that purpose may be attached to this disclosure statement.

Upon delivery to a buyer, any inspection/reports generated by a purchase agreement of this property automatically becomes an addendum/amendment to the property disclosure.

**Exemption for First Sale:** Under AS 34.70.120, the first transfer of an interest in residential real property that has never been occupied is exempt from the requirement for the Seller to complete the Disclosure Statement.

**Waiver by Agreement:** 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. Signing this waiver does not affect other obligations for disclosure.

**Violation or Failure to Comply:** A person who negligently violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200 is liable to the Buyer for actual damages suffered by the Buyer as a result of the violation or failure. If the person willfully violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200, the Seller is liable to the Buyer for up to three times the actual damages. In addition to the damages, a court may also award the Buyer costs and attorney fees to the extent allowed under the rules of court.

LMJ  
Seller's Initials

7/25/2022  
Date

Chalet 1 & Cook House Tract A Johnstone Bay 1, Seward, AK 99664  
Property Address

\_\_\_\_\_  
Buyer's Initials

\_\_\_\_\_  
Date

## Seller's Information Regarding Property

### Property Type (check one):

- ☒ Single Family ☐ Zero Lot Line/Town House ☐ Condominium ☐ Townhome/PUD  
☐ Duplex (Including Single Family with an Apartment)  
☒ Other (please specify) Lodge / Commercial

Do you currently occupy the property? ☒ Yes ☐ No If Yes, how long? \_\_\_\_\_

If not a current occupant, have you ever occupied the property? ☐ Yes ☐ No If so, when? \_\_\_\_\_

Year Property Built: 2015/17/18 If property was built prior to 1978, or if Seller has any knowledge of lead-based paint, Seller must complete Disclosure of Information and Acknowledgment of Lead-based Paint and/or Lead-based Paint Hazards in accordance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (also known as Title X) and provide Buyer with the "Protect Your Family From Lead in Your Home" pamphlet. The pamphlet can be found on the Internet at <http://www.epa.gov/lead/leadprot.htm>.

Construction Overview: ☐ Wood Frame ☒ Manufactured ☐ Modular ☐ Other: Full Scribe Log Fusion

Foundation: ☐ Masonry Block ☒ Poured Concrete ☐ Piling ☐ Treated Wood ☐ Other: \_\_\_\_\_

Name of original builder (if known): DEREK GALBRAITH Serendipity Log Works & OWNER

### Property Features:

**Check** all items that are **built-in** and will remain with the property. **Also . . .**

**Circle** those checked items that have known defects or malfunctions. **Also . . .**

**Describe** the defect or malfunction on the Addendum/Amendment(s) To The Disclosure Statement.

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Cooktop               | <input type="checkbox"/> Wood Stove(s) # of _____   | <input type="checkbox"/> T.V. Antenna                            |
| <input checked="" type="checkbox"/> Oven(s) # of <u>3</u> | <input type="checkbox"/> Jetted Tub   | <input type="checkbox"/> Satellite Dish                          |
| <input type="checkbox"/> Rods & Blinds                    | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover   | <input checked="" type="checkbox"/> Window Screens               |
| <input type="checkbox"/> Microwave(s) # of _____          | <input type="checkbox"/> Steam Shower Room  | <input type="checkbox"/> Security System                         |
| <input type="checkbox"/> Dishwasher                       | <input type="checkbox"/> Water Softener   | <input checked="" type="checkbox"/> Smoke Detector(s) # of _____ |
| <input type="checkbox"/> Trash Compactor                  | <input type="checkbox"/> Water Filtering System   | <input checked="" type="checkbox"/> CO Detectors # of _____      |
| <input type="checkbox"/> Garbage Disposal                 | <input type="checkbox"/> Greenhouse <input type="checkbox"/> Attached <input type="checkbox"/> Detached | <input checked="" type="checkbox"/> Fire Alarms                  |
| <input type="checkbox"/> Instant Hot Water Dispenser      | <input type="checkbox"/> Ventilating System   | <input type="checkbox"/> Auto Garage Door Opener(s)              |
| <input type="checkbox"/> Central Vacuum Installed         | <input checked="" type="checkbox"/> Heating System  | # of Opener(s) _____   |
| <input type="checkbox"/> Intercom                         | <input checked="" type="checkbox"/> Storage Shed(s) # of <u>1</u>                                       | <input type="checkbox"/> Built-In Refrigerator                   |
| <input type="checkbox"/> Paddle Fan(s) # of _____         | <input type="checkbox"/> Built-In Barbecue  | <input type="checkbox"/> Other _____                             |

Comments: Outback VFX 4836 inverter x 2, 9KW Northern Lights generator, 8 Full River L16 Batteries in power house

### Structural Components:

**Check** only those items that have known defects, malfunctions, or have had major repairs performed within the last five years.

**Also . . . Describe** the defect, malfunction, or repair on the Addendum/Amendment(s) To The Disclosure Statement.

- |   |   |  |  |   |
|---|---|--|--|---|
| <input type="checkbox"/> Fences/Gates     | <input type="checkbox"/> Rain Gutters   | <input type="checkbox"/> Insulation              | <input type="checkbox"/> Electrical Systems    | <input type="checkbox"/> Electronic Air Cleaner |
| <input type="checkbox"/> Driveways        | <input type="checkbox"/> Exterior Walls | <input type="checkbox"/> Woodstove(s) # of _____ | <input type="checkbox"/> Sewage Systems        | <input type="checkbox"/> Heat Recovery          |
| <input type="checkbox"/> Private Walkways | <input type="checkbox"/> Interior Walls | <input type="checkbox"/> Fireplace(s) # of _____ | <input type="checkbox"/> Water Supply          | <input type="checkbox"/> Ventilator System      |
| <input type="checkbox"/> Retaining Walls  | <input type="checkbox"/> Floors         | <input type="checkbox"/> Gas Starter             | <input type="checkbox"/> Garage                | <input type="checkbox"/> Swimming Pool          |
| <input type="checkbox"/> Foundation       | <input type="checkbox"/> Ceilings       | <input type="checkbox"/> Chimneys                | <input type="checkbox"/> Garage Floor Drain    | <input type="checkbox"/> Mechanical             |
| <input type="checkbox"/> Crawl Space      | <input type="checkbox"/> Doors          | <input type="checkbox"/> Plumbing Systems        | <input type="checkbox"/> Carport               | <input type="checkbox"/> Filtration             |
| <input type="checkbox"/> Roof             | <input type="checkbox"/> Windows        | <input type="checkbox"/> Heating Systems         | <input type="checkbox"/> Washer/Dryer Hook-ups | <input type="checkbox"/> Pool Cover             |
| <input type="checkbox"/> Patio/Decking    | <input type="checkbox"/> Skylights      | <input type="checkbox"/> Solar Panels            | <input type="checkbox"/> Humidifier            | <input type="checkbox"/> Hot Water Heater       |
| <input type="checkbox"/> Slabs            | <input type="checkbox"/> Venting        | <input type="checkbox"/> Wind Generators         | <input type="checkbox"/> Air Conditioner       |   |

Other items not covered above? \_\_\_\_\_

Comments: \_\_\_\_\_

JMP  
Seller's Initials

7/25/22  
Date

Chalet 1 & Cook House Tract A Johnstone Bay 1, Seward, AK 99664  
Property Address

\_\_\_\_\_  
Buyer's Initials

\_\_\_\_\_  
Date

**Documentation:** *Check* the documents for the subject property that the seller has available for review:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Engineer/Property/Home Inspection Report(s) | <input type="checkbox"/> Written Agreements with Adjacent Property Owners | <input type="checkbox"/> Party Wall Agreement                |
| <input checked="" type="checkbox"/> Title Information                | <input type="checkbox"/> Energy Rating Certificate or PUR-101             | <input type="checkbox"/> Lease/Rental Agreement              |
| <input type="checkbox"/> As-Built Survey                             | <input type="checkbox"/> Resale Certificate                               | <input type="checkbox"/> Soils Test                          |
| <input type="checkbox"/> Certificate of Occupancy or PUR-102         | <input type="checkbox"/> Water Rights Certificate                         | <input type="checkbox"/> Well Log and Water Tests            |
| <input type="checkbox"/> Deed Restrictions                           | <input type="checkbox"/> Subdivision Covenants/Restrictions               | <input type="checkbox"/> Hazardous Materials Test(s)         |
| <input type="checkbox"/> Other _____                                 |   | <input checked="" type="checkbox"/> Other <u>SEPTIC CERT</u> |

**Additional Information:**

Supply information for the following items:

Yes No

To the best of your knowledge, has the property been inspected by an engineer/home inspector in the last 5 years?..... ☐ ☒

➤ **Drainage:**

- ♦ Are you aware of ever having any water in the crawl space, basement, or lower level?..... ☐ ☒

If Yes, how has the problem been resolved?

☐ Sump Pump(s) ☐ Curtain Drain ☐ Rain Gutter/Extension ☐ Other \_\_\_\_\_

When was problem resolved? \_\_\_\_\_

Location of each sump pump: \_\_\_\_\_

- ♦ To where does the water drain after it leaves the sump pump? \_\_\_\_\_  
If gutters, where do downspouts discharge? \_\_\_\_\_

- ♦ Is there a floor drain in the structure, including garage?..... ☐ ☒  
If Yes, where is it located and where does it drain to? \_\_\_\_\_

➤ **Roof or Other Leakage:**

Type: ☐ Asphalt/Composition Shingle ☐ Cedar Shake ☐ Built-up ☒ Metal ☐ Other \_\_\_\_\_

Age: 634 years. Location of attic access? \_\_\_\_\_

- ♦ Are you aware of any ice damming on the roof?..... ☒ ☒

If Yes, provide location. Cabin ZERO Front Room ceiling.

- ♦ Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc. .... ☐ ☐

If Yes, provide location. \_\_\_\_\_

➤ **Fireplace and/or Woodstove:** Date chimney(s) last cleaned? \_\_\_\_\_ Who cleaned? \_\_\_\_\_

➤ **Heating System(s):**

Mark all types that apply: ☐ Hot Water Baseboard ☒ Forced Air ☐ Radiant Heat ☐ Electrical Heat  
☐ Wood Stove ☐ Other Toyo 563300

Age: 4/5 years. Last Cleaned: \_\_\_\_\_ Last Inspected: Seldom use

Source: ☐ Natural Gas ☐ Electric ☐ Propane Tank leased or owned? \_\_\_\_\_ ☐ Wood ☐ Coal

☒ Oil with 300/110 gallon storage which is ☐ Buried ☒ Above Ground ☐ Other \_\_\_\_\_

Age of Tank? 4/5 years.

➤ **Hot Water Heater:**

Age: 4 years. Capacity: 20/ on demand gallons. Type: ☐ Gas ☐ Electric ☒ Other Toyo tomi Heating oil

➤ **Water Supply:**

Type: ☐ Public ☒ Private ☐ Community ☐ Cistern/Water Tank If Cistern/Water Tank: \_\_\_\_\_ Size \_\_\_\_\_  
☒ Other Reciprocal water use agreement to be completed.

If Private: Well Depth: 30 feet. Flow Rate: \_\_\_\_\_ gallons per minute. Date Tested: \_\_\_\_\_

- ♦ Have you had any problems with your water supply?..... ☐ ☒

- ♦ Has the water supply been tested in the past 12 months?..... ☐ ☒

If Yes, attach all documentation from all tests.

- ♦ Are you aware of any contaminants in your water supply, to include but not limited to E-coli, nitrates, heavy metals, arsenic or other contaminants? ..... ☐ ☒

- ♦ Has the well failed while you have owned the property?..... ☐ ☒

- ♦ Have you ever had a well pump problem or failure?..... ☐ ☒

- ♦ Do you supply water to, or receive water from others?..... ☒ ☐

If Yes, is there a recorded agreement?..... ☐ ☒

- ♦ Do you have a water rights certificate for this property?..... ☐ ☒

Jap  
Seller's Initials

7/25/22  
Date

Chalet 1 & Cook House Tract A Johnstone Bay 1, Seward, AK 99664  
Property Address

\_\_\_\_\_  
Buyer's Initials

\_\_\_\_\_  
Date

## Additional Information (Continued):

### Sewer System:

Type: ☐ Public ☒ Private ☐ Community ☐ Other \_\_\_\_\_ Yes No

Does your sewer system have a lift station/lift pump? ☐ No ☒ Yes

If Private: ☒ Septic Tank ☐ Holding Tank ☐ Other: 2500 gallon Inflator Brand Plastic

Drainfield System: ☒ Bed ☐ Trench ☐ Mound ☐ Pit ☐ Crib ☐ Other \_\_\_\_\_

Innovative Sewer System: ☐ Intermittent Sand Filter ☐ Biocycle ☐ Recirculating Upflow Filter

☐ Secondary sewer treatment plant ☐ Other \_\_\_\_\_

Has the sewer system failed while you owned the property? ☐ No ☒ Yes

If Yes, explain: \_\_\_\_\_

Age of sewer system: \_\_\_\_\_ Location: \_\_\_\_\_

Have you had any work maintenance or inspections done on the sewer system during your ownership? ☐ No ☒ Yes

If Yes, explain: \_\_\_\_\_

Approval/Certification source (and date if known): Per Approved on Record

Are you aware of any abandoned sewer systems, leachfields, cribs, etc. on the property? ☐ No ☒ Yes

### Freeze-ups:

Have you had any frozen water lines, sewer lines, drains, or heating systems? ☐ No ☒ Yes

If yes, please explain: \_\_\_\_\_

Are there any heat tapes, heat lamps, or other freeze prevention devices? ☐ No ☒ Yes

Location, and explain use: \_\_\_\_\_

### Average Annual Utility Costs:

Gas	\$ _____	Company/Source: _____
Electric	\$ <u>PARTS</u>	Company/Source: _____
Oil	\$ <u>400</u> /Gallons: <u>400</u>	Company/Source: <u>Shoreside</u>
Propane	\$ <u>DEPENDS</u>	Company/Source: <u>" "</u>
Wood	\$ <u>FREE</u>	Company/Source: _____
Coal	\$ _____	Company/Source: _____
Water	\$ <u>FREE</u>	Company/Source: _____
Sewer	\$ _____	Company/Source: _____
Refuse	\$ <u>FLY OUT</u>	Company/Source: _____
Other	\$ _____	Company/Source: _____

To the best of your knowledge, are you aware of any of the following conditions with respect to the subject property? If answer is "Yes," indicate the relevant item number and explain the condition on the Addendum/Amendment(s) to the Disclosure Statement.

### Title:

	Yes	No
1. Do you know of any existing, pending, or potential legal action(s) concerning the property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Do you know of any street or utility improvements planned that will affect the property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Road maintenance provided by? <u>SELF</u>		
4. Is the property currently rented or leased? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, expiration date: _____/_____/_____		
5. Is there a homeowner's association (HOA) for the property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, HOA name: _____ HOA Telephone: _____		
<input type="checkbox"/> Mandatory <input type="checkbox"/> Voluntary <input type="checkbox"/> Inactive Monthly Dues Amount: \$ _____ per _____		
Are there any levied or pending assessments? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Who is responsible for issuing the resale certificate?		
Name: _____ Telephone: _____		

### Setbacks/Restrictions:

6. Have you been notified of any proposed zoning changes for the property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Are you aware of features of the property shared in common with adjoining property owners, such as walls, fences, and driveways, whose use or responsibility for maintenance may affect the property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Are there subdivision conditions, covenants, or restrictions? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Are you aware of any violations of building codes, zoning, setback requirements, subdivision covenants, borough, or city restrictions on this property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Are you aware of any nonconforming uses of this property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Seller's Initials JMP

Date 7/25/22

Property Address Chalet 1 & Cook House Tract A Johnstone Bay 1, Seward, AK 99664

Buyer's Initials \_\_\_\_\_

Date \_\_\_\_\_

**Additional Information (Continued):**


- |   | <u>Yes</u>               | <u>No</u>                           |
|---|--------------------------|-------------------------------------|
| 11. Are you aware of any deed, or other private restrictions on the use of the property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Are you aware of any variances being applied for, or granted, on this property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Are you aware of any easements on the property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>➤ Encroachments:</b>   |                          |                                     |
| 14. Does anything on your property encroach (extend) onto your neighbor's property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Does anything on your neighbor's property encroach onto your property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>➤ Environmental Concerns:</b>  |                          |                                     |
| 16. Are you aware of any substances, materials, or products that may be an environmental hazard such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil, water or by-products from the production of methamphetamines on the subject property? ..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16a. Are you aware of any mildew or mold issues affecting this property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Are you aware of any underground storage tanks on this property, other than previously referenced fuel or septic tanks? Number of tanks: .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Are you aware if the property is in an avalanche zone/mudslide area? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. Are you aware if the property has flooded? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Flood zone designation: .....   |                          |                                     |
| 20. Are you aware of any erosion/erosion zone or accretion affecting this property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 21. Are you aware of any damage to the property or any of the structures from flood, landslide, avalanche, high winds, fire, earthquake, or other natural causes? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Have you ever filed an insurance claim for any environmental damage to the property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>➤ Soil Stability:</b>  |                          |                                     |
| 24. Are you aware of any debris burial or filling on any portion of the property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 25. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving that affect the improvements of the property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 26. Are you aware of any drainage, or grading problems that affect this property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>➤ Construction, Improvements/Remodel:</b>  |                          |                                     |
| 27. Have you remodeled, made any room additions, structural modifications, or improvements? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If Yes, please describe. Was the work performed with necessary permits in compliance with building codes? .....   |                          |                                     |
| Was a final inspection performed, if applicable? .....  |                          |                                     |
| 28. Has a fire ever occurred in the structure? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>➤ Pest Control or Wood Destroying Organisms:</b>   |                          |                                     |
| 29. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. If Yes, what type? .....   |                          |                                     |
| b. If Yes, where? .....   |                          |                                     |
| 30. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. If Yes, when? .....  |                          |                                     |
| b. If Yes, what type? .....   |                          |                                     |
| c. If Yes, where? .....   |                          |                                     |
| d. If Yes, describe what was done to resolve the problem: .....   |                          |                                     |
| <b>➤ Other:</b>   |                          |                                     |
| 31. Are you aware of any murder or suicide having occurred on the property within the preceding 3 years? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 32. Are you aware of any human burial sites on the property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

JmJ  
Seller's Initials7/25/22  
DateChalet 1 & Cook House Tract A Johnstone Bay 1, Seward, AK 99664  
Property Address

Buyer's Initials

/ /  
Date

**Additional Information (Continued):****Yes No****33. Noise**

- a. Are you aware of any noise sources that may affect the property, including airplanes, trains, dogs, traffic, race tracks, neighbors, etc? ..... ☐ 
- b. If Yes, explain: \_\_\_\_\_

**34. Pets**

- a. Have there been any pets/animals in the house? ..... ☒ ☐
- b. If Yes, what kind? Dogs enter cabin Aussie .

I / We have completed this disclosure statement according to AS 34.70.010 - AS 34.70.200 and these instructions, and the statements are made in good faith and are true and correct to the best of my/our knowledge as of the date signed. I/We authorize any licensees involved or participating in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated transfer of the property or interest in the property.

Seller:  \_\_\_\_\_  
Jordan Michael Pond

Date: 7/25/22

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

**Buyer's Notice and Receipt of Copy**

**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. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: [www.dps.state.ak.us](http://www.dps.state.ak.us).

**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.

The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer understands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure statement does not encompass those aspects. Buyer also acknowledges that he/she has read and received a signed copy of this statement from the Seller or any licensee involved or participating in this transaction.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Jmp  
Seller's Initials

7/25/22  
Date

Chalet 1 & Cook House Tract A Johnstone Bay 1, Seward, AK 99664  
Property Address

\_\_\_\_\_  
Buyer's Initials

\_\_\_\_\_  
Date

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