

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. **SELLER:** Steve Perrins and Denise Perrins

2. **PROPERTY LOCATION:** 256 Chickville Road, Ossipee, NH 03864

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** Yes No

4. **SELLER:** has has not occupied the property for _____ years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. **TYPE OF SYSTEM:** Public Private Seasonal Unknown
 Drilled Dug Other _____

b. **INSTALLATION:** Location: in field on lot
Installed By: unknown Date of Installation: unknown
What is the source of your information? N/A

c. **USE:** Number of persons currently using the system: 0
Does system supply water for more than one household? Yes No

d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No
Quality: Yes No Unknown
If YES to any question, please explain in Comments below or with attachment.

e. **WATER TEST:** Have you had the water tested? Yes No Date of most recent test _____
If YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No
If YES, are test results available? Yes No
What steps were taken to remedy the problem? _____
COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

a. **TYPE OF SYSTEM:** Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown
Septic Design Available: Yes No

b. **IF PUBLIC OR COMMUNITY/SHARED**
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? _____

c. **IF PRIVATE:**
TANK: Septic Tank Holding Tank Cesspool Unknown
Tank Size _____ Gal. Unknown Other _____
Tank Type Concrete Metal Unknown Other _____
Location: behind home Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No
Comments: _____

SELLER(S) INITIALS SP / DP **BUYER(S) INITIALS** _____ / _____

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d. LEACH FIELD: Yes No Other _____
IF YES, Location: behind home Size: _____ Unknown
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? Yes No
Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
IF YES, has a septic system evaluation been done within 180 days? Yes No Unknown
Date of Evaluation: _____
Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	blown in	_____	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. **UNDERGROUND STORAGE TANKS - Current or previously existing:**
Are you aware of any past or present underground storage tanks on your property? Yes No Unknown
IF YES: Are tanks currently in use? Yes No
IF NO: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Are you aware of any past or present problems such as leakage, etc? Yes No
Comments: _____
If tanks are no longer in use, have the tanks been removed? Yes No Unknown
Comments: _____

b. **ASBESTOS - Current or previously existing:**
As insulation on the heating system pipes or ducts? Yes No Unknown
In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
If YES, Source of information: _____
Comments: _____

c. **RADON/AIR - Current or previously existing:**
Has the property been tested? Yes No Unknown
If YES: Date: _____ By: _____
Results: _____ If app _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: _____

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BUYER(S) INITIALS

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- d. RADON/WATER - Current or previously existing:**
 Has the property been tested? Yes No Unknown
 If YES: Date: _____ By: _____
 Results: _____ If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No Comments: _____
- e. LEAD-BASED PAINT - Current or previously existing:**
 Are you aware of lead-based paint on this property? Yes No
 If YES: Source of information: _____
 Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No
 Comments: _____
- f. Are you aware of any other hazardous materials?** Yes No
 If YES: Source of information: _____
 Comments: _____

9. GENERAL INFORMATION

- a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?**
 Yes No Unknown If YES, Explain: _____
 What is your source of information? _____
- b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?**
 Yes No Unknown If YES, Explain: _____
 What is your source of information? _____
- c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?**
 Yes No If YES, Explain: _____
- d. Are you aware of any problems with other buildings on the property?** Yes No
 If YES, Explain: _____
- e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?** YES NO UNKNOWN If YES, Explain: _____
- f. Is this property located in a Federally Designated Flood Hazard Zone?** Yes No Unknown
 Comments: _____
- g. Has the property been surveyed?** Yes No Unknown If YES, By: _____
 If YES, is survey available? Yes No Unknown
- h. How is the property zoned?** _____
- i. Heating System Age:** _____ **Type:** hot water base board **Fuel:** oil **Tank Location:** in basement
Owner of Tank: owner
Annual Fuel Consumption: ? **Price:** _____ **Gallons:** _____
Date system was last serviced and by whom? see tag
Secondary Heat Systems: _____
 Comments: _____
- j. Roof Age:** unknown **Type of Roof Covering:** metal
Moisture or leakage: none known
 Comments: _____

SELLER(S) INITIALS SP / DP

BUYER(S) INITIALS /

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k. Foundation/Basement: Full Partial Other: _____ Type: granite
Moisture or leakage _____
Comments: _____

l. Chimney(s) How Many? _____ Lined? _____ Last Cleaned: _____ Problems? none known
Comments: _____

m. Plumbing Type: _____ Age: _____
Comments: _____

n. Domestic Hot Water: Age: unknown see tag Type: _____ Gallons: _____

o. Electrical System: # of Amps _____ Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____

q. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____

r. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) Yes No If YES, please explain: _____

s. Air Conditioning: Type: N/A Age: _____ Date Last Serviced and by whom: _____
Comments: _____

t. Pool: Age: _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: _____

u. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____
If Portable: Included Negotiable
Comments: propane but no tank at this time

v. Internet: Type Currently Used at Property: spectrum

w. Other (e.g. Alarm System, Irrigation System, etc.) knights security system
Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS

BUYER(S) INITIALS

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Steve Perrins
SELLER
dotloop verified
04/17/25 2:12 PM AKDT
Y2OU-0WSH-YSNV-KYCB
DATE

Denise Perrins
SELLER
dotloop verified
04/17/25 12:56 PM
AKDT
6PTA-Y6IQ-1BCT-MWBX
DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER
DATE

BUYER
DATE

SELLER(S) INITIALS *SP* *DP*

BUYER(S) INITIALS

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 256 Chickville Road, Ossipee, NH 03864

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c)

--	--

 Purchaser has received copies of all information listed above.
- (d)

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 Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

- (f)

 <small>04/18/25 8:54 AM EDT dotloop verified</small>
--

 Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<i>Steve Perrins</i>	dotloop verified 04/17/25 2:12 PM AKDT DRDT-Q8JO-LQ5X-QWKG
Seller	Date

Purchaser	Date

<i>Randall Parker</i>	dotloop verified 04/18/25 8:54 AM EDT DAVU-OPFW-PHDY-FOX0
Agent	Date

<i>Denise Perrins</i>	dotloop verified 04/17/25 12:56 PM AKDT NPBB-LYY0-UJC2-QTVA
Seller	Date

Purchaser	Date

Agent	Date

Parcel
1 and 2
only

Space above this line for recording information.

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT **Mark Dwight Winkley**, a single person, and **Dana Prince Winkley a/k/a Dana "Buckey" P. Winkley**, a single person, with a mailing address of 256 Chickville Road, Ossipee, New Hampshire 03864 (sometimes referred to herein as "Grantors") grant to **Yakutat Properties LLC**, a New Hampshire limited liability company, with a mailing address of P.O. Box 221267, Anchorage, Alaska 99522 (sometimes referred to herein as "Grantee"), with WARRANTY COVENANTS, the following:

Certain parcels or tracts of land, with the buildings and improvements thereon, situate in the Town of Ossipee, County of Carroll, and State of New Hampshire, bounded and described as follows in prior deeds:

Tract One:

"Beginning at the southeast corner of land now or formerly of Edward R. Bickford and running Easterly by the road and by the house formerly of David H. White about 25-2/3 rods to a pair of bars in the wall; thence turning and running by stake and stones to the said Bickford's land on a northerly course; thence turning and running Westerly and Southerly by said Bickford's land to the bound first mentioned.

Containing three (3) acres, more or less."

Tract Two:

"Beginning by the highway at the corner of land formerly of David N. White and running Northerly by said White's land until it strikes land formerly of Edward R. Bickford; thence turning and running Easterly by said Bickford's land to the river;

thence by the river to near the Garland Bridge, so called, thence turning and running Westerly by the highway until it strikes the bounds first mentioned.

Containing seven (7) acres, more or less.”

Tract Three:

“Beginning at a stake and stones set in a cross wall by the highway leading from the store now or formerly of M. C. White to Tuftonboro town line and following in an easterly direction said cross wall to an old fence to land now or formerly of Charles A. and Grover C. Wiggin; thence turning at an angle by said Wiggin land and running in a northerly direction to land now or formerly of Frank O. Stillings; thence turning at an angle and running in a westerly direction by land of said Stillings and land now or formerly of Ernest W. Beacham to highway herein mentioned, thence by said highway to bounds first mentioned, subject, however, to a right of way across said land to the Wiggin meadow, so called.”

Tract Four:

“Beginning at a point near the Garland Bridge, so-called, said point formerly marked by a pine stump by the road leading to Tuftonboro; thence by the wall southerly to end of the dam; thence by the bank of the river and meadow, now or formerly of the heirs of John Fall and Lovina Bickford, until it strikes the road; thence by the road to the point begun at.

Containing three (3) acres, more or less.

Said property is conveyed subject to existing rights of way.”

Tract Five:

“A certain tract or parcel of land situated in Ossipee, Carroll County, State of New Hampshire, on Archer's Ledge, so-called, and bounded and described as follows:

Beginning at a stake and stones at corner of land of G. A. Neal and land now or formerly of Fred E. Bean and running Northerly along the ledge to a stake and stones; thence turning and running Westerly by land of said Neal to a stake and stones, thence at right angles, or nearly so, by land of G. A. Neal to point begun at.

Containing three (3) acres, more or less.”

We also hereby convey the following parcel of land, but with **Quitclaim Covenants**, and not with Warranty Covenants:

Tract Six:

“On the north by the highway leading from Ossipee Center to Tuftonboro, on the west by the highway leading from the dwelling house now or formerly of David N. White to Water Village, on the east by land now or formerly of Frank Stillings, and on the south by land formerly of Ivory Stillings, deceased.

Containing three (3) acres, more or less, and being the same premises described as Parcel 1 in deed of Ernest w. Beacham to Minnie C. White.”

Meaning and intending to convey a portion of the premises (specifically, Parcels 1, 2, 3, 4, 6, and 7) conveyed to Dana Prince Winkley and Mark Dwight Winkley by Warranty Deed from Mark A. Winkley and Mae T. Winkley dated September 22, 1983 and recorded in Book 909, Page 58 at the Carroll County Registry of Deeds. Mark A. Winkley died August 3, 2008 in Wolfeboro, New Hampshire, and Mae T. Winkley died March 31, 2020 in Wolfeboro, New Hampshire, thus releasing the life estates reserved in said deed.

The above-described premises are conveyed with the expressed reservation of a **life estate** to the Grantors in the property identified as **256 Chickville Road, Ossipee, NH** (Tract One) above as follows. Grantors shall each have a life estate to live in the existing residence. They shall also have use of garage and barn jointly with Grantee. Mark Dwight Winkley will be the primary resident in the residence, as Dana Prince Winkley spends most of his time in Alaska. Upon death of Mark Dwight Winkley or if at any time Mark Dwight Winkley does not reside at the home for a period of 6 months, then Dana Prince Winkley will have the option to occupy the 256 Chickville Road, Ossipee, NH property within that 6-month period, failure of which his life estate will terminate and Grantee shall take possession and may dispose of the property at will. If Dana Prince Winkley moves into the 256 Chickville Road, Ossipee, NH property within the 6-month period, the life estate continues and upon his death or inability to live in the home for 6 consecutive months, the life estate terminates. Only tenants to live in the home are Dana Prince Winkley or Mark Dwight Winkley unless agreed upon in writing by the Grantee. Upon the termination of the life estate of the said Grantors as set forth herein pursuant to the aforesaid restrictions, the Grantee shall own the above-described premises in fee simple absolute. Evidence of the termination of the life estate may be proven by the recording of the death certificates of the individual Grantors, by recorded affidavit, or by any other means that complies with applicable title standards.

Executed this 11th day of February 2021.

Mark Dwight Winkley

Mark Dwight Winkley

Mark Dwight Winkley

Dana Prince Winkley

a/k/a Dana "Buckey" P. Winkley

by Mark Dwight Winkley, Attorney-in-Fact

STATE OF NEW HAMPSHIRE

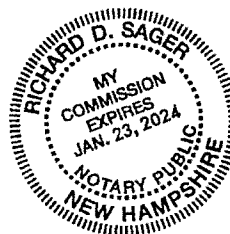
COUNTY OF CARROLL

This instrument was acknowledged before me on this 11th day of February 2021 by Mark Dwight Winkley and Dana Prince Winkley a/k/a Dana "Buckey" P. Winkley, by his Attorney-in-Fact, Mark Dwight Winkley. The subscribing parties acknowledged that they executed the same as their voluntary act and deed and for the purposes contained herein.

[Signature]

Notary Public ~~Justice of the Peace~~

My Commission Expires: _____



VIEW EASEMENT

Book: 3595 Page: 383

Doc # 2108484 06/04/2021 08:48:15 AM
Book 3595 Page 383 Page 1 of 3
Register of Deeds, Carroll County

Lisa Scott LCHIP CAA132977 25.00
TRANS TAX CA925527 1,125.00

Space above this line for recording information.

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT **Yakutat Properties LLC**, a New Hampshire limited liability company, with a mailing address of P.O. Box 221267, Anchorage, Alaska 99522 grants to **Dan Hole Pond Watershed Trust**, a New Hampshire nonprofit corporation, with a mailing address of PO Box 8, Center Ossipee, New Hampshire 03814 with **WARRANTY COVENANTS**, title to the following:

Two certain parcels or tracts of land, with any improvements thereon, situate in the Town of Ossipee, County of Carroll, and State of New Hampshire, referenced in the Town of Ossipee records as 243 Chickville Road (Tax Map 254, Lot 6) and 249 Chickville Road (Tax Map 254, Lot 9).

Parcel 1 – 243 Chickville Road (Tax Map 254, Lot 6) is located on the southerly side of Chickville Road and is bounded on the east by land now or formerly of the State of New Hampshire acting through the Fish and Game Department (see deed recorded Book 1474, Page 659); on the south by Garland Pond and land now or formerly of the State of New Hampshire acting through the Fish and Game Department (see deed recorded Book 1414, Page 74); on the west by Parcel 2 described below, being now or formerly of the Grantor; and on the north by Chickville Road.

Parcel 2 - 249 Chickville Road (Tax Map 254, Lot 9) is located on the southerly side of Chickville Road and the easterly side of Sawyer Road and is bounded on the east by Parcel 1 above-described, being now or formerly of the Grantor; on the southeast by land now or formerly of the State of New Hampshire acting through the Fish and Game Department (see deed recorded Book 1414, Page 74); on the southwest by land now or formerly of the Simpson Family Trust (see deed recorded Book 3584, Page 361).

The above description is prepared using tax maps and deeds of the surrounding parcels and thus is given with QUITCLAIM COVENANTS.

RESERVING in favor of 256 Chickville Road, Ossipee, NH (Tax Map 254, Lot 18) (the 256 Chickville Road property is currently owned by the grantor), an easement to maintain the current view over the above-described Parcels 1 & 2. The easement shall include the right of the owner of the 256 Chickville Road property to mow the existing field on said Parcels 1 & 2. Any damage done to Parcels 1 & 2 as a result of the mowing activities shall be promptly repaired at the owner of the 256 Chickville Road property's expense. The owner of the 256 Chickville Road property shall hold harmless the within grantee and its successors in interest from any property damage or injuries suffered in connection with the mowing activities.

Meaning and intending to describe and convey a portion of the premises conveyed to the Grantor by Warranty Deed from Mark Dwight Winkley and Dana Prince Winkley a/k/a Dana "Buckey" P. Winkley dated February 11, 2021 and recorded in Book 3568, Page 8 at the Carroll County Registry of Deeds.


The Office of Sager & Smith, PLLC prepared this deed from information supplied by the grantor herein and, at the request of the grantor, no independent title examination has been undertaken, nor did Sager & Smith, PLLC verify the accuracy of the representations contained herein.

This is not homestead property.

(Signature Page Follows)

Executed this 28th day of May 2021.

Yakutat Properties LLC

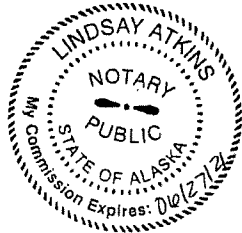


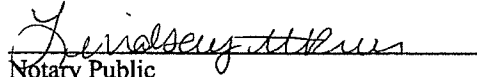
Steven H. Perrins, Manager, duly authorized

STATE OF ALASKA

COUNTY OF Anchorage

This instrument was acknowledged before me on this 28 day of May 2021 by Steven H. Perrins, Manager, duly authorized, of Yakutat Properties, LLC. The subscribing party acknowledged that he executed the same as his voluntary act and deed and for the purposes contained herein.





Notary Public

My Commission Expires: June 27, 2021