

**STATUTORY WARRANTY DEED**

Grantor, **Kelly's Properties, LLC**, an Alaska limited liability company, of P.O. Box 849, Delta Junction, Alaska 99737, for good and valuable consideration received, conveys and warrants to Grantee, **Kelly's Investments LLC**, an Alaska limited liability company, of P.O. Box 849, Delta Junction, Alaska 99737, the following described real estate:

PARCEL I:

Lots 1, 2 and 3 of the land embraced in U.S. Survey No. 2727; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska;

EXCEPTING FROM Lot 3, that portion conveyed to ALBERT D. ABREU and JANE M. ABREU by Warranty Deed recorded September 22, 1993 in Book 814 at Page 460.

PARCEL II:

Lot 36 and a portion of Lots 34 and 35, Section 23, Township 10 South, Range 10 East, Fairbanks Meridian; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, more particularly described as follows:

Beginning at the Southwest corner of said Lot 35; Thence Easterly along the South boundary line of said Lot 35, 75 feet; Thence North 15 degrees 07' West, 330 feet to the North boundary line of said Lot 34; Thence Westerly along the North boundary line of said Lot 34, 75 feet to the Northwest corner of said Lot 34; Thence South 15 degrees 07' East along the West boundary line of said Lots 34 and 35, 330 feet to the point of beginning.

Which has also been described of record as: All of Lot 36, and the West 75 feet of Lots 34 and 35, Section 23, Township 10 South, Range 10 East, Fairbanks Meridian, Alaska; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

EXCEPTING FROM Lot 34, Section 23, Township 10, South, Range

10 East, Fairbanks Meridian, that portion conveyed to ALBERT D. ABREU and JANE M. ABREU, by Warranty Deed recorded September 22, 1993 in Book 814 at Page 460.

TOGETHER WITH, a perpetual easement over and upon that portion of the North 30 feet of Lot 34, Section 23, Township 10 South, Range 10 East, Fairbanks Meridian, lying East of the West 75 feet thereof, as granted by Warranty Deed recorded November 3, 1966 in Book 198 at Page 213.

SUBJECT TO property taxes; patent reservations and exceptions; plat notes, easements, and stipulations; and easements, reservations, covenants, conditions, restrictions, and rights-of-way of record.

DATED this 21 day of November, 2018.

Kelly's Properties, LLC

Susan C. Sandy
By: Susan C. Sandy

Its: Member

Yvonne A. Echo-Hawk
By: Yvonne A. Echo-Hawk

Its: Member

STATE OF ALASKA

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) ss.

FOURTH JUDICIAL DISTRICT

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The foregoing instrument was acknowledged before me this 21 day of November, 2018, by Susan C. Sandy and Yvonne A. Echo-Hawk, Members of Kelly's Properties, LLC an Alaska limited liability company, on behalf of the company.

State of Alaska
NOTARY PUBLIC

Elena Doroshenko

My Commission Expires 11.22.19

[Signature]
Notary Public in and for Alaska

My Commission Expires: 11.22.19

Record in Fairbanks Recording
District and Return to:
Kelly's Investments LLC
P.O. Box 849
Delta Junction, Alaska 99737

