

KENAI PENINSULA BOROUGH

BOX 850 + SOLDOTNA, ALASKA 99669 PHONE 262-4441

DON GILMAN

September 21, 1977

Fred Sturman and Mac Chesney P. O. Box 513 Soldotna, AK 99669

Dear Messrs. Sturman and Chesney:

It gives us great pleasure to enclose the original of that recorded TAX FORECLOSURE DEED #K77-6.

Please call on us for any assistance y cerning the point in question.

Sincerely,

Carolyn Nugent Land Management Agent Assessing Department

CN:1rh

Enclosure

PS Form	 SENDER: Complete items 1, 2, and 3, Add your address in the "RETURN TO" space on reverse.
3811, Mar. 1976	1. The following service is requested (check one). Show to whom and date delivered
RETURN RECEIPT, RE	2. ARTICLE ADDRESSED TO: Fred Sturman & Mac Chesney P. O. Box 513 Soldotna, AK 99669 3. ARTICLE DESCRIPTION: REGISTERED NO. CERTIFIED NO. INSURED NO.
REGISTERED, INSURED AND CERTIF	Always obtain signature of addressee or agent) I have received the article described above. SIGNATURE Addressee Authorized agent DATE OF DELIVERY DATE OF DELIVERY S. ADDRESS (Complete only if requested)
IFIED MAIL	6. UNABLE TO DELIVER BECAUSE: CLERK'S IN THUS 017-140-0600 173-0-01-1403

BOOK 1/2 PAGE 862

HORK

TAX FORECLOSURE DEED

The GRANTOR, KENAI PENINSULA BOROUGH, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and sufficient consideration, does hereby convey to the GRANTEES, FRED STURMAN AND MAC CHESNEY, whose address is Box 513, Soldotna, Alaska 99669, all of its right, title and interest in the tax foreclosed parcel of real property, more particularly described as follows:

Government Lot 21, within Section 14, Township 6 North, Range 12 West, Seward Meridian, in the Kenai Recording District, Third Judicial District, State of Alaska;

also identified as Kenai Peninsula Borough Tax Parcel No. 017-140-0600.

TO HAVE AND TO HOLD without warranty or representation of any kind, and subject to any and all restrictions of record, zoning ordinances, and any and all plat requirements and covenants, and including government patents and oil and mineral reservations, if any, and the conditions of this deed.

This conveyance is made by the Grantor to the Grantees, on the condition that the premises shall not be subdivided or sold for subdivision or otherwise sold, alienated, or disposed of in whole or in part, until and on the further condition that each and every payment will be made on a certain promissory note which has been given as a part of the consideration for the conveyance of this tax foreclosure deed by the Grantor to the Grantees, and on the further cond condition that Grantees assume and agree to pay all future real property taxes assessed against the parcel conveyed as

ANDREW R. SARISKY
BOROUGH ATTORNEY
(RNAFPENNSULABOROUGH
DOX 450
SOLDOTINA, AK. 19669
262-4441

they become due and payable.

The Grantor reserves a reversionary interest on condition broken, and in the event that any or all of these conditions be broken by the Grantees, the right, title and interest under this conveyance shall immediately revert to and revest the interest under this deed in the Grantor without any further proceedings in a court of law, subject only to the filing with the appropriate district recorder of an instrument entitled "Reverter of Reversionary Interest on Condition Broken", without further or any recourse by the Grantees, or any claim whatsoever against the Grantor.

DATED: August 19, 1977

KENAI PENINSULA BOROUGH

ATTEST:

41081

APPROVED AS TO LEGAL

Andrew R. Sarisky Borough Attorney

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

SS.

THIS IS TO CERTIFY that on this 19+11 day of gual, 1977, DONALD E. GILMAN, being personally known to me or having produced evidence of identification, appeared before me and acknowledged the voluntary execution of the foregoing instrument for the municipality mamed Japa. in the capacity indicated in the execution thereof?

77-00541

Notary Moblic in and for Alaska My Commission Expires: //-

AUG 22 1 0. FA '77

WOREW R. SARISKY

BOROUGH ATTORNEY PRINCESON PROPERTY IS NOT THE PARTY OF THE P *CD0748, AK 99689 262-4441