

STATUTORY WARRANTY DEED
CREATING TENANCY BY THE ENTIRETY

The Grantor, STEPHEN C. RANDALL, a single man, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to him in hand paid, receipt of which is hereby acknowledged, do hereby convey and warrant unto the Grantees, LEON N. MERKES and GRACE E. MERKES, husband and wife, as TENANTS BY THE ENTIRETY, with rights of survivorship, as to an undivided One-half interest, and WILLIAM F. STROBLE and EILEEN M. STROBLE, husband and wife, as TENANTS BY THE ENTIRETY with rights of survivorship, as to an undivided One-half interest, whose address is Box 6 Sterling Alaska 99672, the following described real property, situate in the Kenai Recording District, Third Judicial District, State of Alaska, to-wit:

See map of A.S.S.
That portion of the Southwest one-quarter of the North east one-quarter (SW 1/4 NE 1/4), of Section 13, Township 5 North, Range 8 West, Seward Meridian, that lies North of the Sterling Highway, in the Kenai Recording District, Third Judicial District, State of Alaska, and reservation of easement for ingress & egress by Grantor, his heirs & assigns, over the East 50 ft. of above property.

SUBJECT TO ALL reservations, restrictions, conditions, covenants, easements, right of ways of record and encroachments ascertainable by physical inspection, if any.

FURTHER SUBJECT to that certain Real Estate Contract, including the terms and provisions thereof, dated the 24th day of June, 1969, between RAYMOND H. SMITH, as seller and STEPHEN C. RANDALL and SUSAN RANDALL, as buyers; said Real Estate Contract recorded on the 1st day of July, 1969 in Book 45 of mortgages at page 137, Kenai Recording District, Third Judicial District, State of Alaska, The Grantees herein, hereby agrees to assume and pay said Real Estate Contract according to the terms and provisions thereof, which has an unpaid balance of \$ 6,470.68, drawing interest and being payable as shown in said Real Estate Contract, and agrees to abide by all the terms and provisions as set forth therein.

TOGETHER WITH, ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the premises, all and singular, together with the appurtenances and privileges thereto incident unto said Grantees and to their heirs, executors, administrators and assigns, FOREVER.

DATED at Kenai, Alaska, this 11th day of March, 1975.

GRANTEES

GRANTOR

Leon N. Merkes
Leon Merkes

Stephen C. Randall
Stephen C. Randall

Grace E. Merkes
Grace E. Merkes

