

A
L
A
S
K
A

2021-008966-0

Recording Dist: 401 - Fairbanks

5/6/2021 02:25 PM Pages: 1 of 2



STATUTORY WARRANTY DEED

Grantor, Swenson Trucking and Excavating, Inc., a dissolved Alaska corporation, in connection with the winding down of the business matters of the Corporation, of 1673 Volleyball Court, North Pole, Alaska 99705, for good and valuable consideration received, conveys and warrants to Grantee, Sydni G. Swenson, individually, of 1673 Volleyball Court, North Pole, Alaska 99705, the following described real estate located in the Fairbanks Recording District, Fourth Judicial District, State of Alaska:

Parcel I:

Lot Eight (8) of the RAILSIDE INDUSTRIAL PARK, according to the plat filed August 26, 1976, as Plat No. 76-120, Records of the Fairbanks Recording District, State of Alaska.

SUBJECT TO all real property taxes, patent reservations, restrictions, easements, covenants, and encumbrances of record.

Parcel II:

Lot Seven (7), Block Two (2), RICHARDSON ESTATES SUBDIVISION, according to the plat filed March 19, 1984 as Plat Number 84-53; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

SUBJECT TO all real property taxes, patent reservations, restrictions, easements, covenants, and encumbrances of record.

Parcel III TL 3511:

The South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section Thirty-five (35) Township One South, Range One East (T1S, R1E), Fairbanks Meridian. (containing 5 acres, more or less)

SUBJECT TO AND EXCEPTING FROM Grantors' statutory covenants, Reservations in U. S. Patent, 1978 taxes, easements of record, and easement for road purposes 33 feet in width along the east boundary line, reserved by statute.

DATED this 6th day of May, 2021

SWENSON TRUCKING & EXCAVATING, INC.

By: Sydni G. Swenson
Name: Sydni G. Swenson,
Title: President

STATE OF ALASKA)
) ss.
FOURTH JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 6th day of May, 2021, before me, the undersigned Notary Public in and for Alaska, duly commissioned and sworn, personally appeared Sydni G. Swenson, President of Swenson Trucking and Excavating, Inc., known to me and to me known to be the individual who signed the foregoing, and acknowledge to me that the same was signed freely and voluntarily, for the uses and purposes therein specific.

WITNESS my hand and notarial seal the day and year first hereinabove written.



Heidi M. Holmes
Notary Public in and for the State of Alaska
My Commission Expires: 01/19/2024

Record in Fairbanks Recording
District and Return to:

Averett & Holmes Attorneys at Law LLC
119 N. Cushman Street, Suite 400
Fairbanks, Alaska 99701

