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2007-077937-0

Recording Dist: 301 - Anchorage

12/18/2007 10:56 AM Pages: 1 of 3



STWT 68997 DG

cc

DOCUMENT TITLE: Warranty Deed

DOCUMENT DATE: November 17, 2007

PROPERTY DESCRIPTION:

**The West 39 and ½ feet of Lot Two (2), Block Forty (40),
ORIGINAL TOWNSITE OF ANCHORAGE**

****This document is being re-recorded to add the stamp of
the second Notary.**

**THIS COVER SHEET HAS BEEN ADDED TO THIS
DOCUMENT TO PROVIDE SPACE FOR
RECORDING DATA. THIS COVER SHEET APPEARS
AS THE FIRST PAGE OF THE DOCUMENT IN THE
OFFICIAL PUBLIC RECORD AND IS TO BE
CONSIDERED PART OF THE OFFICIAL
DOCUMENT.**

DO NOT DETACH

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2006-078621-0

Recording Dist: 301 - Anchorage
11/20/2006 2:11 PM Pages: 1 of 2



STEWART

68997

*STATUTORY WARRANTY DEED

CR

The Grantors, TOM CHEN and MING TZE CHEN, husband and wife, of 706 W. 4th Ave, Anchorage, 99501, pursuant to *Sec. 34.15.030, Alaska Statutes, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, and other valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, convey and warrant to Grantee, GRAHAM PROPERTIES, LLC, an Alaska Limited Liability Company, of 3780 Lincoln Ellsworth Circle Anchorage AK 99517, the following described real property, together with all tenements, hereditaments and appurtenances located in the Anchorage Recording District, Third Judicial District, State of Alaska:

The West 39 and 1/2 feet of Lot Two (2), Block Forty (40), ORIGINAL TOWNSITE OF ANCHORAGE, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM the North 10 feet taken by the City of Anchorage for street and sidewalk purposes.

SUBJECT to reservations and exceptions as contained in U.S. Patent and/or in Acts authorizing the issuance thereof, recorded in Deed Book 206 at Page 236; real property taxes, if any due; easements of record; Agreement recorded July 13, 1982, in City Book 10 at Page 83; possible Party Wall Agreement with regard to the west line of the subject property and the east line of Lot 3A, Block 40, Anchorage Townsite (Plat 94-58) adjoining to the west; and Notice of Zoning Action, including the terms and provisions thereof, as executed by Municipality of Anchorage on behalf of the Zoning Board of Examiners and Appeals, recorded March 22, 1996, in Book 2902 at Page 402; and

FURTHER SUBJECT to that certain Resolution No. AR NO 88-234 (Anchorage, Alaska), levying assessments for the payment of Paving and Street Lighting Special Assessments District 2P87-Fourth Avenue Pedestrian Amenities - Phase III, recorded September 27, 1989, in Book 1950 at Page 527 (provides for a continuing obligation for possible future work), the obligations of which the Grantee

Page 1 of 2

FRANCIS J. NOSEK, JR., A Professional Corporation
810 N Street, Suite 100, Anchorage, Alaska 99501
(907) 274-2602



2 of 3

2007-077937-0

herein expressly ASSUMES and AGREES to PAY and perform according to its terms, when levied.

DATED this 17th day of November, 2006.



Tom Chen
TOM CHEN

Ming Tze Chen
MING TZE CHEN

GRAHAM PROPERTIES, LLC

By Joseph E. Hill
Title _____

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) SS.

The foregoing instrument was acknowledged before me this 17th day of November, 2006, by TOM CHEN and MING TZE CHEN.

Heather L. Randall
Notary Public in and for Alaska
My Commission expires: Nov 2, 2008

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) SS.

The foregoing instrument was acknowledged before me this 17 day of November, 2006, by Deanna Guib Joseph Graham of GRAHAM PROPERTIES, LLC.

Deanna Guib
Notary Public in and for Alaska
My Commission expires: 11/22/2008



AFTER RECORDING RETURN TO:
Joseph Graham
2780 Lincoln Ellsworth Ct
FA Anch AK 99517



the Territory of Alaska, duly commissioned and sworn, personally came Otto Holm, who is to me known to be the identical individual described in and who executed the within instrument, and he acknowledged to me that he signed the same.

(Seal)

Notary Public in and for the Territory of Alaska, residing at Anchorage, Alaska, commission expires June 12th 1919.

The above instrument was filed for record at the request of Leon W. Hartley at 1:30 P. M. January 20th 1917.

Leon W. Hartley
District Recorder

Quit-Claim Deed.

THIS INDENTURE, made this 20th day of January, 1917, between AUSTIN E. LATHROP, party of the first part, and J. H. Smith, of Anchorage, party of the second part:

WITNESSETH: That for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States, in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, the party of the first part does hereby grant, sell, convey and forever quit-claim unto the party of the second part, his heirs and assigns, the following described property, to-wit:

An undivided, absolute and indefeasible interest in and to the following described portion of the East wall of that certain building known as the "EMPRESS THEATRE" situated on Lot Two (2) in Block Forty (40), plat of the Townsite of Anchorage, in Anchorage, Alaska; Beginning at the North Lower corner of said wall, and thence running South Fifty (50) feet, thence vertically a distance of 25 feet to the top of the building owned by the grantee herein, thence north along the top line of said building to the North end of said wall, thence vertically downward to the place of beginning; the purpose of this conveyance being to grant to said J. H. Smith a party interest in said wall for the use and support of his present building, and that only and for no other purpose.

TO HAVE AND TO HOLD, unto the said party of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, the party of the first part has hereunto affixed his signature this 20th day of January, 1917.

Witnessed by:
J. L. Waller
Mrs. Ethel Vint
Austin E. Lathrop (Seal)

TERRITORY OF ALASKA)
KNIK PRECINCT)
SS.

THIS IS TO CERTIFY, That on this 20th day of January, 1917, before me, the undersigned, a Notary Public personally appeared Austin E. Lathrop, to me known to be the person described in and who executed the above and foregoing deed, and he acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

294

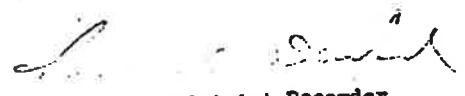
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WITNESS my hand and official seal this 20th day of January,
1917.

(Seal)

J. L. Waller
Notary Public, Territory of Alaska. My commission
expires Nov. 16, 1919.

The above instrument was filed for record at the request of
J. A. Miller at 2:15 P. M. January 22nd 1917.



District Recorder

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QUIT CLAIM DEED.

This Indenture, Made this 5th day of May in the year of our Lord one thousand nine hundred and seventeen Between Homer T. Fowler, of Anchorage, Alaska, the party of the first part, and J. H. Smith of the same place, the party of the second part:

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollars, lawful money of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever quitclaim unto the said party of the second part and to his heirs and assigns the following described tract, lot, or parcel of land, situate, lying and being in the townsite of Anchorage, Territory of Alaska, particularly bounded and described as follows. to-wit:

An undivided absolute and indefeasible interest in and to the following described portion of the west wall of that certain building known as the Alaska Building, situated on lot one (1), in block forty (40), plat of Anchorage, Alaska, beginning at the north corner of said wall, thence south 40 feet, and vertically to the top of said wall, a distance of about 25 feet, the purpose of this conveyance being to grant to said J. H. Smith, a party interest in said wall for the use and support of his building.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto said party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in presence of:
Mrs. J. H. Smith
J. L. Waller.

Homer T. Fowler (Seal)

United States of America }
Territory of Alaska. } ss.

THIS IS TO CERTIFY, That on this 5th day of May, A. D. 1917, before me, the undersigned, a Notary Public in and for the Territory of Alaska, duly commissioned and sworn, personally came Homer T. Fowler, who is to me known to be the identical individual described in and who executed the within instrument, and he acknowledged to me that he signed the same. Witness my hand and official seal the day and year in this certificate first above written.

(Seal)

J. L. Waller
Notary Public in and for the Territory of Alaska, residing at Anchorage. My commission expires Nov. 16, 1919.

The above instrument filed for record on the 21st day of August 1918 at 9 A.M. by B. S. Bartholf.

District Recorder.

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Defendants, and directed to me, the said United States Marshal for the Territory of Alaska, to do on the said 7th day of July, 1923, at the action of said Plaintiff attach the following described real property belonging to the Defendant, S. L. Ruath to-wit:

All of Lot number eight (8) in Block number twenty-two (22) situate in the Town of Anchorage, Anchorage Recording Precinct, Territory of Alaska, Third Division, together with the improvements thereon.

IN WITNESS WHEREOF, I have hereunto set my hand this the 9th day of July, 1923.

H. P. Sullivan
U. S. Marshal
By E. I. Staser
Deputy

The foregoing instrument was filed for record July 11, 1923, at 2:30 o'clock P. M., at the request of Arthur Frame.

W. H. Rogers
District Recorder

EASEMENT

WHEREAS, on the sixth day of December, 1915, a certain Warranty Deed was executed by Homer T. Fowler, of Everett, Washington, Grantor, to Austin E. Lathrop, of Anchorage, Alaska, Grantee, covering the following described lot or parcel of ground:

West thirty-nine and one-half (39½) feet of Lot two (2) Block forty (40) except a strip of five (5) feet wide, parallelling along Fourth Street, which is reserved for the widening of Fourth Street in the Town of Anchorage, Alaska;

AND WHEREAS, at the time of execution of said Warranty Deed, certain verbal agreements were made by and between Grantor and Grantee, which it is now their intent to put into writing, for entry upon the records of said Precinct and Recording District, Territory of Alaska,

NOW THEREFORE, the said Homer T. Fowler, Grantor, hereby grants unto the said Austin E. Lathrop, Grantee, the following EASEMENT, to-wit:

From the southwest corner of Lot two (2) Block forty (40) thirty-nine and one-half (39½) feet East to the place of beginning; thence North thirty (30) feet along the line of property deeded by this Grantor to said Grantee; thence East ten (10) feet; thence South thirty (30) feet; thence West ten (10) feet to the place of beginning;

FOR USE of said Grantee, his heirs and assigns forever, for

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EASEMENT

WHEREAS, on the sixth day of December, 1914, a certain Warranty Deed was executed by Homer T. Fowler, of Everett, Washington, Grantor, to Austin E. Lathrop, of Anchorage, Alaska, Grantee, covering the following described lot or parcel of ground:

West thirty-nine and one-half (39½) feet of Lot two (2) Block forty (40) except a strip of five (5) feet wide, parallelling along Fourth Street, which is reserved for the widening of Fourth Street in the Townsite of Anchorage, Alaska;

AND WHEREAS, at the time of execution of said Warranty Deed, certain verbal agreements were made by and between Grantor and Grantee, which it is now their intent to put into writing, for entry upon the records of this Precinct and Recording District, Territory of Alaska,

NOW THEREFORE, the said Homer T. Fowler, Grantor, hereby grants unto the said Austin E. Lathrop, Grantee, the following EASEMENT, to-wit:

From the southwest corner of Lot two (2) Block forty (40) thirty-nine and one-half (39½) feet East to the place of beginning; thence North thirty (30) feet along the line of property deeded by this Grantor to said Grantee; thence East ten (10) feet; thence South thirty (30) feet; thence West ten (10) feet to the place of beginning;

FOR USE of said Grantee, his heirs and assigns forever, for

a perpetual underground power and lighting plant, and for a four foot stairway along the wall as entrance thereto, said power and lighting plant to be installed a sufficient depth, and roof thereof kept in repair to enable the Grantor, his heirs and assigns to pass over the premises with teams.

And Grantee is further granted EASEMENT for Sewer and Water pipes and wires, Telephone and Power wires, over or under the South eighty (80) feet of the Westerly ten and one-half (10 1/2) feet of said Lot two (2) Block forty (40) Town of Anchorage, as a perpetual easement, with liberty to make necessary repairs; it being understood that the same privilege is enjoyed by others.

It is mutually agreed between said Grantor and said Grantee that the East face of the East wall of the Express Theatre Building now located on Lot two (2) Block forty (40) Town of Anchorage, shall be and is considered the dividing line between the property of said Grantor and Grantee, their heirs, successors and assigns.

And the said Grantee hereby grants unto said Grantor, his heirs, successors and assigns, the right to use the east wall of said Express Theatre Building, as now in use by said Grantor.

Said Grantor and said Grantee do each hereby acknowledge the receipt of one dollar and other valuable considerations to him in hand paid by the other, as a consideration of the within agreement.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals, the 12th day of July, A. D., 1923.

Homer T. Fowler Grantor

Austin E. Lathrop Grantee

United States of America,)

SS.

Territory of Alaska.)

THIS IS TO CERTIFY That on this 12th day of July, 1923, before me, a Notary Public in and for Alaska, duly commissioned and sworn, personally appeared Homer T. Fowler and Austin E. Lathrop to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal, the day and year first in this Certificate written.

(Notary Seal)

R. L. De Graff
Notary Public for Alaska.
My Commission expires Jan. 23, 1926.

The foregoing instrument was filed for record July 13, 1923, at 4:33 o'clock P. M., at the request of R. L. De Graff.

District Recorder

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DEED

THIS INSTRUMENT made and entered into this 22nd day of July, 1944, by and between AUSTIN E. LATHROP, of Fairbanks, Alaska, hereinafter called the Grantor, and The Lathrop Co., an Alaska corporation with its principal place of business at Anchorage, Alaska, hereinafter called the Grantee, WITNESSETH:

That the said Grantor for and in consideration of the sum of one dollar (\$1.00) and other good and valuable considerations to him, in hand paid by the said Grantee, receipt whereof is hereby acknowledged, does hereby remise, release, and forever quitclaim unto the said Grantee, its successors and assigns forever, the following described real estate situated in the town of Anchorage, Third Judicial Division of the Territory of Alaska, to-wit:

The following Easement, to-wit: From the southwest corner of Lot Two (2) Block Forty (40) Anchorage, Alaska, thirty-nine and one-half feet (39½) East to the place of beginning; Running North thirty (30) feet along the line of West thirty-nine and one-half feet (39½) of said Lot Two (2), deeded by Homer T. Fowler to this Grantor; thence East ten (10) feet; thence south thirty (30) feet; thence West (10) feet to the place of beginning; For use of said Grantee, its successors, and assigns forever, for a perpetual underground power and lighting plant, and for a four foot stairway along the wall as entrance thereto. And Grantee is further granted Easement for sewer and water pipes and wires, telephone and power wires, over or under the South eighty (80) feet of the Easterly ten and one-half (10½) feet of said Lot Two (2) Block Forty (40) Town of Anchorage, as a perpetual easement, with liberty to make necessary repairs.

Being the same property and easements, conveyed to this Grantee by said Homer T. Fowler by deed, dated July 12, 1923, recorded July 13, 1923 in the office of the U.S. Commissioner and ex officio Recorder for the Anchorage Precinct, Third Judicial Division of the Territory of Alaska, at Anchorage, Alaska, in book 10 of city of records at page 83.

TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns forever.

Witnesses: /s/ Austin E. Lathrop (Seal)
AUSTIN E. LATHROP

Gladys Sams /s/
Edward F. Medley /s/

UNITED STATES OF AMERICA)
TERRITORY OF ALASKA) SS.

THIS IS TO CERTIFY, that on this 22nd day of July, 1944, before me, the undersigned, a Notary Public in and for the Territory of Alaska, duly commissioned and sworn, personally appeared AUSTIN E. LATHROP, to me known to be the individual described in, and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal on the day and year in this certificate first above written.

(SEAL)

/s/ Gladys Sams
Notary Public for Alaska. My
commission expires May 5, 1948.

The foregoing instrument was filed for record at 1:50 o'clock P.M. July 28, 1944 at the request of Lathrop Company.

[Signature]
U.S. Commissioner