

WARRANTY DEED

RICHARD C. FOLTA and JULIANNE FOLTA, of Haines, Alaska, husband and wife, for themselves and as trustees for TANYA K. FOLTA and NICHOLAS W. FOLTA, Grantors, for Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby convey and grant to ERIC A. SUNDT, of Anchorage, Alaska, an unmarried person, Grantee, that real property situated in the State of Alaska, First Judicial District, Haines Recording District, which is more particularly described as follows:

Parcel 4, Chilkoot River Subdivision according to Plat 79-6, Haines Recording District, First Judicial District, State of Alaska.

SUBJECT HOWEVER to any easements, reservations, covenants, conditions, restrictions, plat notations, patent reservations, and exceptions, rights-of-way, and agreements of record.

SUBJECT FURTHER to the rights of the public and governmental bodies in and to that portion of the above property lying within the limits of road as set out in allotment recorded January 12, 1972 in Deed Book 11 at Page 265 (location not defined), and to the rights of the public and governmental bodies in and to any portion of the above property lying below high water line of the Chilkoot River.

For themselves, their heirs, successors, representatives and assigns, the Grantors covenant with and for the benefit of the Grantee, his heirs, devisees, successors, representatives and assigns as follows: (1) That the Grantors are at the time of the making and delivery of this deed lawfully seised of an indefeasible estate in fee simple of the above-described premises; (2) that the Grantors have the right and power to convey the premises; (3) that at the time of making and delivery of the deed the premises are free from encumbrances except as specified above; (4) that Grantors warrant the quiet and peaceable possession of the premises; and (5) that the Grantors will defend the title to the premises against all persons claiming the premises.

DATED this 2 day of January, 1979.

GRANTORS:

Address of GRANTEE:

[Signature]
RICHARD C. FOLTA, for himself
and as Trustee for TANYA K. FOLTA
and NICHOLAS W. FOLTA

PO Box 1054
Eagle River, Alaska
Zip Code 99577

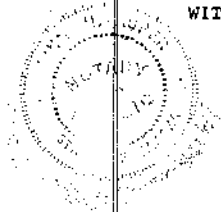
[Signature]
JULIANNE FOLTA, for herself
and as Trustee for TANYA K. FOLTA
and NICHOLAS W. FOLTA

BOOK 6 PAGE 648
Haines Recording District

STATE OF ALASKA)
)ss.
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 7 day of January, 1979, before me, the undersigned, a Notary Public in and for Alaska, duly commissioned and sworn, personally appeared RICHARD C. FOLTA and JULIANNE FOLTA, known to me and to me known to be the individuals named in and who executed the foregoing WARRANTY DEED and they acknowledged to me that they signed the same freely and voluntarily, for the uses and purposes therein mentioned.

WITNESS my hand and official seal.



Lynn P. Bartlett
NOTARY PUBLIC in and for Alaska
My Commission Expires: 1/31/80

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ANCHORAGE, ALASKA
TELEPHONE 464-1111