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Fairbanks Recording District

Project No. S-0665(1)
Parcel No. F-1186"B"

CORRECTED WARRANTY DEED

FAIRBANKS

Serial No. 61-40216

THIS INDENTURE, made and entered into this 24th day of May, 1961, by and between Charles Leasure and The State of Alaska is executed for the sole and exclusive purpose of correcting the legal description appearing in that certain Warranty Deed dated April 24, 1961, executed by Charles Leasure of Fairbanks as Grantor, to the State of Alaska as Grantee, recorded in volume 128 of deeds, page 220, instrument No. 01-3055

WITNESSETH:

That the Grantor, for and in consideration of the sum of ONE HUNDRED SIXTY FOUR and 82/100ths Dollars (\$ 164.82), lawful money of the United States of America, and other good and valuable consideration to him in hand paid by the Grantee, the receipt of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, CONVEYED, and CONFIRMED, And by these presents does GRANT, BARGAIN, SELL, CONVEY, and CONFIRM unto the Grantee, in FEE SIMPLE ABSOLUTE, all of the following described real property located in the FAIRBANKS Recording Precinct, FOURTH Judicial Division, State of Alaska, and more particularly described as follows, to-wit:

A portion of the Northeast Quarter of the Southeast Quarter of Section 22, Township 1 South, Range 1 West, Fairbanks Meridian, Fourth Judicial District, State of Alaska, more particularly described as follows:

BEGINNING at a point which lies South 0°04' East 208.0 feet from the East Quarter corner of said Section 22; Thence (1), North 89°58' West 104.65 feet; Thence (2), South 53°10' East 69.33 feet; Thence (3), South 89°58' East 50.0 feet; Thence (4), North 0°04' West 42.0 feet to the Point of Beginning.

This parcel contains 3247 sq. ft. of which 1374 sq.ft. is existing right of way, leaving a net taking of 1873 sq. ft. or 0.043 acre.

TOGETHER WITH, all singular, the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

TO HAVE AND TO HOLD the same and every part thereof unto the Grantee, FOREVER, And the Grantor DOES hereby COVENANT and AGREE with the Grantee that he is the LAWFUL OWNER of the above described property and has the LEGAL RIGHT to SELL the same, and that there are NO LIENS or OTHER ENCUMBRANCES against said property, And the Grantor hereby WARRANTS and will FOREVER DEFEND the Grantee against any and all persons having or claiming any right, title or interest therein adverse to the Grantee in the QUIET and PEACEABLE POSSESSION thereof. And the Grantor FURTHER ASSURES the Grantee that he will do, execute or cause to be done or executed all such further acts, deeds and things, for the better, more perfectly and absolutely conveying and assuring the lands and premises conveyed unto the Grantee as it may reasonably request.

The Grantor for Hamisell & His heirs, successors and assigns, hereby waive any claim for any and all damages to the remaining property of which the above described parcel is a part including, but not limited to, that resulting from the destruction of lateral support, or obstruction to light, air and view by reason of the location, construction, landscaping, protection, preservation or maintenance of a public highway, its appurtenant structures or facilities.

IN WITNESS WHEREOF, the Grantor Has hereunto set His hand this 26th day of May, 1961.

Charles Teasdale

ACKNOWLEDGEMENT OF GRANTOR

STATE OF Alaska)
4th JUDICIAL DIVISION) ss

THIS IS TO CERTIFY that on this 26th day of May, 1961, before me, the undersigned, a Notary Public in and for the said State, duly commissioned and sworn as such, personally appeared Charles Teasdale a single man The Grantor, known to me and to me known to be the identical individual who executed the foregoing Deed and He acknowledged to me that He signed the same freely and voluntarily, with full knowledge of its contents, for the uses and purposes therein mentioned.

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

C. A. Hubbs
Notary Public in and for the
State of Alaska
My commission expires Aug 2 1962



CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the STATE OF ALASKA, Grantee herein acting by and through its ~~Director of Highways~~, hereby accepts for public purposes the real property, or interest therein, described in this Deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of June, 1961.

DEPARTMENT OF PUBLIC WORKS
RICHARD A. DOWNING, Commissioner

RECORDED FILED
FAIRBANKS RECORDING DISTRICT
Date JUN 20 1961 Time 10:01 A.M.
Requested by STATE OF ALASKA
Address DEPT. OF PUBLIC WORKS
Box 1844
JUNEAU, ALASKA

By: Alfred A. Baca
~~Director of Highways~~
Alfred A. Baca
State Right of Way Agent

Division of Highways
Right of Way Section