



CU

STA
F-70370/451050 **Commissioner's Quitclaim Deed**

The GRANTOR, STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, whose mailing address is 2301 Peger Road, Fairbanks, AK 99709, acting by and through its Commissioner, under the authority of AS 19.05.070, for and in consideration of Two Hundred Thousand Dollars and no cents (\$200,000.00), does hereby convey and quitclaim unto the GRANTEE, University of Alaska, whose mailing address is 910 Yukon Drive, Fairbanks, AK 99775, the Grantee's successors and assigns forever, all right, title and interest, if any, not herein reserved unto the State, in and to that real property situated in the Fairbanks Recording District, Fourth Judicial District, State of Alaska, more particularly described as follows:

A parcel of land located within Lot 1-A North Block of Shanly Homestead Subdivision according to the plat filed October 27, 1955 as Instrument Number 159.450 which is a portion of Parcel 1 of Alaska Project No. F-M-0617(5)/64360, recorded November 4, 2002 as Plat No 2002-97 located within Section Five (5), of Surveyed Township One South (T1S), Range One West (R1W), Fairbanks Meridian, Alaska, Fairbanks Recording District, Fourth Judicial District, State of Alaska, more particularly described as follows:

COMMENCING at the west quarter ($\frac{1}{4}$) corner of Section 5, said point being offset 57.08 feet to the right of centerline Station "O" 2+44.36 of Alaska Project No. F-M-0617(5)/64360, and the **TRUE POINT OF BEGINNING**;

THENCE N 00°45'01" E along the section line common to Sections 5 & 6, a distance of 105.80 feet to the southwesterly corner of Tract No. 4, of said Instrument Number 159.450;

THENCE S 89°11'00" E along the southerly boundary of said Tract No. 4, of said Instrument Number 159.450, a distance of 99.78 feet to the northwest corner of Lot No. 1, of said Instrument Number 159.450;

THENCE S 00°43'54" W along the westerly boundary of said Lot No. 1, of said Instrument Number 159.450, a distance of 191.85 feet;

THENCE S 73°18'16" W a distance of 41.45 feet;

THENCE N 56°01'09" W a distance of 67.24 feet;

THENCE N 03°00'24" W a distance of 61.88 feet to said west quarter corner Section 5 and the **TRUE POINT OF BEGINNING**.

Said parcel containing 0.43 acres, more or less and is further depicted on the parcel map attached as Page 4 of this document.

The Grantee takes title to the conveyed property formerly identified as Lot 1-A North Block Shanly Homestead Subdivision.

Subject to: (a) Restrictions, easements, reservations, or rights noted on the plat filed October 27, 1955 as Instrument Number 159.450 records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska;
(b) All existing legal or equitable rights, easements, reservations, or restrictions of third parties, including other state agencies, recorded or unrecorded.

In consideration of this conveyance, the Grantee agrees as follows: The Grantee represents that it has inspected the above-described property and has had sufficient opportunity to perform an environmental assessment of that property for the purpose of determining whether any hazardous material contaminates the property. For purposes of this agreement, a "hazardous material" is any chemical, metal, petroleum product, or other substance (or any combination of hazardous materials) that is designated as "hazardous" by the U.S. Environmental Protection Agency and that is regulated by any government agency in any quantity as a contaminant, hazardous material, or threat to health or safety. The Grantee, by accepting this conveyance, recognizes that Grantor makes no representations concerning the presence or absence of any hazardous material on the property. Grantee further acknowledges that in accepting this conveyance it assumes all risk, cost, and responsibility should any hazardous material contamination of the property be found to exist subsequent to the transfer of title under this deed.

The GRANTEE'S signature on the Certificate of Acceptance below constitutes acceptance of the above-described real property as well as the terms and conditions of this conveyance.

Dated this 5th day of December, 2007.

STATE OF ALASKA - DEPARTMENT OF
TRANSPORTATION AND PUBLIC FACILITIES

BY: _____

Steve Titus

Regional Director, Northern Region

CQD# 03-02-036

Page 2 of 4



2 of 4

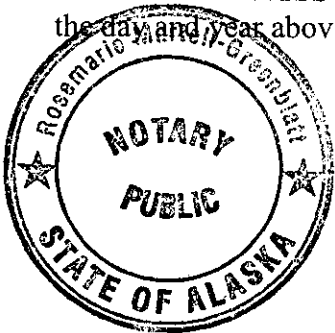
2007-029756-0

STATE ACKNOWLEDGMENT

STATE OF ALASKA)
 : ss.
Fourth JUDICIAL DISTRICT)

ON THIS 5th day of December, 2007, before me, the undersigned, a notary public in and for the State of Alaska, personally appeared Steve Stuss, P.E. the Regional Director of the Matanuska Region of the Department of Transportation and Public Facilities for the State of Alaska, known to me to be the identical person who executed the foregoing instrument and who 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 above written.



Rosemarie Math
Notary Public in and for the State of Alaska
My Commission Expires: 6/29/08

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that UNIVERSITY OF ALASKA, BY: Muri E. Montgomery, Grantee herein, hereby accepts the conveyance of real property, or interest therein, described in this instrument and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of December, 2007.

Return to:
University of Alaska
Land Management
3890 University Lake Drive, Suite 103
Anchorage, AK 99518

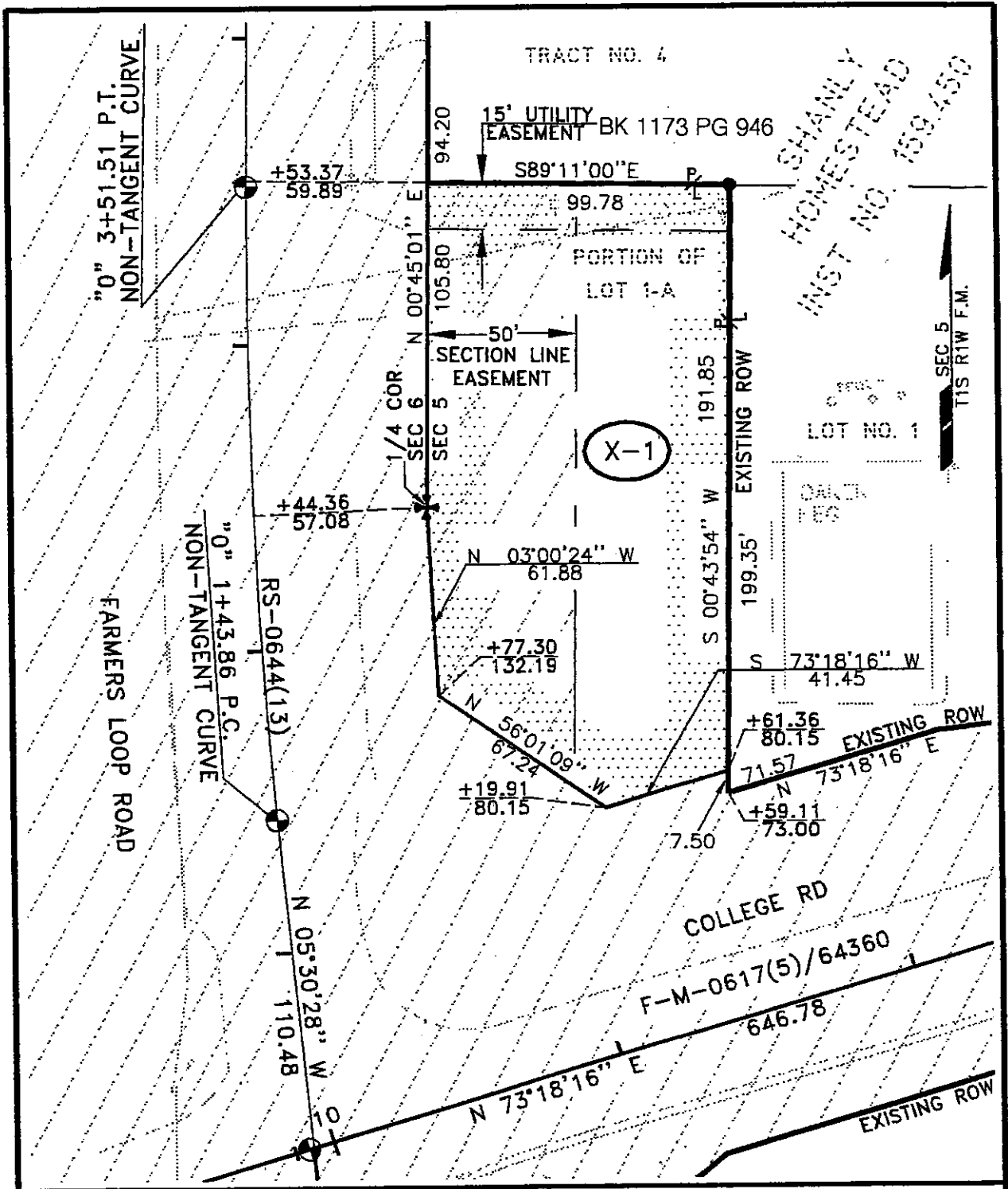
CQD# 03-02-036

Page 3 of 4



3 of 4

2007-029756-0



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY REQUIRED FOR COLLEGE/UNIVERSITY ACCESS IMPROVEMENTS	
INITIAL	DATE	DRAWING	PROJECT NO. F-M- 0617(5)/64360
		1 OF 1	AREA 0.43 ACRES PARCEL NO. X-1
			SCALE 1" = 50' DATE 7-25-2007

CQD# 03-02-036

