

**WARRANTY DEED**

(Creating Tenancy by the Entirety)

71667 KG/ATGA

The Grantor, FORD CAROTHERS, a married man, whose address is 336 W. Silverado Court, Bellingham, WA 98226, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does hereby convey and warrant unto the Grantee, JAN MITCHEL BRUNZ and BRITTA LEA BRUNZ, husband and wife, whose address is 14800 Golden View Drive, Anchorage, AK 99516, as TENANTS BY THE ENTIRETY, with the right of survivorship, and to the heirs and assigns of the survivor, the following described real property:

Lot 3, Block 1, BENKA LAKE ALASKA SUBDIVISION, according to the official plat thereof filed under Plat No. 85-14, in the records of the Talkeetna Recording District, Third Judicial District, State of Alaska.

SUBJECT TO ALL reservations, easements, exceptions, restrictions, covenants, conditions, plat notes, by-laws and rights-of-way of record, if any.

SUBJECT TO Any questions that may arise due to shifting or change of the high water mark or high water line of Benka Lake; any prohibition or limitation on the use, occupancy or improvements of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water; any adverse claim based upon the assertion that some portion of said land is tide or submerged lands, or has been created by artificial means or has accreted to such portion so created; and rights of the public and governmental entities in and to that portion of said land lying below the high water mark of Benka Lake.

TOGETHER WITH, ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the premises, all and singular, together with the appurtenances and privileges thereto incident unto said Grantee, and to the heirs, executors, administrators and assigns of the survivor, FOREVER.

Grantor does hereby represent and warrant to Grantee(s) that the herein described real property is not claimed as the marital home or homestead of the Grantor's spouse or the dependents of the Grantor or the dependents of the Grantor's spouse.

DATED 9-13-21

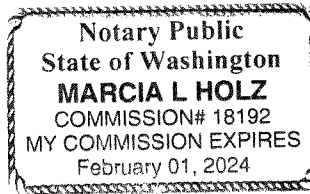
GRANTOR:

Ford Carothers
FORD CAROTHERS

STATE OF WASHINGTON)
COUNTY OF Whatcom) ss:

The foregoing instrument was acknowledged before me on Sept. 13, 2021 by FORD CAROTHERS.

Marcia L Holz
Notary Public in and for Washington
My Commission expires: 2-1-2024



DATED September 14, 2021.

GRANTEE:

Jan Mitchel Brunz
JAN MITCHEL BRUNZ

Britta Lea Brunz
BRITTA LEA BRUNZ

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on September 14, 2021,
by JAN MITCHEL BRUNZ and BRITTA LEA BRUNZ.

Stephanie A. Kiefer
Notary Public in and for Alaska
My Commission expires: 4-11-25

State of Alaska
NOTARY PUBLIC
Stephanie A. Kiefer
My Commission Expires Apr 11, 2025

Record in the Talkeetna Recording District
Return to Jan and Britta Brunz
14800 Golden View Drive
Anchorage, AK 99516

