

Address: 4026 Crosson Drive



<b>Listing #</b>	06-16218	<b>Price-List</b>	\$ 264,500
<b>Status</b>	Active	<b>Near</b>	Anchorage
<b>Zip Code</b>	99517	<b>Type</b>	Residential
<b>Bedrooms</b>	4	<b>Baths</b>	2.00
<b>Acres</b>	0.21	<b>Carport #</b>	0
<b>Garage #</b>	1	<b>Latitude</b>	
<b>Longitude</b>		<b>Unit #</b>	
<b>Year Built</b>	1967		

MLS Area: 10 - Spenard  
 Borough/Census Area: 1A - Anchorage Municipality  
 Region: 1 - Southcentral Alaska Region  
 Builder Name & Co:  
 Zoning: R1 - Single Family Residential

<b>School-Elementary</b>	Lake Hood	<b>School-Middle</b>	Romig	<b>School-High</b>	West Anchorage
<b>Energy Rating</b>		<b>Remote Description</b>		<b>SF-Gar</b>	291
<b>SF-Lot</b>	9,263	<b>SF-Res</b>	1,872	<b>LPSqFt\$</b>	141.29
<b>Tax ID</b>	0101913700001	<b>Tax Map #-Mat-Su</b>	N/A	<b>Grid # (Muni Anch)</b>	SW1727
<b>Taxes</b>	\$ 3,360	<b>Tax Year</b>	2006	<b>Construction Status</b>	Existing Structure
<b>Year Remodeled</b>	2004	<b>Year Updated</b>			

**Directions:** E on Balchen off Wisconsin, 1st left on Crosson, house on left.  
**Legal:** Broadmoor Est #1 L5 B6  
**Public Remarks:** Info package, virtual tour, www.RealS8.com. Totally remodeled classic home with arctic entry between home and garage (enclosed carport). Turnkey will all appliances. Gas range, 42' cabinets, tile flooring. Hope rock fireplace. Big new Trex deck. Roof 2002, boiler & watermaker 2003. New carpet. Appraisal is buyer cost, listing office to hold earnest money.

<b>Residential Type:</b> Single Family Res	<b>Heat Type:</b> Baseboard	<b>Wtrfrnt-Access Near:</b> None
<b>Construction Type:</b> Wood Frame	<b>Fuel Type:</b> Natural Gas	<b>New Finance (Terms):</b> AHFC; Cash; Conventional; FHA; VA
<b>Exterior Finish:</b> Wood	<b>Sewer Type:</b> Public	<b>Mortgage Info:</b> EM Minimum Deposit: 2,500
<b>Roof Type:</b> Asphalt/Comp Shingle	<b>Water-Type:</b> Public	<b>Docs Avl for Review:</b> CC&R's; Docs Posted on MLS; Prop Discl Available
<b>Foundation Type:</b> Concrete Block	<b>Dining Room Type:</b> Area	
<b>Floor Style:</b> Split Entry	<b>Access Type:</b> Dedicated Road; Paved; Maintained	
<b>Garage Type:</b> Attached; Heated; Other-See Remarks	<b>View Type:</b> Mountains; Partial	
<b>Carport Type:</b> None	<b>Topography:</b> Level	
	<b>Wtrfrnt-Frontage:</b> None	

**Features-Interior:** Den &/Or Office; Dishwasher; Disposal; Electric; Family Room; Fireplace; Microwave (B/I); Range/Oven; Refrigerator; Telephone; Washr&/Or Dryer Hkup; Window Coverings; CO Detector(s); Washer &/Or Dryer; Arctic Entry; Carpet; Ceiling Fan(s); Smoke Detector(s)  
**Features-Additional:** View; Covenant/Restriction; Deck/Patio; Fence; Fire Service Area; Garage Door Opener; Landscaping; Road Service Area; Motion Lighting; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms	Room Remarks
Dining Room	2	1		Bath-Full	2	1	
Family Room	1	1		Bath-Full	1	1	
Kitchen	2	1		Bedroom	2	2	
Living Room	2	1		Bedroom	1	2	
Extra Room	1	1	Office				

LO: Coldwell Banker Fortune (907) 562-7653

All information is deemed reliable, but is not guaranteed. Measurements are approximations. School boundaries are subject to change. Verification of listing data by all parties is recommended. See [copyright notice](#).

Prepared by Niel Thomas, ABR, CCIM, CRS on Sunday, October 15, 2006 2:33 PM  
The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**Tax Report for Map Location 1**

Address: 4026 Crosson Dr , Anchorage AK 99517-2455

*Ref Dr Martin  
Mortgage Used Cars  
Demand*

**Tax Record Report for Parcel 0101913700001 at 4026 Crosson Dr, Anchorage, AK 99517-2455**

**General Property Data**

Owner	Henriksen William N &	Parcel	0101913700001
Owner Address	Arin Janet M 4026 Crosson Dr Anchorage, AK 99517-2455	Tax District	003
Zoning	R1	Card	01
Region	10 - Municipality of Anchorage		

**Legal**

Land Use Code	Single Family	Plat	670040
Legal Desc	BROADMOOR ESTATES #1 BLK 6 LT 5	Grid	SW1727
Land Size	9,263	Neighborhood #	01T00
Style	BI-LEVEL	Year Built	1967
Eff Year	1,967	Total SqFt	1,872

**Residential Characteristics**

Bedrooms	3	Full Baths	2
Total Rooms	6		

**Current Property Data**

Tax Year	2006	Land Value	62,300
Building Value	157,600	Total Value	219,900
Mill Rate	1,528	Tax Amount	3,360
% Complete	71	Deed Date	11/04/98
Prev Deed Date	11/04/98	Deed Book	3358
Prev Deed Book	3358	Deed Page	0682
Prev Deed Page	0682		

*Boofy Dog @  
hotmail.com*

**Details**

<b>Land Info:</b>	Grade: Even; Well Site: No; Drainage: Good
<b>Topography:</b>	Level
<b>Utilities:</b>	Public Sewer; Public Water
<b>Access Info:</b>	Good
<b>Street Info:</b>	Curb & Gutter; Paved; Front Traffic: Low
<b>Misc.:</b>	Ext Wall: Wood; Phys Cond: Normal Wear & Tear; Recreate Dt: 08021984
<b>Heat:</b>	System: Central; Type: Hot Water; Fuel: Natural Gas
<b>SqFt:</b>	1 Fir SF: 936; Bsmt SF: 936; Bsmt Fin SF: 936.00
<b>Stacks:</b>	EZ FP: 1
<b>Fixture:</b>	Total: 8
<b>Res Additions (1):</b>	1st Level: Enclosed Porch; Area: 128
<b>Res Additions (2):</b>	1st Level: Attch/built Garage; Area: 291
<b>Res Additions (3):</b>	1st Level: Wood Deck; Area: 168
<b>Acc Structures (1):</b>	Type: Chain Link Fence; Qnty: 1; Year: 84; Area: 100.00; Grd: Average; Con: Average

*764-5033*

*351-9373*

*Bill (M) 646-4683*

**Sales**

Year	Land Value	Bldg Value	Total Value	Mil Rate	Taxes	Per Complete	Deed Date	Book	Page	Owner
2006	62,300.00	157,600.00	219,900.00	1528.00	3,360.00	71	11/4/1998	3358	0682	HENRIKSEN WILLIAM N &
2005	39,600.00	167,600.00	207,200.00	1628.00	3,373.00	80	11/4/1998	3358	0682	
2004	39,600.00	139,600.00	179,200.00	1618.00	2,899.00	77	11/4/1998	3358	0682	
2003	39,600.00	122,700.00	162,300.00	1661.00	2,695.00	75	11/4/1998	3358	0682	
2002	46,600.00	111,300.00	157,900.00	1715.00	2,707.00	70	11/4/1998	3358	0682	

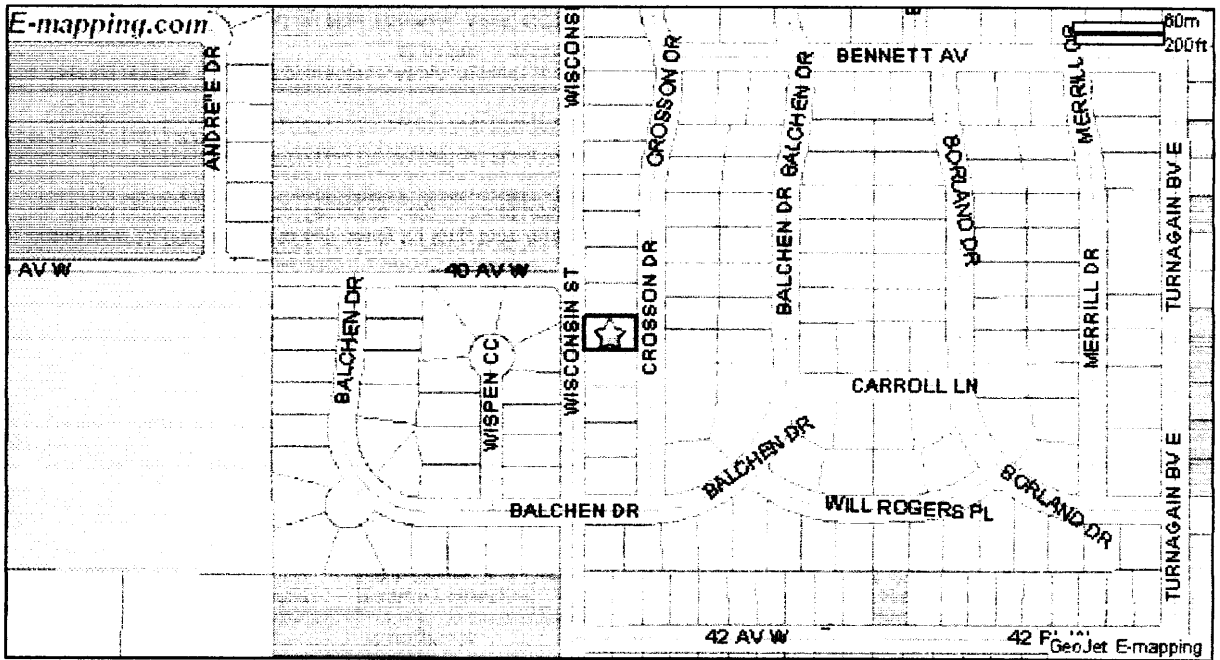
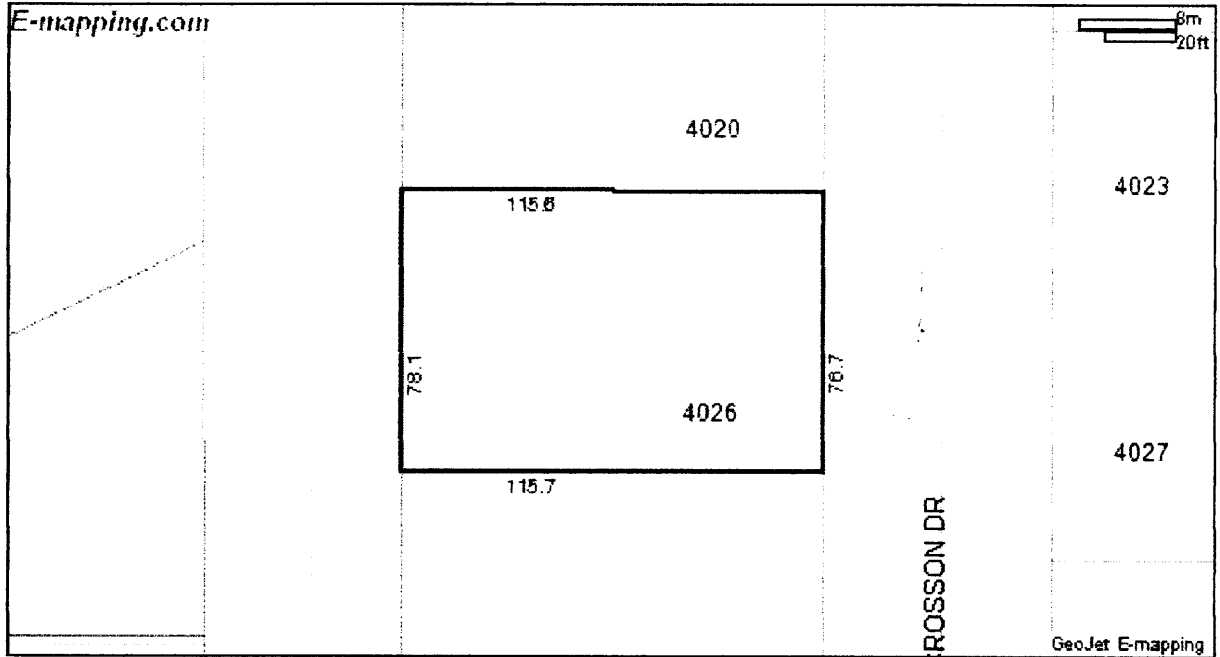
Information is deemed to be reliable, but is not guaranteed. See copyright notice.

*Num 1 m...  
marsh...  
yahoo.com*



**Parcel Map for Map Location 1**

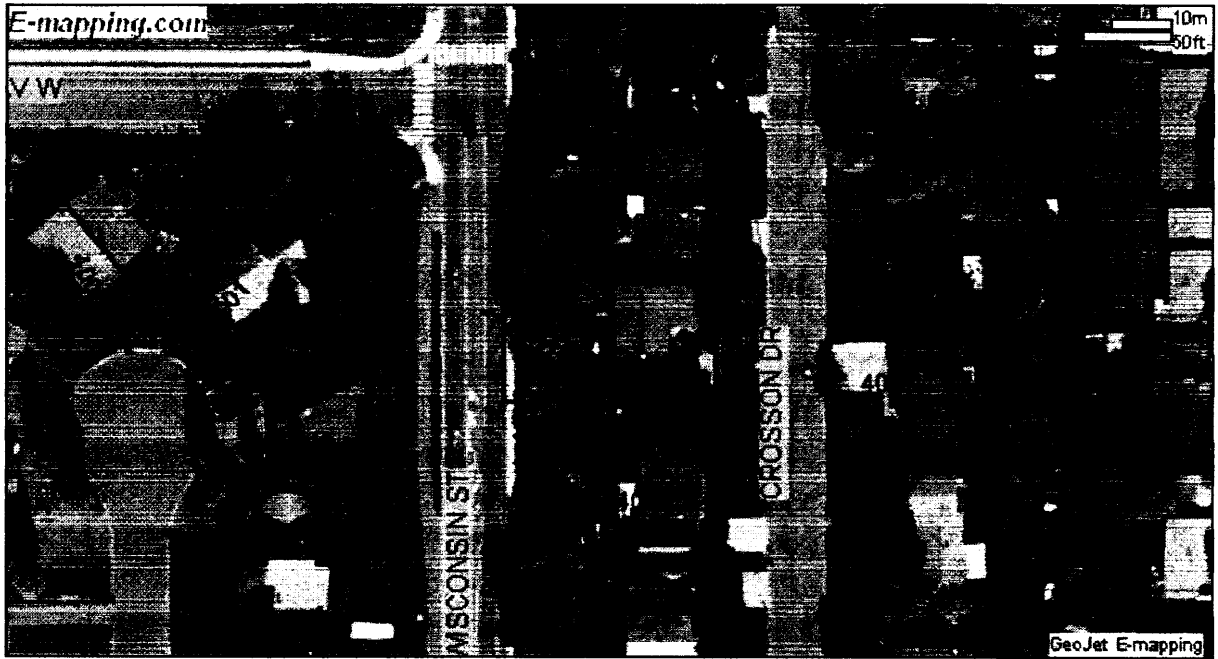
Address: 4026 Crosson Dr , Anchorage AK 99517-2455



Legend			
	COMMERCIAL		INDUSTRIAL
	MULTI-FAMILY		INSTITUTIONAL
	VACANT		PARK
	WATER		MOBILE HOME
	NOT ASSIGNED		RESIDENTIAL

**Aerial Map for Map Location 1**

Address: 4026 Crosson Dr , Anchorage AK 99517-2455



GeoJet E-mapping



GeoJet E-mapping



# Seller's Information Regarding Property

## Property Type (check one):

- Single Family   
  Zero Lot Line/Town House   
  Condominium   
  Townhome/PUD  
 Duplex\* (Including Single Family with an Apartment)   
 \*Please complete one form for each unit.  
 Other (please specify) \_\_\_\_\_

Do you currently occupy the property?  Yes     No.    If Yes, how long? \_\_\_\_\_

If not a current occupant, have you ever occupied the property?  Yes     No.    If so, when? \_\_\_\_\_

Year Property Built: 1967. If property was built prior to 1978, or if Seller has any knowledge of lead-based paint, Seller must complete Disclosure of Information and Acknowledgment of Lead-based Paint and/or Lead-based Paint Hazards in accordance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (also known as Title X) and provide Buyer with the "Protect Your Family From Lead in Your Home" pamphlet. The pamphlet can be found on the Internet at <http://www.epa.gov/lead/leadprot.htm>.

Construction Overview:  Wood Frame     Manufactured or Modular Construction     Other: \_\_\_\_\_

Foundation:  Masonry Block     Poured Concrete     Piling     Treated Wood     Other: \_\_\_\_\_

Name of original builder (if known): \_\_\_\_\_

## Property Features:

**Check** all items that are built-in and will remain with the property. **Also . . .**

**Circle** those checked items that have known defects or malfunctions. **Also . . .**

**Describe** the defect or malfunction on the Addendum/Amendment(s) To The Disclosure Statement.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Cooktop  | <input type="checkbox"/> Jetted Tub   | <input type="checkbox"/> Satellite Dish                             |
| <input type="checkbox"/> Oven(s) # of _____                             | <input type="checkbox"/> Hot Tub <input type="checkbox"/> Cover   | <input checked="" type="checkbox"/> Built-in Rods & Blinds          |
| <input checked="" type="checkbox"/> Range/Oven                          | <input type="checkbox"/> Sauna  | <input checked="" type="checkbox"/> Window Screens                  |
| <input checked="" type="checkbox"/> Built-in Microwave(s) # of <u>1</u> | <input type="checkbox"/> Steam Shower Room  | <input type="checkbox"/> Security System                            |
| <input checked="" type="checkbox"/> Dishwasher                          | <input type="checkbox"/> Water Softener   | <input checked="" type="checkbox"/> Smoke Detector(s) # of <u>6</u> |
| <input type="checkbox"/> Trash Compactor                                | <input type="checkbox"/> Water Filtering System   | <input type="checkbox"/> Fire Alarms                                |
| <input checked="" type="checkbox"/> Garbage Disposal                    | <input type="checkbox"/> Greenhouse <input type="checkbox"/> Attached <input type="checkbox"/> Detached | <input checked="" type="checkbox"/> Auto Garage Door Opener(s)      |
| <input type="checkbox"/> Instant Hot Water Dispenser                    | <input type="checkbox"/> Ventilating System   | # of Opener(s) <u>1</u>   |
| <input type="checkbox"/> Central Vacuum Installed                       | <input type="checkbox"/> Heating System   | # of Remote Control(s) <u>1</u>                                     |
| <input type="checkbox"/> Intercom                                       | <input type="checkbox"/> Storage Shed   | <input type="checkbox"/> Other _____                                |
| <input checked="" type="checkbox"/> Paddle Fan(s) # of <u>1</u>         | <input type="checkbox"/> Barbecue   | <input type="checkbox"/> Other _____                                |
| <input type="checkbox"/> Wood Stove(s) # of _____                       | <input type="checkbox"/> T.V. Antenna   | <input type="checkbox"/> Other _____                                |

Comments: \_\_\_\_\_

## Structural Components:

**Circle** only those items that have known defects, malfunctions, or have had major repairs performed within the last five years.

**Also . . . Describe** the defect, malfunction, or repair on the Addendum/Amendment(s) To The Disclosure Statement.

- |   |  |   |                         |  |
|---|--|---|-------------------------|--|
| • Fences/Gates                                    | • Rain Gutters                         | • Insulation  | • Electrical Systems    | • Electronic Air Cleaner                             |
| <input checked="" type="checkbox"/> Driveways     | • Exterior Walls                       | • Woodstove(s)<br># of _____                        | • Sewage Systems        | • Heat Recovery                                      |
| • Private Walkways                                | • Interior Walls                       | • Fireplace(s)<br># of _____                        | • Water Supply          | • Ventilator System                                  |
| • Retaining Walls                                 | • Floors                               | • Gas Starter                                       | • Garage                | • Swimming Pool                                      |
| • Foundation                                      | • Ceilings                             | • Chimneys  | • Garage Floor Drain    | • Mechanical   |
| • Crawl Space                                     | • Doors                                | • Plumbing Systems                                  | • Carport               | • Filtration   |
| <input checked="" type="checkbox"/> Roof          | • Windows                              | <input checked="" type="checkbox"/> Heating Systems | • Washer/Dryer Hook-ups | <input checked="" type="checkbox"/> Pool Cover       |
| <input checked="" type="checkbox"/> Patio/Decking | • Skylights                            |   | • Humidifier            | <input checked="" type="checkbox"/> Hot Water Heater |
| • Slabs   | • Venting                              |   | • Air Conditioner       |  |
|   | • Other items not covered above? _____ |   |                         |  |

Comments: CRACKS IN DRIVEWAY, ROOF RESHINGLED 2002, DECK REBUILT 2006, NEW BOILER & WATER HEATER 2003

*WTH JA*  
Seller's Initials

1019106  
Date

4026 Crosson Dr  
Property Address

\_\_\_\_\_  
Buyer's Initials    Date

**Documentation:** Check the documents for the subject property that the seller has available for review:

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Current Engineer/Property Inspection Report(s) completed within the last 24 months | <input type="checkbox"/> Written Agreements with Adjacent Property Owners | <input type="checkbox"/> Party Wall Agreement        |
| <input type="checkbox"/> Preliminary Title Report   | <input type="checkbox"/> Energy Rating Certificate                        | <input type="checkbox"/> Lease/Rental Agreement      |
| <input type="checkbox"/> As-Built Survey  | <input type="checkbox"/> Resale Certificate                               | <input type="checkbox"/> Soils Test                  |
|   | <input type="checkbox"/> Water Rights Certificate                         | <input type="checkbox"/> Well Log and Water Tests    |
|   | <input type="checkbox"/> Deed Restrictions                                | <input type="checkbox"/> Hazardous Materials Test(s) |
|   | <input type="checkbox"/> Subdivision Covenants/Restrictions               | <input type="checkbox"/> Other _____                 |
|   |   | <input type="checkbox"/> Other _____                 |

**Additional Information:**

Supply information for the following items:

Yes      No

➤ **Drainage:**

- ◆ Are you aware of ever having any water in the crawl space, basement, or lower level? .....    
 If Yes, how has the problem been resolved?  
 Sump Pump(s)    Curtain Drain    Rain Gutter Extension    Other \_\_\_\_\_  
 When was problem resolved? \_\_\_\_\_  
 Location of each sump pump: \_\_\_\_\_  
 To where does the water drain after it leaves the sump pump? \_\_\_\_\_  
 If gutters, where do downspouts discharge? \_\_\_\_\_
- ◆ Is there a floor drain in the structure, including garage? .....    
 If Yes, where is it located and where does it drain to? LAUNDRY ROOM - SEWER SYSTEM

➤ **Roof or Other Leakage:**

- Type:  Asphalt/Composition Shingle    Cedar Shake    Built-up    Metal    Other \_\_\_\_\_  
 Age: 2002 years.
- ◆ Are you aware of any ice damming on the roof? .....    
 If Yes, provide location. \_\_\_\_\_
  - ◆ Are you aware of any water leaking into the home? i.e., windows, lights, fireplace, etc.....    
 If Yes, provide location. \_\_\_\_\_

➤ **Fireplace and/or Woodstove:** Date chimneys last cleaned? 2004 Who cleaned? THE CHIMNEY DR.

➤ **Heating System(s):**

- Mark all types that apply:  Hot Water Baseboard    Forced Air    Radiant Heat    Electrical Heat  
 Wood Stove    Other \_\_\_\_\_
- Age: 2003 years.   Last Cleaned: 2003   Last Inspected: 2
- Source:  Natural Gas    Electric    Propane Tank    Wood    Coal  
 Oil with \_\_\_\_\_ gallon storage which is  Buried    Above Ground    Other \_\_\_\_\_
- Age of Tank? N/A years

➤ **Hot Water Heater:**

Age: 3 years.   Capacity: 40 gallons.   Type:  Gas    Electric    Other AUTROL HW GENERATOR

➤ **Water Supply:**

- Type:  Public    Private    Community    Cistern    Other \_\_\_\_\_
- ◆ Have you had any problems with your water supply? .....    
 If Private: Well Depth: \_\_\_\_\_ feet. Flow Rate: \_\_\_\_\_ gallons per minute.
  - ◆ Has the water supply been tested in the past 12 months? .....    
 If Yes, attach all documentation from all tests.
  - ◆ Has the well failed while you have owned the property? .....
  - ◆ Have you ever had a well pump problem or failure? .....
  - ◆ Do you supply water to, or receive water from others? .....    
 If Yes, is there a recorded agreement? .....
  - ◆ Do you have a water rights certificate for this property? .....

MAH SA  
 Seller's Initials

10/9/06  
 Date

4026 CROSBON DR  
 Property Address

\_\_\_\_\_  
 Buyer's Initials

\_\_\_\_\_  
 Date



**Additional Information (Continued):**

- |  | <u>Yes</u>                          | <u>No</u>                           |
|--|-------------------------------------|-------------------------------------|
| 11. Are you aware of any borough, city, deed, or private restrictions on the use of the property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 12. Are you aware of any variances being applied for, or granted, on this property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 13. Are you aware of any easements on the property? .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>➤ Encroachments:</b>  |                                     |                                     |
| 14. Does anything on your property encroach (extend) onto your neighbor's property? <u>FENCE? (SOUTH)</u> .....  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Does anything on your neighbor's property encroach onto your property? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>➤ Environmental Concerns:</b>   |                                     |                                     |
| 16. Are you aware of any substances, materials, or products that may be an environmental hazard such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the subject property? ..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 17. Are you aware of any underground storage tanks on this property? Number of tanks: _____ .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 18. Are you aware if the property is in an avalanche zone and/or flood plain? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 19. Are you aware of any damage to the property or any of the structures from flood, landslide, avalanche, high winds, fire, earthquake, or other natural causes? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 20. Have you ever filed an insurance claim for any environmental damage to the property? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 21. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>➤ Soil Stability:</b>   |                                     |                                     |
| 22. Are you aware of any grading, excavation or filling on the property or any portion of the property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 23. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 24. Are you aware of any flooding, drainage, or grading problems that affect this property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>➤ Construction, Improvements/Remodel:</b>   |                                     |                                     |
| 25. Have you remodeled, made any room additions, structural modifications or improvements? .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If Yes, please describe. Was the work performed with necessary permits in compliance with building codes? <u>REMODELED KITCHEN, BATHROOMS, LIVING ROOM, 3 BEDROOMS, FAMILY RM</u> .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Was a final inspection performed? <u>YES</u> .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 26. Has a fire ever occurred in the structure? <u>IN GARAGE (NO STRUCTURAL DAMAGE)</u> .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>➤ Pest Control or Wood Destroying Organisms:</b>  |                                     |                                     |
| 27. Are you aware of any termites, ants, insects, squirrels, vermin, <u>RODENTS</u> , etc. in the structure? <u>MICE OCCASIONAL</u> .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| a. If Yes, what type? <u>MICE</u> .....  |                                     |                                     |
| b. If Yes, where? <u>BOTTOM FLOOR &amp; TOP FLOOR</u> .....  |                                     |                                     |
| 28. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| a. If Yes, when? .....   |                                     |                                     |
| b. If Yes, what type? .....  |                                     |                                     |
| c. If Yes, where? .....  |                                     |                                     |
| d. If Yes, describe what was done to resolve the problem: .....  |                                     |                                     |
| <b>➤ Other:</b>  |                                     |                                     |
| <b>29. Pets</b>  |                                     |                                     |
| a. Have there been any pets/animals in the house? .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. If Yes, what kind? <u>CAT &amp; DOG LAST TIME 2005</u> .....  |                                     |                                     |

WJH  
Seller's Initials

10/9/06  
Date

4026 Crosson Dr  
Property Address

\_\_\_\_\_  
Buyer's Initials

\_\_\_\_\_  
Date



**Additional Information (Continued):**

**30. Noise**

Yes      No

- a. Are you aware of any noise or sound disturbances that affect the property, including but not limited to, (airplanes), trains, dogs (traffic) race tracks, neighbors, etc.? .....
- b. If Yes, explain: AIRPLANES - LAKE HOOD TRAFFIC , TRAFFIC - WISCONSIN BLVD.
- \_\_\_\_\_
- \_\_\_\_\_

I / We have completed this disclosure statement according to AS 34.70.010 - AS 34.70.200 and these instructions, and the statements are made in good faith and are true and correct to the best of my/our knowledge as of the date signed. I/We authorize any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated transfer of the property or interest in the property.

Seller: Will N. Henrik

Date: 10/9/06

Seller: Janet Ann

Date: 10-9-06

**Buyer's Notice and Receipt of Copy**

**Transferee (Buyer) Awareness Notice:** Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether a person who has been convicted of a sex offense resides in the vicinity of the property that is the subject of the Transferee's (Buyer's) potential real estate transaction. This information is available at the following locations: Alaska State Trooper Posts, Municipal Police Departments, and on the State of Alaska, Department of Public Safety Internet site: [www.dps.state.ak.us](http://www.dps.state.ak.us).

**Transferee (Buyer) Awareness Notice:** Under AS 34.70.050, Transferee (Buyer) is independently responsible for determining whether, in the vicinity of the property that is the subject of the transferee's potential real estate transaction, there is an agricultural facility or agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural operations.

The Buyer is urged to inspect the property carefully and to have the property inspected by an expert. Buyer understands that there are aspects of the property of which the Seller may not have knowledge and that this disclosure statement does not encompass those aspects. Buyer also acknowledges that he/she has read and received a signed copy of this statement from the Seller or the Seller's agent.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

WNH  
Seller's Initials

10/9/06  
Date

4026 Crosson Dr  
Property Address

\_\_\_\_\_  
Buyer's Initials

\_\_\_\_\_  
Date

# Bill of Sale<sup>1</sup>

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



1 William N Henriksen & Janet M Arin, for and in consideration of the sum of  
2 \_\_\_\_\_ shall convey to  
3 \_\_\_\_\_, the following personal property located at:  
4 4026 Crosson Dr, Anchorage, State of Alaska.

- |  |  |  |
|--|--|--|
| 6 <input checked="" type="checkbox"/> Refrigerator     | <input checked="" type="checkbox"/> Oven/Range | <input type="checkbox"/> Central Vac Attachments     |
| 7 <input checked="" type="checkbox"/> Dishwasher       | <input checked="" type="checkbox"/> Washer     | <input checked="" type="checkbox"/> Window Coverings |
| 8 <input checked="" type="checkbox"/> Microwave        | <input checked="" type="checkbox"/> Dryer      | <input type="checkbox"/> Trash Compactor             |
| 9 <input type="checkbox"/> Swing Set                   | <input type="checkbox"/> Pool Table            | <input type="checkbox"/> Hot Tub                     |
| 10 <input type="checkbox"/> Water Softener             | <input type="checkbox"/> Generator             | <input type="checkbox"/> Workbench/Shelving          |
| 11 <input type="checkbox"/> Satellite Dish             | <input type="checkbox"/> Greenhouse            | <input checked="" type="checkbox"/> Dog Kennel/Run   |
| 12 <input type="checkbox"/> Garage Door Opener Remotes | <input type="checkbox"/> Wall/Ceiling Speakers | <input type="checkbox"/> Storage shed                |
| 13 <input type="checkbox"/> Chandelier                 | <input type="checkbox"/> Other _____           | <input type="checkbox"/> Other _____                 |

14 \_\_\_\_\_  
15 \_\_\_\_\_

16  
17 The Seller herein warrants that said property is free from all liens and encumbrances. If the Purchase and  
18 Sale Agreement dated \_\_\_\_\_ does not record; this Bill of Sale shall become null and void.

19  
20 **THE ABOVE DESCRIBED ITEM(S) SHALL BE CONVEYED IN "AS-IS" CONDITION AND NO**  
21 **WARRANTIES ARE MADE AS TO THE CONDITION OF THE PERSONAL PROPERTY.**

22  
23 All fixtures including, but not limited to, lighting (including chandelier/dining room fixtures), blinds and  
24 drapes shall remain with the subject property.

25  
26 **SELLER TO LIST THE ITEMS, APPEARING TO BE AFFIXED TO THE PROPERTY, THAT ARE NOT**  
27 **INCLUDED WITH THE SALE:**

28  
29  
30  
31  
32  
33 Dated: \_\_\_\_\_ Dated: 10/9/06  
34 Buyer 1: \_\_\_\_\_ Seller 1: William N Henriksen  
35 Buyer 2: \_\_\_\_\_ Seller 2: Janet M Arin  
36 Buyer 3: \_\_\_\_\_ Seller 3: \_\_\_\_\_





FORTUNE

This Addendum has not been approved by the Alaska Real Estate Commission. It was prepared by COLDWELL BANKER FORTUNE PROPERTIES.

SQUARE FOOTAGE DISCLOSURE


Property Address: 4026 Crosson Dr

Listing Licensee Is providing information on square footage of the residence from source as indicated below:

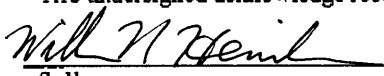

Source of Square Footage Info	Date	Square Footage
<input type="checkbox"/> Prior appraisal (Date of Document)		
<input type="checkbox"/> Building plans (Date of Document)		
<input checked="" type="checkbox"/> Assessor's Office (Date of Document)	10/9/06	1872
<input type="checkbox"/> Measured by licensee (Date Measured)		
<input type="checkbox"/> Other		

Measurement is for the purpose of marketing, may not be exact and is not for loan, valuation or other purpose. If exact square footage is a concern, the property should be independently measured.

Buyer and Seller are advised to verify this information. Any independent measurement or investigation should be completed on or before the Inspection Objection Deadline of the contract.

By  Niel Thomas Digital signed by Niel Thomas DN: cn=Niel Thomas, o=Coldwell Banker Fortune, c=US Date: 2003.06.05 12:00:22 -0800 10/9/06  
Listing Licensee Date

The undersigned acknowledge receipt of this disclosure.

 10/9/06  10-9-06  
Seller Date Seller Date  
Buyer Date Buyer Date

**Disclosure of Information and Acknowledgment  
Lead-based Paint and/or Lead-based Paint Hazards**

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.



1 Address 4026 Crosson Dr

2 Legal (the Property) Broadmoor Ests #1 L5 B6

3 **Lead Warning Statement**

4 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978\* is notified that such property  
5 may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in  
6 young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems,  
7 and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is  
8 required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession  
9 and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is  
10 recommended prior to purchase.

11 \* EPA and HUD consider "residential dwellings built prior to 1978" to mean housing for which a construction permit was obtained (or if no permit was  
12 obtained, housing in which construction was started) before January 1, 1978.

13 **Seller's Disclosure (initial)**

14 WTH (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

15  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):  
16 \_\_\_\_\_  
17 \_\_\_\_\_

18  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

19 WTH (b) Records and Reports available to the seller (check one below):

20  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based  
21 hazards in the housing (list documents below):  
22 \_\_\_\_\_  
23 \_\_\_\_\_

24  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

25 **Buyer's Acknowledgment (initial)**

26 \_\_\_\_\_ (c) Buyer has received copies of all information listed above.  
27 \_\_\_\_\_ (d) Buyer has received the pamphlet *Protect Your Family From Lead in Your Home*.  
28 \_\_\_\_\_ (e) Buyer has (check one below):

29  Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the  
30 presence of lead-based paint or lead-based paint hazards; or

31  Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-  
32 based paint hazards.

33 **Licensee's Acknowledgment (initial)**

34 EP (f) Licensee has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to  
35 ensure compliance.

36 **Certification of Accuracy**

37 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is  
38 true and accurate.

39  
40 Buyer 1: \_\_\_\_\_ Date: \_\_\_\_\_ Seller 1: William N Henriksen Date: 10/9/06  
41 Buyer 2: \_\_\_\_\_ Date: \_\_\_\_\_ Seller 2: Janet M Arin Date: 10-9-06  
42 Buyer 3: \_\_\_\_\_ Date: \_\_\_\_\_ Seller 3: \_\_\_\_\_ Date: \_\_\_\_\_  
43 Licensee: \_\_\_\_\_ Date: \_\_\_\_\_ Licensee: Nigel Thomas Date: 10/9/06