



MLS #07-12154

10520 Spindrift Loop
Clipperwood S/D

SOUTHPORT CUL-DE-SAC

\$319,500

Dramatic Reduction!
Best Southport Value

- ▶▶ One-owner, one-person home, non-smoker, original section of Clipperwood
- ▶▶ Significant updating after move-out, new carpet, interior paint, new appliances
- ▶▶ Mature landscaping, south-facing home in cul-de-sac with views of mountains
- ▶▶ Three bedrooms plus extended loft/office area overlooking high-ceiling living room
- ▶▶ Driveway resealed. Don't miss storage hidey-hole and extra fridge in garage

Download information package, lots of interior photos from web site below

Your Internet Realtor®



Niel Thomas
ABR, CCIM, CRS
Coldwell Banker Best Properties
265-9106 Direct
www.Reals8.com

Consumer Resources

Free On-Line at www.RealS8.com

A Daily Email List of Homes for Sale As They Hit the Market



www.HomesByEmail.com

Homes Information 24 Hours a Day Without Having to Reach a Licensee



www.ViewAnchorageHomes.com

Buyer Resources

Your Home's Approximate Value Emailed to You Without Having to Speak to a Licensee



www.PriceMyAnchorageHome.com

Unrepresented (FSBO) Sellers ads. Contact seller directly or via the licensee representing you as buyer



www.AnchorageAreaFSBO.com

Seller Resources

Other Resources

Find everything below and more!
Anchorage's comprehensive real estate information center
www.RealS8.com

10 Free Email reports to save you time and money on your next transaction



Niel's Real Estate Podcast



Niel's Real Estate Blog



WHAT YOU SHOULD KNOW BEFORE SELLING YOUR HOME.	WHAT YOU SHOULD KNOW BEFORE BUYING A HOME.
REQUEST CD VIA EMAIL	

Address: 10520 Spindrift Loop



Listing #	07-12154	Price-List	\$ 319,500
Status	Active	Near	Anchorage
Zip Code	99515	Type	Residential
Bedrooms	3	Baths	2.50
Acres	0.15	Carpport #	0
Garage #	2	Latitude	61.126231
Longitude	-149.924662	Unit #	
Year Built	1989		

MLS Area: 20 - Dimond South
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co:
Zoning: PC - Planned Community

School-Elementary	Bayshore	School-Middle	Mears	School-High	Dimond
Energy Rating		Remote Description		SF-Gar	484
SF-Lot	6,670	SF-Res	1,884	LPSqFt\$	169.59
Tax ID	0125410800001	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW2527
Taxes	\$ 4,228	Tax Year	2007	Construction Status	Existing Structure
Year Remodeled	2007	Year Updated			

Directions: S on Southport Dr from 100th 3/4 way around the roundabout to East on Washington. Rt on Northfleet, immediate Rt on Spindrift, home on Rt.
Legal: Clipperwood B1 L2

Public Remarks: Property info, virtual tour, disclosure package on listing licensee website. Original cul-de-sac in Southport's Clipperwood with mature landscaping, well-kept homes. All BR's upstairs. Complete interior/exterior repaint, all floor coverings replaced, nobody lived there afterward. Many other upgrades/repairs, new appliances. Listing office will hold earnest money, appraisal is buyer cost.

Residential Type: Single Family Res Association Info: Dues-HOA Name: Clipperwood HOA; Dues-HOA Phone #: 345-4110; Dues-Amount: 185; Dues-Frequency: Yearly Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Concrete Block Floor Style: Two-Story Tradtnl Garage Type: Attached; Heated Carpport Type: None	Heat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Public Water-Type: Public Dining Room Type: Breakfast Nook/Bar; Formal Access Type: Dedicated Road; Paved; Maintained View Type: Mountains; Partial Topography: Level Wtrfrnt-Frontage: None	Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 3,000 Docs Avl for Review: Docs Posted on MLS; Prop Discl Available
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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); Jetted Tub; Washer &/Or Dryer; Carpet; Ceiling Fan(s); Hardwood Flooring; Smoke Detector(s)
Features-Additional: View; Covenant/Restriction; Deck/Patio; Fence; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Landscaping; Road Service Area; 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	1	1		Bath-Full	2	1	
Family Room	1	1		Bath-Half	1	1	
Kitchen	1	1		Master Bedroom	2	1	
Living Room	1	1		Bedroom	2	2	
Utility Room	1	1	Washer-drier included				
Extra Room	2	1	Extended loft				
Master Bath	2	1					

LO: Coldwell Banker Best Properties (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 Thursday, October 04, 2007 6:26 PM
The information on this sheet has been made available by the MLS and may not be the listing of the provider.



State of Alaska

Residential Real Property Transfer Disclosure Statement

Prepared in compliance with Alaska Statute (AS) 34.70.010 - 34.70.200

General Information

AS 34.70.010 requires that before the Transferee/Buyer (hereafter referred to as **Buyer**) of an interest in residential real property makes a written offer, the Transferor/Seller (hereafter referred to as **Seller**) must deliver a completed written disclosure form. This disclosure statement is in compliance with AS 34.70.010. It concerns the residential real property* located in the Anchorage Recording District, Third Judicial District, State of Alaska.

Legal Description: Clipperwood B1 L2
Property Address/City/Other: 10520 Spindrift Lp
Anchorage AK 99515

* Residential real property means any single family dwelling, or two single family dwelling units under one roof, or any individual unit in a multi-unit structure or common interest ownership community whose primary purpose is to provide housing. AS 34.70.200(2) and (3).

AS 34.70.040(b) provides that if an item that must be completed in the disclosure statement is unknown or is unavailable to the Seller, and if the Seller or Seller's agent has made a reasonable effort to ascertain the information, the Seller may make an approximation based on the best information available to the Seller or Seller's agent. It must be reasonable, clearly labeled as an approximation, and not used to avoid the disclosure requirements of AS 34.70.010 – AS 34.70.200.

All disclosures made in this statement are required to be made in good faith (AS 34.70.060). The Seller is required to disclose defects or other conditions in the real property or the real property interest being transferred. To comply, disclosure need not include a search of the public records, nor does it require a professional inspection of the property.

If the information supplied in this disclosure statement becomes inaccurate as a result of an act or agreement after the disclosure statement is delivered to the Buyer, the Seller is required to deliver an amendment to the disclosure statement to the Buyer. An addendum/amendment form for that purpose may be attached to this disclosure statement.

Exemption for First Sale: Under AS 34.70.120, the first transfer of an interest in residential real property that has never been occupied is exempt from the requirement for the Seller to complete the Disclosure Statement.

Waiver by Agreement: Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing. Signing this waiver does not affect other obligations for disclosure.

Violation or Failure to Comply: A person who negligently violates or fails to perform a duty required by AS 34.70.010 - AS 34.70.200 is liable to the Buyer for actual damages suffered by the Buyer as a result of the violation or failure. If the person willfully violates or fails to perform a duty required by AS 34.70.010 -AS 34.70.200, the Seller is liable to the Buyer for up to three times the actual damages. In addition to the damages, a court may also award the Buyer costs and attorney fees to the extent allowed under the rules of court.

wllb 7/23/07 10520 Spindrift Lp Anchorage AK _____ / ____ / ____
Seller's Initials Date Property Address Buyer's Initials Date



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: 1989. 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 checked="" 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 _____ | <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>2</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>2</u> |
| <input type="checkbox"/> Central Vacuum Installed | <input type="checkbox"/> Heating System | # of Remote Control(s) <u>3</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.

- | | | | | |
|---|---|--|---|--|
| <ul style="list-style-type: none">Fences/GatesDrivewaysPrivateWalkwaysRetaining WallsFoundationCrawl SpaceRoofPatio/DeckingSlabs | <ul style="list-style-type: none">Rain GuttersExterior WallsInterior WallsFloorsCeilingsDoorsWindowsSkylightsVentingOther items not covered above? _____ | <ul style="list-style-type: none">InsulationWoodstove(s) # of _____Fireplace(s) # of _____Gas StarterChimneysPlumbing SystemsHeating Systems | <ul style="list-style-type: none">Electrical SystemsSewage SystemsWater SupplyGarageGarage Floor DrainCarportWasher/Dryer Hook-upsHumidifierAir Conditioner | <ul style="list-style-type: none">Electronic Air CleanerHeat RecoveryVentilator SystemSwimming PoolMechanicalFiltrationPool CoverHot Water Heater |
|---|---|--|---|--|

• Comments: _____

WLS 7/23/07 10520 Spindrift Lp Anchorage AK _____ / ____ / ____
Seller's Initials Date 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? 4 years ago - Pipe Burst
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? _____

➤ **Roof or Other Leakage:**

- Type: Asphalt/Composition Shingle Cedar Shake Built-up Metal Other _____
Age: 18 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? _____ Who cleaned? _____

➤ **Heating System(s):**

- Mark all types that apply: Hot Water Baseboard Forced Air Radiant Heat Electrical Heat
 Wood Stove Other _____
- Age: 16 years. Last Cleaned: _____ Last Inspected: _____
- Source: Natural Gas Electric Propane Tank Wood Coal
 Oil with _____ gallon storage which is Buried Above General Other _____
- Age of Tank? _____ years

➤ **Hot Water Heater:**

Age: 16 years. Capacity: 50 gallons. Type: Gas Electric Other _____

➤ **Water Supply:**

Type: Public Private Community Cistern/Water Tank If Cistern/Water Tank: _____ Size
 Other _____

If Private: Well Depth: _____ feet. Flow Rate: _____ gallons per minute.

- Have you had any problems with your water supply?
- 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?

wrb 7/23/07 10520 Spindrift Lp Anchorage AK _____ / _____ / _____
Seller's Initials Date Property Address Buyer's Initials Date

Additional Information (Continued):

➤ **Sewerage System:**

Type: Public Private Community Other _____

• Does your sewerage system have a lift station?..... Yes No

If Private: Septic Tank Holding Tank Other: _____

Drainfield System: Bed Trench Mound Pit Crib Other _____

Innovative Sewerage System: Intermittent Sand Filter Biocycle Recirculating Upflow Filter
 Secondary sewage treatment plant Other _____

Location of sewerage system: _____

- Has the sewerage system failed while you owned the property? Yes No
- If Yes, explain: _____
- Have you had any work maintenance or inspections done on the sewerage system during your ownership?..... Yes No
- If Yes, explain: _____
- Approval Source (and date if known): _____
- Are you aware of any abandoned sewage systems, leachfields, cribs, etc. on the property?..... Yes No

➤ **Freeze-ups:**

- Have you had any frozen water lines, sewer lines, drains, or heating systems? Yes No

➤ **Average Annual Utility Costs:**

Gas	\$ _____	Company/Source: _____
Electric	\$ _____	Company/Source: _____
Oil	\$ _____ /Gallons: _____	Company/Source: _____
Propane	\$ _____	Company/Source: _____
Wood	\$ _____	Company/Source: _____
Coal	\$ _____	Company/Source: _____
Water	\$ _____	Company/Source: _____
Sewer	\$ _____	Company/Source: _____
Refuse	\$ _____	Company/Source: _____
Other	\$ _____ \$ _____	Company/Source: _____

To the best of your knowledge, are you aware of any of the following conditions with respect to the subject property? If answer is "Yes," indicate the relevant item number and explain the condition on the Addendum/Amendment(s) To The Disclosure Statement.

➤ **Title:**

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| 1. Do you know of any existing, pending, or potential legal action(s) concerning the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Do you know of any street or utility improvements planned that will affect the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Road maintenance provided by? <u>MOA</u> | | |
| 4. Is the property currently rented or leased? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If Yes, expiration date: _____ / _____ / _____ | | |
| 5. Is there a homeowner's association (HOA) for the property?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If Yes, HOA name: <u>Clippewood HOA</u> HOA Telephone: <u>345-4110</u> | | |
| <input checked="" type="checkbox"/> Mandatory <input type="checkbox"/> Voluntary <input type="checkbox"/> Inactive Dues Amount: \$ <u>185.00</u> | | |
| Are there any levied or pending assessments?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Who is responsible for issuing the resale certificate? Name: <u>Clippewood HOA</u> Telephone: <u>345-4110</u> | | |

➤ **Setbacks/Restrictions:**

- | | | |
|---|-------------------------------------|-------------------------------------|
| 6. Have you been notified of any proposed zoning changes for the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Are you aware of features of the property shared in common with adjoining property owners, such as walls, <u>fences</u> , and driveways, whose use or responsibility for maintenance may affect the property?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Are there subdivision conditions, covenants, or restrictions? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Are you aware of any violations of building codes, zoning, setback requirements, or subdivision covenants on this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Are you aware of any nonconforming uses of this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

WRB 7/23/07 10520 Spindrift Lp Anchorage AK _____ / _____ / _____
 Seller's Initials Date Property Address Buyer's Initials Date

Additional Information (Continued):

Yes No

- 11. Are you aware of any borough, city, deed, or private restrictions on the use of the property?
- 12. Are you aware of any variances being applied for, or granted, on this property?
- 13. Are you aware of any easements on the property?

➤ **Encroachments:**

- 14. Does anything on your property encroach (extend) onto your neighbor's property?
- 15. Does anything on your neighbor's property encroach onto your property?

➤ **Environmental Concerns:**

- 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, contaminated soil, water or by-products from the production of methamphetamines on the subject property?
- 17. Are you aware of any underground storage tanks on this property? Number of tanks: _____
- 18. Are you aware if the property is in an avalanche zone and/or flood plain?
- 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?
- 20. Have you ever filed an insurance claim for any environmental damage to the property?
- 21. Are you aware of a waste disposal site or a gravel pit within a one-mile radius of the property?

➤ **Soil Stability:**

- 22. Are you aware of any grading, excavation or filling on the property or any portion of the property?
- 23. Are you aware of any permafrost or other soil problems which have caused settling, slippage, sliding, or heaving?
- 24. Are you aware of any flooding, drainage, or grading problems that affect this property?

➤ **Construction, Improvements/Remodel:**

- 25. Have you remodeled, made any room additions, structural modifications or improvements?
- If Yes, please describe. Was the work performed with necessary permits in compliance with building codes?
- Was a final inspection performed?
- 26. Has a fire ever occurred in the structure?

➤ **Pest Control or Wood Destroying Organisms:**

- 27. Are you aware of any termites, ants, insects, squirrels, vermin, rodents, etc. in the structure?
- a. If Yes, what type? _____
- b. If Yes, where? _____
- 28. Has there been damage in the past resulting from termites, ants, insects, squirrels, rodents, etc. in the structure?
- a. If Yes, when? _____
- b. If Yes, what type? _____
- c. If Yes, where? _____
- d. If Yes, describe what was done to resolve the problem: _____

➤ **Other:**

- 29. **Pets**
- a. Have there been any pets/animals in the house?
- b. If Yes, what kind? Cat - Not since new carpet and repainted

WAB 7/23/07 10520 Spindrift Lp Anchorage AK _____ / _____ / _____
 Seller's Initials Date 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: _____

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: *Walter Beatty*

Date: 7/30/07

Seller: _____

Date: _____

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.

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: _____

WAB
Seller's Initials

7/30/07
Date

10520 Spindrift Lp
Property Address

Anchorage AK

Buyer's Initials

Date



Explanation Addendum or Amendment To The Disclosure Statement

Use this page to:

- 1) clarify repairs, defects, or malfunctions
- 2) to explain items in more detail
- 3) to make changes or to update this disclosure form

AS 34.70.020 provides that if a disclosure statement or material amendment is delivered to the Buyer after the Buyer has made a written offer, the Buyer may terminate the offer by delivering a written notice of termination to the Seller or the Seller's agent within three days after the disclosure statement or amendment is delivered in person or within six days after the disclosure statement or amendment is delivered by deposit in the mail.

In compliance with AS 34.70.080, the Seller amends the disclosure statement for the real property described below:

List items changed or clarified. Use additional Addendum/Amendment pages, if necessary.

Page #	Item/Explanation
	Information provided by William Beckwith, son of late property owner Hazel Sims. My knowledge of the property is limited to preparation of house for sale over past ^{past} year.

I/We (Seller(s)) certify that the information in this Addendum/Amendment To The Disclosure Statement is true and correct to the best of my/our knowledge as of the date signed.

Seller: William Beckwith Date: 7/23/07
 Seller: _____ Date: _____

I/We (Buyer(s)) have received a copy of this Addendum/Amendment To The Disclosure Statement.

Buyer: _____ Date: _____
 Buyer: _____ Date: _____

Page _____ of _____

WBS 7/23/07 10520 Spindrift Lp Anchorage AK _____ / ____ / ____
 Seller's Initials Date Property Address Buyer's Initials Date



Bill of Sale¹

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



1 Estate of Hazel B Sims & Le Tolbert, personal representative, for and in consideration of the sum of
2 _____ shall convey to
3 _____, the following personal property located at:
4 10520 Spindrift Lp, Anchorage, State of Alaska.

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Refrigerator - 2 | <input checked="" type="checkbox"/> Oven/Range | <input type="checkbox"/> Central Vac Attachments |
| <input checked="" type="checkbox"/> Dishwasher | <input checked="" type="checkbox"/> Washer | <input checked="" type="checkbox"/> Window Coverings |
| <input checked="" type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Dryer | <input type="checkbox"/> Trash Compactor |
| <input type="checkbox"/> Swing Set | <input type="checkbox"/> Pool Table | <input type="checkbox"/> Hot Tub |
| <input type="checkbox"/> Water Softener | <input type="checkbox"/> Generator | <input type="checkbox"/> Workbench/Shelving |
| <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Greenhouse | <input type="checkbox"/> Dog Kennel/Run |
| <input checked="" type="checkbox"/> Garage Door Opener Remotes | <input type="checkbox"/> Wall/Ceiling Speakers | <input type="checkbox"/> Storage shed |
| <input type="checkbox"/> Chandelier | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ |

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

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.**

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

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

33 Dated: _____
34 Buyer 1: _____
35 Buyer 2: _____
36 Buyer 3: _____

Dated: 7/23/07
Seller 1: [Signature]
Seller 2: _____
Seller 3: _____

