

Federal Land Patent #1128320

To

Thomas Sperstad

Filed April 17, 1950

or become an annoyance or nuisance to the neighborhood.

(4) The covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until twenty five (25) years from the date of the recording of these restrictions with the U. S. Commission and Ex-Officio Recorder for Anchorage Precinct at Anchorage, Alaska, at which time all covenants shall terminate.

(5) If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein before June 24, 1974, it shall be lawful for any other person or persons owning any lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions, and either to prevent him, or them, from so doing or to recover damages or other dues for such violation.

TO HAVE AND TO HOLD the said premises, all and singular, together with the appurtenances and privileges thereto incident, unto the said Grantee, his heirs executors, administrators and assigns, forever; and the said Grantor covenants and agrees with the said Grantee that he is the lawful owner of said premises, and that he has the legal right to sell the same, and that there are no liens or other encumbrances against the said property; and that the Grantor, does by these presents, warrant and will forever defend the said Grantee, his heirs executors, administrators and assigns, in the quiet and peaceable possession of said premises, against any and all persons having or claiming any right, title or interest or estate therein, by any lawful claim.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year hereinabove first written.

/s/ Robert J. Rogers (Seal)
Signed, Sealed and delivered in presence of: Robert J. Rogers, Grantor

/s/ Henry B. Hopper
/s/ W. L. Kellingbeck

UNITED STATES OF AMERICA)
STATE OF MICHIGAN) ss

Before the undersigned, a Notary Public in and for the State of Michigan, duly commissioned, qualified and sworn as such Notary Public, this day personally appeared at Saugatock, Mich, ROBERT J. ROGERS, known to me to be the person described in and who executed above instrument, and he acknowledged to me that he executed said instrument freely and voluntarily, with knowledge of its contents, for the uses and purposes therein mentioned.

WITNESS my hand and Notarial Seal this 20th day of March, 1950.

Seal /s/ Henry B. Hopper
NOTARY PUBLIC
Filed at: 11:15 A.M. April 1, 1950 My Commission expires: Oct 26, 1953
By: Herman J. Carlson
Mail to: James R. Tucker, Box 2058, City
Rose Walsh, U.S. Commissioner

No Stamps

Anchorage 012525

4-1040

Received District Land
Office; Anchorage, Alaska
FEB 20, 1950

Hour _____

THE UNITED STATES OF AMERICA
TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, a Certificate of the District Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the Act of Congress of May 20, 1862, "To Secure Homesteads to Actual Settlers on the Public Domain," and the acts supplemental thereto, the claim of Thomas W. Sperstad has been established and duly consummated, in conformity to law for the following described land:

Seward Meridian, Alaska. T. 12 N., R. 3W. Sec. 29 ~~W2N4~~; Sec. 30, SE ~~NE4~~.

The area described contains 120 acres, according to the Official Plat of the

Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That there is, therefore, granted by the UNITED STATES unto the said claimant the tract of Land above described; TO HAVE AND TO HOLD the said tract of Land, with the appurtenances thereof, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States. And there is, also, reserved to the United States a right of way for the construction of railroads, telegraph and telephone lines in accordance with the Act of March 12, 1914 (38 Stat. 305). Excepting and reserving, however, to the United States a right of way for the construction of railroads, telegraph and telephone lines in accordance with the Act of March 12, 1914 (38 Stat. 305). Excepting and reserving, however, to the United States, pursuant to the provisions of the Act of August 1, 1946 (60 Stat. 755) all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials whether or not of commercial value, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove, the same. And there is reserved from the lands hereby granted, a right of way thereon for roads, roadways, highways, tramways, trails, bridges, and appurtenant structures constructed or to be constructed by or under authority of the United States or of any State created out of the Territory of Alaska, in accordance with the Act of July 24, 1947 (61 Stat., 418)

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476) has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

Given under my hand in the District of Columbia, the FIFTEENTH day of FEBRUARY in the year of our Lord one thousand nine hundred and FIFTY and of the Independence of the United States the one hundred and SEVENTY-FOURTH.

For the Director, Bureau of Land Management.

(Seal)

By: /s/ Jas. F. Homer,
Chief, Patents Section

PATENT NO. 1128320

Filed at: 1:40 P.M. April 17, 1950

By: Thomas W. Sperstad, Box 2093, City

Rose Walsh, U.S. Commissioner

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, FRED L. URAN, of Anchorage, Alaska, have made, constituted and appointed, and by these presents do hereby make, constitute and appoint NINA K. URAN my true and lawful attorney, for me and in my name, place and stead, and for my use and benefit, to ask, demand, sue for, recover, collect and receive all such sums of money, debts, dues, accounts, legacies, bequests, interests, dividends, annuities and demands whatsoever, as are now, or shall hereafter become due, owing, payable or belonging to me; and to have, use and take all lawful ways and means in my name or otherwise, for the recovery thereof, by legal process, and to compromise and to agree for the same, for me and in my name; to make, seal and deliver, to bargain, contract, agree for, purchase, receive and take lands, tenements, hereditaments, and accept the seizin and possession of all lands, and all deeds and other assurances in the law thereof, and release, let, demise, bargain, sell, remise, release, convey, mortgage and hypothecate the lands, tenements and hereditaments, upon such terms and conditions and under such covenants as she shall think fit. Also to bargain and agree for, buy, sell, mortgage and hypothecate, and in any and every way and manner deal in and with goods, wares and merchandise, choses in action and other property in possession or in action, and to make, do, and transact all and every kind of business of whatever nature and kind whatsoever; for me in my name and as my act and deed, to sign, seal, execute and deliver and acknowledge such deeds, covenants, indentures, agreements, mortgages, hypothecations, bills of lading, bills, bonds, notes, receipts, evidence of debt, releases and satisfaction of mortgage, judgment and other debts, and such other instruments in writing of whatever kind and nature, as may be necessary or proper in the premises.