A L A S K A

2017-011176-0

Recording Dist: 302 - Kenai
10/12/2017 08:53 AM Pages: 1 of 2

File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: **Jennifer N. Huffman**

Address: **40095 Lamont St**
Kenai, AK 99611

File No.: **0223-2940861 (DM)**

STATUTORY WARRANTY DEED

THE GRANTOR, **Ronald Hugh Chenault, an unmarried person**, whose mailing address is **1817 Sunset Blvd, Kenai, AK 99611**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,** in hand paid, conveys and warrants to **Jennifer N. Huffman, a** unmarried **person**, residing at **40095 Lamont St, Kenai, AK 99611,** the following described real estate, situated in the **Kenai** Recording District, **Third** Judicial District, State of **Alaska:**

Government Lot 5 in Section 26, Township 6 North, Range 12 West, Seward Meridian, Kenai Recording District, Third Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: October 9, 2017.

AMCO
JUN 11 2021

eRecorded Document

Ronald Hugh Chenault

STATE OF Alaska)
) SS.
Third Judicial District)

THIS IS TO CERTIFY that on this 9 day of ~~September~~ OCTOBER, 2017, before me the undersigned Notary Public, personally appeared **Ronald Hugh Chenault,** known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public in and for Alaska
My commission expires 8/16/20

CURTIS S. GINN
NOTARY
PUBLIC
STATE OF ALASKA
My Commission Expires: August 16, 2020

AMCO
JUN 11 2021

STANDARD COMMERCIAL LEASE AGREEMENT

RECEIPT IS HEREBY ACKNOWLEDGED BY Jennifer Huffman, hereinafter called Management, from Grateful Bud LLC, hereinafter called Tenant, the sum of $ 5,000 for the first month's rent of the premises owned by said Management and located at 1817 SUNSET BOULEVARD, KENAI, AK 99611, hereinafter called Premises, said Premises the Management hereby agrees to rent said commercial property on a 60 month basis at a rental of $ 5000 per month, payable in advance on the 25th day of each and every succeeding calendar month. *See Addendum

IN CONSIDERATION HEREOF AND OF THE USE OF THE SAID PREMISES, TENANT AGREES:

1. To maintain said premises in a clean, orderly, and law-abiding manner and to keep the yards thereof free of weeds, debris, and/or material that may become unsightly or a detriment to the appearance of said premises.
2. No alterations of any kind to the dwelling shall be made without the prior written consent of the Management.
3. To pay for all utility services furnished to the property.
4. To pay the cost of all repairs for any damage done to said premises, and the cost of any cleaning up of said premises which Management may consider necessary.
5. To give 30 days written notice by registered mail to Management prior to vacating said premises.
6. To clean up said premises upon vacating and restore said premises to the same condition they are now in, reasonable wear and tear and damage by the elements excepted.
7. That the violation of any of the covenants of this agreement or the non-payment of any rent due and unpaid shall be sufficient cause for eviction from said premises, or to collect the costs of repairs to or cleaning of said premises, Tenant agrees to pay all costs of such action including reasonable attorney fees as may be fixed by the Court. No waiver by management at any time of any of the terms of this agreement shall be deemed as a subsequent waiver of the same, not of the strict and prompt performance thereof by the Tenant.
8. All rent shall be sent to Jennifer Huffman; or any other place designated by Management. Each party hereto acknowledges receipt of a copy of this agreement.
9. See attached addendum

Landlord/Lessor

Grateful Bud LLC
Tenant

2/21/2020
Date

as member of Grateful Bud LLC
Entity Member

AMCO
JUN 11 2021

This is an addendum to the lease agreement for 1817 Sunset Blvd, Kenai AK 99611.

1. The purpose of the rental agreement is to allow for residential living in conjunction with a marijuana cultivation facility at address above.
2. In case of default of lease agreement the landlord/lessor may NOT seize marijuana or marijuana products and will contact AMCO for guidance, if the case may arise.

Landlord/Lessor

Grateful Bud LLC
Tenant

7/21/2020
Date

as member of Grateful Bud LLC
Entity Member

AMCO
JUN 11 2021