A L A S K A

2022-026061-0

Recording Dist: 311 - Palmer
11/14/2022 09:51 AM Pages: 1 of 2

Exp 22-819
MS 218137

WARRANTY DEED

THE GRANTOR(S): TGI FUNDING CO., LLC., a Limited Liability Company, whose address is PO Box 520777, Big Lake, AK 99652, for and in consideration of the sum of ten dollars and other good and valuable consideration in hand paid, does hereby convey(s) and warrants unto the **GRANTEE(S):** SAGE WEAR, a single person, as tenants by the entirety with the right of survivorship, whose address is PMB 469, 3060 N. Lazy Eight Ct., #2, Wasilla, AK 99654, all interest Grantor(s) has in the following described real estate, situated in the State of Alaska:

> Lot 9, Block 3, Denlow Business Park, according to the official plat thereof, filed under Plat No. 77-21, located in the **Palmer** Recording District, Third Judicial District, State of Alaska and all improvements, if any.

SUBJECT to all restrictions, reservations, covenants, encumbrances, exceptions, easements, conditions, taxes, assessments, notes on plat, by-laws, rights-of-way of record and exceptions of record, if any. SUBJECT to rights of the public and/or government entities in and to Bureau of Land Management Section Line Easement pursuant to 43 USC 932 as ratified by AS 19.10.010; affects 33 feet on either side of section lines.

SUBJECT to terms, conditions, provisions and future liens of the State of Alaska Uniform Common Interest Ownership Act and/or the Horizontal Property Regimes Act, and any amendments thereto, pursuant to AS 34.08 et seq., and 34.08.470; and future dues and/or assessments to Denlow Business Park Owners Association.

SUBJECT TO that certain Note and Deed of Trust executed by TGI Funding Co., LLC, as Trustors, for Jane Newman, Luis Rico Agudelo and Michael Harris, as Beneficiaries, and recorded on October 13, 2017 in Document No. 2017-024141-0, the original note amount of $650,000.00, which covers several properties and which Note and Deed of Trust the Grantor and Grantee herewith agree that TGI Funding Co., LLC will continue to make the payments.

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(s) makes no warranties or representation, either express or implied, regarding the property or any improvements located thereon and sell the property in an "AS-IS", "WHERE IS" condition.

GRANTOR(S): DATED this 10th day of NOVEMBER, 2022.

C&E FAMILY 2022 REVOCABLE TRUST, Member of
TGI FUNDING CO., LLC.

By: _____
CHRIS ELDER, Co-Trustee

By: _____
ELIZABETH ELDER, Co-Trustee

eRecorded Document

AMCO Received 12/15/