



Alaska Alcoholic Beverage Control Board

Form AB-37: Beverage Dispensary Tourism Statement

A new, transfer, or renewal application for a Beverage Dispensary – Tourism license must be accompanied by a written statement that explains how the establishment encourages tourism and meets the requirements currently listed under AS 04.09.350 and 3 AAC 305.325.

This document must be completed and submitted to AMCO's Anchorage office before any tourism license application will be reviewed.

Section 1 – Establishment Information

Enter information for the licensed establishment or the business seeking to be licensed.

Doing Business As:	Silver Fox Inn	License #:	1962
License Type:	Beverage Dispensary Tourism		

Section 2 – Tourism Statement

2.1. Explain how issuance of a liquor license at your establishment has/will encourage tourism.

The Matru Valley is severely under served in short term housing. As a large portion of Alaska revenue comes from tourism increasing room availability and options w/ amenities in proximity to different attractions creates more tourism.

2.2. Explain how the facility was/will be constructed or improved as required by AS 04.09.350(c)(1):

Facility is pre-existing. Currently undergoing massive renovation to include: all new metal roofing/siding, new paint, new flooring, new trim and fixtures.

2.3 Does the licensee or applicant for this liquor license also operate the tourism facility in which this license is located?

YES
☒

NO
☒

2.4 If "no" who operates the tourism facility?

~~Rent in Alaska LLC~~ manages the hotel aspect.



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2.5 Do you offer room rentals to the traveling public? YES ☒ NO ☐

If "yes" answer the following questions:

How many rooms are available?

10

How many of the available rooms (if any) have kitchen facilities (defined as: a separate sink for food preparation along with refrigeration and cooking appliance devices, including a microwave)?

7 rooms have separate wet bar area w/ fridge, sink, microwave

Do you stock or plan to stock alcoholic beverages in guest rooms? YES ☐ NO ☒

If "no" is your facility located within an airport terminal? YES ☐ NO ☒

2.6 If your establishment includes a dining facility, please describe that facility. If it does not please write "none".

Neighboring building on same lot is a bar/restaurant facility. It has full menu but only open for diners.

2.7 If additional amenities are available to your guests through your establishment (eg: guided tours or trips, rental equipment for guests, other activities that attract tourists), please describe them. If they are not offered, please write "none".

None



Alaska Alcoholic Beverage Control Board

Form AB-37: Beverage Dispensary Tourism Statement

Section 3 – Certification

Read the statement below, and then sign your initials in the box to the right of the statement:

Initials

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

506

Samuel J Goldman

Printed name of licensee/affiliate



Signature of licensee/affiliate



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

This transfer license application form is required for all individuals or entities seeking to apply for the transfer of ownership and/or location of an existing liquor license. Applicants should review **Title 04 of Alaska Statutes** and **Chapter 305 of the Alaska Administrative Code**. All fields of this form must be completed, per AS 04.11.260, AS 04.11.280, AS 04.11.290, 3 AAC 305.045 and 3 AAC 305.060.

This form must be completed and submitted to AMCO's Anchorage office, along with all other required forms and documents before any license application will be considered complete.

Section 1 – Transferor Information

Enter information for the **current** licensee and licensed establishment.

Licensee:	CASSANDRA J ALEY	License #:	1962
License Type:	BEVERAGE DISPENSARY TOURISM	Statutory Reference:	AS 04.09.350
Doing Business As:	SILVER FOX INN		
Premises Address:	Mile Post 50 Parks Hwy		
City:	WASILLA	State:	AK
		ZIP:	99623
Local Governing Body/Bodies:	MATANUSKA SUSITNA Borough		

Transfer Type:

- ☐ Regular transfer
- ☒ Transfer with security interest
- ☐ Involuntary retransfer
- ☐ Controlling interest transfer
- ☐ Location transfer

OFFICE USE ONLY

Complete Date:		Transaction #:	
Board Meeting Date:		License Years:	
Issue Date:		Examiner:	



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Form AB-01: Transfer License Application

Section 2 – Transferee Information

Enter information for the **new** applicant and/or location seeking to be licensed.

Licensee:	ALASKA VICE LLC				
Doing Business As:	SILVER FOX INN				
Premises Address:	Mile Post 50 Parks Hwy				
City:	WASILLA	State:	AK	ZIP:	99623
Community Council, (If applicable):	Meadow Lakes				

Mailing Address:	892 E USA CIRCLE STE 106				
City:	WASILLA	State:	AK	ZIP:	99654
Email:	goldmanalaska@gmail.com	Phone:	907 715 7180		

Designated Licensee:	SAMUEL GOLDMAN			
Contact Phone:	907 715 7180	Business Phone:	907 715 7180	
Contact Email:	goldmanalaska@gmail.com			

Seasonal License? ☐ Yes ☒ No If "Yes", write your six-month operating period: _____

Section 3 – Premises Information

Premises to be licensed is:

☒ an existing facility ☐ a new building ☐ a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer (Must be in feet).

AMERICAN CHARTER 6230 FT

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer (Must be in feet.)

SANCTUARY Bible Church 1900 FT



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Form AB-01: Transfer License Application

Section 4 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 5.

If more space is needed, please attach a separate sheet with the required information.

The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:		Phone:			

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:		Phone:			

Section 5 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.

If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the application shall be executed by an authorized officer of the Corporation. Information must be completed below for each stockholder who owns 10% or more of the stock in the corporation, and for each president, vice-president, secretary, and managing officer.
- If the applicant is a limited liability organization, whether manager managed or member managed, the following information must be completed for each member with an ownership interest of 10% or more and for each manager regardless of ownership share.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each partner with an interest of 10% or more, and for each general partner.
- For any entity, identify all affiliates for your organization as defined at 3 AAC 305.950.

Entity Official:	SAMUEL GOLDMAN				
Title(s):	MANAGING MEMBER	Phone:	907 715 7180	% Owned:	50
Address:	892 E USA CIRCLE STE 106				
City:	WILKIN	State:	AK	ZIP:	99654
Email:	goldman@uska@gmail.com	Phone:	907 715 7181		



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Form AB-01: Transfer License Application

Entity Official:	KENNETH GOLDMAN				
Title(s):	MANAGING MEMBER	Phone:	907 715 7180	% Owned:	49
Address:	892 E USA CIRCLE STE 106				
City:	WASILLA	State:	AK	ZIP:	99654
Email:	goldman@alaska.com	Phone:	907 715 7180		

Entity Official:	MICHAEL DUTTON				
Title(s):	MANAGING MEMBER	Phone:	907 715 7180	% Owned:	1
Address:	892 E. USA Circle Ste 106				
City:	Wasilla	State:	AK	ZIP:	99654
Email:	goldman@alaska.com	Phone:	907-715-7180		

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	
Email:		Phone:			

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). The registered agent is either an individual resident of the state or domestic corporation authorized to transact business in the state and whose business office is the same as the registered office.

CBPL Entity #:	10303733	AK Formed Date:	3/14/2025	Home State:	AK
Registered Agent:	SAMUEL GOLDMAN	Agent's Phone:	907 715 7180		
Agent's Mailing Address:	892 E USA CIRCLE SUITE 106				
City:	WASILLA	State:	AK	ZIP:	99654
Email:	goldman@alaska.com	Phone:	907 715 7180		

Residency of Agent:

Yes No

Does your registered agent satisfy the requirement of AS 04.11.430?





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Form AB-01: Transfer License Application

Section 6 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

☐☒

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

Section 7 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

☐☒

If "Yes", disclose the name of the individual and the reason for this authorization:

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501

Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board
Form AB-01: Transfer License Application

Section 8 – Transferor Certifications

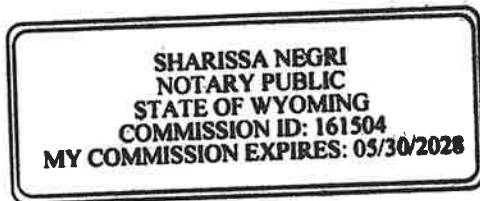
Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

I declare under penalty of perjury that the undersigned represents a controlling interest of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

Cassandra J. Alley
Signature of transferor

Cassandra J. Alley
Printed name of transferor

Subscribed and sworn to before me this 14 day of March, 2025.



Sharissa Negri
Signature of Notary Public

Notary Public in and for the State of Wyoming

My commission expires: May 30, 2028

Signature of transferor

Printed name of transferor

Subscribed and sworn to before me this _____ day of _____, 20____.

Signature of Notary Public

Notary Public in and for the State of _____

My commission expires: _____



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 9 – Transferee Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

SC (16)

I certify that all proposed licensees have been listed with the Division of Corporations.

SC (18)

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

SC (12)

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.

SC (18)

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

SC (18)

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

SC (18)

I certify that I and any individual identified in the business entity ownership section of this application, has, or will read AS 04 and its implementing regulations.

SC (18)

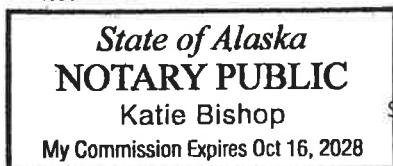

Signature of transferee

Samuel J. Goldman
Printed name

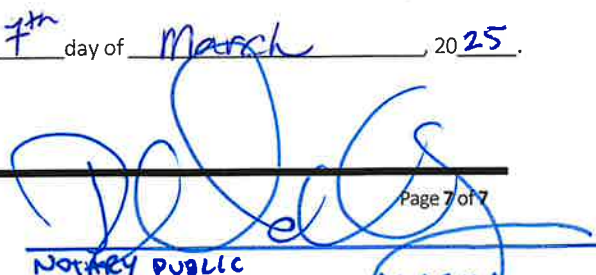

Signature of Notary Public

Notary Public in and for the State of Alaska

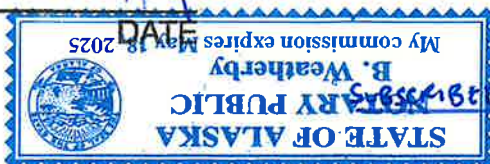
My commission expires: 10/16/2028



Subscribed and sworn to before me this 7th day of March, 2025.


NOTARY PUBLIC
ALASKA

X 
Kenneth Goldman



NOTARY PUBLIC FOR THE STATE OF
SUBSCRIBED AND SWORN BEFORE ME THIS 2nd DAY OF APRIL,
AMCO Received 5/15/2025 2025



Alaska Alcoholic Beverage Control Board

Form AB-02: Premises Diagram

Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all alcohol license applications, per AS 04.11.260, 3 AAC 305.630 and 3 AAC 305.660. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing.

This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete. You may attach blueprints or other detailed drawings that meet the requirements of this form.

The diagram MUST include:

- You must use a **solid, contiguous red line** to outline the outer perimeter of your premises with no breaks or separations.
 - The red outline is required to follow a physical barrier (wall, fence and even across doorways).
 - There should be no red lines within the perimeter
- Each area should be clearly labeled in any color other than red where alcohol is:
 - Stored
 - Served/Sold
 - Manufactured
 - Consumed
- All diagrams must include:
 - Dimensions (AMCO does not accept diagrams drawn to scale)
 - Cross streets
 - Points of reference, such as a compass rose indicating True North
 - All entrances, exits, walls, bars, and fixtures
- If your premises include multiple floors, please include a separate diagram of each floor.
 - You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- If your premises includes multiple floors, please include a separate diagram of each floor. You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.
- Any license applications that include outdoor space** are required to submit a security plan that includes information about the barriers, practices, and personnel that are to be used to ensure that alcohol is not introduced or removed from the permitted premises and to prevent the access of alcohol by a minor during the permitted event. A security plan may be requested for other proposed locations on a case-by-case basis.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Alaska Vice, LLC	License Number:	1962		
License Type:	Beverage Dispensary Tourism				
Doing Business As:	The Silver Fox Inn				
Premises Address:	Mile 50 Parks Highway				
City:	Wasilla	State:	AK	ZIP:	99623

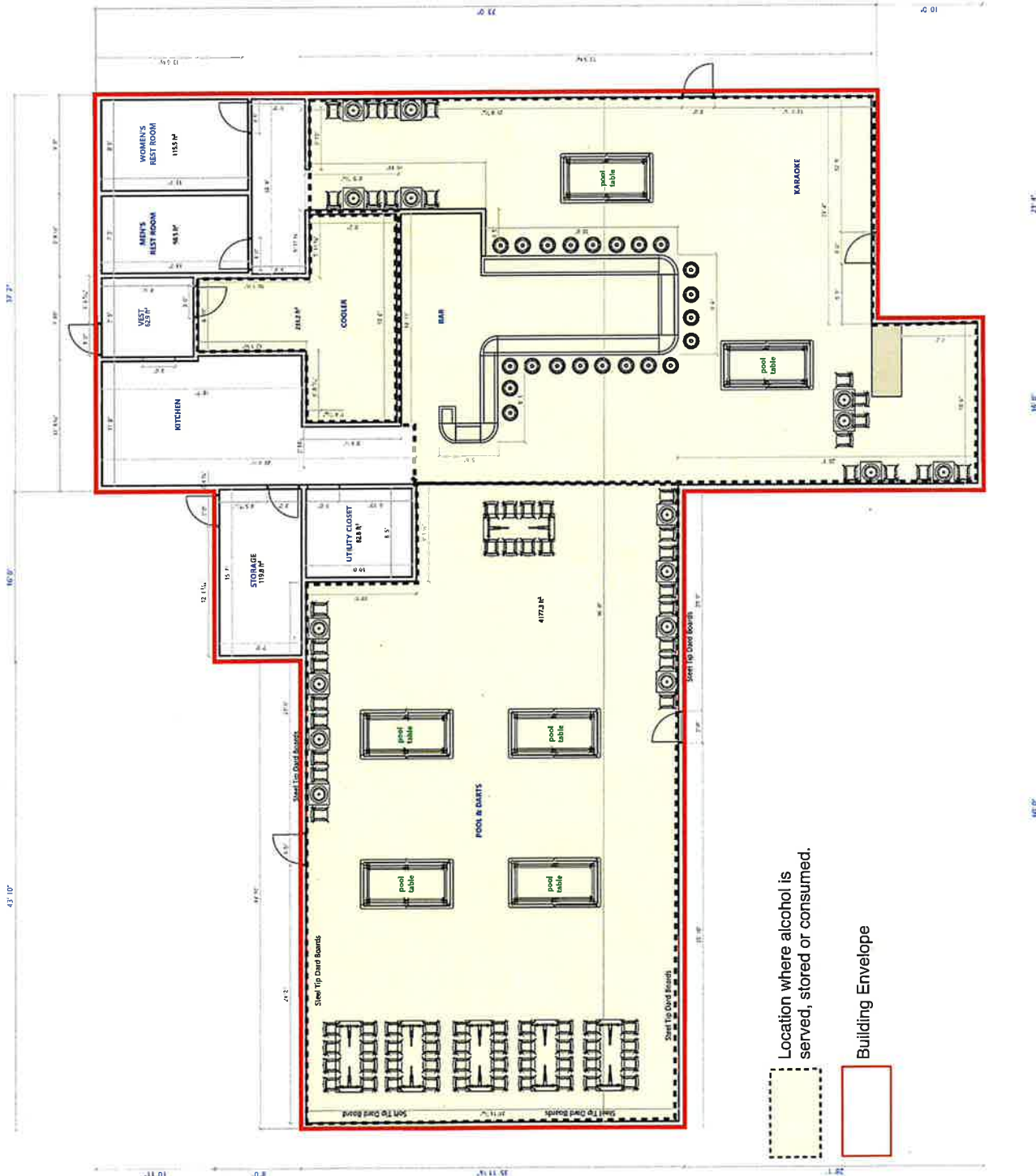


Alaska Alcoholic Beverage Control Board

Form AB-02: Premises Diagram

Section 2 – Detailed Premises Diagram

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. See above for detailed instructions.



True North

SILVER FOX BAR FLOOR PLAN

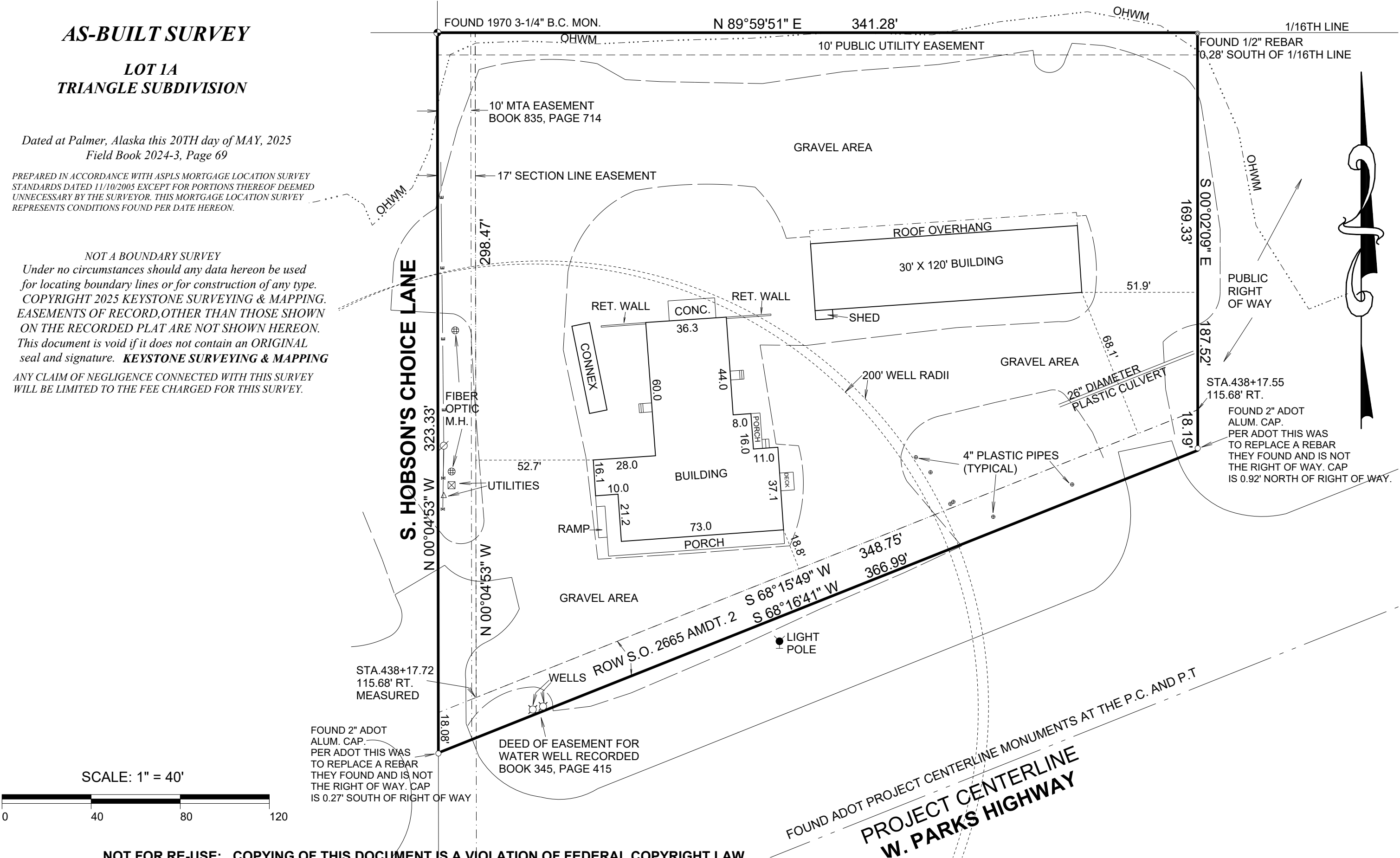
AS-BUILT SURVEY

LOT 1A
TRIANGLE SUBDIVISION

Dated at Palmer, Alaska this 20TH day of MAY, 2025
Field Book 2024-3, Page 69

PREPARED IN ACCORDANCE WITH ASPLS MORTGAGE LOCATION SURVEY
STANDARDS DATED 11/10/2005 EXCEPT FOR PORTIONS THEREOF DEEMED
UNNECESSARY BY THE SURVEYOR. THIS MORTGAGE LOCATION SURVEY
REPRESENTS CONDITIONS FOUND PER DATE HEREON.

NOT A BOUNDARY SURVEY
Under no circumstances should any data hereon be used
for locating boundary lines or for construction of any type.
COPYRIGHT 2025 KEYSTONE SURVEYING & MAPPING.
EASEMENTS OF RECORD, OTHER THAN THOSE SHOWN
ON THE RECORDED PLAT ARE NOT SHOWN HEREON.
This document is void if it does not contain an ORIGINAL
seal and signature. **KEYSTONE SURVEYING & MAPPING**
ANY CLAIM OF NEGLIGENCE CONNECTED WITH THIS SURVEY
WILL BE LIMITED TO THE FEE CHARGED FOR THIS SURVEY.



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KEYSTONE SURVEYING AND MAPPING, INC. - MAILING ADDRESS -P.O. BOX 2216, PALMER, ALASKA 99645 -
PHYSICAL ADDRESS -3635 N. VISTA CIR., PALMER, ALASKA- (376-7811)- BUSINESS LICENSE #134615

AMCO Received 8/7/2025

Instructions for UCC Financing Statement (Form UCC1)

Please type or print this form. Be sure it is completely legible. Forms with handwritten entries may be rejected. Read and follow all Instructions.

Fill in form very carefully; mistakes may have important legal consequences. If you have questions, consult your attorney. The filing office cannot give legal advice.

Unless specifically required by applicable state law, DO NOT include social security numbers, driver's license numbers, financial account numbers or other non-public personally identifiable information anywhere on the form.

Form instructions are intended for paper forms. Electronic UCC filing parameters and instructions may differ from the below instructions.

Send completed form and any attachments to the filing office, with the required fee.

ITEM INSTRUCTIONS

A and B. To assist filing offices that might wish to communicate with filer, filer may provide information in item A and item B. These items are optional.

C. Complete item C if filer desires an acknowledgment sent to them.

1. Debtor's name. Carefully review applicable statutory guidance about providing the debtor's name. Enter only one Debtor name in item 1 -- either an organization's name (1a) or an individual's name (1b). If any part of the Individual Debtor's name will not fit in line 1b, check the box in item 1, leave all of item 1 blank, check the box in item 9 of the Financing Statement Addendum (Form UCC1Ad) and enter the Individual Debtor name in item 10 of the Financing Statement Addendum (Form UCC1Ad). Enter Debtor's correct name. Do not abbreviate words that are not already abbreviated in the Debtor's name. If a portion of the Debtor's name consists of only an initial or an abbreviation rather than a full word, enter only the abbreviation or the initial. If the collateral is held in a trust and the Debtor name is the name of the trust, enter trust name in the Organization's Name box in item 1a.

1a. Organization Debtor Name. "Organization Name" means the name of an entity that is not a natural person. A sole proprietorship is not an organization, even if the individual proprietor does business under a trade name. If Debtor is a registered organization (e.g., corporation, limited partnership, limited liability company), it is advisable to examine Debtor's current filed public organic records to determine Debtor's correct name. Trade name is insufficient. If a corporate ending (e.g., corporation, limited partnership, limited liability company) is part of the Debtor's name, it must be included. Do not use words that are not part of the Debtor's name.

1b. Individual Debtor Name. "Individual Name" means the name of a natural person; this includes the name of an individual doing business as a sole proprietorship, whether or not operating under a trade name. The term includes the name of a decedent where collateral is being administered by a personal representative of the decedent. The term does not include the name of an entity, even if it contains, as part of the entity's name, the name of an individual. Prefixes (e.g., Mr., Mrs., Ms.) and titles (e.g., M.D.) are generally not part of an individual name. Indications of lineage (e.g., Jr., Sr., III) generally are not part of the individual's name, but may be entered in the Suffix box. Enter individual Debtor's surname (family name) in Individual's Surname box, first personal name in First Personal Name box, and all additional names in Additional Name(s)/Initial(s) box. If a Debtor's name consists of only a single word, enter that word in Individual's Surname box and leave other boxes blank.

For both organization and individual Debtors. Do not use Debtor's trade name, DBA, AKA, FKA, division name, etc. in place of or combined with Debtor's correct name; filer may add such other names as additional Debtors if desired (but this is neither required nor recommended).

For both organization and individual Debtors. Name variations may be optionally provided as additional debtors. Do not combine multiple names in one section. Provide each name variation and address as described in the instructions for item 2 below.

1c. Enter a mailing address for the Debtor named in item 1a or 1b.

2. Additional Debtor's name. If an additional Debtor is included, complete item 2, determined and formatted per Instruction 1. For additional Debtors, attach either Addendum (Form UCC1Ad) or Additional Party (Form UCC1AP) and follow Instruction 1 for determining and formatting additional names.

3. Secured Party's name. Enter name and mailing address for Secured Party or full Assignee who will be the Secured Party of record. For additional Secured Parties, attach either Addendum (Form UCC1Ad) or Additional Party (Form UCC1AP). Optional: Attach Addendum (Form UCC1Ad) giving Assignor Secured Party's name and mailing address in item 11.

4. Collateral. Use item 4 to indicate the collateral covered by this financing statement. If space in item 4 is insufficient, continue the collateral description in item 12 of the Addendum (Form UCC1Ad) or attach additional page(s) and incorporate by reference in item 12 (e.g., See Exhibit A).

Note: If this financing statement covers timber to be cut, covers as-extracted collateral, and/or is filed as a fixture filing, attach Addendum (Form UCC1Ad) and complete the required information in items 13, 14, 15, and 16. Consult applicable state UCC law for filing location.

5. If collateral is held in a trust or being administered by a decedent's personal representative, check the appropriate box in item 5. If more than one Debtor has an interest in the described collateral and the check box does not apply to the interest of all Debtors, the filer should consider filing a separate Financing Statement (Form UCC1) for each Debtor.

6a. If this financing statement relates to a Public-Finance Transaction, Manufactured-Home Transaction, or a Debtor is a Transmitting Utility, check the appropriate box in item 6a. If a Debtor is a Transmitting Utility and the initial financing statement is filed in connection with a Public-Finance Transaction or Manufactured-Home Transaction, check only that a Debtor is a Transmitting Utility.

6b. If this is an Agricultural Lien (as defined in applicable state's enactment of the Uniform Commercial Code) or if this is not a UCC security interest filing (e.g., a tax lien, judgment lien, etc.), check the appropriate box in item 6b and attach any other items required under applicable law.

7. Alternative Designation. If filer desires (at filer's option) to use the designations lessee and lessor, consignee and consignor, seller and buyer (such as in the case of the sale of a payment intangible, promissory note, account or chattel paper), bailee and bailor, or licensee and licensor instead of Debtor and Secured Party, check the appropriate box in item 7.

8. Optional Filer Reference Data. This item is optional and is for filer's use only to provide reference information the filer may find useful.

AMCO Received 9/2/2025

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional) Samuel J. Goldman 907-715-7180
B. E-MAIL CONTACT AT SUBMITTER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div>Samuel J. Goldman</div> <div>892 E. USA Circle Suite 106</div> <div>Wasilla, AK 99654</div>
SEE BELOW FOR SECURED PARTY CONTACT INFORMATION

Print

Reset

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME Goldman Global LLC.				
OR				
1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1c. MAILING ADDRESS 892 E. USA Circle Suite 106	CITY Wasilla	STATE AK	POSTAL CODE 99654	COUNTRY USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR				
2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
2c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME				
OR				
3b. INDIVIDUAL'S SURNAME Alley	FIRST PERSONAL NAME Cassandra	ADDITIONAL NAME(S)/INITIAL(S) J		SUFFIX
3c. MAILING ADDRESS PO BOX 872887	CITY Wasilla	STATE AK	POSTAL CODE 99687-2887	COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:

Furniture, Fixtures, Equipments as shown in Exhibit A Security Agreement Itemized.

Under the terms of AS 04.11.670, AS 04.11.360(4)(B), and 3 AAC 305.065, the transferor/lessor retains a security interest in the liquor license that is the subject of this conveyance, and may, as a result, be able to obtain a retransfer of the license without satisfaction of other creditors.

5. Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative	
6a. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility	
6b. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing	
7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licensor	
8. OPTIONAL FILER REFERENCE DATA:	

Silver Fox Exhibit A, FFE List

	Item	Price			Item	Price
Kitchen:	Chest Freezer	\$600.00		Bar:	Ice Machine	\$125.00
	Upright Freezer	\$300.00			Bar Stools x 20	\$1400.00
	Sandwich Prep Cooler	\$800.00			TVs	\$250.00
	Flat top Griddle Line	\$1800.00			Microwave	\$2100.00
	Steak/Burger Broiler	\$200.00			Coffee Pot	\$2700.00
	Hamburger Press	\$200.00			Tables and Chairs	\$1600.00
	Stainless Shelving	\$200.00			Total:	\$8,175.00
	Deep Fryer	\$300.00				
	W/D	\$400.00				
	Pots/Pans/Dishes	\$600.00				
	Total:	\$5,400.00				
	Total Valuation:	\$13,575.00				

PROMISSORY NOTE
State of Alaska

Date: _____

Principal Amount: \$13,575.00

1. PARTIES

This Promissory Note ("Note") is entered into by and between:

- Cassandra J. Alley("Seller" or "Payee"), and
- Goldman Global LLC ("Buyer" or "Maker").

2. PURPOSE AND CONSIDERATION

This Note evidences the agreed valuation of certain Furniture, Fixtures, and Equipment (FFE's) located at the Silver Fox Inn (the "Property"), in the amount of Thirteen Thousand Seventy-Five Dollars (\$13,575.00).

This sum is acknowledged by both parties to be part of the overall consideration for the Property as secured by the Deed of Trust recorded in connection with the real estate transaction between these same parties. This Note is not an additional obligation separate from the Deed of Trust but serves solely to document the value attributed to the FFE's included in the Bill of Sale as part of that transaction.

3. PAYMENT TERMS

No separate payments are required under this Note. The full amount of \$13,575.00 shall be deemed satisfied and paid in full upon the Buyer's complete repayment of the mortgage loan secured by the Deed of Trust on the Property.

As long as Buyer continues to make timely payments on the real estate mortgage, no independent payment obligation under this Note exists.

4. DEFAULT AND RECOURSE

In the event of a default under the real estate mortgage and foreclosure or repossession of the Property by the Seller or its successor, the Buyer shall be responsible for ensuring that the following FFE items remain on the premises. Should they be missing at the time of repossession, the Buyer shall be liable for their replacement or the equivalent fair market value at the time of repossession:

- All furniture, fixtures, and equipment conveyed in the Bill of Sale executed contemporaneously with the real estate transaction for the Property.

5. GOVERNING LAW

This Note shall be governed by and construed in accordance with the laws of the State of Alaska.

6. BINDING EFFECT

This Note shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

SELLER:

Cassandra J. Alley

By: _____ Date: _____

Name: _____

Title: _____

BUYER:

Goldman Global LLC

By: _____ Date: _____

Name: _____

Title: _____

BUYER:

Goldman Global LLC

By: _____ Date: _____

Name: _____

Title: _____

Stewart Title Company

2002 E. Bogard Rd
Suite A
Wasilla, AK 99654
(907) 376-2220

File Number: 2553297
Loan Amount: \$.00
Sales Price: \$500,000.00
Close Date: 7/2/2025
Disbursement Date: 7/7/2025

BORROWER(S) CLOSING STATEMENT

Property: 951 S HOBSON'S CHOICE LANE
WASILLA, AK 99654 (MATANUSKA-SUSITNA)
(54925000L001A)

Borrower(s): GOLDMAN GLOBAL LLC
892 E. USA Circle, Ste 106
Wasilla, AK 99654

Description	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property	\$500,000.00	
Deposit		\$10,000.00
Seller Financing		\$125,000.00
Prorations		
City/Town Taxes 7/7/2025 to 1/1/2026 @ \$5,111.75/Year	\$2,492.85	
Title Charges		
Title - Lender's Title Insurance to Stewart Title Company		
Title - Alaska Covered Risk Supplemental Endorsement 7-1-21 Endorsement(s) to Stewart Title Company		
Title - Attorney's fees to Dalrymple Law, PC	\$103.00	
Title - e Record Fee (Buyer/Borrower) to Stewart Title Company	\$3.60	
Title - Settlement or closing fee to Stewart Title Company	\$690.50	
Title - Courier Fee to Stewart Title Company	\$20.00	
Government Recording and Transfer Charges		
Recording fees: Deed to County Recorder \$30.00	\$15.00	
Recording Fees: Mortgage to County Recorder \$45.00	\$22.50	
Additional Settlement Charges		
Setup and Annual Fee to First Mortgage, Inc	\$346.00	
Totals	\$503,693.45	\$135,000.00

Balance Due FROM Borrower: \$368,693.45

APPROVED AND ACCEPTED

BORROWER(S)

Goldman Global LLC

By: 

Samuel J. Goldman, Member

By: 

Kenneth J. Goldman, Member



Stewart Title Company
2002 E. Bogard Rd, Suite A
Wasilla, AK 99654
(907) 376-2220 main
Crystal.Davis@stewart.com

ESCROW INSTRUCTIONS

Seller Carryback

File No.: 2553297.
Legal Description: 951 S Hobsons Choice Lane, Wasilla, AK 99654

TO: Stewart Title Company

We hand you herewith (from seller) a Warranty Deed executed by Cassandra J Alley, a single person to, Goldman Global LLC, an Alaska limited liability company. From buyer hold the sum of \$10,000.00, payable as follows:

Buyer(s) to execute a Deed of Trust and Note in favor of Seller(s) in the amount of \$125,000.00, all terms and conditions of which are contained in the documents herein. Balance in cash at time of recording to Seller(s), less closing costs and pro-rations (if required).

Fees, charges and pro-rations to be paid in accordance with the settlement statement being executed concurrently herewith. All terms and conditions of the earnest money agreement have been satisfied. Term of earnest money agreement is hereby extended through date of recording.

ALL PRO-RATIONS ARE BASED ON A 365-DAY YEAR AND AS OF DATE OF RECORDING UNLESS OTHERWISE STATED.

TAXES WILL BE PRO-RATED ON THE LATEST AVAILABLE TAX FIGURES.

Stewart Title Company shall not be responsible, in the event, following the closing of escrow, any legitimate monetary error is found or any payoff amount or bill to the escrow results in available funds being insufficient to retire the debt, and the responsible party shall upon demand of Stewart Title Company deposit said deficiency into escrow and bear all liability for that obligation.

You are authorized and directed to use, disburse, deliver and/or record all such documents and funds when you can procure or provide an Owners or Purchasers Policy of Title Insurance, with the liability in the amount of \$500,000.00, insuring the Buyer herein covering the property as described in the File number above, Preliminary Commitment for the Title Insurance dated February 24, 2025 at 8:00AM. Containing, in addition to the usual printed exceptions the following liens and encumbrances:

- (1) Conditions, restrictions, or reservations as may be contained in the Plat or Federal or State Patent.
- (2) Matters attaching by and through or under the Grantee.
- (3) **SUBJECT TO:** Items numbered BII 1-20 on Preliminary Commitment for Title Insurance as referenced above.
- (4) Pending Assessments and/or Sewer or Water to be assessed upon connection, if any.

You are not to be charged with liability with respect to the title to and encumbrances on personal property including but not limited to personal property taxes, sales taxes and conditional sales contracts or chattel mortgages on equipment, such as refrigeration, ranges, etc.

Stewart Title Company shall not be concerned with: a) compliance with personal disclosures or regulations required by Federal or State Law, specifically including but not limited to Regulations Z and smoke detectors; b) Zoning Ordinances; or c) payment to transfer utilities.

Stewart Title Company shall not be liable as to the accuracy of the balances and information quoted by the lending institution, escrow agents, taxing authorities and fire insurance agencies with regard to

assumptions and payoffs. Seller and/or Payee, upon demand of Stewart Title Company, will immediately pay the amount of any such deficiency.

Stewart Title Company shall not be responsible, in the event, following closing of escrow, any legitimate monetary error is found, or any payoff amount or bill to the escrow is found to be insufficient to retire the debt, then the responsible party shall upon demand of Stewart Title Company deposit said deficiency into escrow.

Stewart Title Company is authorized to insert dates and/or fill in blanks on any executed, incomplete instruments transmitted through this escrow, provided such insertions are representative of our written instructions.

Stewart Title Company shall not be responsible for the terms, conditions, provisions and liens of the Uniform Common Ownership Act of the State of Alaska (Chapter 34.08 of the Alaska Statutes).

Stewart Title Company assumes no liability with respect to Anchorage Municipal Code 15.05.010 and 15.05.160/15.55.055. This Code requires the issuance of a Municipal Certificate of Health Authority Approval for all private, on site water wells and on site wastewater systems prior to the transfer of any ownership of said property.

Stewart Title Company assumes no liability with respect to Compliance with State of Alaska Property Disclosure under Statute 34.70.010 and company does not review or retain copies of said disclosure in file.

Time being of the essence, in the event conditions of this escrow have not been met prior to date of these instructions, you are to proceed with the closing of this escrow as soon as is possible, unless otherwise instructed by any party to this escrow.

In the event of dispute or disagreement, you are to hold all funds and instruments in this escrow pending written agreement of all parties herein. In the event of cancellation of escrow and Preliminary Title Report herein mentioned, parties agree to pay all charges in connection herewith.

All parties have been advised to seek legal and/or tax counsel.

Unless otherwise stipulated in writing, these instructions, and any attachments referenced herein shall constitute the entire agreement between Buyer, Seller and Stewart Title Company.

The undersigned hereby authorize Stewart Title Company to provide copies of any closing statements, loan documents, financial information, commitments, approval letters, appraisals, inspection reports, insurance policies, contracts, payoffs, transaction documents, and other nonpublic personal information in connection with our transaction to the real estate broker and real estate agent.

Title Company, in its capacity as Escrow Agent, has deposited the escrow funds in a demand account at a financial institution. These escrow funds are placed in demand deposit checking accounts so that the funds may be withdrawn upon demand, without prior notice to the bank. Because of these escrow accounts and other relationships with the bank, the title company may receive banking services, accommodations or other benefits from the bank. These banking services may include accounting and other services directly through a separate entity, which may be affiliated with Title Company. This separate entity may charge the financial institution competitively priced compensation and retain any profits therefrom. Any escrow fees paid by any party involved in this transaction shall only be for check writing and certain clerical functions performed by the Title Company but not for aforesaid accounting and other services provided by the financial institution.

Seller(s) and Purchaser(s) hereby acknowledge(s) the deposit of the escrow money in financial institutions, with which Title Company has or may have other banking relationships, and the retention by Title Company and/or its affiliates of any and all benefits Title Company and/or its affiliates may receive from such financial institutions by reason of their maintenance of said escrow accounts.

BUSINESS ASSET SALE TERMS:

All other terms and conditions of the Agreement to Purchase and Sell, and Addendums thereto have been met to the parties satisfaction, or will be met, satisfied or complied with outside of this escrow closing which include, but are not limited to, transfer of liquor/beer/wine license, transfer of utilities, proof that property is in compliance with all governmental regulations, employment agreements, union agreements, personal property taxes, sales tax, hotel/motel tax, employer tax contributions, workers compensation insurance, allocations of the purchase price and accounts payable and receivable.

Buyer is satisfied with representations made by Seller or disclosed or reflected on the books of the business which Buyer has examined regarding unpaid obligations arising from the business opportunity herein sold and the assets described. Based on said representation, both parties agree to waive the formal notification requirements of the Alaska Bulk Sales Act for personal property creditors through this escrow closing, if applicable.

RENTS: All rents and security deposits, if any, will be pro-rated and paid directly between the undersigned Buyer(s) and Seller(s) outside of this escrow transaction.

CLOSE OF ESCROW:

All documents are deposited herein, and terms thereof have been examined and approved by the undersigned parties. Transfer and/or recording/filing of any instrument delivered into this escrow, if necessary authorized. It is understood that all verified money, in the form of a bank cashier's check or wire transfer and documents required by Stewart Title of Alaska will be deposited with Stewart Title of Alaska before these instructions will be complied with. Any delay in clearing deposits will delay closing. The parties agree that Stewart Title of Alaska will not be liable in any way should good funds not be available, which will result in delay of disbursement of funds to the other parties to the transaction. This includes but is not limited to service providers and payoffs of liens existing prior to closing. Further, the parties acknowledge that they will not be responsible for any additional interest accruing on the liens to be paid off should good funds not be available. The parties also agree that Stewart Title of Alaska, in no event will be responsible for the payment of any additional interest due to delay in receipt of "Good Funds" and any additional interest will be payable upon demand of Stewart Title of Alaska.

"Close of Escrow is the day of transfer and disbursement. Possession of the business and assets is to be determined by the parties and outside of closing.

BILL OF SALE:

At close of escrow seller agrees to hand over a Bill of Sale as per inventory approved by the Buyer(s), covering the furniture, fixtures, inventory, and/or equipment affiliated with the above referenced business/assets. Buyer hereby approves copies of the Bill of Sale with inventory attached thereto.

UCC SEARCH ACKNOWLEDGMENT

No UCC Search was requested or performed by Stewart Title of Alaska and Stewart Title of Alaska assumes no responsibility for the payment or release of any liens identified after the close of escrow.

LEASE ASSIGNMENTS:

Buyer(s) and Seller(s) hereby agree and understand that any Amendment and/or Assignment of a commercial lease shall be handled by the parties outside of closing. Additionally, all parties, landlord, tenant, and buyer and seller shall hold Stewart Title of Alaska harmless for any and all matters relating to the Amendment or Assignment of said lease.

HOLD HARMLESS:

The undersigned shall indemnify, defend and hold Stewart Title of Alaska harmless from and against any and all claims, demands, suits, actions and damages of every kind and nature arising from or out of, or in any way connected with the transfer of the Business Assets.

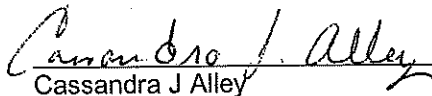
SEE ATTACHED PRIVACY POLICY NOTICE

ATTENTION SELLER:

You are required by law to provide the above-named preparer with your correct taxpayer I.D. number. If you do not provide your correct taxpayer I.D. number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this form is my correct taxpayer I.D. number.

Dated: 7-2-2025, 2025

Seller(s):


Cassandra J Alley

MAILING Po Box 872887
ADDRESS: Wasilla, AK 99687
TELEPHONE: _____
EMAIL ADDR: Mocha2020@hotmail.com


Buyer(s):

Goldman Global LLC

By:


Samuel J. Goldman, Member

By:


Kenneth J. Goldman, Member

MAILING 892 E. USA Circle, Ste 106
ADDRESS: Wasilla, AK 99654
TELEPHONE: (907) 715-7180
EMAIL ADDR: kgoldman@yahoo.com

STEWART INFORMATION SERVICES CORPORATION
GRAMM-LEACH BLILEY PRIVACY NOTICE

This Stewart Information Services Corporation Privacy Notice ("Notice") explains how we and our affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, or other similar identifiers.
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver's license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker.
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates', and others' products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules, and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to OptOut@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to directly market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical, and administrative safeguards and policies to protect your personal information.

Contact Information

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation

Attn: Mary Thomas, Chief Compliance and Regulatory Officer

1360 Post Oak Blvd., Ste. 100, MC #14-1

Houston, TX 77056

Effective Date: January 1, 2020

Updated: August 24, 2023

STEWART INFORMATION SERVICES CORPORATION

PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020 ("CPRA"), we are providing this **Privacy Notice** ("CCPA Notice"). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

Stewart has collected the following categories of personal and sensitive personal information from consumers within the last twelve (12) months:

A. Identifiers. A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.

B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)). A name, signature, Social Security number, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.

C. Protected classification characteristics under California or federal law. Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.

D. Commercial information. Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.

E. Internet or other similar network activity. Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.

F. Geolocation data

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.
- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- l. Auditing for compliance with federal and state laws, rules, and regulations.
- m. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

- a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. Affiliated Companies.
- c. Parties involved in litigation and attorneys, as required by law.
- d. Financial rating organizations, rating bureaus and trade associations.
- e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information:

Category A: Identifiers

Category B: California Customer Records personal information categories

Category C: Protected classification characteristics under California or federal law

Category D: Commercial Information

Category E: Internet or other similar network activity

A. Your Consumer Rights and Choices Under CCPA and CPRA

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

i. Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

ii. Deletion Request Rights

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 seq.).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

iii. Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

iv. Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate information maintained about.

v. Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below:

1. Emailing us at OptOut@stewart.com; or
2. <https://www.stewart.com/en/quick-links/ccpa-request.html>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPA Notice

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

<https://www.stewart.com/en/privacy.html>

Contact Information

Stewart Information Services Corporation

Attn: Mary Thomas, Chief Compliance and Regulatory Officer

1360 Post Oak Blvd., Ste. 100, MC #14-1

Houston, TX 77056



Stewart Title Company
2002 E. Bogard Rd, Suite A
Wasilla, AK 99654
(907) 376-2220 main
Crystal.Davis@stewart.com

Date: July 1, 2025
Escrow Officer: Brandi West
File No.: 2553297
Property Address: 951 S Hobsons Choice Lane, Wasilla, AK 99654

FIRPTA NOTICE TO BUYER

The Foreign Investment In Real Property Tax Act ("FIRPTA"), Title 26 U.S.C., Section 1445, and the regulations thereunder, provide in part, that a transferee (buyer) of a U.S. real property interest from a foreign person/entity must withhold a statutory percentage of the amount realized on the disposition, report the transaction, and remit the withholding to the Internal Revenue Service ("IRS") within twenty (20) days after the transfer.

Stewart Title Company ("Company") shall not determine, nor aid in the determination of whether the FIRPTA withholding provisions are applicable to the subject transaction, nor aid in the determination of whether the transaction will qualify for an exception or an exemption to FIRPTA. Company is not responsible for the filing of any tax forms with the IRS as they relate to FIRPTA, nor responsible for collecting and holding of any documentation from the buyer or seller on the buyer's behalf for the purpose of supporting a claim of an exception or exemption to FIRPTA requirements. The Company is not an agent on the buyer's behalf for purposes of analyzing any evidence or documentation to determine if the seller is a U.S. citizen or resident alien. Company is not responsible for the payment of the FIRPTA withholding and/or penalty and/or interest incurred in connection therewith, as such payments are not covered by the Owner's Policy of Title Insurance to be issued to the buyer. Company is not responsible for the completion of any IRS forms and/or other documents related to the statute referenced above. The buyer shall independently make a determination of whether the contemplated transaction is subject to the FIRPTA withholding requirement; bear full penalties and/or other expenses that may be due on the subject transaction; and remain responsible for the completion of any and all forms, including but not limited to, applicable IRS documentation, and the mailing of those forms. The buyer is advised that any forms, documents, or information received from the Company are not considered tax or legal advice and shall not be considered as such, nor treated as a complete representation of any FIRPTA requirements. The buyer is strongly advised to obtain guidance counsel from a qualified professional to determine any and all implications of the aforementioned statute.

Acknowledged and understood this. 2nd day of July, 2025

Goldman Global LLC

By: 
Samuel J. Goldman, Member

By: 
Kenneth J. Goldman, Member



DISCLAIMER AND DISCLOSURE

Order Number: 2553297

Date: 2-2, 2025

Dalrymple Law, P.C. is acting as a documentation preparation service for the title or escrow agent only, does not act as your attorney, and is not a substitute for the advice of an attorney hired by you to represent your interests. Dalrymple Law, P.C. does not represent the buyer(s), seller(s), or any broker or lender, in this transaction. Each party to this transaction should seek its own counsel for their ultimate protection in legal, financial, and accounting matters. Dalrymple Law, P.C. does not provide any legal advice by providing documentation preparation services, and none of the information provided herein or on any completed document should be construed as legal advice.

Our legal documentation preparation service uses the information provided by the title or escrow agent to prepare the documentation that you require. Our review of the information is limited solely to completeness, spelling and grammar, internal consistency of names, addresses and the like. At no time do we review your information for legal sufficiency, draw legal conclusions, provide advice or apply the law to the facts of your particular situation. Dalrymple Law, P.C. has not structured this transaction and cannot make personal recommendations as to what documents should or should not be used, cannot attempt to predict the legal impact of using any certain response or form and has not assessed (a) the adequacy of the security, (b) the suitability of the property for any particular use, or (c) whether the interest rate and/or late fee of the Note is usurious. Dalrymple Law, P.C. has not conferred with or given tax or legal advice to any party.

A provision has been placed in the Deed of Trust Note regarding the right of the holder of the Note to sue on the Note without first commencing a judicial foreclosure of the Deed of Trust.

Dalrymple Law, P.C. cannot make any recommendations for any corrections or changes to the documents or their application, content or use. Any text that is to be revised or replaced must be identified appropriately and detailed replacement text must be provided by the title or escrow agent. **Dalrymple Law, P.C. shall not be liable for documents modified by the transaction parties or the title or escrow agent. If Dalrymple Law, P.C. is asked to make drastic changes or ongoing revisions to any documents, additional charges may be warranted. These situations are considered on a case-by-case basis.**

The undersigned each represent that he/she (a) is adequately informed regarding this property and (b) has received, and read, a copy of this Disclosure Statement and understands it, and (c) has had an opportunity to seek legal, tax or other advice, and (d) consent to the use of one attorney for the preparation of the fulfillment documents. **This document preparation service is not intended to create an attorney-client relationship, and by using our services, no attorney-client relationship will be created.**

BUYER(S) GOLDMAN GLOBAL LLC

By


SAMUEL J. GOLDMAN, Member

By


KENNETH J. GOLDMAN, Member

SELLER(S)


CASSANDRA J. ALLEY



121 W Fireweed Lane, Suite 150
Anchorage, AK 99503
907-272-1541, 907-272-2046
www.f-m-i.biz / www.fmalaska.biz

Reset Form

Print Form

INSTALLMENT CONTRACT COLLECTION AGREEMENT

Contract No. _____

This is your authorization to set up an installment collection account, and the following original documents are deposited herewith:

- ☒ Deed of Trust Note ☒ Deed of Trust ☒ Request for Full Reconveyance ☐ Deed of Full Reconveyance
☐ Promissory Note ☐ Contract ☐ Mortgage ☐ Satisfaction of Mortgage ☒ Warranty/Quit Claim Deed
☐ Request for Partial Reconveyance * ☐ Deed of Partial Reconveyance* * requires additional paperwork and fees*
☐ Other : _____

In addition to the above documents the following First Mortgage Exhibit form(s) are deposited regarding amounts due in addition to the below:

Addendums Attached: ☐ Exhibit A- Special Payment Provisions ☐ Exhibit B- Reserves ☐ Exhibit C-Wrap Notes

The contract shall collect sums in the following manner, pursuant to the legal documents provided above.

Beginning Principal Balance: \$ 125,000.00 Annual Interest Rate: 0.00 % ☐ 365 day / ☐ 360 day
 365 day interest will pay interest due from the last interest paid to date through the date a payment is received by First Mortgage. Interest paid will vary from month to month. 360 will pay 30 days of interest no matter what date the payment is processed. 360 is used in bank lending.

Payable in Monthly Installments of \$ 5,000.00 With interest beginning August 1, 2025 Maturity Date: 7-21-2027

Installments due on the 1st of each month, beginning _____

Monies paid shall satisfy future monthly installments in their scheduled order, OR: ☐ Only one installment, and if that installment has been satisfied, none

If Only one installment is checked any excess paid will apply as principal reduction (after any fees, reserves or interest due have been applied), not advancing the due date to infinite future installments due under the Note.

Late Charges of \$400.00 after 10 days

Special Provisions: _____

Physical Address: 951 S Hobsons Choice Lane, Wasilla, AK 99654

Legal Description: Lot 1A, Triangle Subdivision, Plat No. 99-110, Palmer Recording District

Special Instructions _____

First Mortgage, Inc. reserves the right to assign and/or transfer all its duties in this installment contract provided that ten (10) days written notification of its intent to assign and/or transfer is sent to the parties signed below at the addresses indicated.

First Mortgage, Inc. is a representative of Payer only for the purposes of disbursement of the documents and for Payee/Beneficiary for the purpose of receipt and disbursement of funds collected hereunder at Payee/Beneficiary's direction. Provided however, that all funds directed to be paid to underlying deeds of trust secured by the property subject to this collection contract shall be redirected only by the written request of the Payer and the Payee/Beneficiary. The undersigned have read the foregoing agreement including the GENERAL PROVISIONS on page 2, and understand the content thereof and acknowledge that the terms of the collection agreement are satisfactory.

First Mortgage, Inc. is hereby relieved of all liability except for the receipt and disbursement of the funds and documents provided for herein.

First Mortgage, Inc. hereby, without accepting any liability other than previously noted, expressly assumes no liability for prepayment penalty clauses, due on sale clauses, balloon payments, or for securing any releases or paying any amounts owing to release deeds of trust paid by a wrap-around deed of trust.

Upon execution of this contract the parties herein agree to pay fees in accordance with the current/future fee schedules.

(Fees Subject to Change Without Notice) Unless otherwise instructed, all service charges will be charged to Payer/Buyer

One Time Set Up Fee ☒ Paid ☐ collect from first pay to be paid by: Payer For audit purposes:
 Service Fee _____ to be paid by: _____ Fees to be paid in addition to payments
☐ Yes ☐ No

Each party to this contract is required to fill out a Customer Information Form to provide any bank, mailing information and verify Tax Identification Numbers.

Dated: 7/2/25

Dated: 7-2-2025

SAMUEL J. GOLDMAN, Member
 Payer/Trustor Printed Name

Signature

CASSANDRA J. ALLEY

Payee/Beneficiary Printed Name

Signature

KENNETH J. GOLDMAN, Member

Payer/Trustor Printed Name

Signature

Payee/Beneficiary Printed Name

Signature

Received and accepted by First Mortgage Inc. this _____ day of _____

By _____

Received Fees: _____

AMCO Received 9/2/2025

GENERAL PROVISIONS

- 1) FIRST MORTGAGE, INC. shall not be liable for any error of judgement or for any act done or omitted by it in good faith.
- 2) FIRST MORTGAGE, INC., is authorized to accept the payment of any installment, however, in the event that any check delivered to you by the Payer shall be dishonored by the bank on which it is drawn, you shall accept no payment in lieu of said check unless it is accompanied by a service fee of \$50.00. You need not redeposit any dishonored check and you may thereafter require all future payments to be made in cash or by cashier's check.
- 3) In consideration of the prompt remittance of the payments by FIRST MORTGAGE, INC. to the Payee without waiting for any checks by the Payer to be honored by the bank on which it is drawn, Payee agrees to hold FIRST MORTGAGE, INC. harmless from any loss FIRST MORTGAGE, INC. may sustain by reason of Payer's bank failing to honor such check. FIRST MORTGAGE, INC. reserves the right to delay disbursement of any payment received hereunder until it is honored by the bank on which it is drawn. All funds received in this installment collection account may be deposited with other installment collection account funds of FIRST MORTGAGE, INC. with any State or National Bank. All disbursements shall be made by check of FIRST MORTGAGE, INC.
- 4) In consideration of payments received they will not be disbursed to payee until the following business day. FIRST MORTGAGE, INC. shall not be required to disburse funds to payee prior to funds received.
- 5) Parties will be liable to reimburse or make amends to FIRST MORTGAGE, INC., its customers, or clients any funds received by them that they are not entitled to by the instructions current in FIRST MORTGAGE, INC.'s files. FIRST MORTGAGE, INC. is hereby authorized to withhold any such sums plus interest at the legal allowable maximum rate from any future funds due to the party or parties receiving the misdisbursed/misapplied funds.
- 6) Parties receiving funds to which they are not entitled, are required to reimburse or make amends in a timely fashion to FIRST MORTGAGE, INC., its customers, or clients as required by FIRST MORTGAGE, INC. In the event of any controversy, whether or not resulting in litigation, or in the event of any action taken to recover funds misdisbursed/misapplied, FIRST MORTGAGE, INC. shall be entitled to actual attorney's fees and reimbursement for its expenses.
- 7) When the obliged evidence by the documents handed you is fully satisfied, FIRST MORTGAGE, INC. shall without further written consent, mark all documents "Paid in Full" and deliver them to the Payer or his agent as designated in writing.
- 8) In the event of default, FIRST MORTGAGE, INC. is hereby authorized, subject to paragraphs A and B below, to deliver by certified mail or personally, the instrument(s) and/or documents herein mentioned to any one of the Beneficiaries/Payees or their agent at any address given herein or such other address as any one of the Beneficiaries/Payees designates in writing:
 - (A) Immediately, at the Beneficiaries/Payees written request, if delinquent thirty (30) days or more from payment due date or otherwise outlined in the Special Instructions and or Note of this collection account.
 - (B) At the option of FIRST MORTGAGE, INC. when installments due, by the buyer or seller, have been delinquent for two (2) months or more.
 - (C) At the option of the seller upon default of the maturity date. Payee is required to notify FIRST MORTGAGE, INC. is not allowed to accept monthly only the balance due in full. Payee is also required to notify payer of the required final payment date and when default of that date occurs. Any fees due to FIRST MORTGAGE, INC., caused by the payer or payee, are required to be paid before release of documents will occur.Subsequent payments or documents received by FIRST MORTGAGE, INC. may, at its option be held by FIRST MORTGAGE, INC. until payee acknowledges that the default is cured or cancelled. FIRST MORTGAGE, INC. is not required to notify payer prior to termination.
- 9) The fee and charges due FIRST MORTGAGE, INC., including all expenditures authorized, shall be the responsibility of the payer/ trustor and the payee/ beneficiary jointly and severally.
- 10) In the event no activity occurs for a period of 12+ months, account may be placed in dormant status. Annual fees will continue to accrue at the current published rate. FIRST MORTGAGE, INC. may retain documents until it is paid its fees, and other claims in connection with the account, due from a party entitled to delivery.
- 11) All interest computations are to be made on the basis of a 365-day year, except for leap year, unless otherwise specified on the face of this contract. Payments are posted as of the date received in the FIRST MORTGAGE, INC. office during normal business hours. Payments will be applied to First Mortgage, inc., fees first, then to reserves, late charges (if any) then to interest, the remainder, if any, to principal.
- 12) FIRST MORTGAGE, INC. is not obligated to accept any payment that does not represent a complete installment as set forth herein, unless authorized in writing by Beneficiary/Payee. In the event such authorization is given, it may result in additional installment collection charges which will be borne by Payer. In the event late payment monitoring is requested, FIRST MORTGAGE, INC. shall notify Payee and Payer. Unless late payment monitoring has been requested, a full service contract executed and all fees paid, FIRST MORTGAGE, INC. has no duty to notify any party to this contract of lack of payment.
- 13) FIRST MORTGAGE, INC. is hereby authorized to accept prepaid installments due under the following conditions only:
 - (A) Each prepaid installment shall be in the exact amount of the regular installments set forth herein.
 - (B) Each prepaid installment which is to apply toward a regular installment shall be accompanied by a written notice of Payers intent and shall be credited to principal and interest, including fees and reserves if applicable, as if the payment had been made according to the regular terms of the installment collection agreement.
 - (C) Any prepayment not made in accordance with A and B above will be treated as a payment received in addition to the normal amortization, required by the installment collection agreement, and will be applied first to accrued interest and the remainder to principal, and will not advance the due date proportionately.
 - (D) If the check box on page 1 is not selected, excess will be allowed to advance against the future due dates.
- 14) If any party to this agreement sells or contracts to sell the property described in the installment collection documents handed you, or applies for a loan on same during the pendency of this installment collection account, you are authorized to furnish lender, closing agent, or any other authorized persons, any information concerning the status of this installment collection account, including, but not limited to a certified copy of the installment collections agreement and copies of any other documents contained in your files. All parties hereto agree that FIRST MORTGAGE, INC. shall not be held responsible for the violation of any acceleration or alienation clause contained in any of the installment collection documents, even though FIRST MORTGAGE, INC. may have furnished information which helped facilitate the violation.
- 15) The creation of any rights in third parties regarding this collection agreement shall not bind FIRST MORTGAGE, INC., unless agreed to in writing by FIRST MORTGAGE, INC., however, FIRST MORTGAGE, INC. may at its discretion, upon payment of its assignment fee and satisfactory notice of assignment given to it, make a reasonable effort to comply with such assignment or creation of rights. FIRST MORTGAGE, INC. shall not under any circumstances and in any manner be liable to the parties hereto or any third party, for any damages arising out of or related to its acts connected with such assignments or creation of rights. FIRST MORTGAGE, INC. shall not be held to notice of any restrictions upon or prohibition against any such assignment or creation of rights contained in any document deposited hereunder.
- 16) The parties hereto agree that FIRST MORTGAGE, INC. shall have no responsibility as to the collections and payment of any fire insurance premiums and/or taxes, assessments and space rent, EXCEPT when a reserve account for payment of same has been established. Payment of the same will then be made upon receipt of appropriate billing from Beneficiary/Trustor. In the event said billings are not received in a timely manner, FIRST MORTGAGE, INC. shall not be held responsible for the effects of any resulting cancellations, late charges, or penalties. FIRST MORTGAGE, INC. shall be released of any and all responsibility in the event there are insufficient funds on hand at the time said billings are to be paid. If said billings are paid by Payees and the amounts thereof added to the unpaid balance of the accounts, FIRST MORTGAGE, INC. does not have the duty to determine increase to the principal and interest payment, but shall only add the taxes or insurance payment as provided by the security document when notified in writing, with interest thereon to accrue from the date said notice is received by FIRST MORTGAGE, INC.
- 17) If a controversy shall arise between the parties hereto or with any third person, FIRST MORTGAGE, INC. may await the outcome of such controversy by final legal proceedings, or otherwise, as FIRST MORTGAGE, INC. may deem appropriate, or FIRST MORTGAGE, INC. may institute such interpleader or other proceedings as it may deem proper, and in such event FIRST MORTGAGE, INC. shall not be liable for interest or damages. In the event of any controversy, whether or not resulting in litigation, or in the event of any action to recover FIRST MORTGAGE, INC.'s expenses or charges from either or both parties hereto, FIRST MORTGAGE, INC. shall be entitled to actual attorney's fees and reimbursement for its expenses.
- 18) Notwithstanding anything to the contrary therein appearing, FIRST MORTGAGE, INC. shall have no duty to know or determine the performance or nonperformance of any term or condition of any contract or agreement between the parties hereto, and its duties and responsibilities are limited to those specifically stated herein. FIRST MORTGAGE, INC. shall have no responsibility for the authenticity, validity, or sufficiency of any document deposited, or for the accuracy of any description of any document deposited, the description having been supplied by the parties. FIRST MORTGAGE, INC.'s sole duty with respect to such documents is to hold and dispose of the same herein provided. In the event of conflict or omission between the installment collection documents deposited herewith and this installment collection agreement, the installment collection agreement shall control as to FIRST MORTGAGE, INC. It is expressly understood that FIRST MORTGAGE, INC. assumes no responsibility in respect to notice, demand, notice of nonpayment, protest, notice of protest, suit, probate or bankruptcy claim, statutes of limitation, insurance, taxes, assessments, liens, or endorsements, heretofore made. In addition, FIRST MORTGAGE, INC. assumes no responsibility for the correctness or completeness or consistency of the instruments and/or documents placed in their custody.
- 19) FIRST MORTGAGE, INC. is under no obligation to give notice as to changes of interest of ownerships, lapses of insurance, the state of payment of taxes or assessments, or other encumbrances, condemnations, fire, or the condition of any property mentioned in the document handed them. The giving of such notice or notices by FIRST MORTGAGE, INC. shall not be deemed to be an assumption by FIRST MORTGAGE, INC. of any obligation as to the giving of any subsequent notice or notices.
- 20) In addition to the installment collection fees paid or agreed upon at the inception of this installment collection account, the parties hereto, jointly and severally, agree to pay reasonable compensation for any incidental services not set forth in these instructions. You are hereby given a lien upon all funds, documents, and other property held by you hereunder to secure the payment of all your fees and expenses or funds disbursed and dishonored. Parties hereto agree to pay collection fees according to the published rates of FIRST MORTGAGE, INC., which may change from time to time. Any interest earned on funds held for disbursement shall accrue to the benefit of FIRST MORTGAGE, INC., unless otherwise directed in writing by the beneficiary, such direction may result in additional charges.
- 21) As used in these instructions, the words "Beneficiary", "Trustor", "Seller", "Buyer", "Payee", and "Payer shall include both the singular and the plural.
- 22) This agreement is binding upon the heirs, executors, administrators, successors, and assigns of all parties hereto.
- 23) FIRST MORTGAGE, INC. assumes no responsibility for determining that the parties to this collection agreement have complied with any requirement of any State, Federal or Municipality law or regulation including, but not limited to, the Truth in Lending, Consumer Credit Protection Act (P.L. 90-321) or any similar laws.

Initial here:

Payer/Trustor

Payer/Trustor

Payee/Beneficiary

Payee/Beneficiary

DEED OF TRUST NOTE

\$125,000.00

July 2nd, 2025
Wasilla, Alaska

FOR VALUE RECEIVED, the undersigned Borrower (Trustor), GOLDMAN GLOBAL LLC, an Alaska limited liability company, promises to pay CASSANDRA J. ALLEY, a single woman, Lender (Beneficiary) or order, the principal sum of ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$125,000.00), as hereinafter set forth:

The sum of Five Thousand Dollars (\$5,000.00) is due on or before August 1, 2025, and like payments on the 1st day of each and every succeeding month thereafter.

All sums of principal and interest remaining due shall be paid in full on or before July 21st, 2027.

NOTE: There shall be no prepayment penalty. This Note shall bear **NO INTEREST**.


LATE CHARGE: If the Holder of this Note has not received the full amount of any of the monthly payments, including the last payment of the balance of principal and interest, by the end of ten (10) calendar days after the date it is due, then a late charge in the amount of Four Hundred Dollars (\$400.00) will also be paid to the Note Holder. This late charge will be paid only once on any late payment.

The holder of this Note may cause additional parties to be added hereto or release any party hereto, either with or without notice to the undersigned, either as co-maker, endorsers or guarantors, or may extend the time for making any installment provided for herein, or may accept said installment in advance, all without affecting the liability of the undersigned.

Should suit be commenced to collect this Note or any part hereof, the undersigned agrees to pay, in addition to the costs and disbursements provided for by statute, a reasonable sum as attorneys' fees in such suit, plus any actual expenditures incurred to secure the payment of or to collect this Note.

The undersigned hereby waives demand, protest and notice of demand, protest and nonpayment. The undersigned hereby consents to the acceptance of further security, including other types of security, all without in any way affecting the liability of such parties and expressly agrees that this Note or any part hereunder may be extended from time to time.

If default be made in the payment of any installment due under this Note secured by a Deed of Trust of even date herewith, which default is not cured within sixty (60) days after due date, then the entire principal sum and accrued interest, if any, due under this Note shall become at once due and payable at the option of the holder of this Note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

Initial  Initial SSA

This Note is secured by a Deed of Trust of even date herewith on certain real property in the State of Alaska, which property is described as:

Lot 1A, Triangle Subdivision, according to the official plat thereof, filed under Plat No. 99-110, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

The Borrower (Trustor) is obligated and fully liable for the amount due under the Note. The Lender (Beneficiary) has the right to sue on the Note and obtain a judgment against the Borrower for satisfaction of the amount due under the Note either before or after a judicial foreclosure of the Deed of Trust under A.S. 09.45.170 - 09.45.220.

GOLDMAN GLOBAL LLC

By


SAMUEL J. GOLDMAN, Member

By


KENNETH J. GOLDMAN, Member

REQUEST FOR RECONVEYANCE

Date: _____

TO: STEWART TITLE COMPANY

You are hereby requested to execute and deliver to the party, or parties, entitled thereto a reconveyance under that Deed of Trust dated JULY 2nd, 2025, and recorded JULY 21st, 2025, Serial Number 2025-_____, in the records of the Palmer Recording District, Third Judicial District, State of Alaska, executed by GOLDMAN GLOBAL LLC, an Alaska limited liability company, as Trustor, to STEWART TITLE COMPANY, as Trustee, for the benefit of CASSANDRA J. ALLEY, a single woman, as Beneficiary, that certain property described as:

Lot 1A, Triangle Subdivision, according to the official plat thereof, filed under Plat No. 99-110, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

All sums secured thereby have been fully paid. You are hereby requested and directed to cancel all evidence of indebtedness secured by said Deed of Trust and to reconvey, without warranty, the estate now held by you.

BENEFICIARY:


CASSANDRA J. ALLEY

STA 2553297

WARRANTY DEED

The Grantor,

CASSANDRA J. ALLEY, a single woman, whose address is PO Box 872887, Wasilla, AK 99687, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to the Grantee,

GOLDMAN GLOBAL LLC, an Alaska limited liability company, whose address is 892 E. USA Circle, Ste 106, Wasilla, AK 99654, the following described real property:

Lot 1A, Triangle Subdivision, according to the official plat thereof, filed under Plat No. 99-110, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

Subject to reservations and exceptions in U.S. and/or State of Alaska Patents and in Acts authorizing the issuance thereof, easements, rights-of-way, covenants, conditions, reservations, notes on plat, by-laws, and all other restrictions of record, if any.

Dated: July 2nd, 2025

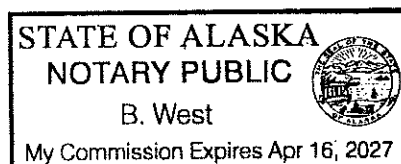
GRANTOR:

Cassandra J. Alley
CASSANDRA J. ALLEY

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on July 2nd, 2025,
by CASSANDRA J. ALLEY.

[Signature]
Notary Public in and for Alaska
My Commission Expires: _____



Dated: July 2nd, 2025

GRANTEE:

GOLDMAN GLOBAL LLC

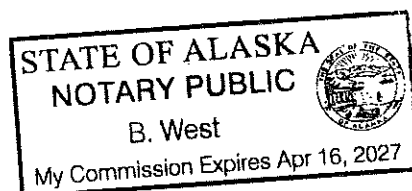
By [Signature]
SAMUEL J. GOLDMAN, Member

By [Signature]
KENNETH J. GOLDMAN, Member

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on July 2nd, 2025,
by SAMUEL J. GOLDMAN and KENNETH J. GOLDMAN, Members of GOLDMAN GLOBAL LLC,
an Alaska limited liability company, on behalf of the company.

[Signature]
Notary Public in and for Alaska
My Commission Expires: _____



Record in Palmer Recording District.
Return to:
Goldman Global LLC
892 E. USA Circle, Ste 106
Wasilla, AK 99654

STA 2553297

DEED OF TRUST

This Deed of Trust, made this 2nd day of July, 2025,
between,

GOLDMAN GLOBAL LLC, an Alaska limited liability company, whose address is 892 E. USA Circle,
Ste 106, Wasilla, AK 99654, herein called TRUSTOR,

STEWART TITLE COMPANY, whose address is 2002 E. Bogard Rd., Suite A, Wasilla, AK 99654,
herein called TRUSTEE, and

CASSANDRA J. ALLEY, a single woman, whose address is PO Box 872887, Wasilla, AK 99687,
herein called BENEFICIARY.

WITNESSETH: That Trustor GRANTS, BARGAINS, SELLS, and CONVEYS TO TRUSTEE IN
TRUST WITH POWER OF SALE, that property described as:

Lot 1A, Triangle Subdivision, according to the official plat thereof, filed under Plat No.
99-110, in the records of the Palmer Recording District, Third Judicial District, State of
Alaska.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise
appertaining, the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and
authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and
profits; to have and to hold the same, with the appurtenances, unto the Trustee.

FOR THE PURPOSE OF SECURING: (1) Performance of each agreement of Trustor herein contained;
(2) Payment of indebtedness evidenced by one Deed of Trust Note of even date herewith, in the Principal
sum of \$125,000.00 payable to Beneficiary or order.

A. To protect the security of this Deed of Trust, Trustor agrees:

1. Care. To keep said property in good condition and repair; not to remove or demolish any building
thereon; to complete or restore promptly and in good and workmanlike manner any building which may
be constructed, damaged or destroyed thereon; to pay when due all claims for labor performed and
materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or
improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit
any act upon said property in violation of law; to do all other acts which from the character or use of said
property may be reasonably necessary.

2. Insurance. To provide, maintain and deliver to Beneficiary hazard insurance satisfactory to and with loss payable to the above named Beneficiary in an amount equal to the full insurable value of the property. The amount collected under any hazard or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at the option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice. If there are no improvements or structures located on this property, this paragraph shall not apply.

3. Defend. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary, or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

4. Taxes. To pay: at least ten days before delinquency all taxes and assessments affecting said property; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs fees and expenses of this Trust.

5. Expenditures. To pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof with interest from date of expenditure at the rate set forth in the note secured hereby.

6. Protection of Security. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation to do so, and without notice to or demand upon Trustor, and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay reasonable attorneys' fees.

7. Hazardous Substances.

(a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law, including but not limited to, the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, or radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup, including but not limited to, auto body and engine repair shops and storage lots.

Trustor shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Trustor shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any

Environmental Law; (b) which creates an Environmental Condition; or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Trustor shall promptly give Beneficiary written Notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Trustor has actual knowledge; (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance; and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Trustor learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Trustor shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Beneficiary for an Environmental Cleanup.

B. It is mutually agreed that:

1. Condemnation. Any award or damages in connection with any condemnation for public use of or injury to said property or any part thereof, is hereby assigned and shall be paid to Beneficiary who may apply or release such monies as received in the same manner and with the same effect as above provided for disposition of proceeds of hazard or other insurance.

2. No Waiver. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive the right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

3. Trustee Special Powers. At any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey all or any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

4. Reconveyance. Upon written request of Beneficiary stating that all sums secured hereby have been paid and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in any reconveyance executed under this Deed of Trust of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

5. Additional Security. As additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any

time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name sue for or otherwise collect such rents, issues and profits, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

6. Default.

a. Upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of default Beneficiary shall execute or cause the Trustee to execute a written notice of such default and of its election to cause to be sold the herein described property to satisfy the obligation hereof, and shall cause such notice to be recorded in the office of the recorder of each recording precinct wherein said real property or some part thereof is situated.

b. Notice of sale having been given as then required by law and not less than the time then required by law having elapsed after recordation of such notice of default, Trustee, without demand on Trustor, shall sell said property at the time and place of sale fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest and best bidder for cash in lawful money of the United States, payable at time of sale. Notwithstanding the foregoing the Beneficiary shall be entitled to enter an offset bid at the time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the proceeding postponement. Trustee shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor or Beneficiary, as hereunder defined, may purchase at such sale.

c. After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title and reasonable counsel fees in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof not then repaid with accrued interest at the rate set forth in the note secured hereby; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

7. Binding. This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner, including pledgee, of the note secured hereby, whether or not named as a Beneficiary herein, or, if the note has been pledged, the pledgee thereof. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

8. Acceptance. Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party.

9. Substitute Trustee. Beneficiary may, from time to time, as provided by statute, appoint another Trustee

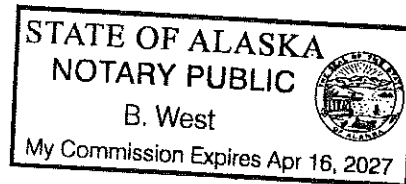
BENEFICIARY:

Cassandra J. Alley
CASSANDRA J. ALLEY

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on July 2nd, 2025,
by CASSANDRA J. ALLEY.

[Signature]
Notary Public in and for Alaska
My Commission Expires: _____



Record in Palmer Recording District.
Return to:
First Mortgage, Inc.
121 W. Fireweed Lane, Suite 150
Anchorage, AK 99503



STA 2553297

WARRANTY DEED

The Grantor,

CASSANDRA J. ALLEY, a single woman, whose address is PO Box 872887, Wasilla, AK 99687, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to the Grantee,

GOLDMAN GLOBAL LLC, an Alaska limited liability company, whose address is 892 E. USA Circle, Ste 106, Wasilla, AK 99654, the following described real property:

Lot 1A, Triangle Subdivision, according to the official plat thereof, filed under Plat No. 99-110, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

Subject to reservations and exceptions in U.S. and/or State of Alaska Patents and in Acts authorizing the issuance thereof, easements, rights-of-way, covenants, conditions, reservations, notes on plat, by-laws, and all other restrictions of record, if any.

Dated: July 2nd, 2025

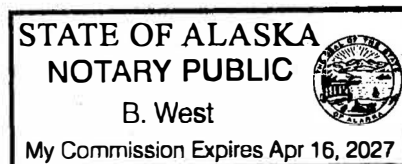
GRANTOR:

Cassandra J. Alley
CASSANDRA J. ALLEY

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on July 2nd, 2025,
by CASSANDRA J. ALLEY.

[Signature]
Notary Public in and for Alaska
My Commission Expires: _____



Dated: July 2nd, 2025

GRANTEE:

GOLDMAN GLOBAL LLC

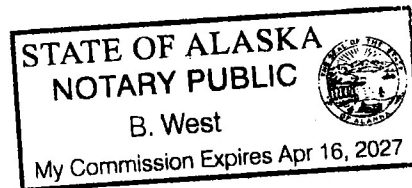
By [Signature]
SAMUEL J. GOLDMAN, Member

By [Signature]
KENNETH J. GOLDMAN, Member

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on July 2nd, 2025,
by SAMUEL J. GOLDMAN and KENNETH J. GOLDMAN, Members of GOLDMAN GLOBAL LLC,
an Alaska limited liability company, on behalf of the company.

[Signature]
Notary Public in and for Alaska
My Commission Expires: _____



Record in Palmer Recording District.
Return to:
Goldman Global LLC
892 E. USA Circle, Ste 106
Wasilla, AK 99654

Dalrymple Law, P.C. • 353 S. Denali Street, Palmer, AK 99645 • 907-745-6332 • www.matsulaw.com
Warranty Deed, Page 2

