A L A S K A

2011-000171-0
Recording Dist: 102 - Ketchikan
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WHEN RECORDED RETURN TO
EVERGREEN NOTE SERVICING
ATTENTION: #10580000884129-WILHELM
PO BOX 593
PUYALLUP, WA 98371

STATUTORY WARRANTY DEED
(FULFILLMENT)

THE GRANTOR, **AMERICAN EQUITIES, INC., A WASHINGTON CORPORATION****
for and in consideration of **TEN AND NO/100--------DOLLARS ($10.00) and other good and valuable consideration** in hand paid, conveys and warrants to **CHRISTOPHER J. AND TIA A. WILHELM, husband and wife, d/b/a, CITY TOURS*** the following described real estate situated in **Ketchikan Recording District, First Judicial District, State of Alaska.** *PO Box 9463, Ketchikan AK 99901
**P.O. Box 61427, Vancouver WA 98666
Legal Description: Lot 6, Group 4, a subdivision of a portion of U.S. Survey 1862, according to the plat thereof filed as Plat No. 99-10, Ketchikan Recording District, First Judicial District, State of Alaska.

FKA: Approximately 14,000 square feet of the following described real estate:

Lot 6, Group 4, a subdivision of a portion of U.S. Survey 1862, according to the plat thereof fild July 16, 1978 as Plat No. 78-24, Ketchikan Recording District, First Judicial District, State of Alaska.

This Deed is given in fulfillment of that certain real estate contract dated **JULY 31, 1998** between **MERRIL M. STULKEN AND LORY L. STULKEN, HUSBAND AND WIFE,** as Seller and **CHRISTOPHER J. AND TIA A. WILHELM, HUSBAND AND WIFE, d/b/a/ CITY TOURS**, as Purchaser, Recorded **August 3, 1998**, as evidenced by a **Notice of Interest Recorded August 3, 1998 in Book 0288, Page 686,** records of **Ketchikan Recording District, First Judicial District, State of Alaska,** and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

THIS DEED IS SUBJECT TO: any and all matters including Restrictions, Reservations, Exceptions, Easements, Encumbrances, Liens, Rights of Way, Covenants and Conditions apparent or Recorded and of Record.

Dated: October 7, 2010

AMERICAN EQUITIES, INC.
A WASHINGTON CORPORATION

BY: MAUREEN T. WILE, SECRETARY

STATE OF WASHINGTON }
}ss.
COUNTY OF CLARK }

I certify that I know or have satisfactory evidence that **MAUREEN T. WILE,** is the person who appeared before me, and said person acknowledged **SHE** signed this instrument, on oath stated that **SHE IS** authorized to execute the instrument and acknowledged it as the **SECRETARY, of AMERICAN EQUITIES, INC., A Washington Corporation,** the corporation that executed the foregoing instrument, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: October 7, 2010

Notary Public in and for the State of WASHINGTON,
residing at VANCOUVER
My appointment expires: 5/17/2013

NOTARY PUBLIC
STATE OF WASHINGTON
SHARON LEE BARNETT
My Appointment Expires May 17, 2013

PROPERTY LEASE AGREEMENT

WHEREAS, on this 20th day of September 2016, the LESSOR, whose name and address is: Christopher Wilhelm 305 Austin Street Ketchikan AK 99901

and the LESSEE, whose name and address is:

SFA LLC, PO Box 9463 Ketchikan AK 99901

both agree to a LEASE of the premises more particularly described as: 218 Kelly Drive Lot 6, Group 4, US Survey #1862

and to the following terms which each has read and fully understands as follows:

1) DURATION. The term of this agreement shall last 60 [X] months, or 5 [X] years, except that either party may terminate the agreement upon substantial breach of this agreement and prior written notice to the other at the above addresses. The notice shall contain a clause granting the other party ten (10) days to cure the defect to avoid the termination.

2) AMOUNT. The monthly lease amount shall be Ten dollars ($10.00), which must be tendered on the first day of each month, in advance. A late charge of Five dollars ($5.00), will be charged if the payment does not arrive by the fifth day of the month. If the lease payment does not arrive by the tenth day of the month, a late charge of Five dollars ($5.00), will be charged, and in addition, the Lessor may give notice of breach as above stated and Lessee agrees to vacate.

3) SECURITY DEPOSIT. The parties agree that a security and cleaning deposit of Nothing dollars ($0) will be given by the Lessee to the Lessor which may be used to ensure that the premises will be left in good order, normal wear excepted, which said deposit may not be used as a portion of the last month's rent. The remaining portion of this deposit will be returned to the Lessee within _____ [ ] days after vacating the premises.

4) UTILITIES. The Lessee shall pay the following items that are checked: [ ] water, [ ] sewer, [ ] refuse, [X] electricity, [X] heating fuel, [ ] cable television, and [X] telephone. The Lessor shall pay those not checked.

5) GENERAL CONDITIONS. [a] The total number of occupants shall be Two [2] and, except for births, any increase shall be by consent of the Lessor; [b] The premises may not be sublet without written consent of the Lessor; [c] All of the premises will be kept clean, safe, and in good repair by the Lessee, normal wear and tear excepted, provided that the Lessee will notify the Lessor immediately of any other type of repair needed to keep the premises safe and decent; [d] Lessor is responsible for the maintenance and repair of any breakage to structure or equipment belonging to the premises so long as such breakage was not due to negligent or intentional damage to the premises by the Lessee, in which case, the Lessee shall bear such responsibility; [e] No alterations or remodel may be done without written approval of the Lessor, and any such improvement becomes a part of the premises; [f] All Alaskan law not specifically preempted herein is made a part of this agreement to the extent that such law would have a reasonable effect upon the agreement.

WHEREFORE, the parties bind themselves hereto by their signatures below and agree to all terms herein above written.

[signature] 9-21-16		[signature] (for SFA) 9-21-16	
LESSOR	Date	LESSEE	Date

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