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2014-001137-0

Recording District 103 Sitka

10/14/2014 02:40 PM

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**STATUTORY WARRANTY DEED WITH COVENANT**

Alaska Statute §34.15.030

The Grantors, CHARLES JOHNSTON<sup>E</sup> and ALICE JOHNSTONE, husband and wife, of 213 Shotgun Alley, Sitka, Alaska 99835, for and in consideration of Ten and 00/100 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, BARTH HAMBERG, a single man, of 500 Lincoln Street #B5, Sitka, Alaska 99835, the following described real estate:

Lot Two (2), Johnstone Subdivision, as described in the Johnstone Subdivision Replat, plat number 2003-22, recorded in the Sitka Recording District August 25, 2003 in the First Judicial District, State of Alaska (the "property" or "Property").

SUBJECT TO the following restrictions and covenants that the GRANTEE agrees not to subdivide the property into more than four lots. Any subdivided lots sold by GRANTEE shall have specific restricted language that they shall not be further subdivided at any point in the future. The parties accordingly intend that all covenants and restrictions contained in this Deed with Covenant shall run with the land and bind all successors in interest.

SUBJECT TO the further restrictive covenant that the main stream on the property shall not be filled or otherwise impacted in any way that would prevent it from flowing in a free and natural state or would impact natural water levels of such stream.

SUBJECT TO the further restriction that development of said property shall be done in consultation with a trained soil scientist/hydrologist/engineer to prevent soil wasting or erosion to insure no adverse impacts from erosion will occur to properties located below said parcel.

SUBJECT TO the further restriction that any development to occur on the property shall strive to maintain the natural character of the land. This includes an effort to emphasize the natural landscape with locally appropriate flora.

FURTHER SUBJECT TO any reservations, restrictions, covenants, conditions, exceptions in U.S. Patent and/or Acts of Congress authorizing the issuance thereof, rights-of-way, easements, encumbrances, and other matters of record, if any.

DATE: \_\_\_\_\_

Charles Johnstone  
CHARLES JOHNSTONE, Grantor

DATE: \_\_\_\_\_

Alice Johnstone  
ALICE JOHNSTONE, Grantor

DATE: 10/1/2014

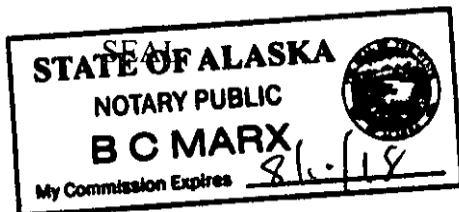
B Barth Hamberg  
BARTH HAMBERG, Grantee

STATE OF ALASKA )

) SS.

FIRST JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 2nd day of October, 2014, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared BARTH HAMBERG, to me known to be the individual described in the foregoing instrument, and who acknowledged to me that he executed the foregoing instrument as his free act and deed for the uses and purposes stated.



[Signature]  
Notary Public in and for Alaska

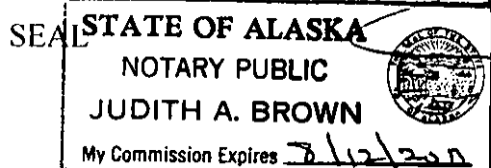
My Commission Expires: \_\_\_\_\_

STATE OF ALASKA )

) SS.

FIRST JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 3rd day of October, 2014, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared CHARLES JOHNSTONE, to me known to be the individual described in the foregoing instrument, and who acknowledged to me that he executed the foregoing instrument as his free act and deed for the uses and purposes stated.



JR A Brown  
Warranty Deed  
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Notary Public in and for Alaska

My Commission Expires: 8/12/2017

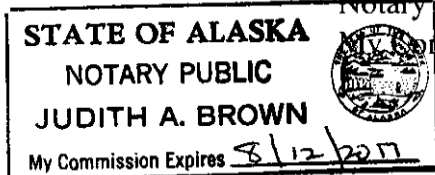
STATE OF ALASKA )

) ss.

FIRST JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 300 day of  
October, 2014, before me, the undersigned, a Notary Public in and for the State of  
Alaska, personally appeared ALICE JOHNSTONE to me known to be the individual described  
in the foregoing instrument, and who acknowledged to me that she executed the foregoing  
instrument as her free act and deed for the uses and purposes stated.

SEAL



Notary Public in and for Alaska

My Commission Expires: 8/12/2017

RETURN TO AFTER RECORDING:

BARTH HAMBERG  
500 Lincoln Street #B-5  
Sitka, Alaska 99835

Warranty Deed  
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