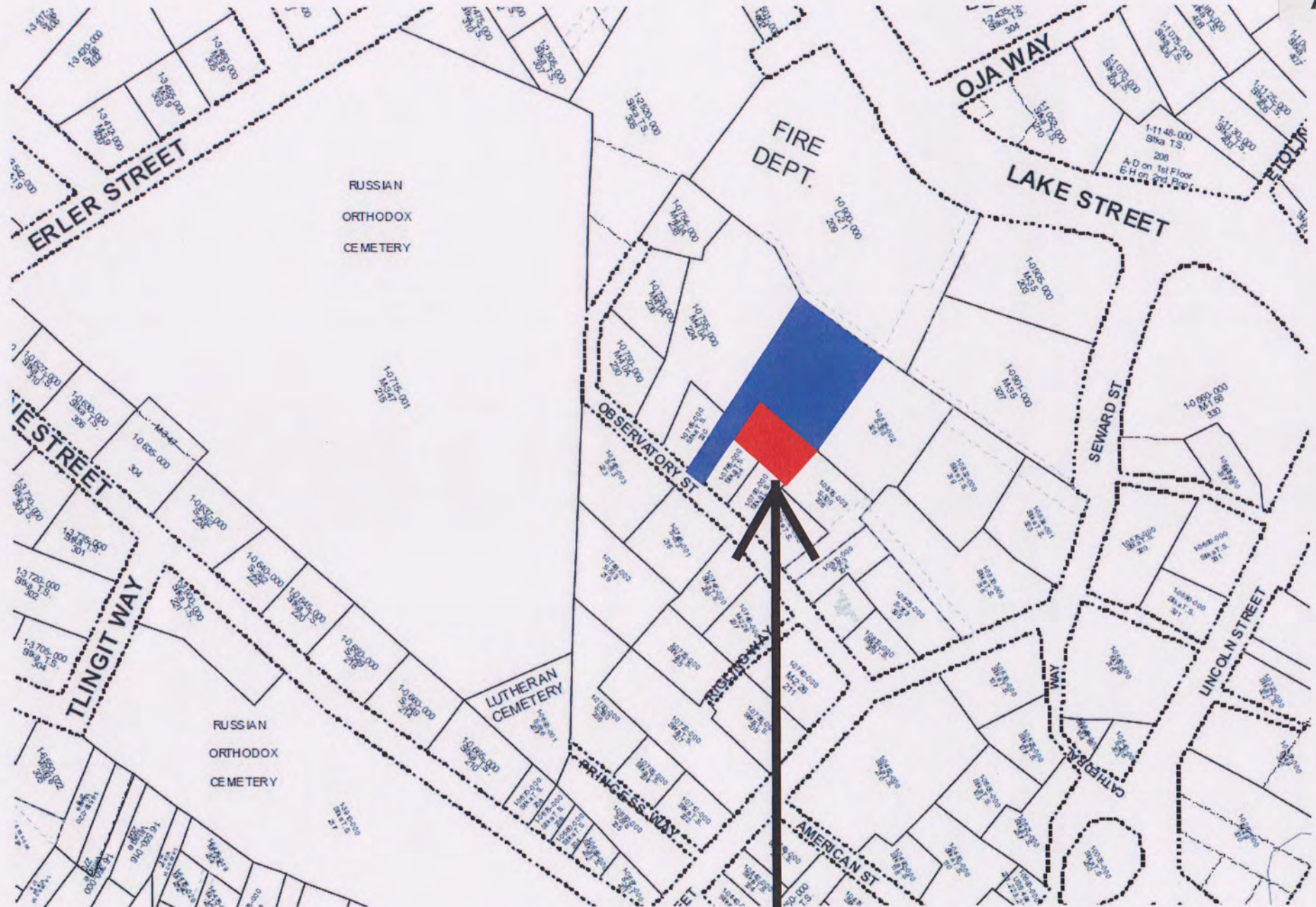




Karen Lucas
Platting Variance Request
216 Observatory Street



Karen Lucas
Platting Variance Request
216 Observatory Street



Karen Lucas
Platting Variance Request
216 Observatory Street



Karen Lucas
Platting Variance Request
216 Observatory Street



Karen Lucas
Platting Variance Request
216 Observatory Street



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION FORM

1. Request projects at least FOURTEEN (14) days in advance of next meeting date.
2. Review guidelines and procedural information.
3. Fill form out completely. No request will be considered without a completed form.
4. Submit all supporting documents and proof of payment.

APPLICATION FOR:



VARIANCE



CONDITIONAL USE



ZONING AMENDMENT



PLAT

(replat)

BRIEF DESCRIPTION OF REQUEST:

a minor variance
to merge adjoining lot (218), and
move boundary line for 216 to
promote access & clarify
property rights

PROPERTY INFORMATION:

CURRENT ZONING: _____ PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): _____ PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: Karen Lucas

PROPERTY OWNER ADDRESS: 218 Observatory

STREET ADDRESS OF PROPERTY: 216 Observatory

APPLICANT'S NAME: Karen Lucas

MAILING ADDRESS: 218 Observatory

EMAIL ADDRESS: karenjeanlucas@yahoo.com DAYTIME PHONE: 747-7803

PROPERTY LEGAL DESCRIPTION:

TAX ID: _____ LOT: _____ BLOCK: _____ TRACT: _____

SUBDIVISION: _____ US SURVEY: _____

OFFICE USE ONLY

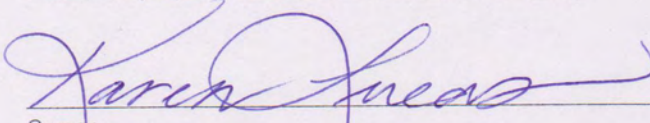
COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	

REQUIRED SUPPLEMENTAL INFORMATION:

- ☒ Completed application form
- ☐ Narrative
- ☐ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☐ Proof of filing fee payment
- ☐ Proof of ownership
- ☐ Copy of current plat
- ☐ Topographic information (If Pertinent to Application)
- ☐ Landscape Plan (If Pertinent to Application)
- ☐ Drainage and Utility Plan (If Pertinent to Application)
- ☐ Parking Plan (For Conditional Use Permit)
- ☐ Floor Plan (For Conditional Use Permit)
- ☐ Three (3) copies of concept plat (For Plat)
- ☐ Plat Certificate from a title company (For Plat)

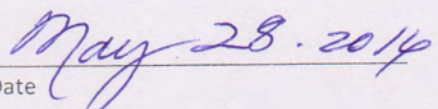
CERTIFICATION:

I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I further authorize municipal staff to access the property to conduct site visits as necessary.



Owner

Applicant (If different than owner)



Date

Date

Karen Lucas
Platting Variance Request
216 Observatory Street

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____

DATE _____ OWNER _____

NOTARY'S ACKNOWLEDGEMENT

U.S. OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 19____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR FOR THE CITY AND BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF:

OF _____ (CALL OWNERS OF RECORD) AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY AND BOROUGH OF SITKA ARE PAID IN FULL THAT CURRENT TAXES FOR THE YEAR _____ WILL BE DUE ON _____ DATED THIS _____ OR BEFORE _____ AT SITKA, ALASKA.

ASSESSOR CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF SITKA PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. _____ DATED _____ AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

DATE _____ CHAIRMAN, PLATTING BOARD

SECRETARY

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF SITKA ASSEMBLY AS RECORDED IN MINUTE BOOK _____ PAGE _____ DATED _____ 19____, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

DATE _____ MAYOR

CITY AND BOROUGH CLERK

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING FINANCE DIRECTOR FOR THE CITY AND BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO RECORDS OF THE CITY AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF:

OF _____ (CALL OWNERS OF RECORD) AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY AND BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS _____ DAY OF _____ 19____ AT SITKA, ALASKA.

FINANCE DIRECTOR
CITY AND BOROUGH OF SITKA

LAIRD SUBDIVISION

PARCEL No. 2,
SITKA RECORDING DISTRICT
DOCUMENT 2005-000449-0

WOOD FENCE

FOUND VC
N 58°30'30" E
0.58'

SHED

HOUSE

HOUSE

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 43

LOT 44

LOT 45

LOT 46

LOT 47

LOT 48

LOT 49

LOT 50

LOT 51

LOT 52

LOT 53

LOT 54

LOT 55

LOT 56

LOT 57

LOT 58

LOT 59

LOT 60

LOT 61

LOT 62

LOT 63

LOT 64

LOT 65

LOT 66

LOT 67

LOT 68

LOT 69

LOT 70

LOT 71

LOT 72

LOT 73

LOT 74

LOT 75

LOT 76

LOT 77

LOT 78

LOT 79

LOT 80

LOT 81

LOT 82

LOT 83

LOT 84

LOT 85

LOT 86

LOT 87

LOT 88

LOT 89

LOT 90

LOT 91

LOT 92

LOT 93

LOT 94

LOT 95

LOT 96

LOT 97

LOT 98

LOT 99

LOT 100

LOT 101

LOT 102

LOT 103

LOT 104

LOT 105

LOT 106

LOT 107

LOT 108

LOT 109

LOT 110

LOT 111

LOT 112

LOT 113

LOT 114

LOT 115

LOT 116

LOT 117

LOT 118

LOT 119

LOT 120

LOT 121

LOT 122

LOT 123

LOT 124

LOT 125

LOT 126

LOT 127

LOT 128

LOT 129

LOT 130

LOT 131

LOT 132

LOT 133

LOT 134

LOT 135

LOT 136

LOT 137

LOT 138

LOT 139

LOT 140

LOT 141

LOT 142

LOT 143

LOT 144

LOT 145

LOT 146

LOT 147

LOT 148

LOT 149

LOT 150

LOT 151

LOT 152

LOT 153

LOT 154

LOT 155

LOT 156

LOT 157

LOT 158

LOT 159

LOT 160

LOT 161

LOT 162

LOT 163

LOT 164

LOT 165

LOT 166

LOT 167

LOT 168

LOT 169

LOT 170

LOT 171

LOT 172

LOT 173

LOT 174

LOT 175

LOT 176

LOT 177

LOT 178

LOT 179

LOT 180

LOT 181

LOT 182

LOT 183

LOT 184

LOT 185

LOT 186

LOT 187

LOT 188

LOT 189

LOT 190

LOT 191

LOT 192

LOT 193

LOT 194

LOT 195

LOT 196

LOT 197

LOT 198

LOT 199

LOT 200

LOT 201

LOT 202

LOT 203

LOT 204

LOT 205

LOT 206

LOT 207

LOT 208

LOT 209

LOT 210

LOT 211

LOT 212

LOT 213

LOT 214

LOT 215

LOT 216

LOT 217

LOT 218

LOT 219

LOT 220

LOT 221

LOT 222

LOT 223

LOT 224

LOT 225

LOT 226

LOT 227

LOT 228

LOT 229

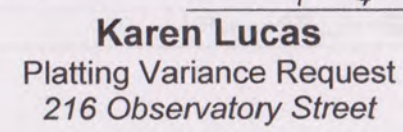
LOT 230

LOT 231

LOT 232

LOT 233

LOT 234





City & Borough of Sitka, Alaska

Selected Parcel: 216 OBSERVATORY ID: 10775000

Printed on 5/31/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land.



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

We have no legal responsibility for the information contained herein.

Karen Lucas
Platting Variance Request
216 Observatory Street



City & Borough of Sitka, Alaska

Selected Parcel: 216 OBSERVATORY ID: 10775000

Printed on 5/31/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land.



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

We assume no legal responsibility for the information contained herein.

Karen Lucas
Platting Variance Request
216 Observatory Street

Parcel ID: 10715001
ORTHODOX CHURCH OF AMERICA
ORTHODOX CHURCH OF AMERICA
P.O. BOX 210569
ANCHORAGE AK 99521

Parcel ID: 10747000
DORIK/CAROLYN MECHAU/SERVID
MECHAU, DORIK/SERVID, CAROLYN
209 OBSERVATORY ST
SITKA AK 99835

Parcel ID: 10748003
RALPH/CHOHLA MOLL
MOLL, RALPH & CHOHLA
223 OBSERVATORY ST
SITKA AK 99835

Parcel ID: 10754000
SITKA CHURCH OF THE NAZARENE
SITKA CHURCH OF THE NAZARENE
305 LAKE ST
SITKA AK 99835

Parcel ID: 10775000
KAREN LUCAS
LUCAS, KAREN, J.
218 OBSERVATORY ST.
SITKA AK 99835

Parcel ID: 10790000
RACHEL MYRON
MYRON, RACHEL, E.
P.O. BOX 53
TENAKEE SPRINGS AK 99841-0053

Parcel ID: 10815000
BRYAN/DANA HOWEY/JORGENSEN-
HOWEY
HOWEY, BRYAN & JORGENSEN-
HOWEY, DANA
P.O. BOX 506
SITKA AK 99835-0506

Parcel ID: 10832000
DOROTHY/SHERRIE BREEDLOVE
BREEDLOVE, DOROTHY, L./SHERRIE,
L.
319-B SEWARD ST.
SITKA AK 99835

Parcel ID: 10900000
~~CITY & BOROUGH OF SITKA
FIREHALL
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835~~

Parcel ID: 10725000
ANDREW/STEPHANI LUND
LUND, ANDREW & STEPHANIE
205 RIGLING ST
SITKA AK 99835

Parcel ID: 10748001
WILLIAM/LIBBY STORTZ
STORTZ, WILLIAM, A./LIBBY
215 OBSERVATORY ST
SITKA AK 99835

Parcel ID: 10750000
WAYNE/LINDA OLSON
OLSON, WAYNE, R./LINDA, K.
220 OBSERVATORY ST.
SITKA AK 99835

Parcel ID: 10755000
JOHN/MARIE MURRAY
MURRAY, JOHN, L./MARIE, E.
224 OBSERVATORY ST
SITKA AK 99835

Parcel ID: 10780000
KAREN LUCAS
LUCAS, KAREN
218 OBSERVATORY ST
SITKA AK 99835

Parcel ID: 10800000
DARRYL/BERNADET
REHKOPF/RASMUSSEN
REHKOPF, DARRYL/RASMUSSEN,
BERNADETTE
210 OBSERVATORY ST
SITKA AK 99835

Parcel ID: 10825000
ELIZABETH/GEORG
KILKEARY/HARDISON, III
KILKEARY, ELIZABETH & HARDISON,
GEORGE
305 SEWARD STREET
SITKA AK 99835

Parcel ID: 10835002
R. SCOTT/LAURA
HARRIS/KRONSPERGER
HARRIS, R. SCOTT/KRONSPERGER,
LAURA, L.
325 SEWARD ST
SITKA AK 99835

Parcel ID: 10901000
JAMES/JOYCE MARTIN
MARTIN, JAMES, E./JOYCE, M.
830 FRANKTON RD
HOOD RIVER OR 97031

Parcel ID: 10745000
WILLIAM/IRENE FERGUSON
FERGUSON, WILLIAM, G./IRENE, G.
207 OBSERVATORY ST
SITKA AK 99835

Parcel ID: 10748002
SARAH/PHILLIP FERRENCY/BURDICK
FERRENCY, SARAH & BURDICK,
ROBERT
219 OBSERVATORY ST
SITKA AK 99835

Parcel ID: 10753000
CAVEN/CAMILLA PFEIFFER/WILLETT-
RABIN PFEIFFER
PFEIFFER, CAVEN & CAMILLA
1232 GEORGESON LP, APT A
SITKA AK 99835

Parcel ID: 10765000
JEREMY PETERSON
PETERSON, JEREMY, E.
220 OBSERVATORY ST
SITKA AK 99835

Parcel ID: 10785000
OBSERVATORY, LLC
OBSERVATORY, LLC
P.O. BOX 1785
SITKA AK 99835-1785

Parcel ID: 10810000
BARNABY/C.A. DOW/MARIE
DOW, BARNABY & MARIE, CHRISTINE
A
6537 17TH AVE NE
SEATTLE WA 98115

Parcel ID: 10830000
S & C/M & G SHAFFER TRUST/TISHER
SHAFFER, ST./CA./TISHER, MI/GL
315 SEWARD ST
SITKA AK 99835

Parcel ID: 10835003
DOROTHY/SHERRI BREEDLOVE
BREEDLOVE, DOROTHY, L./SHERRI, L.
319 SEWARD ST, #B
SITKA AK 99835

Parcel ID: 10905000
DOCK STREET BLDG. CORP.
DOCK STREET BLDG. CORP.
P.O. BOX 7920
KETCHIKAN AK 99901-7920

Karen Lucas
Platting Variance Request
216 Observatory Street

P&Z Mailing
June 10, 2016

J

City and Borough of Sitka, AK
100 Lincoln St
Sitka, AK 99835

Date:
Receipt:
Cashier:
Received From:

05/27/2016
2016-00059503
Front Counter
KAREN LUCAS

CITY OF SITKA

CITY OF ALASKA 99835

May 27, 2016

PLAN - Planning Permits/Zoning

Receipt Total

Total Check

Total Remitted

Total Received

100.00

100.00

100.00

100.00

100.00

MAY 27 2016

CITY & BOROUGH OF SITKA

ACCOUNT # 100-300-320-3201.002

PLANNING & ZONING

Variance..... 75.00

Conditional Use Permit.....

Minor Subdivision.....

Major Subdivision.....

Zoning Map Change.....

Zoning Text Change.....

Lot Merger.....

Boundary Line Adjustment.....

General Permit.....

Appeal of Enforcement Action (Pending).....

Other..... Replat (25 p.m.d.)..... 25.00 owed.

Sales Tax.....

TOTAL..... 100.00

Thank you

Karen Lucas
Platting Variance Request
216 Observatory Street

City and Borough of Sitka, AK
100 Lincoln St
Sitka, AK 99835

Date: 05/24/2016
Receipt: 2016-00059119
Cashier: Front Counter
Received From: KAREN LUCAS

LAN - Planning Permits/Zoning	25.00
TI - Sales Tax 2nd quarter	1.50
CY	
Receipt Total	26.50
Total Check	26.50
Total Remitted	26.50
Total Received	26.50

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 5/23/16

To: Karen Lucas

ACCOUNT # 100-300-320-3201.002
PLANNING & ZONING

Variance.....	
Conditional Use Permit.....	
Minor Subdivision.....	
Major Subdivision.....	
Zoning Map Change.....	
Zoning Text Change.....	
Lot Merger.....	
Boundary Line Adjustment.....	25.00
General Permit.....	
Appeal of Enforcement Action (Pending).....	
Other.....	
Sales Tax.....	1.50
TOTAL.....	26.50

PAID
MAY 24 2016
CITY & BOROUGH OF SITKA

Thank you

Karen Lucas
Platting Variance Request
216 Observatory Street

2005-000449-0

Recording Dist: 103 - Sitka
3/29/2005 2:27 PM Pages: 1 of 2A
L
A
S
K
A*AL*QUITCLAIM DEED

Grantors, Alan C. Slade and Vickie Slade, husband and wife, of 5752 South Tongass Highway, Ketchikan, Alaska, 99901, for and in consideration of Ten Dollars (\$10.00) and other consideration, the receipt of which is hereby acknowledged, convey and quitclaim all their right, title and interest without warranty to Karen Lucas, 224 Katlian St., Sitka, Alaska 99835, a single woman, that real property situated in the Sitka Recording District, First Judicial District, State of Alaska, and more particularly described as follows:

PARCEL #1. All of that certain portion of Lot Two (2) in Block Eight (8), according to U.S. Survey 1474, Tract A, the Subdivision of the City of Sitka, Alaska, which is more particularly described as follows: Beginning at the Northwest corner of Lot Two (2) in Block Eight (8), which point is herein designated as Corner No. 1; thence S 20°51' E along the westerly boundary line of Lot Two (2) for a distance of 14 feet to Corner No. 2; thence easterly on a line parallel with the common boundary line of Lots 1 and 2 for a distance of 120 feet to a point which is herein designated as Corner No. 3; thence southerly for a distance of 72 feet more or less to the common boundary line of Lots 2 and 3, which point is designed as Corner No. 4; thence easterly along the common boundary line of Lot 2 and Lots 3 and 8 for a distance of 131.67 feet to Corner No. 5; thence N 28°14' W along the common boundary line of Lot 2 and Lots 12 and 13 for a distance of 108.90 feet to Corner No. 6; thence S 58°30' W along the common boundary line of Lot 1 and 2 in Block 8 for a distance of 239.73 feet to Corner No. 1, the place of beginning. Sitka Recording District, First Judicial District, State of Alaska.

PARCEL #2: A small fractional part of Lot 1 in Block 8, Sitka Townsite, according to the official plat of the subdivision thereof, U.S. Survey No. 1474, Tract A, more fully described as follows: Beginning at the southeast corner of said Lot 1, Block 8, hereinafter called Corner No. 1 hereof; thence N 2°42' E for a distance of 7.85 feet to Corner No. 2 hereof; thence S. 58°30'30" W for a distance of 162.26 feet to Corner No. 3 hereof; thence S 20°51' E for a distance of 7.00 feet to Corner No. 4 hereof, thence N 58°30'30" E for a distance of 159.73 feet to Corner No. 1 hereof and the point of beginning, Sitka Recording District, First Judicial District, State of Alaska.

SUBJECT TO all reservations, restrictions, limitations, covenants, exceptions, conditions,

///
///
///
///

Karen Lucas
Platting Variance Request
216 Observatory Street

easements, rights of way, plat notations, patent reservations and agreements of record, if any.

Dated March 29, 2005, at Sitka, Alaska.

Vickie Slade

Alan C. Slade

STATE OF ALASKA

FIRST JUDICIAL DISTRICT

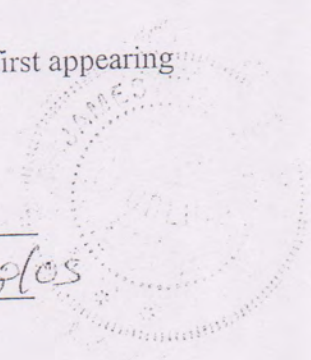
)
) ss:
)

THIS IS TO CERTIFY that on March 29, 2005, before me, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Alan C. Slade, Vickie Slade, and Karen Lucas, to me known to be the persons described in and who executed the above and foregoing document and acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS MY HAND and official seal the day and year in this certificate first appearing above.

Q23

Notary Public for Alaska
My commission expires 4/18/08



RETURN TO:

Karen Lucas
224 Katlian St.
Sitka, Alaska 99835

Karen Lucas
Platting Variance Request
216 Observatory Street



2 of 2
2005-000449-0



2007-000435-0

Recording Dist: 103 - Sitka

3/20/2007 2:03 PM Pages: 1 of 3

A
L
A
S
K
A



Return to:
Karen J. Lucas
224 Katlian
Sitka, AK. 99835

Thanks!

**THIS COVER SHEET HAS BEEN ADDED TO
THIS DOCUMENT TO PROVIDE SPACE FOR
THE RECORDING DATA. THIS COVER
SHEET APPEARS AS THE FIRST PAGE OF
THE DOCUMENT IN THE OFFICIAL PUBLIC
RECORD.**

DO NOT DETACH

August 23, 2001

Karen Lucas
Platting Variance Request
216 Observatory Street

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA
FIRST JUDICIAL DISTRICT AT SITKA

KAREN LUCAS,

Plaintiff,

vs.

ESTATE OF SOPHIE THOMSEN,
GEORGE BAGGEN, VICKY BAGGEN,
JOHN L. MURRAY, MARIE E.
MURRAY, SOUTHEASTERN TITLE
AGENCY, INC., WELLS FARGO HOME
MORTGAGE, INC. and each and every
heir or devisee, known and unknown,
executor and administrator of the
estate of the above-named defendant as
may be or may become deceased; the
spouse of any defendant who is married and
all other parties, legal entities, successors,
and assigns unknown claiming any right,
title, estate, claim or interest in the real
property or any part thereof described
in the Complaint filed in this case,

Defendant.

FILED in the Trial Courts
State of Alaska, First District

JUN 22 2006

Clerk of the Trial Courts
By 54 Deputy

Case No. 1SI-06- 40 Civil

QUIET TITLE DECREE

The default of all named and unnamed defendants has been entered in this matter on 6/22/06. Accordingly, it is therefore ORDERED, ADJUDGED AND DECREED as follows:

1. Subject to provisions (if any) and restrictions (if any) in the patent from the United States of America conveying Parcel #2, described below, and any Deed of Trust she may have executed, Plaintiff is the sole and exclusive owner of the fee simple title to the following-described real property and is entitled to occupy and possess the same against all persons, firms, corporations, and legal entities in the whole world:

PARCEL #2: A small fractional part of Lot 1 in Block 8, Sitka Townsite, according to the official plat of the subdivision thereof, U .S. Survey No. 1474, Tract A, more fully described as follows: Beginning at the southeast corner of said Lot 1, Block 8, hereinafter called Corner No. 1 hereof; thence N 2°42'E for a distance of 7.85 feet to Corner No. 2 hereof; thence S. 58°30'30" W for a distance of 162.26 feet to Corner No. 3 hereof; thence S 20°51' E for a distance of 7.00 feet to Corner No. 4 hereof, thence N 58°30'30" E for a distance of 159.73 feet to Corner No. 1 hereof and the point of beginning, Sitka Recording District, First Judicial District, State of Alaska.

JAMES W. MCGOWAN
Attorney at Law
202-A Katlian Street • Sitka, Alaska 99835
Phone 907-747-8650 • FAX 907-747-8658

Karen Lucas
Platting Variance Request
216 Observatory Street



2 of 3

2007-000435-0

TRIAL COURTS
LODGED
AT SITKA

JAMES W. MCGOWAN
Attorney at Law
202-A Katlian Street • Sitka, Alaska 99835
Phone 907-747-8650 • FAX 907-747-8658

Date 6/22/06
Clerk [Signature]
Deputy [Signature]
By [Signature]

2. The adverse claims, if any, of the defendants, their spouses, and each of them or, if they be deceased, their executors, administrators, devisees, heirs, successors and assigns, and all other persons, parties or entities unknown and each of them against all other persons, parties or entities unknown and each of them against all or any portion of the property herein above described are declared to be void, unfounded, and without merit.

3. Defendants, their spouses, and each of them or, if they be deceased, their executors, devisees, heirs, successors, and assigns and all other persons, parties or entities unknown and each of them are forever enjoined and barred from asserting or claiming any right, title, estate, lien, claim to inheritance, demand or interest of any kind or nature in or to all or any portion of the above described property adverse to the interests of plaintiff.

DATED: June 22, 2006

[Signature]
Larry C. Zervos
Superior Court Judge



3 of 3

2007-000435-0

CERTIFICATION

I certify that on 22 day of June 2006
a true copy of this do was placed
in attorney's box/mailed to the following:
McGowan

By 54

[Signature]
This is a true and correct
original document on file in the Alaska
Trial Courts at Sitka.
Signed and sealed this 20 day of March
Teri Kungur

Karen Lucas
Platting Variance Request
216 Observatory Street

ALASKA

2012-000748-0

Recording Dist: 103 - Sitka

5/15/2012 10:06 AM Pages: 1 of 2



340.87

Document Title: Declaration of Lot Mergers

Grantor: Karen J. Lucas

Grantee: Karen J. Lucas

Recording District: Sitka Recording District

Property Description: Portion of Lot 2 Block 8 according to U.S. Survey 1474 Sitka Townsite and a fractional part of Lot 1 Block 8 U.S. Survey 1474 Sitka Townsite

Return to: City and Borough of Sitka
100 Lincoln Street, Sitka, AK 99835

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR THE RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

August 19, 2010

Karen Lucas
Platting Variance Request
216 Observatory Street

Return to:
City and Borough of Sitka
100 Lincoln Street
Sitka, Alaska 99835

Book _____ Page _____
Sitka Recording District

DECLARATION OF LOT MERGERS

The property owners Karen J. Lucas of
218 Observatory St. Sitka, AK. do
hereby declare that they are merging Lot # 1 (one), Lot # 2 (two) and Lot # — of
City of Sitka Subdivision located in U.S. Survey No. 1474 for the
purposes of determining setbacks as allowed in City and Borough of Sitka General Code Section
22.20.040 C. In signing this declaration, the property owners confirm that they are currently in
conformance with SGC Section 22.20.040 C, including the limitation of the property for residential
uses, and, will remain in conformance with SGC 22.20.040 C indefinitely.

Dated this 8th day of May 20 12, at Sitka, Alaska

Karen J. Lucas
Signature Grantor/Grantee
Karen J. Lucas
Name of Property Owner

Signature

Name of Property Owner

STATE OF ALASKA
FIRST JUDICIAL DISTRICT

THIS CERTIFIES that on this 8th day of May 20 12 before me a Notary Public in and fo
State of Alaska, personally appeared Karen Lucas
and _____ to be known to be the persons listed as the persons w
names are listed on the deed of the properties listed above do hereby voluntarily execute th
Declaration of Lot Merger in conformance with the Sitka General Code.

WITNESS my hand and official seal the day and year in this certificate first written.

Sandra East
Notary Public of Alaska residing
at Sitka, Alaska commission
expires 8-12-12



Karen Lucas
Platting Variance Request
216 Observatory Street



SCHEDULE A

Order Number: S-08-7208

Policy No.: A-1021-21326

Date of Policy: May 6, 2009 at 9:54 AM

Amount of Insurance: \$260,000.00

Premium: \$1,062.00

1. Name of Insured:

KAREN J. LUCAS, a single woman

2. The estate or interest in the land which is covered by this Policy is:

FEE SIMPLE

3. Title to the estate or interest in the land is vested in:

KAREN J. LUCAS, a single woman

4. The land referred to in this policy is described as follows:

That portion of lot Two (2), Block Eight (8), of Sitka Townsite, U.S. Survey 1474, Sitka Recording District, First Judicial District, State of Alaska more particularly described as follows:

Beginning at the southwesterly corner of said Lot 2, Block 8; thence N 65°53' E for a distance of 70.00 feet to the point of beginning of this description; thence continuing N 65°53' E for a distance of 50.0 feet to Corner No.2; thence N 21°19' W for a distance of 88.42 feet to Corner No. 3; thence S 58°30'30" W for a distance of 50.00 feet to Corner No. 4; thence S 20°51' E for a distance of 82.00 feet to the point of beginning.

SCHEDULE B

Order Number: S-08-7208

Policy No: A-1021-21326

DEFECTS, LIENS, ENCUMBRANCES AND OTHER MATTERS AGAINST WHICH THE COMPANY DOES NOT INSURE:

GENERAL EXCEPTIONS:

1. Encroachments or questions of location, boundary and area, which an accurate survey may disclose; public or private easements not disclosed by the public records, including right of ways claimed pursuant to RS 2477; rights or claims of persons in possession, or claiming to be in possession, not disclosed by the public records; material or labor liens or statutory liens under State Acts not disclosed by the Public records; water rights or matters relating thereto; any service, installation or construction charges for sewer, water or electricity.
2. Right of use, control or regulation by the United States of America in the exercise of powers over navigation; defects, liens, encumbrances, or other matters created or suffered by the insured; rights or claims based upon instruments or upon facts not disclosed by the public records but of which rights, claims, instruments or facts the insured has knowledge.
3. General taxes not now payable matters relating to special assessments and special levies, if any, preceding the same becoming a lien.
4. Mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof.
5. Any laws, governmental acts or regulations, including but not limited to zoning ordinances, restricting, regulating or prohibiting the occupancy, use or enjoyment of the land or any improvement thereon, or any zoning ordinances prohibiting a reduction in the dimensions or area, or separation in ownership, of any lot or parcel of land; or the effect of any violation of any such restriction or prohibitions.
6. "Consumer Credit Protection", "Truth in Lending" or similar law, or failure to comply with said law(s).

SPECIAL EXCEPTIONS:

1. Provisions and Reservations contained in the Patent from the United States of America.
2. An easement affecting the portion of said premises and for the purposes stated herein, and incident purposes as set out in said instrument.
For : Ingress & Egress
Recorded : October 11, 1939
Book/Page : 7/155
Affects : Other property for the benefit of subject property
3. The effect, if any, of municipal, borough or state laws prohibiting the division of an existing parcel with complying with the platting requirements of the appropriate governmental agency.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which correct survey would disclose and which are not shown by public records.

Karen Lucas
Platting Variance Request
216 Observatory Street

5. Any claim which arises out of the transaction vesting in the insured, the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency or similar creditors rights laws.
6. Deed of trust to secure an indebtedness of the amount herein stated and any other amounts payable under the terms thereof.
- Amount : \$159,000.00
Dated : May 5, 2009
Recorded : May 6, 2009
Document No. : 2009-000658-0
TRUSTOR : KAREN J. LUCAS
TRUSTEE : SOUTHEASTERN TITLE AGENCY, INC.
BENEFICIARY : PAUL G. ARVIN and FAYE B. ARVIN, husband and wife

End of Exceptions

Karen Lucas
Platting Variance Request
216 Observatory Street

AFTER RECORDING RETURN TO:

Mr. & Mrs. Paul G. Arvin
PO Box 101
Sitka, AK 99835

DEED OF TRUST

May THIS DEED OF TRUST, made and executed this 5th day of May, 2009, by and among KAREN J. LUCAS, as Trustor, whose address is 218 Observatory St. Sitka, Alaska 99835; and Southeast Title Co., as Trustee, whose address is PO Box 1223, Sitka, Alaska 99835; and PAUL G. ARVIN and FAYE B. ARVIN, as Beneficiary, whose address is PO Box 101, Sitka, Alaska 99835.

WITNESSETH:

Trustor hereby grants, bargains, sells and conveys to Trustee, in trust, with power of sale, the following described real property situated in the State of Alaska:

A fractional part of lot two (2) of block eight (8) according to U.S. Survey 1474, Tract A, the subdivision of the Townsite of Sitka, Alaska and more fully described as:

Beginning at a point which bears North 65 degrees 53 minutes East a distance of 70.0 feet from the Southwest corner of said lot 2 & on the Southerly boundary thereof, which point is herein called corner #1; thence North 20 degrees 51 minutes West a distance of 82.0 feet more or less to intersection with the Northerly boundary of said lot 2 as corner #2 hereof; thence North 58 degrees 30.5 minutes East along the Northerly boundary of said lot 2 a distance of 50.0 feet to corner #3; thence in a Southerly direction a distance of 88 feet more or less to a point on the Southerly boundary of said lot 2 bearing North 65 degrees 53 minutes East from Corner #1 of the tract described herein a distance of 50.0 feet as corner #4; thence South 65 degrees 53 minutes West along said Southerly boundary a distance of 50.0 feet to corner #1 the point of beginning.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and all fixtures now or hereafter a part of the property. All replacements and additional debt shall also be covered by this Deed of Trust as "Property."

This Deed of Trust is for the purpose of securing performance of each agreement of Trustor herein contained and payment of the principal sum of **ONE HUNDRED FIFTY-NINE THOUSAND and 00/100s (\$159,000.00)** plus interest, in accordance with the terms of a Deed of Trust Note of even date herewith, payable to Beneficiary or order and made by Trustor, and all renewals, modifications and extensions thereof, together with interest thereon as agreed by the parties.

To protect the security of this Deed of Trust, Trustor covenants and agrees:

1. To keep the subject property in good condition and repair; to permit no waste thereof; to complete any building, structure, or improvements being built or about to be built thereon; to restore promptly any building, structure or improvement thereon which may be damaged or destroyed; and, to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the subject property.

2. To pay, before delinquent, all lawful taxes, assessments, encumbrances, and liens, and to keep the subject property free and clear of all other taxes, assessments, charges, liens or encumbrances impairing the security of this Deed of Trust. Failure to pay such taxes, assessments, encumbrances, and liens shall constitute a default under this Deed of Trust.

3. To keep all buildings now or hereafter erected on the subject property continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. If there are to be no improvements or structures located on the subject property this paragraph shall not apply. All policies shall be held by Beneficiary and be in such companies as Beneficiary may approve, and have loss payable first to Beneficiary, as its interest may appear, and then to Trustor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as Beneficiary shall determine, or, at the option of Beneficiary, the entire amount so collected, or any party thereof, may be released to Trustor. Such application or release by Beneficiary shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice. Such application by Beneficiary shall not cause discontinuation of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of Trustor in insurance policies then in force shall pass to the purchaser at the foreclosure sale. Insurance proceeds applied to the loan shall reduce the loan debt by that amount, but shall not relieve Trustor of the requirement to make any payment or fulfill any other obligation required the Deed of Trust Note or this Deed of Trust.

4. 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 the cost of evidence of title and attorneys' fees in a

reasonable amount, in any such action or proceeding in which Beneficiary or Trustee may appear in any suit brought by Beneficiary or Trustee to foreclose this Deed of Trust.

5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorneys' fees actually incurred, as provided by statute.

6. If Trustor fails to perform the covenants and agreements contained in this Deed of Trust, or there is a legal proceeding that may significantly affect Beneficiary's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation, or to enforce laws or regulations), then Beneficiary may do and pay for whatever is necessary to protect the value of the property and Beneficiary's rights in the Property. Beneficiary's actions may include paying any sums secured by a lien which has priority over this Deed of Trust, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Beneficiary may take action under this paragraph 6, Beneficiary does not have to do so and waives nothing by omitting to take action.

Any amounts disbursed by Beneficiary under this section shall become additional debt of Trustor secured by this Deed of Trust. Unless Trustor and Beneficiary agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, interest, upon notice from Beneficiary to Trustor requesting payment.

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the subject property is taken or damaged in an eminent domain proceeding the entire amount of the award, or such portion thereof as may be necessary to fully satisfy the obligation secured hereby, is hereby assigned and shall be paid to Beneficiary, who may apply or release such monies received by it in the same manner and with the same effect as provided hereinabove for disposition of proceeds of fire and other insurance.

2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured to declare default for failure to so pay.

3. At any time or from time to time, without liability therefore and without notice, upon the written request of Beneficiary and presentation of this Deed of Trust and note of 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 the subject 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. Upon the written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed of Trust and the Deed of Trust Note secured hereby to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property held hereunder. The recital of any matters of facts in any reconveyance executed under this Deed of Trust shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled hereto".

Karen Lucas
Plating Variance Request
216 Observatory Street



5. As additional security, Trustor hereby gives to and confers on Beneficiary the right, power and authority, during the continuation of this trust, to collect rents, issues and profits of the subject property, reserving unto Trustor the right, prior to any default by Trustor in the payment of any indebtedness secured hereby or in the performance of any agreements hereunder, to collect and retain such rents, issues and profits as they become due and payable. On any such default, Beneficiary may, at any time and without notice, either in person, by agent or by a receiver to be appointed by the court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of the subject property, or any part thereof, and, in its own name, sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees, on any indebtedness secured hereby and in such order as Beneficiary may determine. The entering upon and taking possession of the property, the collection of rents, issues and profits and the application thereof as set forth herein shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

6. Remedies.

(a) Upon written request therefore by Beneficiary, specifying the nature of the default or the nature of the several defaults and the amount or amounts due and owing, Trustee shall execute a written notice of default and of its election to cause the subject property to be sold in order to satisfy the obligation hereof, and Trustee shall cause said notice to be recorded in the Office of the Recorder of each recording district wherein the real property, or some part thereof, is situated.

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 said notice of default, Trustee, without demand on Trustor, shall sell the property at the time and place of sale fixed by it in the 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 of America, payable at time of sale. Trustee may postpone the sale of all or any portion of the subject property by public announcement at the time and place of said sale and, from time to time thereafter, may postpone said sale by public announcement at the time fixed by the preceding postponement. Trustees shall deliver to purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recital in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person except Trustee may purchase at said sale.

After deducting all costs, fees and expenses of Trustee and of this trust, including the cost of evidence of title and reasonable attorneys' fees in connection with said sale, Trustee shall apply the proceeds of the sale (1) to the payment of all sums expended under the terms hereof not then repaid, with accrued interest at the rate set forth in the Deed of Trust Note secured hereby; (2) to all other sums then secured hereby; and, (3) the surplus, if any, to the person or persons legally entitled thereto.

(b) The power of sale conferred by this Deed of Trust and the laws of the State of Alaska is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed judicially. Beneficiary may also bring suit on the Deed of Trust Note secured hereby; and, if execution does not satisfy the judgment, it may form the basis of judicial foreclosure of the collateral.

Karen Lucas
Platting Variance Request
216 Observatory Street



7. Beneficiary may, from time to time, as provided by statute, appoint another Trustee in the place and stead of Trustee herein named and, thereupon, the Trustee so appointed shall be substituted as Trustee hereunder, and have the same effect as if originally named Trustee herein.

8. All payments made under the note or notes secured hereby shall be added together and the aggregate amount thereof shall be paid each month in a single payment to be applied by Beneficiary to the following items in the order set forth:

(a) Ground rents, if any, taxes, special assessments, fire and other hazard insurance premiums;

(b) Interest on the note or notes secured hereby; and

(c) Reduction of the principal of said note or notes.

Any deficiency in the amount of such aggregate monthly payment, shall, unless made good within 30 days, constitute an event of default under this Deed of Trust.

9. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors, successors and assigns. The term "Beneficiary" shall mean the holder and owner of the Deed of Trust Note secured hereby, whether or not named as Beneficiary herein, or, if the Note has been pledged, the pledgee thereof. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine, and the singular includes the plural.

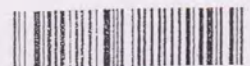
10. Trustor requests that a copy of any notice of default and of any notice of sale hereunder to be mailed to Trustor at Trustor's address set forth hereinabove.

11. For the purposes of Alaska Statute §34.20.150 the period of this instrument and its date of maturity is 10 years from the date of execution of this Deed of Trust. In the event a Deed of Reconveyance for this Deed of Trust is not recorded within the 10 year period, the period of this instrument and its maturity date shall be automatically extended for an additional 10 years, regardless of whether another instrument extending the period or a memorandum of payment is recorded during the initial 10 year period. It is the intent of the parties to this Deed of Trust that this Deed of Trust stay in full force and effect until the underlying obligations which it secures are satisfied in full.

12. The Trustor (borrower) or any other person bound by this Deed of Trust and the note it secures is personally obligated and fully liable for the amount due under the note. The Beneficiary (creditor) has the right to sue on the note and obtain a personal judgment against the undersigned Trustor or any other person bound by this Deed of Trust and the note it secures for satisfaction of the amount due under the note either before, after or without a judicial foreclosure of the mortgage or Deed of Trust under Alaska Stat. §09.45.170 - §09.45.220.

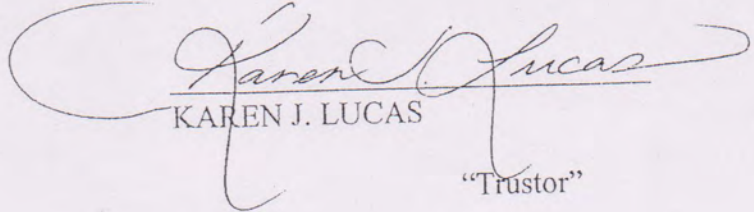
13. Due on Sale. If all or any part of the property or an interest therein is sold or transferred or if the property is encumbered without Beneficiary's prior written consent, Beneficiary may, at Beneficiary's option, declare the sums secured by the Deed of Trust to be immediately due and payable.

If Beneficiary exercises such option to accelerate, Beneficiary shall mail to Trustor a notice of acceleration at the address specified elsewhere in this Deed of Trust. Such notice shall provide a period of not less than thirty (30) days from the date



the notice is mailed within which Trustor may pay the sums declared due. If Trustor fails to pay such sums prior to expiration of such period, Beneficiary may, without further notice or demand upon Trustor, invoke any remedies permitted under this Deed of Trust or under the laws of the State of Alaska.

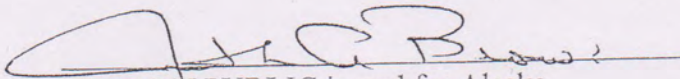
IN WITNESS WHEREOF, Trustor has executed this Deed of Trust on the day and year first above written.

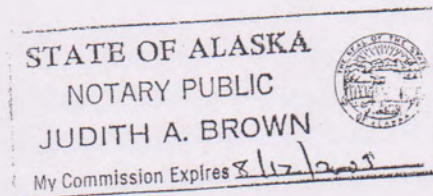

KAREN J. LUCAS
"Trustor"

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 5th day of May, 2009, before me, the undersigned, a Notary Public in and for Alaska, personally appeared KAREN J. LUCAS, to me known and known to me to be the individual named in and who executed the foregoing instrument and they acknowledged to me that she signed the same freely and voluntarily, without undue influence or coercion, for the uses and purposes therein stated.

WITNESS my hand and official seal the day and year in this certificate first above written.


NOTARY PUBLIC in and for Alaska
My Commission Expires: 8/12/2011



Karen Lucas
Platting Variance Request
216 Observatory Street



A
L
A
S
K
A

2011-000216-0

Recording Dist: 103 - Sitka

2/14/2011 11:17 AM Pages: 1 of 2



WHEN RECORDED RETURN TO:

Name: SOUTHEASTERN TITLE AGENCY, INC.
Address: P.O Box 1223
Sitka, AK 99835

DEED OF RECONVEYANCE

WHEREAS, the indebtedness secured to be paid by the Deed of Trust executed by KAREN J. LUCAS to Southeastern Title Agency, Inc., an Alaska corporation, as Trustee, dated May 5, 2009, and recorded May 6, 2009 with the Serial Number 2009-000658-0, in the Sitka Recording District, First Judicial District, State of Alaska, has been fully paid.

NOW THEREFORE, in consideration of the payment of said indebtedness, Southeastern Title Agency, Inc., as Trustee, does hereby grant, bargain, sell and convey unto the parties entitled thereto, without warranty, all the estate and interest derived to said Trustee, under said Deed of Trust, in the lands therein described, to-wit:

See Exhibit 'A' attached hereto and by this reference made a part hereof *216 Observatory*

To have and to hold the same, with the tenements, hereditaments and appurtenances thereunto belonging, or any anywise appertaining, unto the said Grantee.

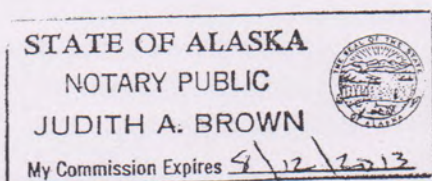
DATE: February 7, 2011

SOUTHEASTERN TITLE AGENCY, INC.
as Trustee

Duane L. Kauffman
BY: DUANE L. KAUFFMAN
President

THIS IS TO CERTIFY that on this 7 day of February, 2011 before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Duane L. Kauffman to me known to be the person(s) described in and who executed the above and foregoing instrument, and acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS My Hand and Official Seal the day and year in this certificate first above written.



Judith A. Brown
Notary Public in and for the State of
My commission expires: August 12, 2013

Karen Lucas
Platting Variance Request
216 Observatory Street

EXHIBIT "A"

216 Observatory

~~Order Number: 98-p-5045~~

A fractional part of Lot Two (2) of Block Eight (8), according to U.S. Survey 1474, Tact A, the subdivision of the Townsite of Sitka, Alaska and more fully described as follows:
Beginning at a point which bears North 65°53' East a distance of 70.0 feet from the Southwest corner of said Lot 2 and on the Southerly boundary thereof, which corner is herein called Corner No. 1; thence North 20°51' West a distance of 82.0 feet more or less to intersection with the Northerly boundary of said Lot 2 as Corner No. 2; thence North 58°30.5' East along the Northerly boundary of said Lot 2 a distance of 50.0 feet to Corner No. 3; thence in a Southerly direction a distance of 88 feet more or less to a point on the Southerly boundary of said Lot 2 bearing North 65°53' East from Corner No. 1 of the tract described herein a distance of 50.0 feet as Corner No 4; thence South 65°53' West along said Southerly boundary a distance of 50.0 feet to Corner No. 1 the point of beginning. Sitka Recording District, First Judicial District, State of Alaska.

Karen Lucas
Platting Variance Request
216 Observatory Street



2 of 2

2011-000216-0

**STATUTORY WARRANTY DEED**

Alaska Statute §34.15.030

The Grantors, PAUL G. ARVIN and FAYE B. ARVIN, husband and wife, of PO Box 101, 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, KAREN J. LUCAS, a single woman, of 218 Observatory, Sitka, Alaska 99835, the following real property commonly known as 216 Observatory and more particularly described as:

A fractional part of lot two (2) of block eight (8) according to U.S. Survey 1474, Tract A, the subdivision of the Townsite of Sitka, Alaska and more fully described as:

Beginning at a point which bears North 65 degrees 53 minutes East a distance of 70.0 feet from the Southwest corner of said lot 2 & on the Southerly boundary thereof, which point is herein called corner #1; thence North 20 degrees 51 minutes West a distance of 82.0 feet more or less to intersection with the Northerly boundary of said lot 2 as corner #2 hereof; thence North 58 degrees 30.5 minutes East along the Northerly boundary of said lot 2 a distance of 50.0 feet to corner #3; thence in a Southerly direction a distance of 88 feet more or less to a point on the Southerly boundary of said lot 2 bearing North 65 degrees 53 minutes East from Corner #1 of the tract described herein a distance of 50.0 feet as corner #4; thence South 65 degrees 53 minutes West along said Southerly boundary a distance of 50.0 feet to corner #1 the point of beginning.

TOGETHER WITH: All the right, title and interest Grantors may have acquired in real property situated in the City of Sitka, Alaska by reason of a Quit Claim Deed recorded in the Sitka Recording District in Book 20, on Pages 150, 151 and 152.

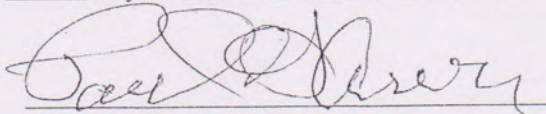
TOGETHER WITH: All rights to that right of way and easement therefore described or referenced in the deeds concerning this property as recorded in Book 34 and page 729 whereby grantors were allowed free use and access over a driveway on the "Drugg" property.

SUBJECT TO: the reservation in the grantors of the herein described easement that grantees, or their successors in interest, shall never use said driveway for the parking of any car or in any way obstruct said driveway with lumber or other means of obstruction.

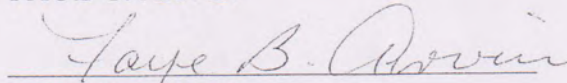
FURTHER SUBJECT TO those easements, reservations, restrictions, covenants, conditions, exceptions, rights-of-way, encumbrances, and other matters of record, if any;

AND FURTHER TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, unto said Grantee and her heirs, executors, administrators and assigns forever.

DATED this _____ day of _____, 2009



PAUL G. ARVIN



FAYE B. ARVIN

STATE OF ALASKA)

)

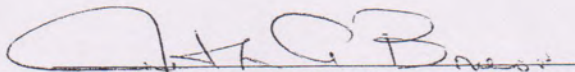
ss.

FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 3rd day of March, 2009, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared PAUL G. ARVIN and FAYE B. ARVIN, to me known to be the persons described in the foregoing instrument, and each acknowledged to me that they executed the foregoing instrument freely and voluntarily, without undue influence or coercion, for the uses and purposes therein stated.

WITNESS my hand and official seal the day and year in this certificate first above written.

SEAL



Notary Public in and for Alaska

My Commission Expires: 8/12/2009

RETURN TO
AFTER RECORDING:

KAREN J. LUCAS
218 OBSERVATORY ST.
SITKA, AK 99835

STATE OF ALASKA

NOTARY PUBLIC

JUDITH A. BROWN

My Commission Expires 8/12/2009



Karen Lucas
Platting Variance Request
216 Observatory Street

