



Alaska Escrow and Title Insurance Agency, Inc.

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JOINT ESCROW INSTRUCTIONS

TO: Alaska Escrow and Title Insurance Agency, Inc.

FILE NO.: 54048

LEGAL DESCRIPTION:

Lot 2, Stedman Estates, according to the plat thereof filed July 27, 1987 as Plat No. 87-24, Sitka Recording District, First Judicial District, State of Alaska.

We hand you herewith a Warranty Deed executed by Gary R. Smith seller herein, to Paul Carrington buyer herein, for the sum of \$375,000.00, payable as follows:

You are hereby authorized to deliver and record all of said documents and disburse funds, together with any additional funds including the proceeds of any loan deposited with you, when you can issue your Standard Form Policy of Title Insurance in the amount of \$375,000.00 insuring title to the above captioned property to be vested as set forth above. Should a document(s) be recorded after signing these instructions but before recordation of these documents, **Alaska Escrow and Title Insurance Agency, Inc.** shall not be required to perform its obligation hereunder until both parties execute amended instructions. Said Policy of Title Insurance to be issued SUBJECT TO: The usual printed exceptions and stipulations contained in said policy; right of way, easements and reservations now of record or ascertainable by physical inspection; and items numbered 1-8 & 10-12 as shown on the Preliminary Commitment for Title Insurance No. 54048 issued by **Alaska Escrow and Title Insurance Agency, Inc.**, dated April 07, 2017.

The undersigned acknowledge to have reviewed the foregoing Preliminary Commitment for Title Insurance and protective covenants, if any, fully understand the contents, and accept title to said real estate notwithstanding the existence of such exceptions. The undersigned hereby acknowledge that all documents deposited herein have been reviewed and approved.

You are not to be charged with liability with respect to the title 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.

Alaska Escrow and Title Insurance Agency, Inc. shall not be liable for the compliance with any Alaska Statutes regarding smoke detector devices, or installation of such devices, or liable for determining that the parties to this escrow have complied with the requirements of the Truth In Lending, Consumer Credit Protection Act (Public Law 90-321), Real Estate Disclosure Act, or similar law.

Parties to this transaction acknowledge that all required disclosures have been given outside of this closing. **Alaska Escrow and Title Insurance Agency, Inc.** is not responsible for determining if all disclosure requirements have been met.

The parties agree to not hold **Alaska Escrow and Title Insurance Agency, Inc.** responsible in any way for the condition of the above-captioned property; for the suitability of the property for habitability; for any failure of the property to comply with environmental or pollution laws; for any failure of the property to meet the "minimum Property Standards and Standards Deviation" as described in a15 ACC 118.269, including failure of water and waste water systems which may serve the residence; for location of improvements with respect to lot lines; and for compliance with zoning and setback requirements.

Alaska Escrow and Title Insurance Agency, Inc. shall not be liable as to the accuracy of the balances and information quoted by the lending institutions, escrow agents, taxing authorities and fire insurance agencies with regarding to assumptions and payoffs.

It is understood that water and utility charges will be adjusted between the parties outside of escrow.

Alaska Escrow and Title Insurance Agency, Inc. is hereby released of all liability for the failure of the bank to accept the Escrow Agreements prepared in this escrow. It is agreed that if said escrow or collection is rejected, Alaska Escrow and Title Insurance Agency, Inc. is to release all papers to the Seller herein and it

_____ SELLER	_____ SELLER
_____ SELLER	_____ SELLER

_____ BUYER	_____ BUYER
_____ BUYER	_____ BUYER