



**University of Alaska**

**STATUTORY  
QUITCLAIM DEED**

The GRANTOR, the **BOARD OF REGENTS OF THE UNIVERSITY OF ALASKA**, as Trustee for the University of Alaska, a corporation created under the Constitution and laws of the State of Alaska, whose address is 1835 Bragaw Street, Suite 490, Anchorage, Alaska 99508-3433, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and quitclaims to the GRANTEE, **ALASKA HOUSING FINANCE CORPORATION** whose address is 4300 Boniface Parkway, Anchorage, Alaska 99504, without warranty, all right, title and interest it has, if any, in the following described real property located in the Fairbanks Recording District, Fourth Judicial District, State of Alaska, and described as follows:

A portion of Lot Six (6) and Seven (7), Block Eighty-Six A (86A), Townsite of Fairbanks, according to the replat filed November 30, 1959, as Instrument Number 195.411; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, more particularly described as follows:

Commencing at the street intersection monument at the centerline of Barnette and Seventh Avenue; thence North 53 degrees 34' 59" East a distance of 47.60 feet to a point, said point being the southwest corner of Lot 7; thence South 87 degrees 18' 01" East a distance of 13.12 feet along the north boundary of Seventh Avenue to a point, said point being the southwest corner of the property herein described and the point of beginning; thence North 12 degrees 41' 10" East a distance of 335.81 feet to a point; thence South 87 degrees 35' 18" East a distance of 140.69 feet to a point; thence South 2 degrees 24' 42" West a distance of 20.01 feet to a point; thence South 12 degrees 41' 10" West a distance of 150.21 feet to a point; thence South 77 degrees 18' 50" East a distance of 20.00 feet to a point; thence South 12 degrees 41' 10" West a distance of 30.00 feet to a point; thence North 77 degrees 18' 50" West a distance of 20.00 feet to a point; thence South 12 degrees 41' 10" West a distance of 136.00 feet to a point; thence North 87 degrees 18' 01" West a distance of 144.18 feet to a point, said point being the point of beginning.

And

Commencing at the southwesterly corner of said Lot 7; thence South 87 degrees 18' 01" East along the southerly line of said lot a distance of 13.12 feet to the southwesterly corner of the parcel of land described by the deed recorded June 3, 1974, in Book 279, Pages 798 through 801, as Instrument Number 74-07875 in said recorder's office; thence North 12 degrees 41' 10" East along the westerly line of said parcel a distance of 7.81 feet to the true point of beginning; thence continuing North 12 degrees 41' 10" East along said westerly line a distance of 176.83 feet; thence South 14 degrees 31' 29" West a distance of 163.63

feet to a point of curvature; thence southerly along a curve to the left of the radius 18.00 feet through an arc distance of 14.70 feet to the point of beginning.

Excepting therefrom the following two (2) tracts of land within Lot 7, Block 86A, Townsite of Fairbanks, more particularly described as follows:

Commencing at the northwest corner of Lot 7, Block 86A, Fairbanks Townsite; thence South 87 degrees 35' 18" East along the northerly boundary of said lot a distance of 2.17 feet to the northwest corner of the parcel described by the deed recorded June 3, 1974, in Book 279, Pages 798 through 801, as Instrument Number 74-07875 found in said Fairbanks recorder's office, said northwest corner as therein described shall be the true point of beginning; thence South 12 degrees 41' 10" West along the westerly boundary of the parcel described by said deed a distance of 151.17 feet to a point of intersection; thence North 14 degrees 31' 29" East a distance of 137.59 feet to a point of curvature; thence easterly along a curve to the right, having a radius of 18.00 feet, and an arc distance of 24.47 feet to a point of tangency, said point is on the northerly boundary of said lot; thence North 87 degrees 35' 18" West along said boundary a distance of 19.51 feet to the true point of beginning.

And

Commencing at the southwest corner of Lot 7, Block 86A, Fairbanks Townsite; thence South 87 degrees 18' 01" East along the southerly boundary of said lot a distance of 13.12 feet to the southwest corner of the parcel described by the deed recorded June 3, 1974, in Book 279, Pages 798 through 801, as Instrument Number 74-07875 found in said Fairbanks recorder's office, said southwest corner as therein described shall be the true point of beginning; thence North 12 degrees 41' 10" East along the westerly boundary of the parcel described by said deed a distance of 7.81 feet to a point of intersection; thence southerly along a curve to the left, having a radius of 18.00 feet, and an arc distance of 17.29 feet to a point of tangency, said point is on the southerly boundary of said lot; thence North 87 degrees 18' 01" West along said boundary a distance of 16.11 feet to the true point of beginning.

Containing 1.11 acres, more or less.

Together with all the improvements thereon, if any, and all rights of the Grantor to any and all hereditaments and appurtenances thereto belonging or in any way appertaining;

SUBJECT HOWEVER, TO all reservations, easements, restrictions, covenants, conditions, rights-of-way, encumbrances, exceptions and other matters of record, and reservations in the Federal Patent or other conveyance by which the Grantor acquired title.

Further, the Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all, if any, oil, gasses, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gasses, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to



enter by itself, its or their agents, attorneys, and servants upon said land, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gasses, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

Dated this 24th day of September, 2025.

**GRANTOR:**

Adrienne K. Stoipe

Director of Land Management  
**UNIVERSITY OF ALASKA**

## ACKNOWLEDGEMENT

STATE OF ALASKA )  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 24<sup>th</sup> day of September, 2025, before me, the undersigned Notary Public, in and for the State of Alaska, duly commissioned and sworn as such, personally appeared to me **ADRIENNE K. STOLPE**, Director of Land Management, University of Alaska, a corporation created under the Constitution and laws of the State of Alaska, and who acknowledged to me that she executed the within and foregoing document on behalf of said corporation by authority of its Board of Regents, as the voluntary act and deed of said corporation, for the uses and purposes stated therein.

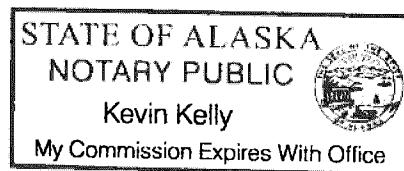
WITNESS my hand and official seal the day and year herein and above written.

## Notary Public in and for Alaska

### My Commission Expires:

Commission Number: 240906010

**After recording, return to:**  
Alaska Housing Finance Corporation  
P.O. Box 101020  
Anchorage, Alaska 99510



**D-26-006**  
**FA.DT.4002**

