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2013-001421-0

Recording District 402 Bethel

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STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION  
AND PUBLIC FACILITIES

COMMISSIONER'S  
QUITCLAIM DEED

The GRANTOR, STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, whose mailing address is P.O. Box 196900, Anchorage, Alaska 99519-6900, acting by and through its Commissioner, under the authority of AS 19.05.070, for and in consideration of mutual benefits, does hereby convey and quitclaim unto the GRANTEE, KUGKAKTLIK LIMITED, an Alaskan Corporation, whose mailing address is P.O. Box 36, 9998 Kipnuk Way, Kipnuk, Alaska 99614, the Grantee's successors and assigns forever, all right, title and interest, if any, not herein reserved unto the State, in and to that real property situated in the Bethel Recording District, Fourth Judicial District, State of Alaska, more particularly described as follows:

Kipnuk Airport Parcel X-1B:

A portion of that certain real property lying and being in protracted Sections 3 and 10, Township 3 South, Range 86 West, Seward Meridian, Alaska, located in the Bethel Recording District, Fourth Judicial District, State of Alaska, delineated as to said tract of land on the plat attached hereto and made a part hereof as Exhibit A of this instrument and designated as Parcel No. X-1B, containing, plus or minus, 24.660 acres.

Subject to a boardwalk easement granted to the Native Village of Kipnuk and further reserving unto the Grantor the right to cut and remove trees or underbrush, and to demolish or remove any structure or obstruction that extends more than sixty (60) feet above the airport runway; and

Kipnuk Airport Parcel X-1C:

That portion of that certain real property lying and being in protracted Section 11, Township 3 South, Range 86 West, Seward Meridian, Alaska, located in the Bethel Recording District, Fourth Judicial District, State of Alaska, delineated as to said tract of land on the plat attached hereto and made a part hereof as Exhibit B of this instrument and designated as Parcel No. X-1C, containing, plus or minus, 3.271 acres.

Reserving unto the Grantor the right to cut and remove trees or underbrush, and to demolish or remove any structure or obstruction that extends more than eighteen (18) feet above the airport runway; and

**Kipnuk Airport Parcel X-1D:**

That portion of Lot 7, USS 11477, located in the Bethel Recording District, Fourth Judicial District, State of Alaska, delineated as to said tract of land on the plat attached hereto and made a part hereof as Exhibit C of this instrument and designated as Parcel No. X-1D, containing, plus or minus, 38,896 square feet.

Reserving unto the Grantor the right to cut and remove trees or underbrush, and to demolish or remove any structure or obstruction that extends more than eighteen (18) feet above the airport runway; and

- Subject to:**
- (a) All rights reserved by the State of Alaska, pursuant to Art. 8, Section 9, of the Alaska State Constitution, AS 38.05.125, and AS 38.05.130;
  - (b) The right of any aircraft to pass through the airspace unobstructed and to create any inherent noise, dust or fumes, consistent with applicable federal or state law concerning air and water quality.
  - (c) The right to remove any object that: (1) creates electrical interference with radio communications or navigational instruments of the airport or aircraft, (2) makes it difficult for pilots to distinguish between airport lights and other lights, (3) results in glare in the eyes of pilots using the airport, (4) impairs visibility in the vicinity of the airport, (5) otherwise endangers the landing, taking off, or maneuvering of aircraft.
  - (d) All existing legal or equitable rights, easements, reservations, or restrictions of third parties, including other state agencies, recorded or unrecorded.

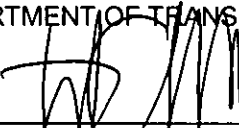
Filed for Record at the  
Request of and Return to:  
State of Alaska  
Department of Transportation  
& Public Facilities  
Attn: Right of Way Engineering  
  
State Business - No Charge

The GRANTEE'S signature on the Certificate of Acceptance below constitutes acceptance of the above-described real property as well as the terms and conditions of this conveyance.

Dated this 8<sup>th</sup> day of November, 2013.

STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

BY: \_\_\_\_\_

  
Robert A. Campbell, P.E.  
Regional Director, Central Region

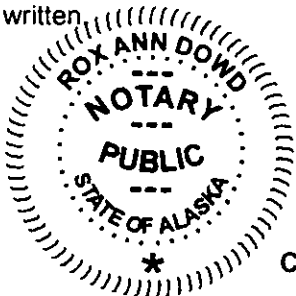


STATE ACKNOWLEDGMENT

STATE OF ALASKA                     )  
   : ss.  
THIRD JUDICIAL DISTRICT        )

ON THIS 8<sup>th</sup> day of November, 2013, before me, the undersigned, a notary public in and for the State of Alaska, personally appeared Robert A. Campbell, P.E., the Regional Director of the Central Region of the Department of Transportation and Public Facilities for the State of Alaska, known to me to be the identical person who executed the foregoing instrument and who acknowledged to me that he signed the same freely and voluntarily, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written



Roxann Dowd  
Notary Public in and for the State of Alaska  
My Commission Expires: End of Office

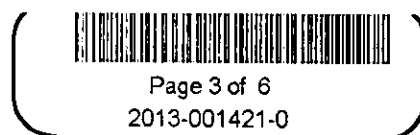
CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that Kugakhtlik Limited, Grantee herein, hereby accepts the conveyance of real property, or interest therein, described in this instrument and consents to the recordation thereof.

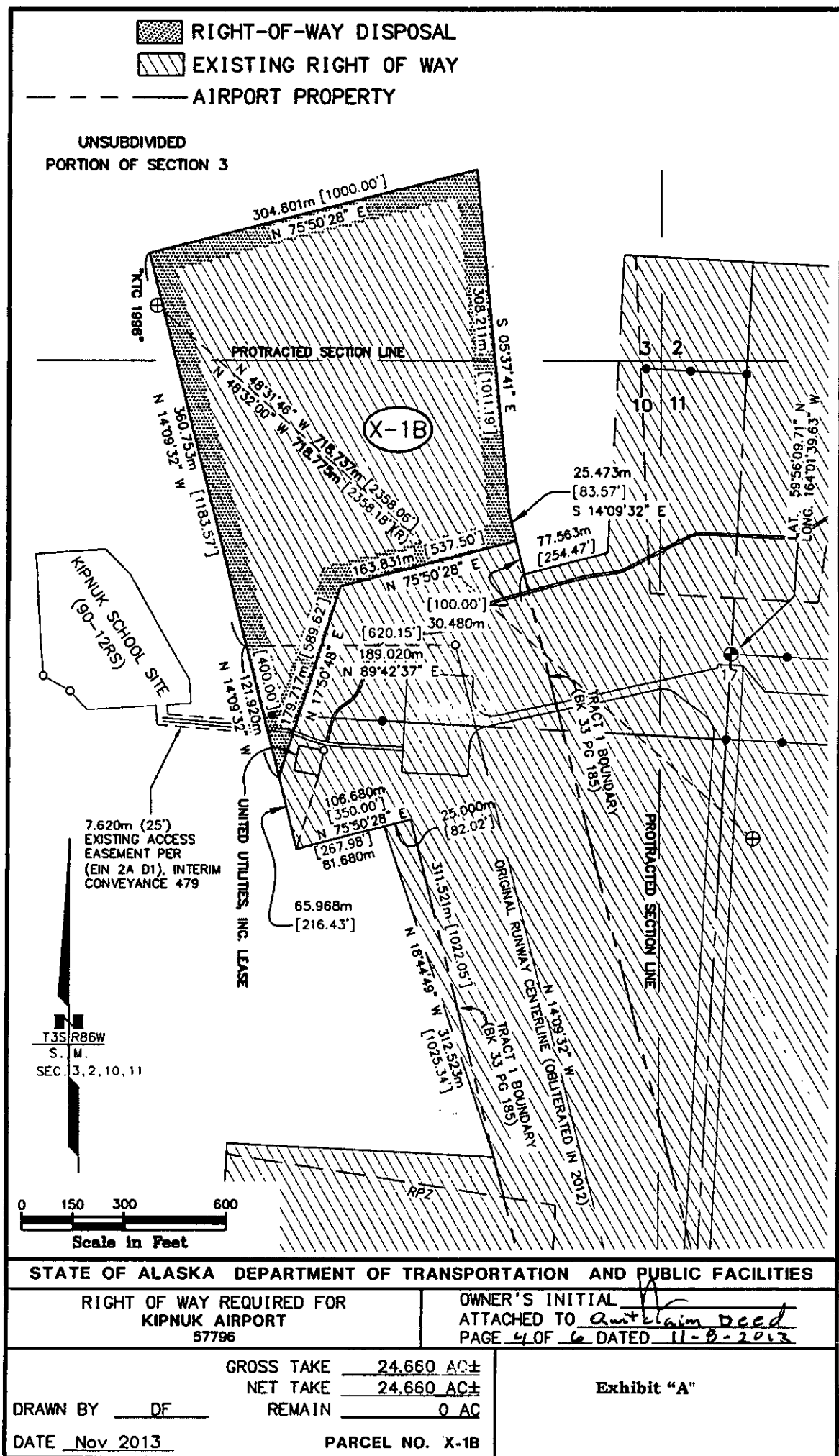
IN WITNESS WHEREOF, I have hereunto set my hand this 21 day of Nov., 2013.

KUGAKHTLIK LIMITED

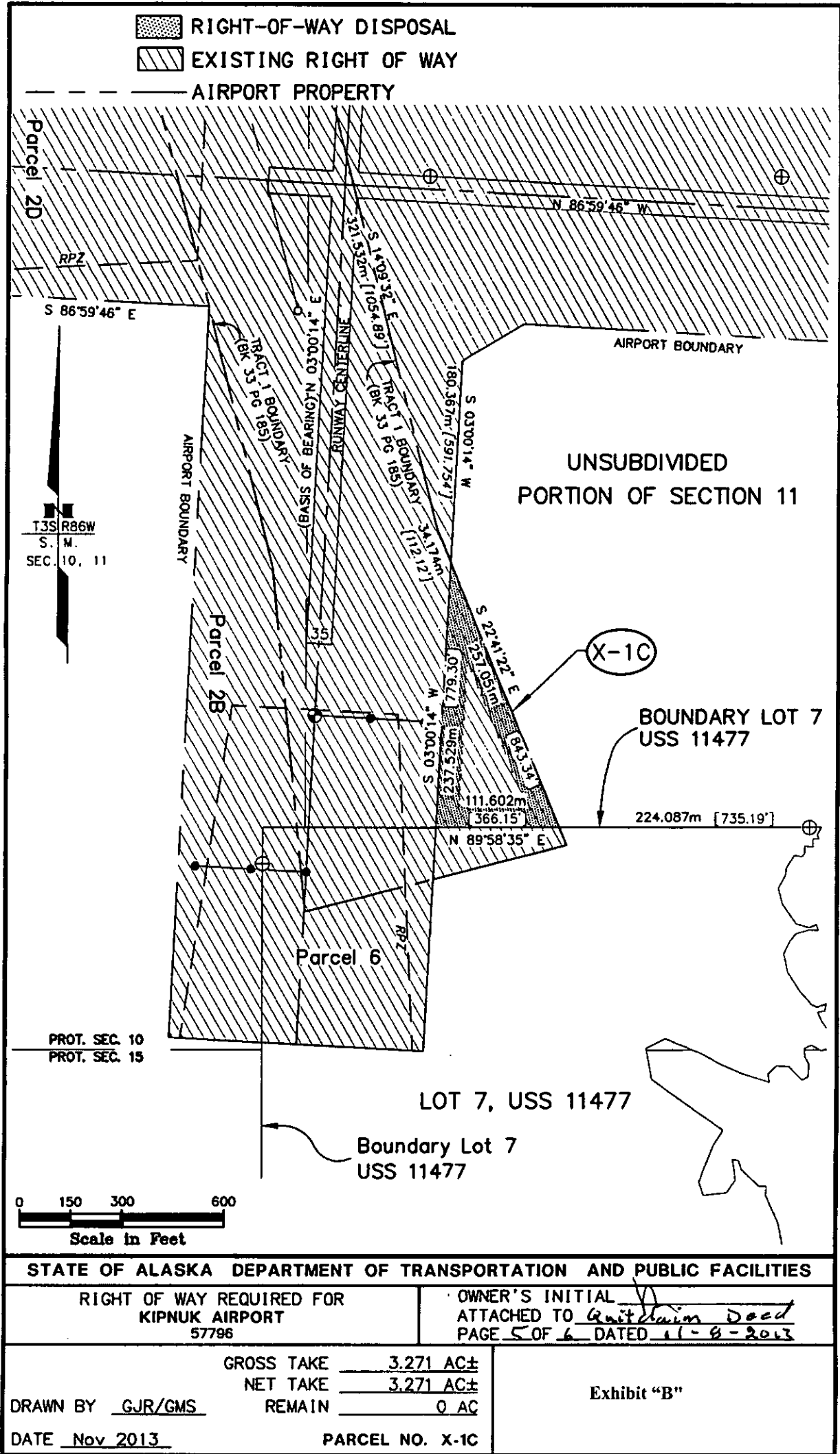
BY: [Signature]  
Carl Dock  
President



**Exhibit "A"**



**Exhibit "B"**



**Legend:**

- [Hatched Box] RIGHT-OF-WAY DISPOSAL
- [Diagonal Lines Box] EXISTING RIGHT OF WAY
- [Dashed Line] AIRPORT PROPERTY

**Map Labels:**

- RPZ
- AIRPORT BOUNDARY
- TRACT 1 BOUNDARY (BK 33 PG 185)
- (BASIS OF BEARING) N 03°00'14" E RUNWAY CENTERLINE
- UNSUBDIVIDED PORTION OF SECTION 11
- Parcel 2B
- Parcel 6
- BOUNDARY LOT 7 USS 11477
- X-1D
- LOT 7, USS 11477
- BOUNDARY LOT 7 USS 11477

**Measurements:**

- 38.374m [125.90']
- 32.187m [105.60']
- 46.106m [151.27']
- 118.240m [387.93']
- 111.602m [366.15']
- 224.087m [735.19']
- 16.986m [55.73']
- 124.348m
- 407.96'
- N 89°58'35" E
- S 03°00'14" W
- S 22°41'22" E
- N 75°50'28" E
- 119.493m
- 154.577m
- 507.14'
- 167.230m
- N 00°01'39" W
- 548.65'
- 392.04'

**Scale:** 0 150 300 600 Scale in Feet

**Township and Range:** T35 R86W S. M. SEC. 10, 11, 15

**PROT. SEC. 10  
PROT. SEC. 15**

<b>STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES</b>	
<b>RIGHT OF WAY REQUIRED FOR KIPNUK AIRPORT 57796</b>	<b>OWNER'S INITIAL</b> <i>[Signature]</i> <b>ATTACHED TO Quitclaim Deed</b> <b>PAGE 6 OF 6 DATED 11-8-2013</b>
GROSS TAKE 38,896 S.F.± NET TAKE 38,896 S.F.± REMAIN 0 S.F.	<b>Exhibit "C"</b>
DRAWN BY DF DATE Nov 2013	
PARCEL NO. X-1D	

