

22252

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
The Nature Conservancy
217 Pine Street, St 1100
Seattle, WA 98101

) FOR REGULAR TAX NOTICES
) The Nature Conservancy
) PO Box 3231
) Homer, AK 99603

BK 00314 PG 0768

Statutory Warranty Deed

The Grantor, SPRAGUE RESOURCES CORPORATION, A Washington Corporation, pursuant to *Sec. 34.15.030, Alaska Statutes, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, and other valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey and warrant to Grantee, THE NATURE CONSERVANCY, a District of Columbia non - profit corporation, the following described real property, together with all tenements, hereditaments and appurtenances located in the Kenai Peninsula Borough, State of Alaska:

That portion of Government Lot 3 lying southwest of the Homer Spit Road, Section 35, Township 6 South, Range 13 West, Seward Meridian, in the Homer Recording District, Third Judicial District, State of Alaska.

SUBJECT to:

1. Reservations and exceptions as contained in U.S. Patent, and/or in acts authorizing the issuance thereof:
2. Taxes due for the year and subsequent years.
3. Rights of the Public and or governmental agencies in and to that portion of said premises lying below the mean high water mark of Kachemak Bay and any questions of right of access to Kachemak Bay in the event said lands do not in fact abut the Kachemak Bay.
4. Any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

TO HAVE AND TO HOLD the said property, with its appurtenances, unto the Grantee, its heirs and assigns forever.

BK 00314 PG 0769

Grantor covenants and warrants that he is lawfully seized and possessed of the real property aforesaid and has the full right, power and authority to execute this conveyance, and that said real property is free and clear of all liens, claims or encumbrances, except as shown above, and that he will defend the title to the real property conveyed herein and quiet enjoyment thereof against the lawful claims and demands of all persons.

DATED this 22 day of May, 2001.

GRANTOR:

SPRAGUE RESOURCES CORPORATION, A Washington Corporation

By: [Signature]
GEORGE S. SCHUCHART, JR.

Its President

STATE OF WASHINGTON)
COUNTY OF KING) ss.
)

The foregoing instrument was acknowledged before me this 22nd day of MAY, 2001, by GEORGE S. SCHUCHART, JR., known or identified to me to be the PRESIDENT of the corporation that executed the above instrument on behalf of the corporation and acknowledged to me that such corporation executed the same.



Arlene E. Fredericson
Notary Public

My Commission expires: 1-24-02

002248
REG. DISTRICT

2001 MAY 31 A 12 1800
REQUESTED BY KBT

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
The Nature Conservancy
715 L Street; Suite 100
Anchorage, AK 99501

2006-002948-0

Recording Dist: 309 - Homer
6/23/2006 10:13 AM Pages: 1 of 2

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NOTICE OF GRANT AGREEMENT *ceja*

The Nature Conservancy is the owner of a property (the "Property") in the vicinity of Homer, Alaska known as the Sprague Resources tract more particularly described in Exhibit A attached hereto and made part hereof.

Notice is hereby given that the property acquired by the The Nature Conservancy was acquired using North American Wetlands Conservation Fund ("NAWCA") funds pursuant to a grant agreement between the U.S. Fish and Wildlife Service and The Nature Conservancy dated September 20, 2000, Agreement Number: 98210-0-G702, a copy of which is kept at the North American Waterfowl and Wetlands Office, U.S. Fish and Wildlife Service, 4401 N. Fairfax Drive, Arlington, VA. 22203, and at the office of The Nature Conservancy, 715 L Street, Anchorage, AK 99501.

The purpose of the NAWCA grant is to permanently preserve significant privately-owned wetlands through acquisition to benefit waterfowl and other wetland-dependent species.

The State of Alaska hereby confirms its obligations with regards to the Property pursuant to the terms of the Grant Agreement, including ensuring the long term conservation of the Property in accordance with the provisions of the Grant Agreement and obtaining the consent of the U.S. Fish and Wildlife service prior to the conveyance of any interest therein.

IN WITNESS WHEREOF, the State of Alaska has set its hand and seal this 16 day of June 2006.

BY:

Randall H. Hagenstein
Randall H. Hagenstein

ITS: Alaska Conservation Director, DULY AUTHORIZED



State of Alaska)
)SS
Third Judicial District)

This is to certify that on this 16 day of June, 2006, before me personally appeared Randall H. Hagenstein, to me personally known, who, being by me sworn did say that he is the Alaska Conservation Director of the corporation named in the foregoing instrument and acknowledged said instrument to be the free act and deed of said corporation.

Shelly Morgan
NOTARY PUBLIC in and for Alaska
My Commission Expires: 10/17/09

(SEAL)

EXHIBIT A

Legal Description of the Sprague Resources tract

THAT PORTION OF GOVT LOT 3 LYING SOUTHWEST OF THE HOMER SPIT RD
IN T06S R13W Sec. 35 Seward Meridian.



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2006-002948-0

THE UNITED STATES OF AMERICA
TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS: a certificate of the register of the Land Office at Anchorage, Alaska has been deposited in the General Land Office, whereby it appears that, pursuant to the Act of Congress of May 20, 1863, to secure Homesteads to Actual Settlers on the Public Domain and the Acts supplemental thereto, the claim of JOHN R. CRITTENDEN, has been established and duly consummated, in conformity to law, for the Lots one, two, three, four and five of Section thirty-five and lot one of Section twenty-six in township six of Range thirteen west of the Seward Meridian, Alaska, containing one hundred thirty and seven hundredths of an acre, according to the official Plat of the Survey of the said lands, returned to the General Land Office; by the Surveyor General.

NOW KNOW YE, that here is, therefore granted by the United States unto the said claimant the ~~said~~ tract of land above described; TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereof, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing or other ~~uses~~ purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted a right of way thereon for ditches ~~or canals~~ or canals constructed by the authority of the United States. And there is also, reserved to the United States, a right of way for the construction of railroads, telegraph and telephone lines in accordance with the Act of March 12, 1914, (38. Stat. 308).

IN TESTIMONY WHEREOF, I CALVIN COOLIDGE, President of the United States of America, have caused these letters to be made PATENT, and the seal of the General Land Office to be hereunto affixed.

Given under my hand at the City of Washington, the Second day of April, in the year of our Lord one thousand nine hundred and twenty-four and of the Independence of the United States the one hundred and forty-eighth.

by the President, CALVIN COOLIDGE

SEAL

By, Viola B. Pugh, Sec.

M.P. LeRoy

Recorder for the General Land Office.

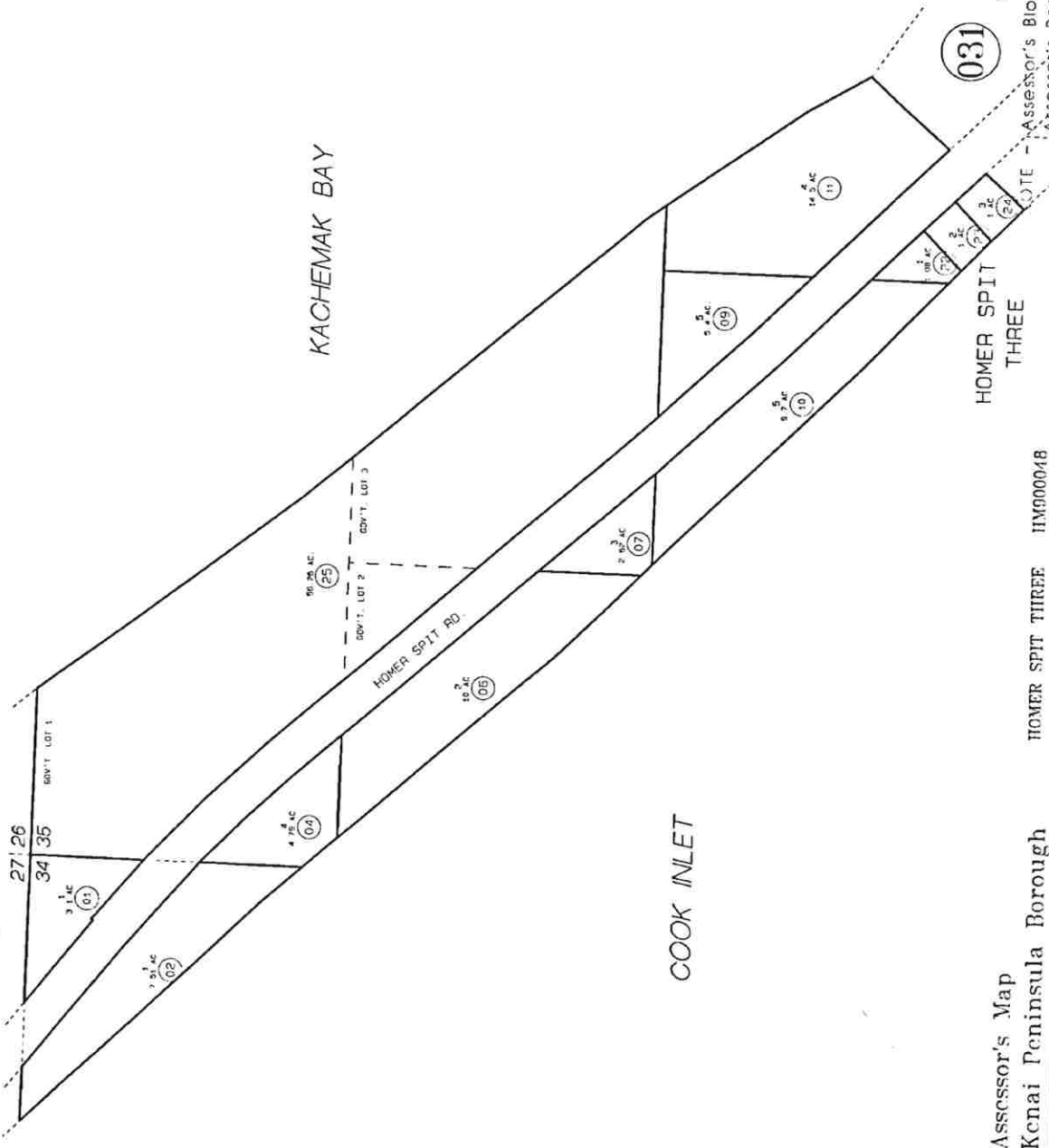
Recorded Patent No. 935560.

Filed for the record on the 21st day of February, 1931, at the request of John R. Crittenden and recorded in Book 1, at page 75 in the Book of Deeds in the Seldovia Recording District, and recorded by W.A. Vinal.

PORTION OF SEC. 34, 35, T6S, R13W, SEWARD MERIDIAN

181-030

(2)



THIS MAP IS PREPARED FOR KENAI PENINSULA BOROUGH ASSESSING DEPT. USE ONLY AND IS NOT INTENDED FOR ANY OTHER USE OR REPRESENTATION

031

NOTE - Assessor's Block Numbers Shown in Ellipses Assessor's Parcel Numbers Shown in Circles

DATE: FEB. 6, 1997

FOR 1997 ASSESSMENT ROLL	
DELETE	REVIS
ADD	REVISED
3.5.0	25

Assessor's Map
Kenai Peninsula Borough

HOMER SPIT THREE HM900048

