

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 1815 Bragaw Street, Suite 101, Anchorage, Alaska 99508, 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, **OFFEROR AND OFFEROR**, husband and wife, as tenants by the entirety, whose address is 123 ABC Street, Anchorage, Alaska 99508, without warranty, all right, title and interest it has, if any, in the following described real property located in the Anchorage Recording District(s), Third Judicial District, State of Alaska, and more particularly described as follows:

Lot 4, Block 5, HILAND TERRACE SUBDIVISION, according to the plat thereof filed in the Anchorage Recording District on May 8, 1976, as plat No. 76-08,

Subject to: A continuous public access easement on the bed and fifty feet (50') upland of and along the ordinary high water line of all public waters.

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 anyway 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, gases, 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, gases, 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, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made,

OFFEROR AND OFFEROR QCD

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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 _____ day of _____, _____.

GRANTOR:

[Name], [Title]
UNIVERSITY OF ALASKA SYSTEM

ACKNOWLEDGMENT

STATE OF ALASKA)
) : ss
_____ JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this _____ day of _____, _____, before me, the undersigned Notary Public, in and for the State of Alaska, duly commissioned and sworn as such, personally appeared to me _____ [Name], the _____ [Title], University of Alaska System, 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: _____

After recording return to:
OFFEROR AND OFFEROR
123 ABC Street
Anchorage, Alaska 99508

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