

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
Division of Mining, Land and Water
Water Resources Section

550 West 7 th Avenue, Suite 1020 Anchorage, AK 99501-3579 907-269-8505 southcentral.waterrights@alaska.gov	P. O. Box 111020 400 Willoughby, 4 th Floor Juneau, AK 99801 907-465-2533	3700 Airport Way Fairbanks, AK 99709 907-451-2790	Office Use Only Date/Time Stamp JUL 22 2026 14:43
Statewide TTY: 711 for Alaska Relay or 1-800-770-8973			Receipt Type: WR

APPLICATION FOR WATER RIGHT

LAS # 361164
 (For ADNR Use Only)

CID # 50274
 (For ADNR Use Only)

INSTRUCTIONS:

1. Complete one application for each water source. **Incomplete applications will not be accepted.**
2. Attach a copy of an executed deed, lease agreement, or other possessory interest document for property where water will be used (applicant must own, lease, or obtain written authorization to use water on property).
3. Attach copy of legal access document (i.e. right-of-way, easement, permit) or application for legal access to water withdrawal point and transport route, if applicable, or copy of request or application for legal access to water withdrawal point.
4. Attach driller's well log for drilled wells (if already drilled and available).
5. Attach sketch, photos, plans of water system, or project description (if applicable).
6. Attach legible map that includes Meridian, Township, Range, and Section lines such as a subdivision Plat, USGS topographical quadrangle, or borough tax map. Indicate location of water withdrawal, route of water transmission water use area boundary, points of water use within boundary, and point of water return flow (if applicable).
7. Attach copy of approved ADEC Water and Wastewater system certificate (if applicable).
8. Attach copy of ADF&G Fish Habitat Permit (if applicable).
9. Attach completed and notarized Statement of Beneficial Use of Water form and associated fee if water system and water use are fully developed.
10. **Submit the non-refundable fee (see page 4).**

APPLICANT INFORMATION:

Selway Corporation
 Organization Name (if applicable)
Jess Hall
 Individual Applicant Name (if applicable)
PO Box 1987 Palmer
 Mailing Address City

 Daytime Phone Number

 Fax Number (if applicable)

 Agent or Consultant Name and Title (if applicable)

 Individual Co-applicant Name (if applicable)
AK 99645
 State Zip Code

 Alternative Phone Number (optional)

 Email Address (optional)

PROPERTY DESCRIPTIONS:

Location of Water Use							
Subdivision Name or Survey Number	Lot, Block, or Tract	Meridian	Township	Range	Section	Quarter Sections	
Starlight Subdivision	LOT C2, D2, D3	SEW	17N	2W	31	QQ ¼	Q ¼
Location of Water Source							
Subdivision Name or Survey Number	Lot, Block, or Tract	Meridian	Township	Range	Section	Quarter Sections	
Starlight Subdivision	Phase 1, Block 5, Well site Lot	SEW	17N	2W	31	QQ ¼	Q ¼
Location of Water Return Flow or Discharge (if applicable)							
Geographic Name of Water Body or Well Depth		Meridian	Township	Range	Section	Quarter Sections	
						QQ ¼	Q ¼

WATER SOURCE DESCRIPTION:

Ground Water				
Type (e.g. drilled, dug)	Total Depth (in feet)	Static Water Level (in feet)	Date Completed	Well Yield (in gpm)
Drilled/Drilled	99/119	58/57	12/19/25	270/200
Surface Water				
Type (e.g. stream, lake, spring)	Geographic Name (if named)			

METHOD OF TAKING WATER (if known):

Pump	Pump Intake <u>3</u> Inches	Hours Working <u>24</u> Hours/Day
	Pump Output <u>150</u> GPM	Length of Pipe <u>40/110</u> Feet (from pump to point of use)
Gravity	Pipe Diameter _____ Inches	Length of Pipe _____ Feet (take point to point of use)
	Head _____ Feet	Diversion Rate _____ ☐ GPM or ☐ CFS
Ditch	L _____ D _____ W _____ Feet	Diversion Rate _____ ☐ GPM or ☐ CFS
Reservoir	L _____ D _____ W _____ Feet	Water Storage _____ AF
Dam	L _____ H _____ W _____ Feet	Water Storage _____ AF

REFERENCES:

Measurement Units

GPD = gallons per day

GPM = gallons per minute

MGD = million gallons per day

CFS = cubic feet per second

AF = acre-feet

AFY = acre-feet per year (325,851 gallons/year)

AFD = acre-feet per day (325,851 gallons/day)

LAS # 36164

Application for Water Right 102-102 (Rev 06/24)

AMOUNT OF WATER:

Type of Use	How Many		Standard Amounts		Total Amount Requested	Months of Use	
						Begin	End
Fully Plumbed Single-family Home (includes irrigation of 10,000 sq. ft.)	# 184 Homes	X	500 GPD	=	92,500	Jan	Dec
Partially Plumbed Single-family Home (no hot water heater)	# _____ Homes	X	250 GPD	=			
Unplumbed Single-family Home (hand carry water)	# _____ Homes	X	75 GPD	=			
Duplex	# _____ Bldgs.	X	1,000 GPD	=			
Tri-plex and Larger Housing	# _____ Units	X	250 GPD	=			
Motel or Resort	# _____ Rooms	X	150 GPD	=			
Work Camps	# _____ People	X	50 GPD	=			
Domestic Irrigation	# _____ Sq. ft.	X	250 GPD per 10,000 Sq. ft.	=			
Non-domestic Irrigation	# _____ Acres	X	0.5 AFY	=			
Other Water Uses							
Type of Use	How Many		Amount		Total Amount Requested	Months of Use	
		X		=		Begin	End
		X		=			
Type of Use					Total Amount Requested	Months of Use	
						Begin	End

Expected date for water system and water use to be fully developed *or* date when existing use started 6/1/27

Note: Pursuant to AS 46.15.180(a)(1). Crimes, a person may not construct works for an appropriation, or divert, impound, withdraw, or use a significant amount of water from any source without a permit, certificate of appropriation, or authorization issued under this chapter.

VERIFICATION OF INFORMATION:

The information presented in this application is true and correct to the best of my knowledge. I understand that per 11 AAC 93.040 and 11 AAC 93.050 additional information may be required by the department to adjudicate this application. Failure to provide requested information could result in this file being closed.	
Signature <u>Jess Hall</u>	Date <u>7-15-2026</u>

STATEMENT OF BENEFICIAL USE OF WATER

Is your water source and water use **FULLY** developed at this time? YES ☐ NO ☒ If no, SKIP THIS SECTION.
If yes, sign the following statement of use.

I certify under penalty of perjury that the above is a true and accurate statement of the extent to which the above water use has been fully developed and am using the stated quantity of water.

Signature

Date

11 AAC 93.040 sets out the required information on an application for a water right. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, AS 43.05.230, or AS 45.48). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 - AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the department may retain this record as an electronic record and destroy the original.

FEE REQUIRED BY REGULATION 11 AAC 05.260 (INCLUDES \$50 STATEMENT OF BENEFICAL USE FEE):

Make checks payable to "Alaska Department of Natural Resources"

- **\$150** for one single-family residence or duplex, or for water use associated with one single-family residence or duplex.
- **\$1,550** for up to 60 hours of staff time, for activities related to oil and gas and associated substances.
- **\$1,550** for up to 60 hours of staff time, for activities related to locatable mining.
- **\$1,550** for up to 60 hours of staff time, for hydroelectric power generation capacity greater than 100 kilowatts.
- **\$1,550** for up to 60 hours of staff time, for water removal out of a hydrologic unit under AS 46.15.035 or 46.15.037.
- **\$300** for 5,000 GPD or less for a use not listed above.
- **\$615** for greater than 5,000 GPD and no more than 30,000 GPD for a use not listed above.
- **\$740** for greater than 30,000 GPD and no more than 100,000 GPD for a use not listed above.
- **\$1,175** for greater than 100,000 GPD for a use not listed above.

Pannone Engineering Services LLC

Steven R. Pannone, Principal
Registered Professional Engineer
[REDACTED]

14 July, 2026

State of Alaska
Department of Natural Resources
Water Resources Section

Subject: Starlight Subdivision
Community Water System (PWSID# TBD)
Water Rights Application

To whom it may concern,

On behalf of Selway Corporation and Mr. Jess Hall, we are pleased to submit the attached Water Rights Application for the proposed Starlight Subdivision community water system.

The proposed system will serve one hundred eighty-five (185) residential lots. Water will be supplied by two (2) groundwater wells located within the subdivision boundary and identified as WL001 and WL002. Information for each well is provided in the application as WL001/WL002.

Water will be distributed throughout the subdivision through HDPE water mains of varying sizes. Plan-view drawings of the proposed water system are included with this application. A pump and motor will be installed in each well to provide water to the development. At this time, no treatment or storage facilities are anticipated.

A separate submittal is being prepared for the Alaska Department of Environmental Conservation Drinking Water Program. Water use has not yet been developed and is not expected to begin until spring 2027.

Thank you for your review of this submittal. Please contact me if you have any questions or require additional information.

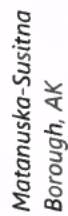
Sincerely,



Aaron C. Paradis, EIT
Project Engineer
14 July, 2026



Steven R. Pannone, PE F.ASCE
Principal Civil Engineer
14 July, 2026



Parcel Map



Legend

Parcel Viewer

Minor Road

Primitive Road

Not Constructed

Mat-Su Borough Boundary

Parcels

Lakes and Rivers

Section Lines

RGB

Red: Band 1

Green: Band_2

Blue: Band 3

Notes

Generated on 14.07.2026 (dd/mm/yyyy)

This map is solely for informational purposes. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer our policies related to acceptable uses of this map, please contact the Matanuska-Sustina Borough GIS Division at 907-861-7858.



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Age Group	Number of Respondents
18-24	~1200
25-34	~1000
35-44	~800
45-54	~600
55-64	~400
65-74	~200
75-84	~100
85-94	~50
95-104	~20

NAD 1983 State Plane Alaska 4 FIPS 5004 Feet



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 217N02W31D003

Last Updated: 7/14/2026 2:00 PM

Site Information

Account Number	217N02W31D003	Subdivision	
Parcel ID	57798	City	None
TRS	S17N02W31	Tax Map	HO15
Abbreviated Description (Not for Convenience)	TOWNSHIP 17N RANGE 2W SECTION 31 LOT D3		
Site Address 1	9875 W Carmel Rd		

Ownership

Owners	JRK GROUP LLC	Buyers	
Owner's Primary Address	PO BOX 1987 PALMER AK 99645-1987	Buyer's Primary Address	

Appraisal Information

Year	Land Value	Building Value	Total Appraisal
2026	\$286,200	\$0	\$286,200
2025	\$248,900	\$0	\$248,900
2024	\$248,900	\$0	\$248,900

Assessments

Year	Land Assessed	Building Assessed	Total Assessed ¹
2026	\$286,200	\$0	\$286,200
2025	\$248,900	\$0	\$248,900
2024	\$248,900	\$0	\$248,900

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2026	Yes	0030	11.826	\$3384.60
2025	Yes	0030	12.797	\$3185.17
2024	Yes	0030	13.174	\$3279.01

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
03/27/2026	WARRANTY DEED (ALL TYPES)	Palmer 2026-005338-0
12/09/2010	QUITCLAIM DEED (ALL TYPE)	Palmer 2010-024867-0
03/03/2003	WARRANTY DEED (ALL TYPES)	Palmer 2003-005301-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current	\$3,384.6	\$0	\$0	\$0	\$0	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
80	79	Assembly District 005	26-360	130 Central Mat-Su	017 Knik RSA

¹ Total Assessed is net of exemptions and deferrals. rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

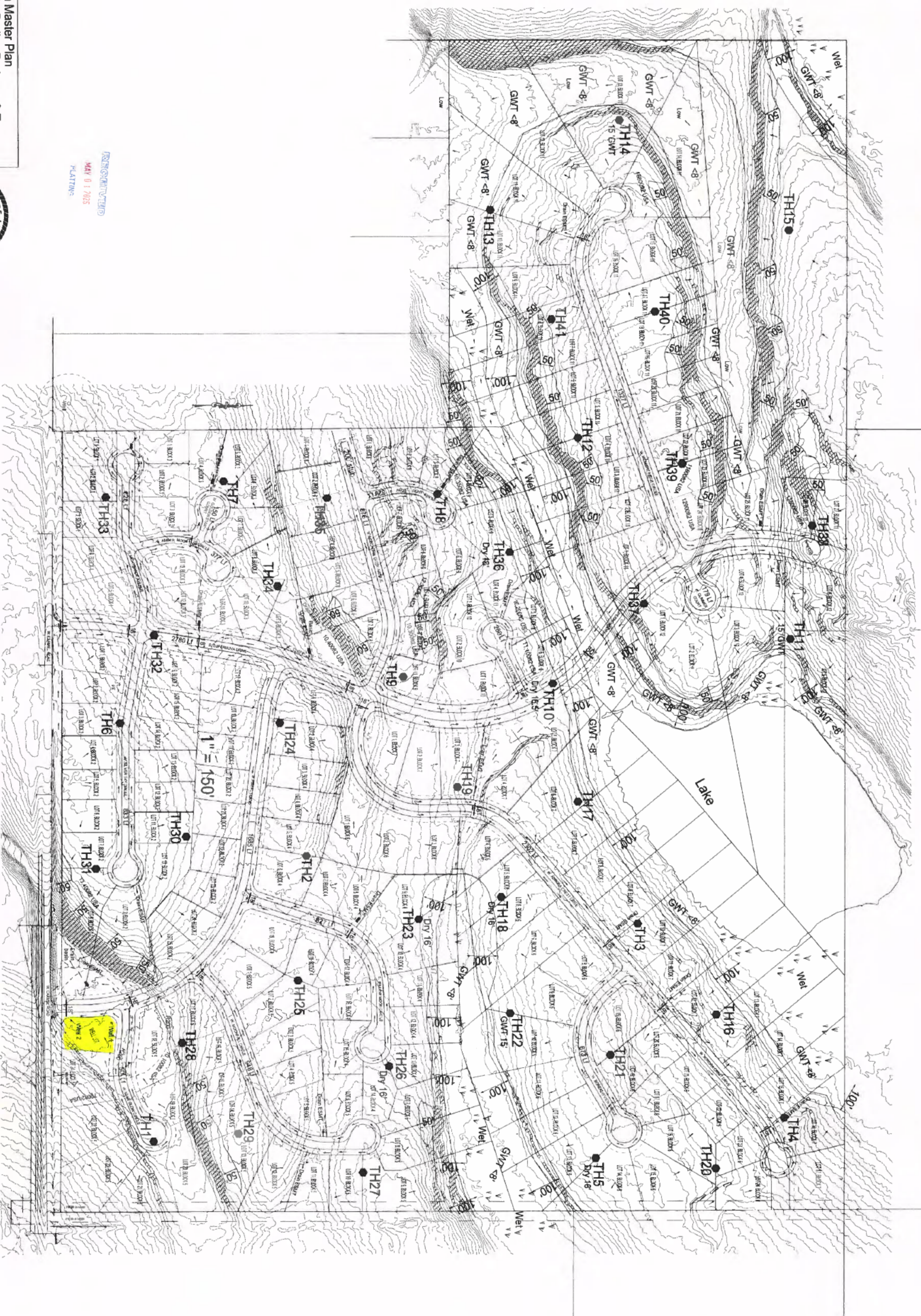
³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.



1 WATER SYSTEM OVERVIEW

WATER SYSTEM PLANS FOR ADEC REVIEW ONLY

No. C3.1



RECEIVED
MAY 01 2025
PLANNING

Starlight Subdivision Master Plan
Useable Area, Roads, Prelim. Drainage & Topo



Job # 25043 Scale: 1" = 150' P1 of 2 Date: 4/27/2026



Notes:
1) Base drawing & 2) LIDAR topography
provided by owner.
3) Approximate drainage
patterns.
4) Hatched areas have +25% slope

EXHIBIT C



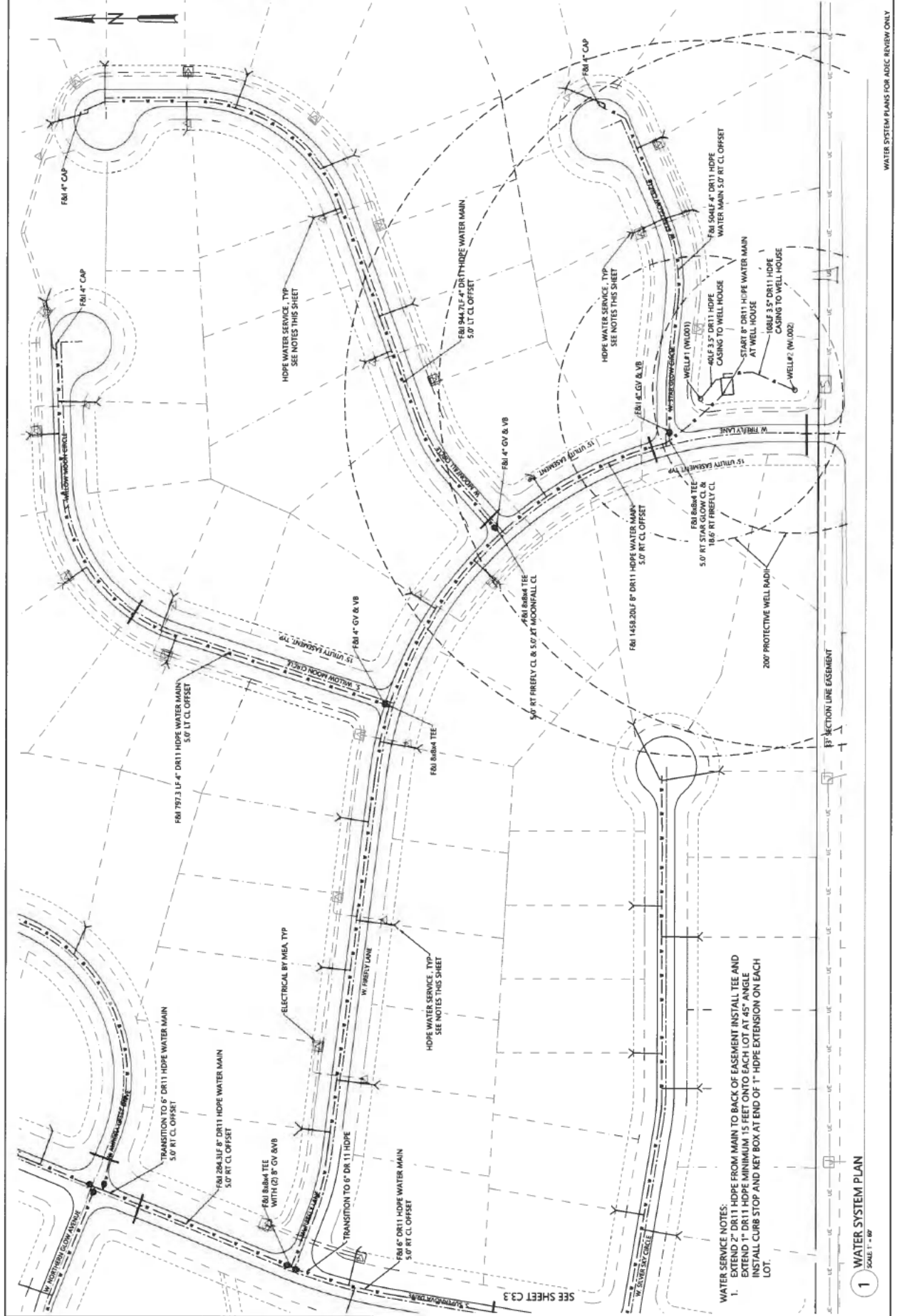
DATE	10/27/2017
DESIGNED BY	DAVID L. SMITH
CHECKED BY	DAVID L. SMITH
IN CHARGE	DAVID L. SMITH
PROJECT NO.	10000



STARLIGHT SUBDIVISION
WATER, STREET, & DRAINAGE IMPROVEMENTS
WASILLA, ALASKA

PROJECT / CLIENT	STARLIGHT SUBDIVISION
DATE	10/27/2017
DESIGNED BY	DAVID L. SMITH
CHECKED BY	DAVID L. SMITH
IN CHARGE	DAVID L. SMITH
PROJECT NO.	10000

SHEET NO. C3.2
WATER SYSTEM PLAN



WATER SYSTEM PLANS FOR ADEQ REVIEW ONLY

1 WATER SYSTEM PLAN
SCALE: 1" = 40'



DESIGNED BY
PANNONE ENGINEERING SERVICES, LLC
10073 753-8001 E. 10073 753-8001
P.O. BOX 10071 PALM BEACH, FL 33401



STARLIGHT SUBDIVISION
WATER, STREET, & DRAINAGE IMPROVEMENTS
WASILLA, ALASKA

PROJECT NO. 10073 753-8001
DATE 10/1/2013
DRAWN BY J. HARRIS
CHECKED BY J. HARRIS
APPROVED BY J. HARRIS

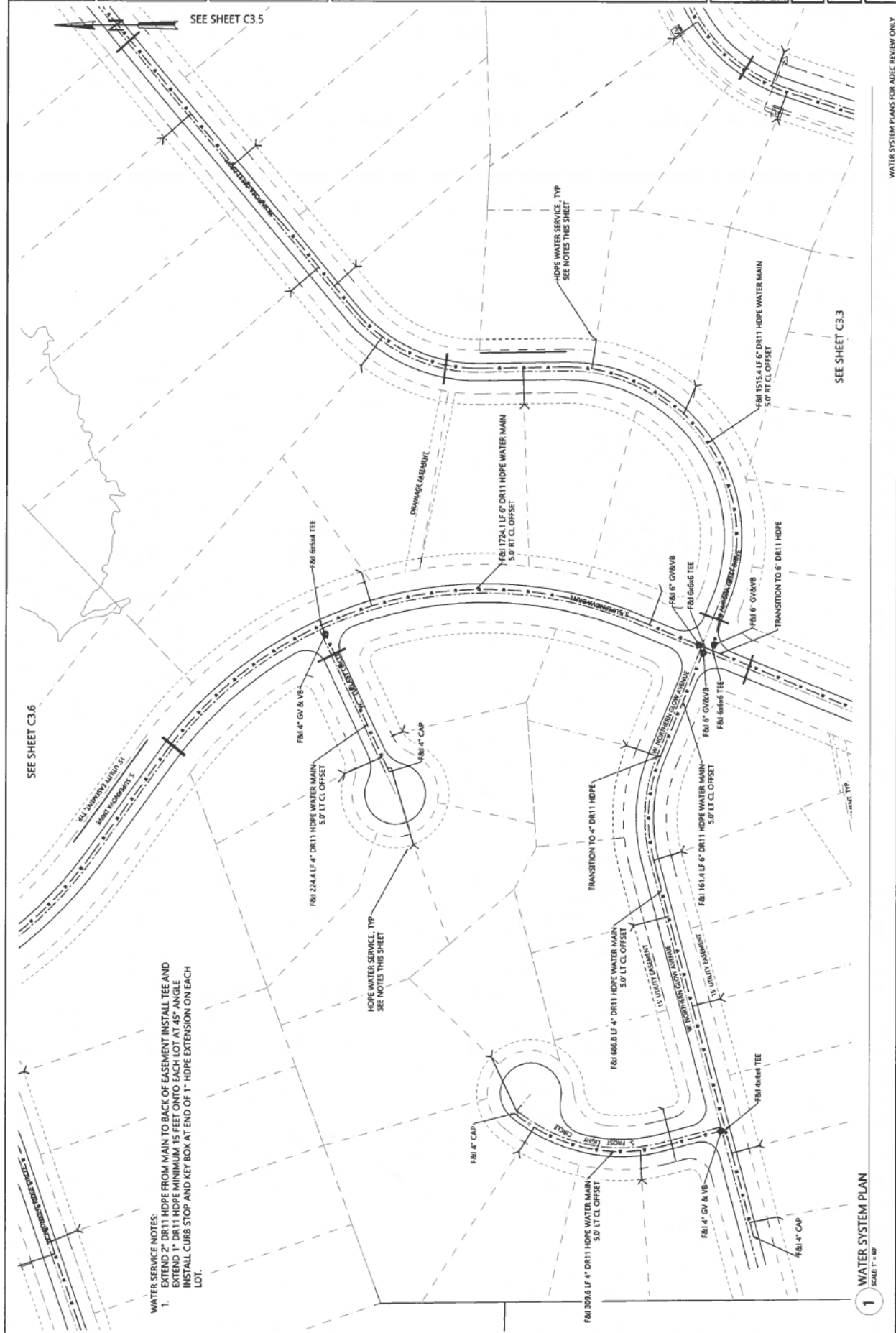
SHEET NAME
WATER SYSTEM PLAN
SHEET NO. C3.3



WATER SERVICE NOTES:
1. EXTEND 2" DR11 HDPE FROM MAIN TO BACK OF EASEMENT INSTALL TEE AND EXTEND 1" DR11 HDPE MINIMUM 15 FEET ONTO EACH LOT AT 45° ANGLE. INSTALL CURB STOP AND KEY BOX AT END OF 1" HDPE EXTENSION ON EACH LOT.

1 WATER SYSTEM PLAN
SCALE 1" = 40'

WATER SYSTEM PLANS FOR ADDS REVIEW ONLY



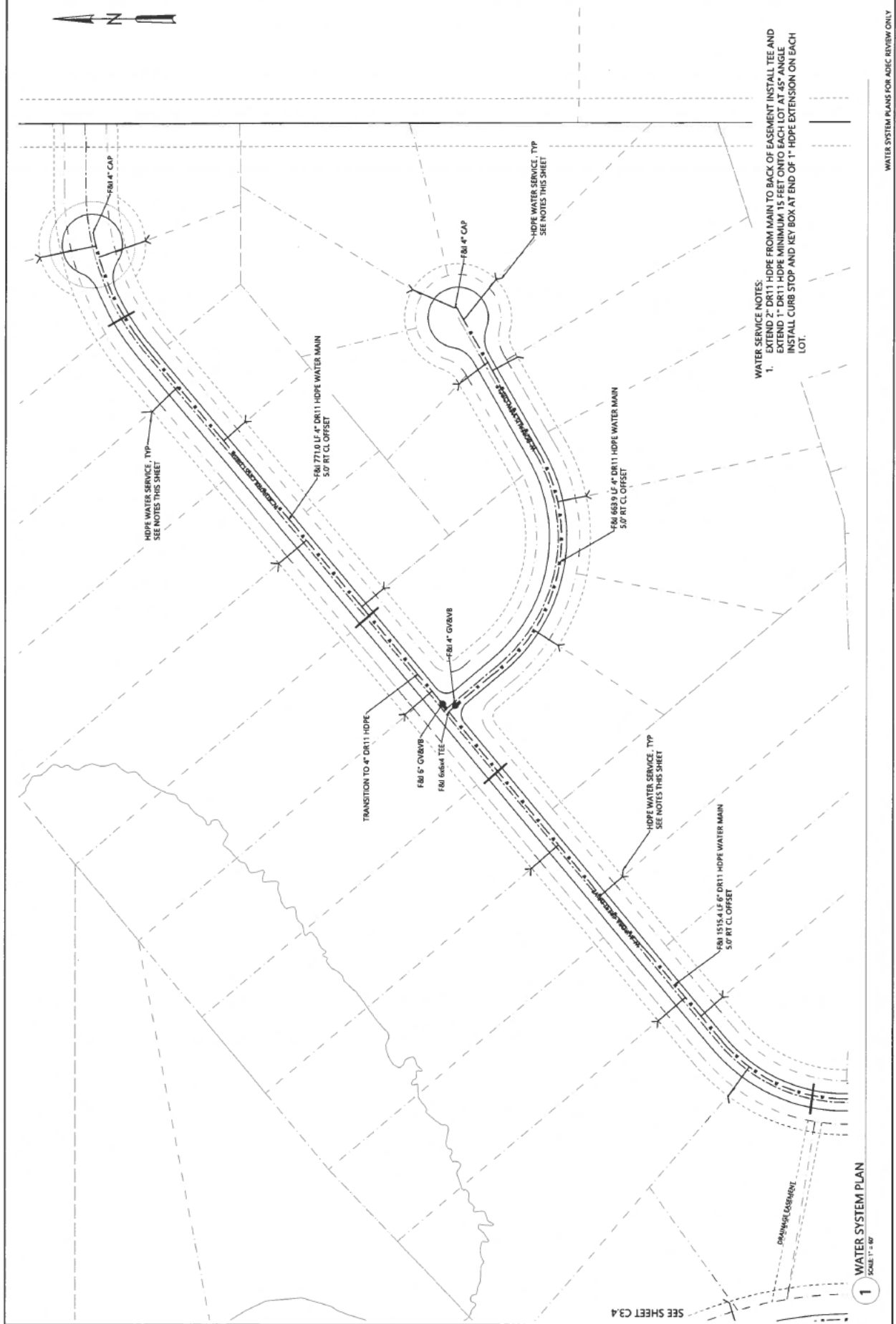


DESIGNER	PROJECT
DATE	REVISION
BY	CHKD
APP'D	DATE



STARLIGHT SUBDIVISION
WATER, STREET, & DRAINAGE IMPROVEMENTS
WASILLA, ALASKA

OWNER / CLIENT	DATE	REVISION	SHEET NAME	SHEET NO.
STARLIGHT SUBDIVISION	12/10/2014	1	WATER SYSTEM PLAN	C3.5



WATER SERVICE NOTES:
1. EXTEND 2\" DR11 HDPE FROM MAIN TO BACK OF EASEMENT INSTALL TEE AND
EXTEND 1\" DR11 HDPE MINIMUM 15 FEET ONTO EACH LOT AT 45° ANGLE
INSTALL CURB STOP AND KEY BOX AT END OF 1\" HDPE EXTENSION ON EACH
LOT.

1 WATER SYSTEM PLAN
SCALE: 1" = 40'

WATER SYSTEM PLANS FOR ADEC REVIEW ONLY

NOT SCALE PRINTED AT 11x17

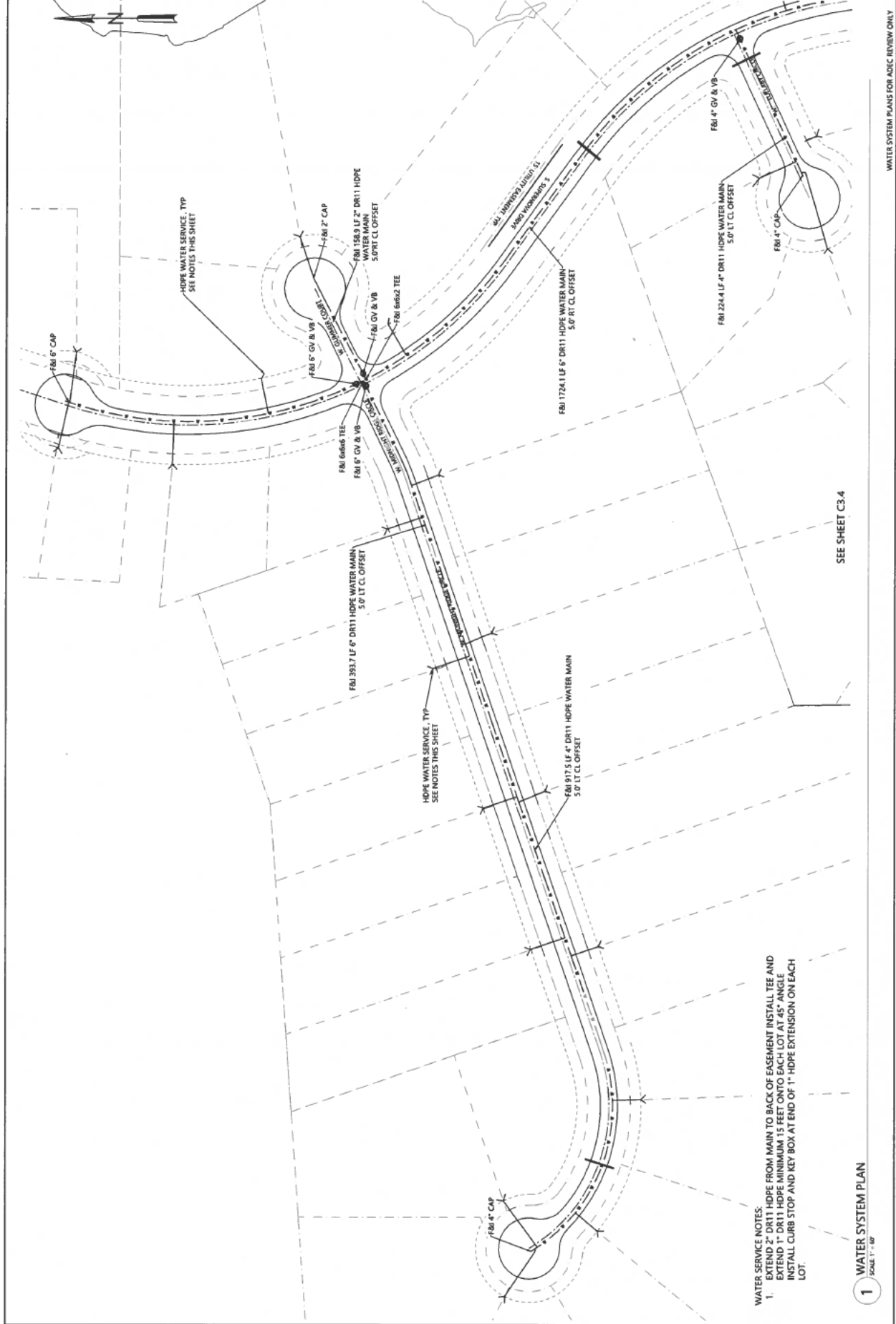


REVISION	DATE	BY	CHKD
1	01/11/2017	DAVID L. PANNONE	DAVID L. PANNONE
2	01/11/2017	DAVID L. PANNONE	DAVID L. PANNONE
3	01/11/2017	DAVID L. PANNONE	DAVID L. PANNONE
4	01/11/2017	DAVID L. PANNONE	DAVID L. PANNONE
5	01/11/2017	DAVID L. PANNONE	DAVID L. PANNONE



STARLIGHT SUBDIVISION
WATER, STREET, & DRAINAGE IMPROVEMENTS
WASILLA, ALASKA

DESIGNED BY DAVID L. PANNONE 01/11/2017	CHECKED BY DAVID L. PANNONE 01/11/2017	IN CHARGE DAVID L. PANNONE 01/11/2017	DATE 01/11/2017
SHEET NAME WATER SYSTEM PLAN			
SHEET No. C3.6			



WATER SERVICE NOTES:
1. EXTEND 2" DR11 HDPE FROM MAIN TO BACK OF EASEMENT INSTALL TEE AND
EXTEND 1" DR11 HDPE MINIMUM 15 FEET ONTO EACH LOT AT 45° ANGLE
INSTALL CURB STOP AND KEY BOX AT END OF 1" HDPE EXTENSION ON EACH
LOT.

1 WATER SYSTEM PLAN
SCALE: 1" = 40'

SEE SHEET C3.4

Wheaton Water Well, Inc.

1190 N. Wasilla-Fishhook Road

Wasilla, AK 99654

(907)376-2041

Name: Hall Quality Homes

Address: 968 S Blunck St

City: Palmer

State: Alaska

Well Site: S17N02W31

LOT D3 **Well # 1**

Additional: TOWNSHIP 17N RANGE 2W SECTION 31 (9875 W Carmel Rd)

Well Depth:	101 ft.	From:	To:	Formation:
		0	2	Stick up
Below Ground:	99 ft.	2	17	Gravel/Sand/Cobble
Above Ground:	2 ft.	17	28	Damp Gravel & Sand
Gal/Min:	100+	28	37	Gravel & brown silt
		37	43	Water/Gravel/Sand
Static Level:	58 ft.	43	57	Gravel/Sand/Silt moist
		57	74	Gravel/Sand damp
Casing:	84 ft.	74	101	Water/Gravel/Sand
Liner Pipe:	N/A			
Screened:	84'-101', neck 84-86', 60 slot 86-91', 50 slot 91-96', 30 slot 96-101'			
Perforated:	N/A			
Grouted:	8" Surface Seal, Bentonite 3 bags			
Depth:	20'			
Develop. Method:	N/A			
Use of Well:	N/A			
Drilling Method:	Air Rotary			
Misc:	N/A			
Other:	Well# 1			

The well was pumped 5' off the bottom with 100% draw down for 2 hours and recovered at 100+gpm .

Date Drilled: 12/19/2025

Driller: Seth Moore

Wheaton Water Well, Inc.
1190 N. Wasilla-Fishhook Road
Wasilla, AK 99654
(907)376-2041

Well Flow Test

Project:	Carmel rd #1	Date of Test:	5/12/2026
Well Site:	9875 W Carmel rd.	Casing:	84'
Well Depth:	101	Screen:	84'-101'
Static Water Level:	59.12	Date Level Taken:	5/12/2026
Date Drilled:	12/19/2025	Drilled By:	Seth Moore

Elapsed Time in Minutes	Depth to Water	Gallons per Minute	Remarks
0	59.12	0	Start Pumping
1	61.55	140	
2			
3	61.62		
4	61.64		
5	61.62		
6	61.64		
7			
8			
9			
10	61.65		
15	61.65		
20	65.95	220	
25	66		
30	66.93	270	
60	67	270	1 hour
90	67.04	270	
120	67.08		2 hours
150	67.11		
180	67.14		3 hours
210	67.16		
240	67.19		4 hours
300	67.21		5 hours
360	67.22		
420	67.28		
480	67.34	272	
540	67.37		
600	67.39		10 hours
660	67.41		
720	67.41		
780	67.45		
840	67.46		
900	67.48		15 hours
960	67.48		
1020	67.49	273	
1080	67.49		
1140	67.51	271	
1200	67.53		20 hours
1260	67.53		
1320	67.53		
1380	67.53	272	
1440	67.53	271	Stop Pumping

Draw Down/Recovery

0	Stopped Pumping
5	
10	
15	

Wheaton Water Well, Inc.

1190 N. Wasilla-Fishhook Road

Wasilla, AK 99654

(907)376-2041

Name:	Hall Quality Homes		
Address:	968 S Blunck St, Palmer, AK 99645		
City:	Wasilla	State:	Alaska
Well Site:	S17N02W31	LOT D3	Well # 2
Additional:	TOWNSHIP 17N RANGE 2W SECTION 31 (9875 W Carmel Rd)		
Well Depth:	121 ft.	From:	To:
		0	2
Below Ground:	119 ft.	2	17
Above Ground:	2 ft.	17	25
Gal/Min:	TBD	25	38
		38	57
Static Level:	57 ft.	57	69
		69	77
Casing:	110 ft.	77	121
Liner Pipe:	0 ft.		
Screened:	110-121', 25 slot 110-115', 20 slot 115-120'		
Perforated:	N/A		
Grouted:	8" Surface seal - 3 bags bentonite		
Depth:	20'		
Develop. Method:	N/A		
Use of Well:	N/A		
Drilling Method:	Air Rotary		
Misc:	Do not pump over 200 GPM due to screen size		
Other:	Well #2		

The well was pumped 5' off the bottom with 100% draw down for 2 hours and recovered at TBDgpm .

Date Drilled: 5/8/2026 **Driller:** Ben Mattson

Wheaton Water Well, Inc.
1190 N. Wasilla-Fishhook Road
Wasilla, AK 99654
(907)376-2041

Well Flow Test

Project:	Carmel rd #2	Date of Test:	5/15/2026
Well Site:	9875 W Carmel rd.	Casing:	110
Well Depth:	121	Screen:	110-121
Static Water Level:	57	Date Level Taken:	5/15/2026
Date Drilled:	5/8/2026	Drilled By:	Wheaton Water Wells

Elapsed Time in Minutes	Depth to Water	Gallons per Minute	Remarks
0	57.3	0	Start Pumping
1	67.72	230	
2	66.95	210	Adjusting Flow
3	66.93	210	
4	66.4	210	
5	66.41	209	Other well on site
6	66.4	205	SWL stayed at 60'
7	66.4	205	
8	66.5	205	
9	66.44	205	
10	66.43	203	Adjusting Flow
15	67.12	200	
20	67.02	200	
25	66.02	200	
30	66.02	200	
60	66.34	200	1 hour
90	66.34	200	
120	66.35	200	2 hours
150	66.38	200	
180	66.38	200	3 hours
210	66.4	200	
240	66.4	200	4 hours
300	66.42	200	5 hours
360	66.41	200	
420	66.45	200	
480	66.49	200	
540	66.5	200	
600	66.52	200	10 hours
660	66.53	200	
720	66.54	200	
780	66.55	200	
840	66.55	200	
900	66.6	200	15 hours
960	66.6	200	
1020	66.62	200	
1080	66.63	200	
1140	66.65	200	
1200	66.66	200	20 hours
1260	66.65	200	Other well on site
1320	66.65	200	SWL stayed at 60'
1380	66.64	200	
1440	66.51	200	Stop Pumping

Draw Down/Recovery

0	66.51	Stopped Pumping
1	59.81	
2	57.85	
3	57.68	



Record in Palmer Recording District.

Return to:

JRK Group, LLC

PO Box 1987

Palmer, AK 99645

94308 KJ/ATGA

WARRANTY DEED

The Grantor,

MATTHEW R. MORGAN, an unmarried man, whose address is 3285 Wintergreen Dr., Wasilla, AK 99623, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to the Grantee,

JRK GROUP, LLC, an Alaska limited liability company, whose address is PO Box 1987, Palmer, AK 99645, the following described real property:

Parcel No. 1:

The Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) of Section 31, Township 17 North, Range 2 West, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska.

TOGETHER with a non-exclusive perpetual easement for ingress and egress purposes 30 feet in width along and adjoining the East boundary of the following described tract: The West one-half of the East one-half of the Southeast one-quarter of the Southwest one-quarter (W1/2 E1/2 SE1/4 SW1/4) of Section 31, Township 17 North, Range 2 West, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska.

Parcel No. 2:

The East one-half of the Southeast one-quarter (E1/2 SE1/4) of Section 31, Township 17 North, Range 2 West, Seward Meridian, located of the Palmer Recording District, Third Judicial District, State of Alaska.

Subject to:

Reservations and exceptions as contained in U.S. Patent No. 1228895, recorded October 12, 1962, Book 43 Page 262 and/or in Acts authorizing the issuance thereof, as to Parcel No. 1.

Reservations and exceptions as contained in U.S. Patent No. 1230932, recorded April 11, 1963, Book 45 Page 333 and/or in Acts authorizing the issuance thereof, as to Parcel No. 2.

Selections by the State of Alaska of all oil, gas and mineral rights, previously reserved as set forth in document, recorded December 8, 1966, Book 64D Page 30 and re-recorded April 4, 2006, as Instrument No. 2006-008584-0.

Any questions that may arise due to shifting or change of the high water mark or high water line of unnamed waters, as to Parcel No. 2.

Any prohibition or limitation on the use, occupancy or improvements of the land resulting from the right 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, as to Parcel No. 2.

Any adverse claim based upon the assertion that some portion of said land is tide or submerged lands, or has been created by artificial means or has accreted to such portion so created, as to Parcel No. 2.

Rights of the public and governmental entities in and to that portion of said land lying below the high water mark of unnamed waters, as to Parcel No. 2.

Reservation of section line easement 33 feet in width along each side of the section line as provided by 43 U.S.C. 932, which affects the South 33 feet of Parcel No. 2.

Rights of the public and/or governmental agencies in and to any portion of said land included within the boundaries of streets, roads, and/or highways.

Easement to grant access for ingress and egress and appurtenances thereto, including the terms and provisions thereof, granted to the public, recorded September 24, 1990, Book 630 Page 963, which affects a 30 foot wide strip running along and contiguous to the Eastern boundary of lot W1/2 E1/2 SE1/4 SW1/4, beginning at the Southern boundary line and continue along to Northern boundary, as to Parcel No. 1.

Dalrymple Law, P.C. • 353 S. Denali Street, Palmer AK 99645 • 907-745-6332 • www.matsulaw.com
Warranty Deed, Page 2



Date: 3-25, 2026

GRANTEE:

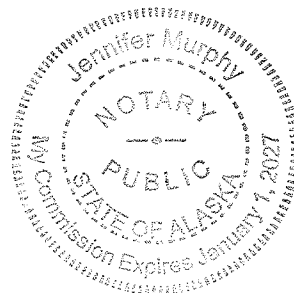
JRK GROUP, LLC

By Jess Hall
JESS HALL, General Manager

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on March 25th, 2026, by JESS HALL, General Manager of JRK GROUP, LLC, an Alaska limited liability company, on behalf of the company.

Jennifer Murphy
Notary Public in and for Alaska
My Commission Expires: 01/01/27





Record in Palmer Recording District.

Return to:

JRK Group, LLC

PO Box 1987

Palmer, AK 99645

94308 KJ/ATGA

WARRANTY DEED

The Grantor,

STEPHAN JENS. MORGAN, a single man, whose address is 3621 Matthews Dr., Anchorage, AK 99516, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to the Grantee,

JRK GROUP, LLC, an Alaska limited liability company, whose address is PO Box 1987, Palmer, AK 99645, the following described real property:

The West one-half of the Southeast one-quarter (W1/2 SE1/4) of Section 31, Township 17 North, Range 2 West, Seward Meridian, located of the Palmer Recording District, Third Judicial District, State of Alaska.

Subject to:

Reservations and exceptions as contained in U.S. Patent No. 1230932, recorded April 11, 1963, Book 45 Page 333 and/or in Acts authorizing the issuance thereof.

Selections by the State of Alaska of all oil, gas and mineral rights, previously reserved as set forth in document, recorded December 8, 1966, Book 64D Page 30 and re-recorded April 4, 20006, as Instrument No. 2006-008584-0.

Any questions that may arise due to shifting or change of the high water mark or high water line of unnamed waters.

Any prohibition or limitation on the use, occupancy or improvements of the land resulting from the right 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.

Date: 3-25, 2026

GRANTEE:

JRK GROUP, LLC

By Jess Hall
JESS HALL, General Manager

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on MARCH 25th, 2026,
by JESS HALL, General Manager of JRK GROUP, LLC, an Alaska limited liability company, on behalf
of the company.

Jennifer Murphy
Notary Public in and for Alaska
My Commission Expires: 01/01/27

