

DRAFT

General Release/Indemnity Agreement

This General Release/Indemnity Agreement ("Release") is made on _____ day of October, 2019 between _____, at Lot _____ Block _____ Plat, 2019- _____ ("Releasor") and Glacier View Estates LLC, at S.Teton Cir Wasilla, AK 99645 ("Releasee").

1. Releasor and his/her heirs, assigns and any and all future owners of this real property as well as anyone claiming on Releasor's behalf releases and forever discharges Releasee and its affiliates, successors, officers, employees, representatives, partners, agents and anyone claiming through them (collectively, the "Released Parties"), in their individual and/or corporate capacities from any and all claims, liabilities, obligations, promises, agreements, disputes, demands, damages, causes of action of any nature and kind, known or unknown, which Releasor has or ever had or may in the future have against Releasee or any of the Released Parties arising out of or relating to: any and all negligence, illness (including death), accidents, personal injury, property loss or diminution value, defects, dangers, complications known or unknown, arising and stemming from the development, ownership and use of Glacier View Estates including but not limited to the use of the non-FAA approved road/runway.
2. In exchange for the signed Release of the **Claims/Indemnity Agreement**, Releasee will provide Releasor a deed in consideration of such payment, Releasor agrees to accept the payment as full and complete settlement and satisfaction of any present and prospective claims.
3. This Release shall not be in any way construed as an admission by the Releasee that it has acted wrongfully with respect to Releasor or any other person, that it admits liability or responsibility at any time for any purpose, or that Releasor has any rights whatsoever against the Releasee.
4. This Release shall be binding upon the parties and their respective heirs, administrators, personal representatives, executors, successors and assigns. Releasor has the authority to release the Claims and has not assigned or transferred any Claims to any other party. The provisions of this Release are severable. If any provision is held to be invalid or unenforceable, it shall not affect the validity or enforceability of any other provision. This Release constitutes the entire agreement between the parties and supersedes any and all prior oral or written agreements or understandings between the parties concerning the subject matter of this Release. This Release may not be altered, amended or modified, except by a written document signed by both parties. The terms of this Release shall be governed by and construed in accordance with the laws of the State of Alaska.
5. Both parties represent they fully understand their right to review all aspects of this Release with attorneys of their choice, that they have had the opportunity to consult with attorneys of their choice, that they have carefully read and fully understand all the provisions of this Release and that they are freely, knowingly and voluntarily entering into this Release.

SIGNATURES

Signature of Releasor

Date

Printed Name of Releasor

for

Signature of Releasee

Date

Glacier View Estates, LLC

Printed Name of Releasee

NOTARY ACKNOWLEDGEMENT:

State of _____)
) ss:
Borough of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by the undersigned, _____, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

Signature

Notary Public

My Commission Expires: _____

This page intentionally left blank.

GENERAL INSTRUCTIONS

WHAT IS A RELEASE OR WAIVER AGREEMENT?

A Release of Liability Form or Waiver of Liability Form is a legal document between two parties, the Releasor or person participating in an event or activity, and the Releasee or organizer or sponsor worried about accidents occurring. By signing the Release or Waiver, the participant understands the risks involved and agrees to not sue the organizers if anything happens.

A Release or Waiver is alternatively used when an accident like a car wreck or property damage has already occurred. Instead of going through an expensive lawsuit, both parties agree to settle the dispute out of court.

WHAT SHOULD BE INCLUDED

A simple waiver of liability will identify the following basic elements:

Releasor: person who promises not to sue or take any legal action against the owner or organizer of the event or activity being attended

Releasee: owner or organizer of the event or activity who is at risk of being sued

Effective Date: when the agreement shall take effect

Event: description of event, activity, or circumstances being held

Consideration: the amount of money, promised (in)action, or something of legal value given in return for signing the Release or Waiver

Governing Law: any disagreements will be resolved using the laws of one state

OTHER NAMES

- Accident Waiver and Release of Liability Form
- Conditional and Unconditional Waiver and Release Form
- General Release
- General Mutual Release

- Legal Release Liability Waiver Form
- Release of Liability Form Release for Damage to Property
- Release Waiver Agreement
- Waiver of Liability Agreement

WHEN IS IT NEEDED

A Release or Waiver of Liability is often needed either before or after an incident occurs. Organizations or people may be concerned about being taken to court by someone who accidentally gets injured while attending an event or activity they will be sponsoring.

Without a written Release or Waiver, everyone faces the possibility of being summoned to court or dragging out a disagreement over who owes what. A Release or Waiver in writing can prevent lost time, money, and mental anguish for both parties involved.

A Release of Liability or Waiver Form may also include one of these additional provisions:

Assumption of Risk: the participant understands that the activities are inherently hazardous and dangerous yet agree to assume the risk of being injured or harmed

Insurance: the individual is responsible for their own medical, health, or life insurance

Medical Treatment: the person will not sue even if they are further injured by any medical treatment given during an emergency at the event

Modifications: any changes to the Release must be in writing

Photographic Release: the participant agrees that images or recordings can be used in connection with the event attended

Right to Attorney: everyone understands that they have the chance to consult with an attorney about the Release and are otherwise signing the Release voluntarily