

**Gwichyaa Gwich'in Tribal Government
Realty Department
P.O. Box 126
Fort Yukon, Alaska 99740
Toll Free: 1-800-478-6839
Telephone: (907)662-2779
Fax: (907)662-2222**

***Shirley Fields, Realty Director
Judy Peter, Realty Technician
Work Hours
9-5pm***

***For more information please call, or stop
by the Realty Department.***

GWICHYAA GWICH'IN TRIBAL GOVERNMENT



THE GWICHYAA GWICH'IN REALTY PROGRAM

The Realty Program is contracted by the Gwichyaa Gwich'in Tribal Government. The Realty Department provides services to restricted landowners' within the Fort Yukon Area.

**Why Write a Last Will and
Testament?**

Information enclosed!!

What is a Will?

A Last will and Testament is a written record of how a person wants his/her estate distributed after he/she has passed away.

The Gwichyaa Gwich'in Realty Department can only write wills for restricted landowners'. This document can be kept in the Gwichyaa Gwich'in Office fire-proof safe, free of charge.

If you own a Native Allotment, or Restricted Town Site Lot please call the Tribal Office to make your appointment today.

The importance of having a Last Will and Testament?

1. Anyone that owns an interest in land should write a Last Will and Testament. This is a very important document.
2. A will passes a person's property after death.
3. When a person dies intestate (without a will) it may result in restricted property being taken out of trust, or restrictions.
4. When a person dies without a will, it may result in their land going to someone other than they intended.
5. When a person dies with out a Will, their land usually gets divided among several landowners.
6. All wills are confidential and kept in the Realty Office locked in a fire proof safe.
7. After a person dies and leaves a Last Will & Testament, his/her land will be probated according to their Will.

RESTRICTED VS. UNRESTRICTED:

If you have RESTRICTED property then your Native Allotment or Town site lot is:

1. Not subject to taxation in any form.
2. The Gwichyaa Gwich'in Realty Department furnishes free management services involving leases, wills, right-of-way, appraisals, sales, and other land transactions.

3. Cannot be sold without BIA approval.
4. When a restricted land owner dies his/her land is probated by the Administrative Law Judge for the Department of the Interior.
5. Cannot be sold by the State to satisfy welfare liens.
6. Can be changed to unrestricted status at any time by application and approved by BIA. Once land is unrestricted it cannot change back to restricted.

If you have unrestricted Property:

1. Your land is taxable.
2. You can do as you please with your land without the permission forms from anyone.
3. If you want a will you have to get your own attorney. BIA, or the Tribal GGTG will not get involved with any transaction.

If you own restricted property within the Fort Yukon area and have a question or problem about your Native Allotment, or Town site lot please call the Realty Department at:

Phone No.
1-800-478-6839
907-662-2581