

SELLER'S PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between the Seller and any Buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

15 Picnic Cove

PROPERTY LOCATED AT: Deer Isle, ME 04627

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?
Pump: Yes No N/A Quantity: Yes No Unknown
Quality: Yes No Unknown

If YES to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? Yes No
IF YES: Date of most recent test: N/A Are test results available? Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
IF YES, are test results available? Yes No
What steps were taken to remedy the problem? N/A

• IF PRIVATE:

INSTALLATION: Location: Behind workshop

Installed BY: Unknown DATE of Installation: 20171025

USE: Number of Persons currently using system? 2+ (summer tenants)

Does system supply water for more than one household? Yes No Unknown

COMMENTS: Pump was replaced Aug 2016

Source of SECTION I information: Seller

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you had the sewer line inspected? Yes No If yes, what results: _____

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? N/A

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gal. 1000 Gal. Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: Right of House OR Unknown Date of Installation: 1993 +/-

Date Last Pumped: 08/2016 Name of Company Pumping Tank: Percy L. Brown & Son

Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem: N/A

Date of Last Servicing of tank: 08/2016 Name of Company Servicing Tank: Percy L. Brown & son

LEACH FIELD: Yes No Unknown

IF YES: Location: Right of House

Date of installation of leach field: ? 1993 Installed by: Brian Billings

Date of Last Servicing of leach field: N/A Name of Company Servicing leach field: N/A

Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem & what steps were taken to remedy: The plumbing pipe leading to the septic system was replaced/repaired in 2016 after a break in the line

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? Yes No

IF YES, is it available? Yes - See Office File

Is System located in a Shoreland Zone? Yes No Unknown

Is System located in a Coastal Shoreland Zone? Yes No Unknown

COMMENTS: Septic design shows a lift station/pump up system

Source of SECTION II information: Seller, Public Record

Page 1 of 3 - SPD Buyer(s) Initials _____

Seller(s) Initials ABP Wti

SECTION III. HEATING SYSTEM(S)/SOURCES(S)

Table with 5 columns: Heating System(s)/Source(s), SYSTEM 1, SYSTEM 2, SYSTEM 3, SYSTEM 4. Rows include TYPE(S), Age of system(s)/source(s), Name of company that services system(s)/source(s), Date of most recent service call, Annual consumption per system/source, Malfunction per system(s)/source(s) within past 2 years, and Other pertinent information.

Is there an oil supply line? [] Yes [X] No [] Unknown Is it buried? [] Yes [] No [] Unknown Is it sleeved? [] Yes [] No [] Unknown
Chimney(s): [X] Yes [] No If yes, lined: [] Yes [] No [X] Unknown Last Cleaned:
Is more than one heat source vented through one flue? [] Yes [X] No [] Unknown Had a chimney fire: [] Yes [] No [] Unknown
Has chimney been inspected? [] Yes [] No [X] Unknown; If Yes, when: Direct/Power Vent: [] Yes [] No [] Unknown

COMMENTS: None

Source of SECTION III information: Seller

SECTION IV. HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are there now, or have there ever been, any underground storage tanks on your property? [] Yes [] No [X] Unknown

IF YES: Are tanks in current use? [] Yes [] No [] Unknown

IF NO above: How long have tank(s) been out of service? N/A

What materials are, or were, stored in the tank(s)? N/A

Age of tank(s): N/A Size of tank(s):

Location: N/A

Have you experienced any problems such as leakage?

Are tanks registered with the Dept. of Environmental Protection? [] Yes [] No [] Unknown

If tanks are no longer in use, have tanks been abandoned according to D.E.P.? [] Yes [] No [] Unknown

COMMENTS: None

Source of information: Seller

B. ASBESTOS - Current or previously existing:

• as insulation on the heating system pipes or duct work? [] Yes [] No [X] Unknown

• in the siding? [] Yes [] No [X] Unknown • in the roofing shingles? [] Yes [] No [X] Unknown

• in flooring tiles? [] Yes [] No [X] Unknown • other: [] Yes [] No [X] Unknown

Source of information: Seller

COMMENTS: None

C. RADON/AIR - Current or previously existing:

Has the property been tested? [] Yes [] No [X] Unknown

IF YES: Date: N/A By: N/A

Results: If applicable, What remedial steps were taken?

Has the property been tested since remedial steps? [] Yes [] No [] Unknown

Are test results available? [] Yes [] No Results & Comments:

Source of information: Seller

D. RADON/WATER - Current or previously existing:

Has the property been tested? [] Yes [] No [X] Unknown

IF YES: Date: N/A By: N/A

Results: If applicable, What remedial steps were taken?

Has the property been tested since remedial steps? [] Yes [] No [] Unknown

Are test results available? [] Yes [] No Results & Comments:

Source of information: Seller

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? [] Yes [] No [] Unknown

[X] Unknown but possible due to age

IF YES, describe location and the basis for the determination: House was built 1980 +/-

Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards? [] Yes [X] No

IF YES, describe:

Are you aware of any cracking, peeling or flaking paint? [] Yes [X] No

COMMENTS: None

Source of information: Seller

Page 2 of 3 - SPD Buyer(s) Initials

Seller(s) Initials

Handwritten initials: ABP and WTI

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL: [] Yes [] No [x] Unknown
LAND FILL: [] Yes [] No [x] Unknown
RADIOACTIVE MATERIAL: [] Yes [] No [x] Unknown

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V. GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private way, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? [x] Yes [] No [] Unknown

IF YES: Explain: ROW to Access, Restrictive Covenant - No commercial use (see Deed) - Road

What is your source of information: Seller, Deed, Association fee

Are there any tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront? [] Yes [x] No [] Unknown

IF YES: Explain: Forest Management and Harvest Plan available? [] Yes [] No [] Unknown

Is this house currently covered by a flood insurance policy? [] Yes [x] No [] Unknown

Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type:

Year Principal Structure Built: 1980 +/- What year did Seller acquire property? 2013

Roof: Year Shingles/Other Installed: Unknown

Water, moisture or leakage: None Known

Comments: None

Foundation/Basement: Sump Pump: [] Yes [x] No [] Unknown

Water, moisture or leakage since you owned the property: [] Yes [x] No [] Unknown

Prior water, moisture or leakage? [] Yes [] No [x] Unknown

Mold: Has the property ever been tested for mold? [] Yes [] No [x] Unknown

If YES, are test results available? [] Yes [] No

Electrical: [] Fuses [x] Circuit Breaker [] Other: [] Unknown

Has all or a portion of the property been surveyed? [] Yes [] No [x] Unknown

If YES, is the survey available? [] Yes [] No

Manufactured Housing: Mobile Home - [] Yes [] No [] Unknown

Modular - [] Yes [] No [] Unknown

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: See Section VI below

Source of SECTION V information:

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: [] Yes [] No

SECTION VI. ADDITIONAL INFORMATION

Some rot noted, some electrical updating needed (seller is working on this), roof will need to be replaced in near future but seller has not experienced leaking in the home, garage has water stains on ceiling and around skylight. For additional information, please request a copy of the home inspection report by Perkins from October, 2017

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

Arthur Berlin, POA

10/27/2017

106B4990AC904EF...

SELLER

DATE

DocuSigned by

Nicola Ingram, by POA

W. Ingram

10/26/2017

139DD292D8414CE...

SELLER

DATE

William T. Ingram II

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER

DATE

BUYER

DATE



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Nicola Ingram, by POA, William T. Ingram II (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 15 Picnic Cove, Deer Isle,

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (check one)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check one below):

Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Arthur Berlin, POA 10/27/2017

Seller Nicola Ingram, by POA 10/26/2017

Buyer _____ Date _____


Seller William T. Ingram 10/26/2017

Buyer _____ Date _____

Seller Rhonda L. Mitchell 10/26/2017

Agent Morgan O. Eaton _____ Date _____

Agent Rhonda Mitchell/Morgan Eaton _____ Date _____

 **Maine Association of REALTORS®/Copyright © 2017.**
All Rights Reserved. Revised 2017.

REALTOR®
The Island Agency, PO Box 543, 86 Main St. Stonington ME 04681
Rhonda Mitchell

Phone: 207-460-2012 Fax: _____

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com





OR BK 6159 PGS 171 - 174 12/17/2013 03:05:52 PM
 INSTR # 2013021314 JULIE A. CURTIS
 HANCOCK COUNTY, ME REGISTER OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM T. INGRAM, II AND NICOLA INGRAM, CO-EXECUTORS OF THE ESTATE OF JUDITH A. INGRAM, of Media, Pennsylvania, in consideration of one dollar and other valuable considerations paid by William T. Ingram, II and Nicola Ingram, whose mailing address is 10 Spring Oak Circle, Media PA 19063, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey to WILLIAM T. INGRAM, II and NICOLA INGRAM, their heirs and assigns forever with WARRANTY COVENANT, all those certain four (4) lots or parcels of land with the improvements thereon erected situate in Deer Isle, County of Hancock and State of Maine, and bounded and described as follows:

Lot #1

MAINE REAL ESTATE
TRANSFER TAX PAID

Beginning at the shore, on West side of "Narrows", so called, at Southeast Harbor, at an iron bolt in ledge; thence South 10° West by the shore, thirty-six (36) feet; thence South 59° West, by the shore two hundred and fourteen (214) feet more or less to a bolt in rock; thence North 18 ½° West by land of grantors three hundred and forty-two (342) feet to "Picnic Cove Road", so called, to an iron bolt in rock; thence easterly by said road two hundred and ten (210) feet more or less to an iron bolt in rock; thence South 31 ½° West by land of grantors seventy-nine (79) feet to an iron bolt in rock; thence South 59 ½° East one hundred and fifty-nine (159) feet by land of grantors to place of beginning, together with all shore and flats adjacent to said premises as determined by the laws of the State of Maine.

Together with a right of way running from said property by now existing road to the State Highway, and to be used in common with the grantors herein, their heirs and assigns, and the grantees herein, and their heirs and assigns.

It is agreed that this property is not to be used by present or any subsequent buyers for any commercial purpose.

It is also agreed that the buyers shall have a first refusal of the lot of land being a part of the Northern boundary of said mentioned land and extending to the "Picnic Cove Road". The buyers shall have at least a ten day notice before any sale of said lot.

Being the same land deeded to William T. Ingram, Jr. and Judith A. Ingram, his wife, by Gregory W. Merchant and Laura T. Merchant, his wife and recorded in Hancock County Registry of Deeds Book 1138, Page 359.

Lot #2

Beginning at the shore, on West side of "Narrows", so called, at Southeast Harbor, at an iron bolt in rock; this being the Southwesterly corner of land of Grantee; thence South $73 \frac{1}{2}$ West, by land of Robert and Arlene Tedford two hundred and twenty-seven (227) feet to an iron bolt in a large rock; thence North $19 \frac{1}{2}$ West by land of Grantors three hundred and forty (340) feet to Picnic Cove Road, so called, at Twin Spruce trees and iron bolt in rock; thence Southeasterly by said Picnic Cove Road two hundred and thirty-three (233) feet more or less to an iron bolt in rock; being the Northwest corner of land of said Grantee; thence S. $18 \frac{1}{2}$ E. by land of Grantee three hundred and forty-two (342) feet to the place of beginning.

It is agreed that this property is not to be used by present or any subsequent buyers for any commercial purpose.

Being the same land deeded to William T. Ingram, Jr. and Judith A. Ingram, his wife, by Gregory W. Merchant and Laura T. Merchant, his wife and recorded in Hancock County Registry of Deeds Book 1210, Page 52.

Lot #3

Beginning at an iron bolt on the South side of "Picnic Cove Road", so called; being the Northeast corner of land of William T. Ingram, Jr. And Judith A. Ingram; thence South thirty-one and one-half degrees West (S. $31 \frac{1}{2}$ W.) by land of William and Judith Ingram seventy-nine feet (79') to an iron bolt in rock; thence South fifty-nine and one-half degrees East (S. $59 \frac{1}{2}$ E.) by land of William and Judith Ingram one hundred and fifty-nine (159') feet to an iron bolt at the shore on the West side of "Narrows", so called, at Southeast Harbor; thence Northerly by the shore sixty-five (65) feet to an iron bolt in rock at the shore; thence Westerly by the land of Thomas L. And Yolanda P. Collins one hundred and fifty-two (152) feet more or less to the place of beginning, together with all shore and flats adjacent to said premises as determined by the laws of the State of Maine.

It is agreed that the Grantors and Grantees are both to have a right of way by the now existing "Picnic Cove Road" to their adjoining properties; and further that Gregory W. Merchant and Laura T. Merchant of Deer Isle, County of Hancock, State of Maine, are to have a right of way to the shore by the same now existing "Picnic Cove Road".

It is also agreed that this property is not to be used by present or any subsequent buyers for any commercial purpose.

Being the same land deeded to William T. Ingram, Jr. and Judith A. Ingram, his wife, by Thomas L. Collins and Yolanda P. Collins, husband and wife and recorded in Hancock County Registry of Deeds Book 1329, Page 372.

Lot #4

Beginning at an iron bolt in a large boulder at the Northwesterly corner of land of Robert E. and Arline T. Tedford and at the Southwesterly corner of land of these Grantees, William T. Ingram, Jr. and Judith A. Ingram, and at land of these Grantors; thence S. 53 deg. - 17 min. W., 229.58 ft. but always following land of these Grantors to an iron pipe in the ground; thence N. 38 deg. - 34 min. W., 286.37 ft. but always following land of these Grantors to an iron rod in the ground at or near the Southerly sideline of the private road known as Huckleberry Point Road, said road being located N. 42 deg. - 19 min. E., 64.88 ft. from an iron bolt in a large boulder; thence N. 47 deg. - 04 min. E., 53.14 ft. but always following the sideline of said road to an angle; thence N. 35 deg. - 00 min. E., 48.83 ft. but always following the sideline of said road to an angle; thence N. 9 deg. - 21 min. E., 86.15 ft. but always following the sideline of said road to an angle; thence N. 19 deg. - 34 min. E., 44.60 ft. but always following the sideline of said road to an angle; thence N. 48 deg. - 28 min. E., 46.75 ft. but always following the side line of said road to an angle; thence S. 71 deg. - 14 min. E., 66.67 ft. but always following the sideline of said road and the sideline of the Picnic Cove Road to a spike at the base of large twin spruces at the land of these Grantees, William T. Ingram, Jr., and Judith A. Ingram; thence S. 21 deg. - 39 min. E., 334.99 ft. but always following land of said Ingrams to the place of beginning, containing 2.2 acres more or less and the courses refer to Magnetic North.

Together with a right-of-way, for all purposes of a way, including vehicular and pedestrian traffic, leading from said property by now existing road to the State Highway Route 15, said road to be used in common with the Grantors, herein, their heirs and assigns, the Grantees, their heirs and assigns, and all others of record whom may now have or hereafter acquire similar rights thereto.

It is agreed that this property is not to be used by present or any subsequent owner for any commercial purpose.

Being the same premises described and conveyed in a Deed from Caroline M. Donovan and Charlotte T. Bishop to William T. Ingram, Jr. and Judith A. Ingram and recorded in Hancock County Registry of Deeds, Book 1726, Page 32.

Said four lots being the same premises described as conveyed in a Deed from William T. Ingram, Jr. and Judith A. Ingram, his wife, to William T. Ingram, Jr. and Judith A. Ingram, husband and wife, as equal tenants in common dated July 22, 1996 and recorded in Hancock County, Maine in Book 2582, page 326, etc.

And William T. Ingram, Jr. having died August 20, 2001, a resident of Delaware County, Pennsylvania, leaving a Last Will dated June 6, 1989, duly admitted to probate to No. 23-01-287 wherein and whereby he did, by Item Fourth, give the residue of his estate to his wife, Judith A. Ingram, and did, by Item Eleventh, nominate and appoint his wife, Judith A. Ingram and his children, Nocola J. Ingram and William T. Ingram, II, to be Executors, and Nicola J. Ingram and William T. Ingram, II, did renounce their appointment as Co-Executors as a consequence of which Judith A. Ingram qualified as sole Executrix.

And the said Judith T. Ingram having died April 18, 2012 and having her Last Will and Testament dated May 8, 2006. On April 20, 2012, an estate was raised at the Office of the Register of Wills of Delaware County, Pennsylvania under file number 23-12-0904, and Nicola J. Ingram and William T. Ingram II were duly qualified as Co-Executors.

And on July 29, 2013 a Notice of Appointment of Domiciliary Foreign Personal Representative for Nicola J. Ingram and William T. Ingram, II, Co-Executors was filed with the Hancock County Probate Court under docket number 2013-237.

To have and to hold the afore-granted and bargained premises with all the privileges and appurtenances thereof to the said Judith A. Ingram, her heirs and assigns, to their own use and behoof forever.

Transfer is tax exempt transfer which passes under Will.

And we do covenant with the said Grantees as aforesaid that we are lawfully seized in fee of the premises, and that they are free of all encumbrances; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns against the lawful claims and demands of all persons.

In Witness Whereof, we, the said William T. Ingram, II and Nicola J. Ingram, Co-Executors of the Estate of Judith A. Ingram, as Grantors and relinquishing and conveying all rights by descent and otherwise and all other rights in the above described premises, have hereunto set my hand and seal this 26 day of November, A. D., in the year of Our Lord, Two Thousand and Thirteen (2013).

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

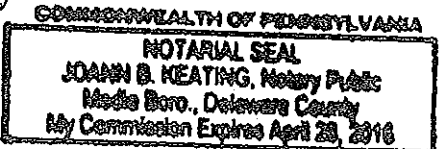
Cynthia C. Bolewski
Deborah M. Dawkins

William T. Ingram (SEAL)
WILLIAM T. INGRAM, II
Nicola J. Ingram (SEAL)
NICOLA J. INGRAM

STATE OF PENNSYLVANIA
Delaware County ss.

Personally appeared the above named William T. Ingram, II and Nicola J. Ingram and acknowledged the foregoing instrument to be their free act and deed.

Before me, Joann B. Neating
Notary Public



SEAL

E/Rd: Beatty Lincke
334 W Front St
Media, PA 19063

(4) #5
IN