

Map 37
Lot 33

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.

57 Old Ferry Road

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: 2003 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? Bentonite (clay) present. Sediment filter installed by Norlens

• IF PRIVATE:

INSTALLATION: Location: Behind House

Installed BY: Knowlton Wells DATE of Installation: 1964 +/-

USE: Number of Persons currently using system? 2

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

COMMENTS: Filter needs to be changed every couple months

Source of SECTION I information:

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: Northeast of House OR Unknown Date of Installation: 1960s +/-

Date Last Pumped: 20180413 Name of Company Pumping Tank: _____

Have you experienced any malfunctions? Yes No

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

Date of Last Servicing of tank: N/A Name of Company Servicing Tank: N/A

LEACH FIELD: Yes No Unknown

IF YES: Location: Northeast of House

Date of installation of leach field: Unknown Installed by: Unknown

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

Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem & what steps were taken to remedy: N/A

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? _____

Is System located in a Shoreland Zone? Yes No Unknown

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

COMMENTS: Septic was present when sellers purchased. No problems experienced

Source of SECTION II information: Seller

2018 Page 1 of 3 - SPD Seller (s) Initials

Seller (s) Initials Buyer (s) Initials GVP SCB

PROPERTY LOCATED AT 57 Old Ferry Road, Deer Isle, ME 04627

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Hot Air	Wood Stove		
Age of system(s)/source(s)	14 +/- Years			
Name of company that services system(s)/source(s)	Elmer B. Eaton & Son			
Date of most recent service call	Oct, 2016			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	1000 Gals Propane			
Malfunction per system(s)/ source(s) within past 2 years	None			
Other pertinent information				

Are there fuel supply lines? Yes No Unknown Are any buried? Yes No Unknown Are all sleeved? Yes No Unknown
 Chimney(s): Yes No If yes, lined: Yes No Unknown Last Cleaned: 2006
 Is more than one heat source vented through one flue? Yes No Unknown Had a chimney fire: Yes No Unknown
 Has chimney been inspected? Yes No Unknown; If Yes, when: 2006 Direct/Power Vent: Yes No Unknown
 COMMENTS: Heat kept at 55 during winter months
 Source of SECTION III information:

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 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): N/A
 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 Unknown Ceilings? Yes No Unknown
 • in the siding? Yes No Unknown • in the roofing shingles? Yes No Unknown
 • in flooring tiles? Yes No Unknown • other: _____ Yes No Unknown
 COMMENTS: None
 Source of information: Seller
- C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: N/A By: N/A
 Results: N/A 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 Unknown
 IF YES: Date: N/A By: N/A
 Results: N/A If applicable, What remedial steps were taken? N/A
 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
 Unknown but possible due to age
 IF YES, describe location and the basis for the determination: _____
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards? Yes No
 IF YES, describe: N/A
 Are you aware of any cracking, peeling or flaking paint? Yes No
 COMMENTS: Some minor peeling paint on exterior
 Source of information: Seller

2018

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Buyer's
 Seller(s) Initials

Seller's
 Buyer(s) Initials

DS DS
 [Signature]

PROPERTY LOCATED AT **57 Old Ferry Road, Deer Isle, ME 04627**

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL: Yes No Unknown
- LAND FILL: Yes No Unknown
- RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: _____

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? Yes No Unknown

IF YES: Explain: **ROW David Webb, ROW abutters, Utility Easement/ROW to Shore Access - See Deed**

Is access by means of a non-public way? Yes No Unknown If YES, who is responsible for maintenance? _____

What is your source of information: **Seller, Deed**

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 No Unknown

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

- Is this house currently covered by a flood insurance policy? (not a determination of flood zone) Yes No Unknown
- Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: **None - Propane Tank is Owned**
- Year Principal Structure Built: **1789** What year did Seller acquire property? **2003**
- Roof: Year Shingles/Other Installed: **All Roofs replaced since 2005**

Water, moisture or leakage: **None**

Comments: **None**

Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____

- Water, moisture or leakage since you owned the property: Yes No Unknown Comments: _____
- Prior water, moisture or leakage? Yes No Unknown Comments: _____

- Mold: Has the property ever been tested for mold? Yes No Unknown If YES, are test results available? Yes No

- Electrical: Fuses Circuit Breaker Other: _____ Unknown

- Has all or a portion of the property been surveyed? Yes No 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: **None Known**

Source of SECTION V information: **Seller**

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

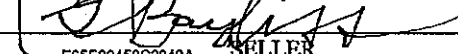
ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

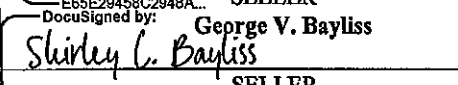
SECTION VI. ADDITIONAL INFORMATION

Workshop has wood stove, studio #1 has wood stove, studio #2 has monitor heater . Studio has new windows.

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.


 DocuSigned by: _____
 E65E29458C2948A...
 SELLER
 George V. Bayliss


 DocuSigned by: _____
 E65E29458C2948A...
 SELLER
 Shirley C. Bayliss

 DATE
 4/20/2018

 DATE
 4/20/2018

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 George V. Bayliss, Shirley C. Bayliss (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 57 Old Ferry Road, 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

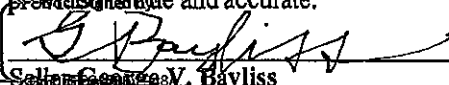
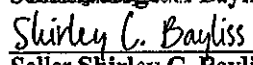
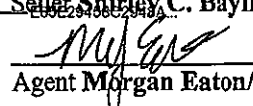
Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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.

	4/20/2018		
Seller George V. Bayliss	Date	Buyer	Date
	4/20/2018		
Seller Shirley C. Bayliss	Date	Buyer	Date
	4/17/2018		
Agent Morgan Eaton/Rhonda Mitchell	Date	Agent	Date



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QUITCLAIM DEED WITH COVENANT

Nathan T. Pitts, having a mailing address of HCR 72 Box 99A, Cherryfield, Maine 04622, for consideration paid, grants to **George V. Bayliss** and **Shirley C. Bayliss**, having a mailing address of 213 Royal Avenue, Wyncote, PA 19095, as joint tenants, with Quitclaim Covenant, a certain lot or parcel of land together with any structures and improvements thereon situated on the southeasterly side of the Old Ferry Road in **Deer Isle, Hancock County, Maine**, being Second Lot and a portion of First Lot conveyed by deed from Edgar T. Pitts to Nathan T. Pitts dated January 4, 1999 and recorded in the Hancock County Registry of Deeds in Book 2798, Page 63 which are bounded and described as follows:

MAINE REAL ESTATE
TRANSFER TAX PAID

Beginning at a 5/8 inch iron rod marked "Survey Marker Do Not Disturb R.E. Chadbourne PLS 1125" set on the southeasterly sideline of the Old Ferry Road, said road being described as three rods wide as laid out by the town of Deer Isle on March 5, 1866, at the northeasterly corner of land of Phyllis Manley as described in the deed dated July 12, 1993, recorded at the Hancock County Registry of Deeds in book 2123, page 138; thence, South 69°-21'-51" East, 161.04 feet by said land of Manley to a 5/8 inch iron rod marked "Survey Marker Do Not Disturb R.E. Chadbourne PLS 1125"; thence, South 80°-25'-31" East, 98.82 feet by said land of Manley to a 5/8 inch iron rod marked "Survey Marker Do Not Disturb R.E. Chadbourne PLS 1125"; thence, South 75°-25'-31" East, 195.19 feet by said land of Manley to a 5/8 inch iron rod marked "Survey Marker Do Not Disturb R.E. Chadbourne PLS 1125" set at land of David E. Webb as described in the deed dated October 23, 1957, recorded at said Registry of Deeds in book 807, page 175; thence, North 8°-07'-14" West, 268.39 feet by said land of David E. Webb to a 1 inch iron rod found and other land now or formerly of Nathan T. Pitts, the Grantor herein; thence, South 65°-01'-40" West, 140.88 feet by said other land now or formerly of the Grantor herein, to a 5/8 inch iron rod marked "Survey Marker Do Not Disturb R.E. Chadbourne PLS 1125"; thence, North 38°-14'-51" West, 175.94 feet by said land now or formerly of the Grantor herein, to a 5/8 inch iron rod marked "Survey Marker Do Not Disturb R.E. Chadbourne PLS 1125" set on the southeasterly sideline of the Old Ferry Road as described in the 1847 layout by the Hancock County Commissioners filed in volume 4, page 166; thence, South 48°-02'-58" West, 133.90 feet by said Old Ferry Road as laid out by

the County Commissioners, to a 5/8 inch iron rod marked "Survey Marker Do Not Disturb R.E. Chadbourne PLS 1125" set at the southeasterly sideline of the Old Ferry Road as as laid out by the town of Deer Isle on March 5, 1866; thence, southwesterly, an arc distance of 128.44 feet by said last mentioned Old Ferry Road, and by a circular curve deflecting to the left, to a point of Tangent, the chord of said curve bears South 26°-43'-55" West, 127.76 feet, having a radius point 359.55 feet southeasterly; thence, South 16°-29'-53" West, 19.26 feet by said Old Ferry Road, to the point of beginning. Containing 83,190 square feet, or 1.9 acres.

TOGETHER WITH all right, title and interest of the Grantor herein, in and to the land extending to the centerline of the travelled way of said Old Ferry Road, normal to and adjoining the above described premises. SUBJECT TO any right which the public, the Town of Deer Isle, and the State of Maine may have in and to said land for Highway purposes.

TOGETHER WITH a right of way as appurtenant to the premises described in the deed of Doris S. Knowlton to Elizabeth Pitts dated April 1, 1958, recorded at the Hancock County Registry of Deeds in book 813, Page 453, one (1) rod in width extending over and across land of Phyllis Manley, northwesterly along the above described premises, being the line of land formerly of Charles H. Scott, to the highway, to be used in common by all persons lawfully entitled to similar rights therein, bounded and described as follows:

Beginning at a 5/8 inch iron rod marked "Survey Marker Do Not Disturb R.E. Chadbourne PLS 1125" set on the southeasterly sideline of the Old Ferry Road, said road being described as three rods wide as laid out by the town of Deer Isle on March 5, 1866, at the northeasterly corner of land of Phyllis Manley as described in the deed dated July 12, 1993, recorded at the Hancock County Registry of Deeds in book 2123, page 138; thence, South 69°-21'-51" East, 161.04 feet by the boundary line between the above described premises and said land of Manley to a 5/8 inch iron rod marked "Survey Marker Do Not Disturb R.E. Chadbourne PLS 1125"; thence, South 80°-25'-31" East, 16.66 feet by the boundary line between the above described premises and said land of Manley; thence, South 17°-38'-09" West, 2.34 feet to a point of curve; thence, southwesterly, an arc distance of 26.78 feet by a circular curve deflecting to the right, to a point of tangent, the chord of said curve bears South 64°-08'-09" West, 23.94 feet having a radius point 16.50 feet northwesterly; thence, North 69°-21'-51" West, 159.85 feet, to the southeasterly sideline of said Old Ferry Road; thence, North 16°-29'-53" East, 16.54 feet, to the point of beginning.

SUBJECT TO a right of way as described in the deed of Grace A. Fletcher, et al., to David E. Webb dated October 23, 1957, recorded at the Hancock County Registry of Deeds in book 807, page 175, one (1) rod in width, bounded and described as follows:

Beginning at a 5/8 inch iron rod marked "Survey Marker Do Not Disturb R.E. Chadbourne PLS 1125" set at land of Phyllis Manley as described in the deed dated July

12, 1993, recorded at the Hancock County Registry of Deeds in book 2123, page 138, said point of beginning being 161.04 feet, South 69°-21'-51" East of an iron rod set on the southeasterly sideline of the Old Ferry Road; thence; North 17°-38'-09" East, 82.50 feet; thence, South 69°-10'-25" East, 6.71 feet generally by an old stonewall, to a corner in said stonewall; thence, North 60°-17'-39" East, 250.04 feet generally by said stonewall and the trace remains of said stonewall, to a 1 inch iron rod found at the northwesterly corner of said land of David E. Webb as described in the deed dated October 23, 1957, recorded at the Hancock County Registry of Deeds in book 807, page 175; thence, South 8°-07'-14" East, 17.74 feet by said land of David E. Webb; thence, South 60°-17'-39" West, 246.95 feet; thence, South 17°-38'-09" West, 66.07 feet, to said land of Phyllis Manley; thence, North 80°-25'-31" West, 16.66 feet by said land of Manley, to the point of beginning.


SUBJECT TO a 20 foot wide utility pole line easement to New England Telephone and Telegraph Company dated February 2, 1943, recorded in the Hancock County Registry of Deeds at book 690, page 210.

Reference is made to the plan entitled "Plan Showing A Standard Boundary Survey For Nathan T. Pitts" dated November 3, 2002 by Rodney E. Chadbourne, Professional Land Surveyor 1125.

Bearings refer to the 1995 magnetic meridian. Based on solar observation of astronomic north, the declination is 18°-12' west.

TOGETHER WITH a right of way for all purposes of a way, beginning at a point on the existing centerline of the Ferry Road, so-called, leading northerly from State Route 15. Said point further being located 740 feet, more or less, as measured northerly along said centerline from its intersection with the easterly extension of the most southerly bound of the land of the Grantor herein located on the northwesterly side of the Ferry Road conveyed to the Grantor herein as FOURTH LOT in a deed from Edgar T. Pitts dated January 4, 1999 and recorded at Hancock County Registry of Deeds in Book 2798, Page 63; thence northwesterly from the point of beginning and at a right angle to said centerline 38 feet; thence northeasterly at a right angle to the previously described line 219 feet to the top of the bank; thence continuing on the same course 81 feet to the low water mark of Eggmoggin Reach; thence continuing on the same course to the northeasterly bound of the Grantor; thence southeasterly by the low water mark of Eggmoggin Reach and the northeasterly bound of the Grantor 38 feet; thence northwesterly and parallel to the northwesterly bound of said strip 300 feet to the point of beginning. Meaning and intending to convey an easement strip 38 feet in width and 300 feet in length. The foregoing right of way is subject to the rights therein granted to Bangor Hydro-Electric Company by deed of Elizabeth Pitts dated May 6, 1988 and recorded in the Hancock County Registry of Deeds in Book 1692, Page 150.

In witness whereof the Grantor herein has set his hand and seal this 6 day of February, 2003.



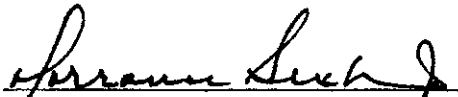
Nathan T. Pitts

State of Maine

Hancock County

February 6, 2003

Personally appeared the above named Nathan T. Pitts and acknowledged before me the foregoing instrument to be his free act and deed.



Dorrance Sexton, Jr., Attorney-at-Law

HANCOCK COUNTY