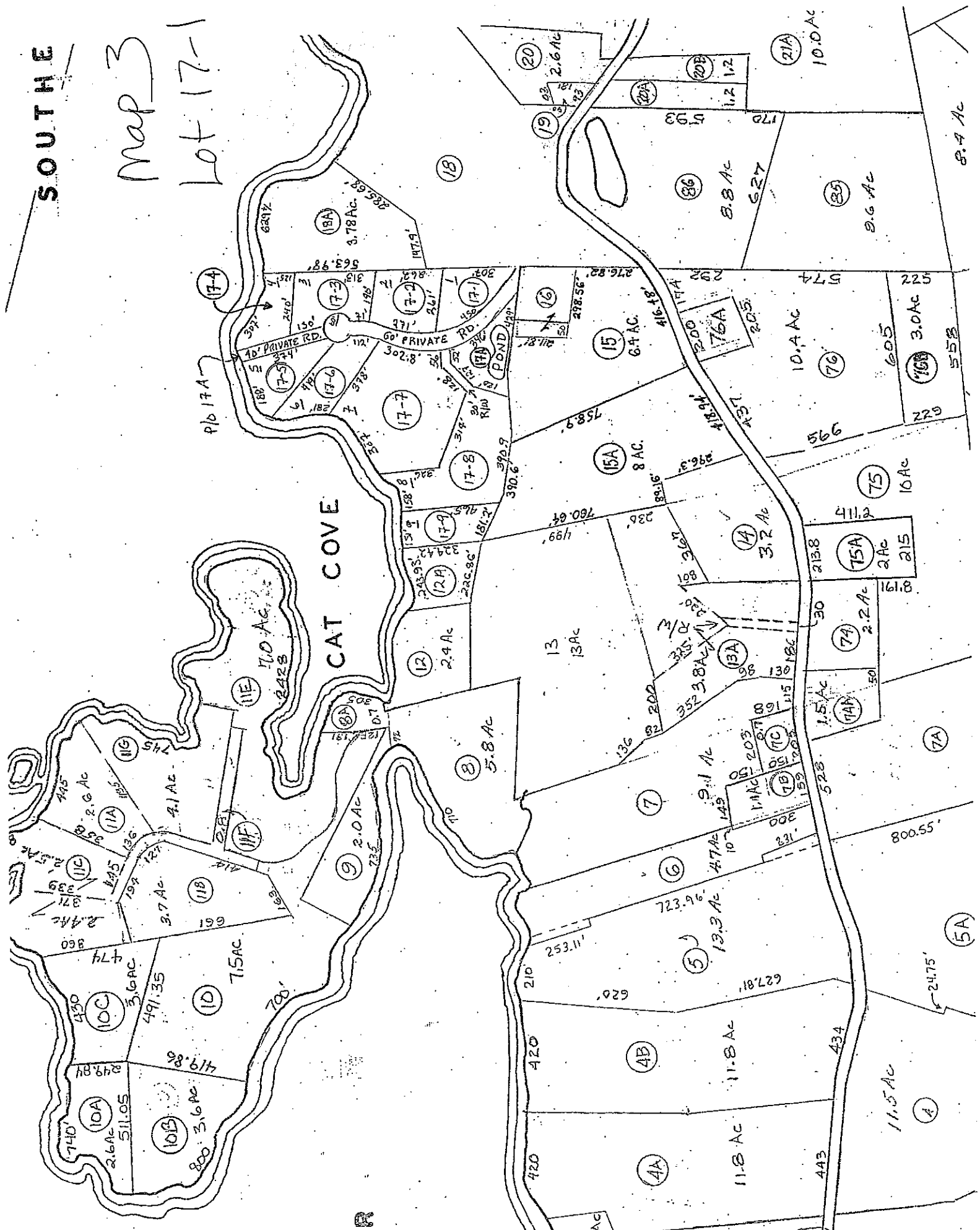


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Map 3
Lot 17-1

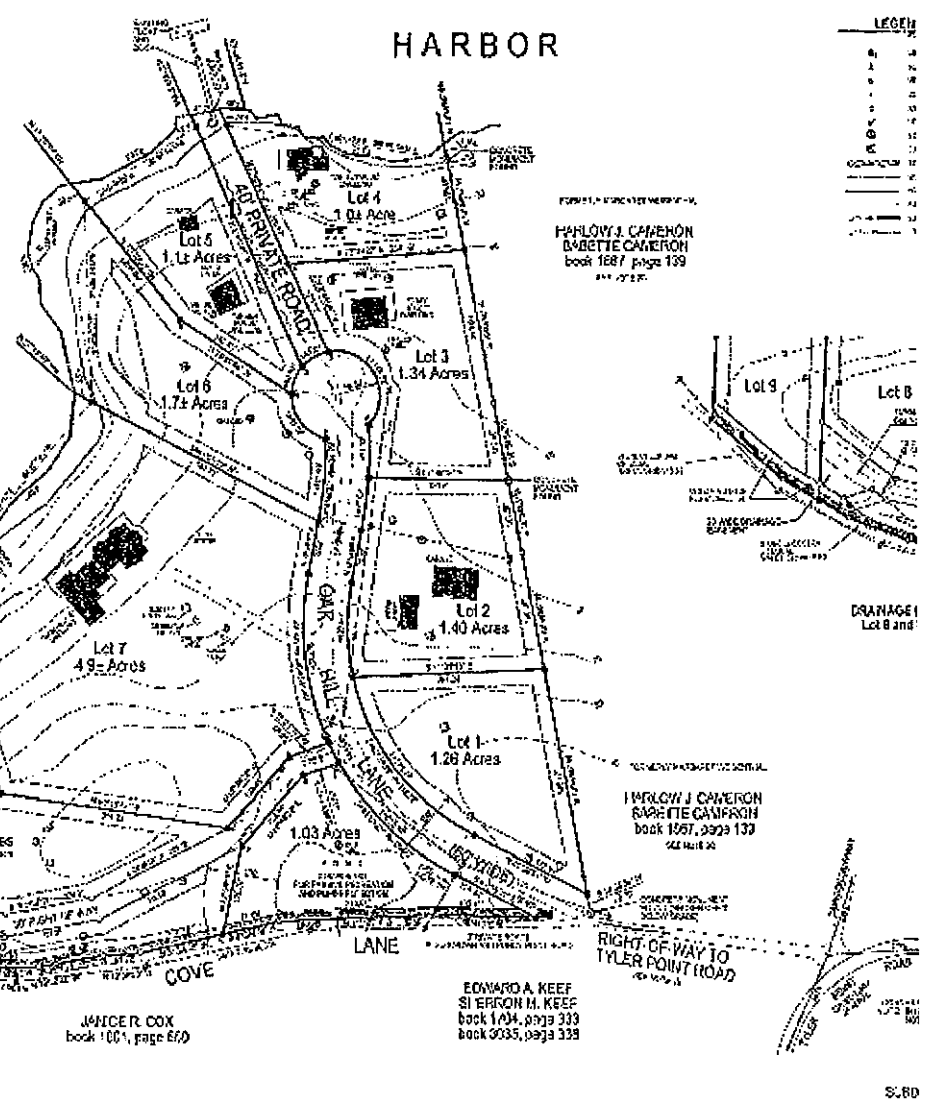


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BOOK

SOUTHEAST
 PLANNED DEVELOPMENT



LEGEND

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HARLOW J. CAMERON
BARBETTE CAMERON
 book 1887, page 139

KAREN HANISH
JEROME COVRAN
 book 3005, page 216

HARLOW J. CAMERON
BARBETTE CAMERON
 book 1887, page 139

JANICE R. COX
 book 1001, page 670

EDWARD A. KEEF
SIERRON M. KEEF
 book 1434, page 333
 book 2035, page 333

RIGHT-OF-WAY TO TYLER POINT ROAD

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.

23 Oak Hill Lane

PROPERTY LOCATED AT: Stonington, ME 04681

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: _____ 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: West of House

Installed BY: William & Taplin DATE of Installation: 2004

USE: Number of Persons currently using system? 2

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

COMMENTS: It is unknown if the water has been tested. Seller is PR of the Estate and does not have any records on water testing

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: Unknown

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: NE Corner of house OR Unknown Date of Installation: 2004

Date Last Pumped: Unknown Name of Company Pumping Tank: Unknown

Have you experienced any malfunctions? _____ Yes No

If yes, give the date and describe the problem: _____

Date of Last Servicing of tank: _____ Name of Company Servicing Tank: _____

LEACH FIELD: _____ Yes No Unknown

IF YES: Location: South of House

Date of installation of leach field: 2004 Installed by: City Line Sand & Gravel

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: 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: None

Source of SECTION II information: Seller

2018 Page 1 of 3 - SPD Seller(s) Initials DS TW Buyer(s) Initials _____

The Island Agency, PO Box 543, 86 Main St. Stonington ME 04681

Phone: 207-460-2012

Fax: _____

Estate of Barry

Rhonda Mitchell

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

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Oil hot water			
Age of system(s)/source(s)	2004			
Name of company that services system(s)/source(s)	Ray Weed Plumbing			
Date of most recent service call	Unknown			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	Unknown			
Malfunction per system(s)/source(s) within past 2 years	Unknown			
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: _____
 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: _____ 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 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): _____ 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: _____ 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: _____ 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

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: _____

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

COMMENTS: None

Source of information: Seller

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

OTHER: _____

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: Homeowner's Association, By-Laws, Restrictive Covenant In Place, ROW to access property

Is access by means of a non-public way? [X] Yes [] No [] Unknown If YES, who is responsible for maintenance? Shared - Fees

What is your source of information: Seller

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 [X] 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: Unknown
Year Principal Structure Built: 2004 What year did Seller acquire property? 2005
Roof: Year Shingles/Other Installed: 2004

Water, moisture or leakage: None visually detected

Comments: None

Foundation/Basement: Sump Pump: [] Yes [X] No [] Unknown Comments:

- Water, moisture or leakage since you owned the property: [] Yes [] No [X] Unknown Comments:
Prior water, moisture or leakage? [] Yes [X] No [] Unknown Comments:
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 [X] No [] Unknown Modular - [X] 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 [X] No

SECTION VI. ADDITIONAL INFORMATION

Interior of house completely repainted 2018. New carpeting installed on stairs and 2nd floor 2018

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. 5/17/2018 11:24:09 AM PDT

Todd Whitaker
D3982561EC4048D... SELLER
Todd Whitaker, PR Est. of Barry Grafton Whitaker

DATE

SELLER

DATE

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



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Page 3 of 3 - SPD



QUITCLAIM DEED with Covenant

KNOW ALL BY THESE PRESENTS that **LUAN H. WHITAKER**, of Stonington, Maine, for consideration paid, grants to **BARRY G. WHITAKER**, whose mailing address is 23 Oak Hill Lane, Stonington, Maine 04681, with **Quitclaim Covenant**, the land, together with any improvements thereon, in Stonington, Hancock County, State of Maine, more particularly described as follows:

Lot 1 as shown on a plan entitle "Final Subdivision Plan Showing a Standard Boundary Survey of OAK HILL ESTATES, Cat Cove Lane—of the Tyler Point Road—Oceanville, Stonington, Hancock County, Maine" approved by the Stonington Planning Board and recorded in the Hancock County Registry of Deeds Registry of Deeds in File 30, Number 155. Also granting an easement for the use and maintenance of utility poles and overhead wires that presently provide electricity and telephone service to the above described lot and every part thereof along Oak Hill Lane as shown on said plan in common with others having rights therein. Together with a right of way, for all purposes of a way in common with others, 12½ feet in width as described in a certain agreement by and between Margaret Wiesenthal and Ralph H. MacKinnon and Dorothy H. MacKinnon dated September-21, 1970, and recorded in said Registry in Book 1105, Page 704.

Together with a right of way, for all purposes of a way, including installation, maintenance and repair of utility services, as defined in 33 MRSA §458, sixty (60) feet in width, denominated "Oak Hill Lane" as shown on said Plan.

Together with a right of way, for all purposes of a way, including installation, maintenance and repair of utility services, as defined in 33 MRSA §458, forty (40) feet in width, denominated as "40' Private Road as shown on said Plan.

This conveyance is subject to the conditions and restrictions as set forth in a deed of Suzanne Rares, Trustee of the Suzanne Rares Revocable Trust to the Grantor and Grantee herein dated September 11, 2005, and recorded in said Registry in Book 4300, Page 147.

Being the same premises as conveyed by deed of said Suzanne Rares Revocable Trust to the Grantor and Grantee herein dated September 11, 2005, and recorded in said Registry in Book 4300, Page 147.





MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following customer-level services:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee **may not** act as your agent. As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements create a client-agent relationship between you and the licensee. As a client you can expect the licensee to provide the following services, in addition to the basic services required of all licensees listed above:

Below are the services you can expect from a licensee representing you as a client:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES --- WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

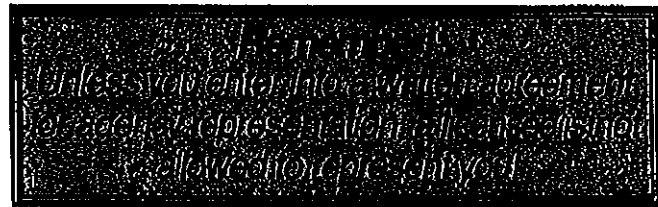
- ✓ The company and all of its affiliated licensees represent you as a client (called "single agency");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "appointed agency"); or
- ✓ The company may offer limited agent level services as a disclosed dual agent.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations, a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called disclosed dual agency. The possibilities and consequences of dual agency representation must be explained to you by the licensee. **Both the buyer and the seller must consent to this type of representation in writing.**

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party. Also, a dual agent may not be the advocate for either party and cannot negotiate for nor advise as to the price or terms of the transaction.

THIS IS NOT A CONTRACT



It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
The Island Agency
Company/Agency

MREC Form#3 09/2011

To check on the license status of the real estate brokerage company or affiliated licensees go to www.maine.gov/professionallicensing.
Inactive licensees may not practice real estate brokerage.