

Notes:  
Bearings shown hereon are magnetic and adjusted to an observed bearing taken at the site November, 2005.

All Book and Page numbers refer to Frazee County Registry of Deeds.

All 3/4" Iron Pins are capped and stamped with W. Allen #15 2097 or Allen-Bradley 1-55097.

Subject parcel is shown on Deer Isle Tax Map 35 Lot 17.

Bearings shown hereon are subject to a split line easement recorded in Book 1283, Page 208 at the Frazee County Registry of Deeds.

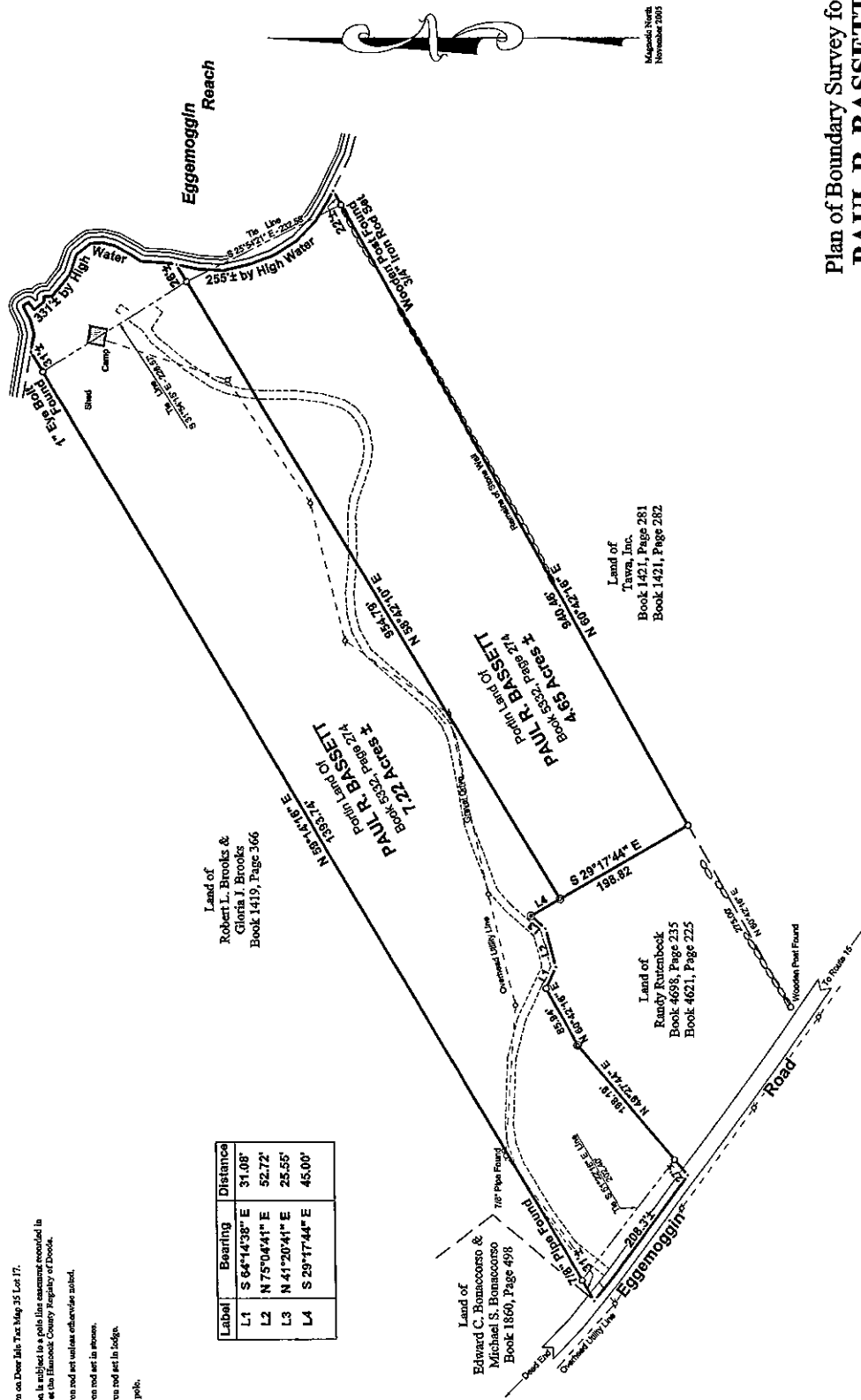
○ Ditches 3/4" Iron not set unless otherwise noted.

⊙ Ditches 3/4" Iron not set in snow.

⊙ Ditches 3/4" Iron not set in bodge.

⊙ Ditches utility pole.

Label	Bearing	Distance
L1	S 64°14'38" E	31.08'
L2	N 75°04'41" E	52.72'
L3	N 41°20'41" E	25.55'
L4	S 29°17'44" E	45.00'



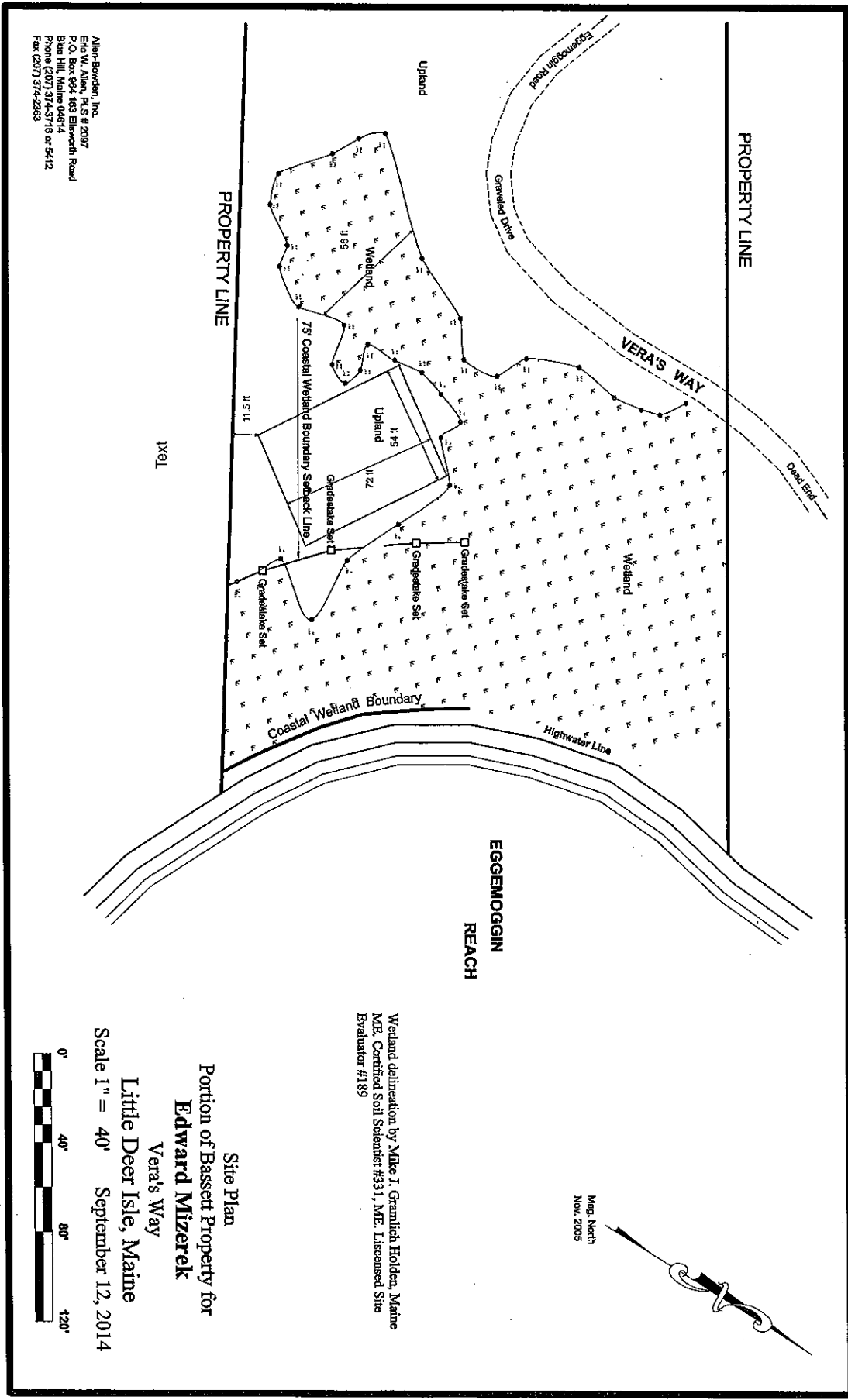
Plan of Boundary Survey for:  
**PAUL R. BASSETT**  
Eggemoggin Road  
**DEER ISLE, MAINE**

Scale 1" = 100' November 22, 2005



This survey was done in the Maine State of License for Professional Land Surveyors. Traditional Standards of Practice.

Allen-Bradley, Inc.  
215 W. Allen, R.S. # 2097  
P.O. Box 994 103 Stewart Road  
Deer Isle, Maine 04826  
Phone (207) 374-5716 or 5412  
Fax (207) 374-5353

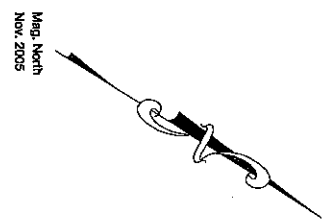


Allen-Bowden, Inc.  
 Eric W. Allen, PLS # 2097  
 P.O. Box 664 165 Ellsworth Road  
 Blue Hill, Maine 04614  
 Phone (207) 374-3716 or 5412  
 Fax (207) 374-2363

Site Plan  
 Portion of Bassett Property for  
**Edward Mizerek**  
 Vera's Way  
 Little Deer Isle, Maine  
 Scale 1" = 40' September 12, 2014



Wetland delineation by Mike J. Gramlich Holden, Maine  
 ME, Certified Soil Scientist #331, ME, Licensed Site  
 Evaluator #189



PROPERTY LOCATED AT: 66 Vera's Way, Deer Isle,

## PROPERTY DISCLOSURE – LAND ONLY

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 Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A OR UNKNOWN IF NEEDED.**

### SECTION I – HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - 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 longer in use, how long have they been out of service? N/A

If tanks are no longer in use, have tanks been abandoned according to DEP?.....  Yes  No  Unknown

Are tanks registered with DEP?.....  Yes  No  Unknown

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

Location: N/A

What materials are, or were, stored in the tank(s): \_\_\_\_\_

Have you experienced any problems such as leakage: .....  Yes  No  Unknown

Comments: None

Source of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL:.....  Yes  No  Unknown

RADIOACTIVE MATERIAL:.....  Yes  No  Unknown

Comments: None

Source of information: Seller

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

Seller Initials AMM EJM

Page 1 of 3

Buyer Initials \_\_\_\_\_

**SECTION II — 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 ways, trails, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

If Yes, explain: Shared Driveway - see deed for rights of way

Source of information: Deed, Seller

Are there any abandoned or discontinued town ways, any public easements or any private roads located on the property or abutting the property?.....  Yes  No  Unknown

If Yes, describe: Private shared drive with cottage on shore

If Yes, who is responsible for maintenance (including road association, if any): Shared

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?.....  Yes  No  Unknown

If Yes, explain: Shoreland Zoning, Coastal Wetlands

Source of information: Site Plan By Allen-Bowden, Inc.

Is the property the result of a division within the last 5 years (i.e. subdivision)?  Yes  No  Unknown

If Yes, explain: N/A

Source of information: Seller

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront?.....  Yes  No  Unknown

If Yes, explain: N/A

Is a Forest Management and Harvest Plan available?.....  Yes  No  Unknown

Has all or a portion of the property been surveyed?.....  Yes  No  Unknown

If Yes, is the survey available?.....  Yes  No  Unknown

Has the property ever been soil tested?.....  Yes  No  Unknown

If Yes, are the results available.....  Yes  No  Unknown

Are mobile/manufactured homes allowed.....  Yes  No  Unknown

Are modular homes allowed?.....  Yes  No  Unknown

Source of information: Seller, Deed, Survey, Soils Scientist Letter

Additional Information: None

Seller Initials Heu EJM

Buyer Initials \_\_\_\_\_

PROPERTY LOCATED AT: 66 Vera's Way, Deer Isle,

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:.....  Yes  No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Edward J. Mizerek Jr. 5/27/19  
SELLER DATE  
Edward J. Mizerek Jr.

Heather E. Mizerek 5/27/19  
SELLER DATE  
Heather E. Mizerek

\_\_\_\_\_  
SELLER DATE

\_\_\_\_\_  
SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE





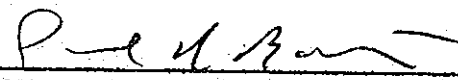
OR BK 6332 PGS 99 - 102  
INSTR # 2014019652  
HANCOCK COUNTY, ME

12/24/2014 12:28:35 PM  
JULIE A. CURTIS  
REGISTER OF DEEDS

**CORRECTIVE  
WARRANTY DEED**

**PAUL R. BASSETT**, having a mailing address of 929 Berry Patch Lane, Pittsboro, NC 27321 ("Grantor") for consideration paid grants to **EDWARD J. MIZEREK, JR.** and **HEATHER E. MIZEREK**, husband and wife, as **JOINT TENANTS** not **TENANTS IN COMMON**, having a mailing address of 36001 Bayard Road, Frankford, DE 19945 ("Grantees"), with Warranty Covenants, a certain lot or parcel of land together with any buildings and improvements thereon, situated in that part of Deer Isle known as Little Deer Isle, County of Hancock, State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

WITNESS my hand and seal this 19<sup>th</sup> day of December, 2014.


  
\_\_\_\_\_  
PAUL R. BASSETT

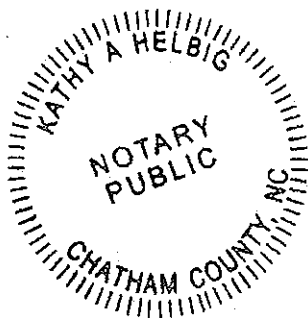
STATE OF N. Carolina  
COUNTY OF Chatham, ss.

Dec. 19, 2014

Then personally appeared the above-named PAUL R. BASSETT and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public  
My commission expires: April 12, 2019



## EXHIBIT A

A certain lot or parcel of land with any improvements situated in Deer Isle, Hancock County, Maine, bounded and described as follows, to wit:

Beginning at a point at the high water mark of Eggmoggin Reach at the north corner of land conveyed in deeds from C. Monroe Wiegand and Emily S. Wiegand and from Emily S. Wiegand to TAWA, Inc. dated November 2, 1981 and recorded in Book 1421, Pages 281 and 282 respectively at the Hancock County Registry of Deeds; thence South sixty degrees forty-two minutes sixteen seconds West (S. 60° 42' 16" W.) by and along said land of TAWA, Inc. twenty-two (22) feet more or less to a wooden post found and a 3/4 inch iron rod with survey cap stamped ERIC W. ALLEN PLS 2097 set in 2005 in the remains of stone wall; thence continuing the same course South sixty degrees forty-two minutes sixteen seconds West (S. 60° 42' 16" W.) by and along said land of TAWA, Inc. in part following the remains of stone wall nine hundred forty and forty-six hundredths (940.46) feet to a 3/4 inch iron rod with said survey cap set in 2005 at land conveyed in a deed from Gregg T. Eaton to Randy L. Rutenbeck, dated October 19, 2006 and recorded in Book 4621, Page 225 at said Registry; thence North twenty-nine degrees seventeen minutes forty-four seconds West (N. 29° 17' 44" W.) by and along said land of Rutenbeck one hundred ninety-eight and eighty-two hundredths (198.82) feet to a 3/4 inch iron rod with survey cap stamped ALLEN BOWDEN PLS 2097 set; thence North fifty-eight degrees forty-two minutes ten seconds East (N. 58° 42' 10" E.) by and along remaining land conveyed in a deed from Brucine E. Robbins, Gilbert R. Eaton and Gregg T. Eaton as Trustees of the Eaton Family Management Trust to Paul R. Bassett, dated July 18, 2008 and recorded in Book 5032, Page 274 at said Registry, nine hundred fifty-four and seventy-nine hundredths (954.79) feet to a 3/4 inch iron rod with said survey cap set, said rod bears North twenty-five degrees fifty-four minutes twenty-one seconds West (N. 25° 54' 21" W.) a distance of two hundred thirty-two and fifty-eight hundredths (232.58) feet from the first mentioned rod; thence continuing the same course North fifty-eight degrees forty-two minutes ten seconds East (N. 58° 42' 10" E.) by and along said remaining land of Bassett twenty-six (26) feet more or less to said high water mark of Eggmoggin Reach; thence in a generally southerly direction following said high water mark two hundred fifty-five (255) feet more or less to the point of beginning and containing four and sixty-five hundredths (4.65) acres more or less.

Together with all right, title and interest in and to the shore and flats adjacent to the premises hereinabove described and conveyed and lying between the sidelines thereof extended to the low water mark of Eggmoggin Reach in accordance with the law of Maine.

Together with a right of way over an existing gravel drive on said remaining land of Bassett for all purposes of a way including the installation, maintenance and repair of utility services as defined in Title 33 M.R.S.A. §458, the centerline of said right of way described as follows:

Beginning at an unmarked point in the centerline of the traveled way of Eggmoggin Road, said point bears South five degrees two minutes twelve seconds East (S. 5° 02' 12" E.) a distance of forty-one and fifty-seven hundredths (41.57) feet from a 7/8 inch pipe found at or near said northeasterly sideline; thence North thirty-eight degrees forty-two minutes ten seconds East (N.

38° 42' 10" E.) sixty-nine and seventy-eight hundredths (69.78) feet; thence North fifty-three degrees fifty-four minutes twenty-one seconds East (N. 53° 54' 21" E.) fifty-six and eighty-seven hundredths (56.87) feet; thence North fifty-eight degrees forty-two minutes fourteen seconds East (N. 58° 42' 14" E.) sixty-seven and thirty-one hundredths (67.31) feet; thence North sixty-nine degrees ten minutes fifty-six seconds East (N. 69° 10' 56" E.) thirty and sixty-nine hundredths (30.69) feet; thence North eighty-three degrees nineteen minutes fifty-four seconds East (N. 83° 19' 54" E.) twenty-four and seventy-nine hundredths (24.79) feet; thence South eighty-seven degrees fourteen minutes fifty-two seconds East (S. 87° 14' 52" E.) eighty-seven and fifty-nine hundredths (87.59) feet; thence South seventy-five degrees seventeen minutes thirty-seven seconds East (S. 75° 17' 37" E.) fifty-two and sixty-three hundredths (52.63) feet; thence South sixty-four degrees fourteen minutes thirty-eight seconds East (S. 64° 14' 38" E.) seventy-eight and twenty hundredths (78.20) feet; thence North seventy-five degrees four minutes forty-one seconds East (N. 75° 04' 41" E.) forty-four and sixty-four hundredths (44.64) feet; thence North forty-one degrees twenty minutes forty-one seconds East (N. 41° 20' 41" E.) fifty-two and ninety-eight hundredths (52.98) feet; thence North forty-eight degrees three minutes ten seconds East (N. 48° 03' 10" E.) twenty-eight and fifty-six hundredths (28.56) feet; thence North sixty-nine degrees fifty-nine minutes fifteen seconds East (N. 69° 59' 15" E.) ninety-six and thirty-one hundredths (96.31) feet; thence North seventy-nine degrees forty-seven minutes thirty-seven seconds East (N. 79° 47' 37" E.) one hundred and sixty-seven hundredths (100.67) feet; thence North seventy-five degrees fifty-six minutes twenty-eight seconds East (N. 75° 56' 28" E.) fourteen and twenty-five hundredths (14.25) feet; thence North sixty-five degrees fifty-six minutes thirty-six seconds East (N. 65° 56' 36" E.) eighteen and sixty hundredths (18.60) feet; thence North fifty degrees twenty-two minutes fifty-six seconds East (N. 50° 22' 56" E.) twenty-eight and ninety-four hundredths (28.94) feet; thence North thirty-nine degrees fifty-one minutes thirty-one seconds East (N. 39° 51' 31" E.) fifty-three and eighty-seven hundredths (53.87) feet; thence North forty degrees thirty-four minutes forty-three seconds East (N. 40° 34' 43" E.) fifty-seven and seventy-one hundredths (57.71) feet; thence North sixty degrees forty-nine minutes forty-nine seconds East (N. 60° 49' 49" E.) thirty-two and thirty-six hundredths (32.36) feet; thence North seventy-five degrees thirty-one minutes nineteen seconds East (N. 75° 31' 19" E.) twenty-three and fourteen hundredths (23.14) feet; thence North eighty-six degrees thirteen minutes thirty-two seconds East (N. 86° 13' 32" E.) twenty-seven and nineteen hundredths (27.19) feet; thence South eighty-four degrees forty-eight minutes eight seconds East (S. 84° 48' 08" E.) forty-seven and seventy-seven hundredths (47.77) feet to an unmarked point on a newly created division line, said point bears North fifty-eight degrees forty-two minutes ten seconds East (N. 58° 42' 10" E.) a distance of five hundred twenty-seven and sixty hundredths (527.60) feet from a 3/4 inch iron rod with survey cap stamped ALLEN-BOWDEN PLS 2097 set on said division line.

Reserving a right of way over an existing gravel drive, the centerline of said right of way described as follows:

Beginning at an unmarked point on a newly created division line that bears North fifty-eight degrees forty-two minutes ten seconds East (N. 58° 42' 10" E.) a distance of five hundred twenty-seven and sixty hundredths (527.60) feet from a 3/4 inch iron rod with survey cap stamped



ALLEN-BOWDEN PLS 2097 set on said division line; thence North eighty-eight degrees fifty-one minutes nineteen seconds East (N. 88° 51' 19" E.) fifty-three and fifty-four hundredths (53.54) feet; thence South eighty-two degrees eleven minutes fifty-one seconds East (S. 82° 11' 51" E.) twenty-two and ninety-three hundredths (22.93) feet; thence South seventy degrees thirteen minutes forty-two seconds East (S. 70° 13' 42" E.) fifty-one and twenty-two hundredths (51.22) feet; thence South eighty-two degrees twenty-two minutes eight seconds East (S. 82° 22' 08" E.) twenty and eighteen hundredths (20.18) feet; thence North eighty-one degrees eight minutes fifty-nine seconds East (N. 81° 08' 59" E.) twenty-one and forty-three hundredths (21.43) feet; thence North sixty-seven degrees forty-four minutes eight seconds East (N. 67° 44' 08" E.) fourteen and seventy hundredths (14.70) feet; thence North fifty-two degrees thirty-six minutes fifty seconds East (N. 52° 36' 50" E.) seventeen and four hundredths (17.04) feet; thence North thirty-four degrees forty minutes twelve seconds East (N. 34° 40' 12" E.) sixteen and eighty hundredths (16.80) feet; thence North fifteen degrees fifty-two minutes four seconds East (N. 15° 52' 04" E.) twenty-nine and thirty-one hundredths (29.31) feet; thence North six degrees twenty-six minutes twenty-five seconds East (N. 6° 26' 25" E.) thirty-eight and thirty-two hundredths (38.32) feet; thence North zero degrees twenty-one minutes thirty-nine seconds West (N. 0° 21' 39" W.) forty-two and eighty-one hundredths (42.81) feet; thence North five degrees fifty-two minutes forty-three seconds East (N. 5° 52' 43" E.) eleven and one hundredth (11.01) feet to an unmarked point on said division line, said point bears South fifty-eight degrees forty-two minutes ten seconds West (S. 58° 42' 10" W.) a distance of one hundred seventy-four and ninety-nine hundredths (174.99) feet from a 3/4-inch iron rod with said survey cap set on said division line.

Bearings mentioned in the descriptions above are magnetic and based on an observed bearing taken at the site in November 2005.

The above description of land is taken from a boundary survey by Allen-Bowden, Inc. for Trustees of the Eaton Family Management Trust, dated December 20, 2005 and prepared by Eric W. Allen, PLS 2097.

Being the same premises as described in a deed from Eaton Family Management Trust to Paul R. Bassett dated July 18, 2008 and recorded in the Hancock County Registry of Deeds in Book 5032, Page 274.

This deed is to correct and amend a previous deed recorded in the Hancock County Registry of Deeds in Book 6297, Page 53, whereby the Exhibit A was incorrect.