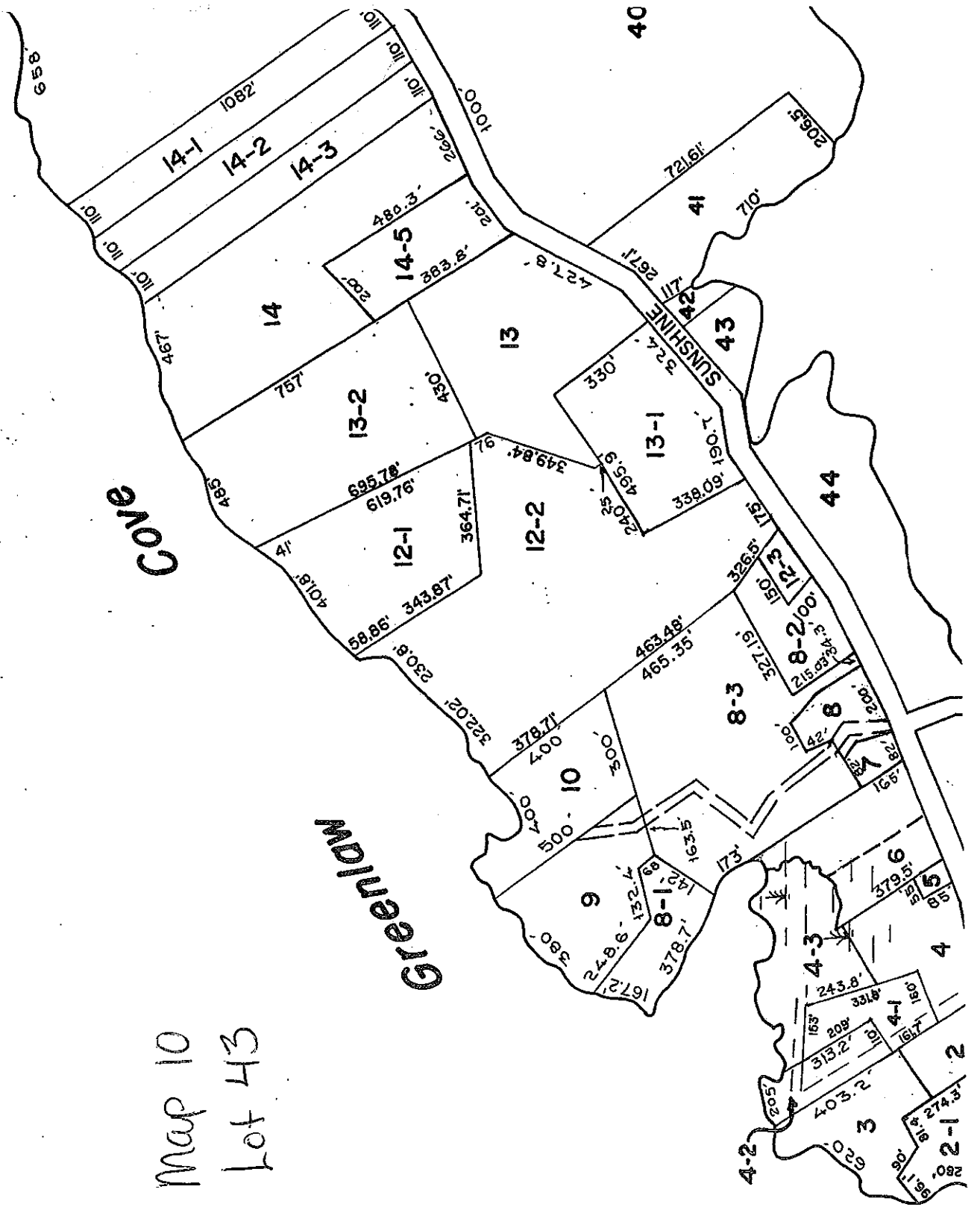


Map 10  
Lot 43



# 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.**

575 Sunshine 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: 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: NE of house

Installed BY: Unknown DATE of Installation: Unknown

USE: Number of Persons currently using system? Seasonal 2-4

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

COMMENTS: None

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? \_\_\_\_\_

• IF PRIVATE:

TANK:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_  
Tank Size:  500 Gal.  1000 Gal.  Unknown  Other: \_\_\_\_\_  
Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_  
Location: East of house near bulkhead OR  Unknown Date of Installation: 1977 +/-  
Date Last Pumped: Unknown Name of Company Pumping Tank: N/A  
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: \_\_\_\_\_

LEACH FIELD: \_\_\_\_\_  Yes  No  Unknown

IF YES: Location: East of House

Date of installation of leach field: 1977 +/- Installed by: Unknown

Date of Last Servicing of leach field: \_\_\_\_\_ 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? 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: Variance obtained for setbacks - see septic design in file

Source of SECTION II information: Seller, Public Record

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

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

Phone: 207-460-2012

Fax: \_\_\_\_\_

Haskell, David and

Rhonda Mitchell

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

| Heating System(s)/Source(s)  | SYSTEM 1           | SYSTEM 2 | SYSTEM 3 | SYSTEM 4 |
|--|--------------------|----------|----------|----------|
| TYPE(S)  | Electric Baseboard |          |          |          |
| Age of system(s)/source(s)   | Unknown            |          |          |          |
| Name of company that services system(s)/source(s)                              | N/A                |          |          |          |
| Date of most recent service call   | N/A                |          |          |          |
| Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s)) |                    |          |          |          |
| Malfunction per system(s)/ source(s) within past 2 years                       | None known         |          |          |          |
| 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: N/A

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: None

Source of information: Seller

DS  
DWH

DS  
FDH

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: Division Line Agreement referenced in deed (Book 1134, Page 422)

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: 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: \_\_\_\_\_

• Year Principal Structure Built: Unknown What year did Seller acquire property? 2015 (in family before)

• Roof: Year Shingles/Other Installed: Unknown

Water, moisture or leakage: None known

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**

Some previous leaking around kitchen window facing ocean and bunkhouse - repaired in 2016

Garage is not suitable for vehicle storage.

DWH PDH

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.

5/30/2018 8:04:57 AM PDT

DocuSigned by: David W. Haskell

5FBA18E49EC3483... SELLER  
 DocuSigned by: David W. Haskell

DATE  
 5/30/2018 8:21:47 AM PDT

098C6741814D46E... SELLER  
Paul D. Haskell

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



# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN David W. Haskell, Paul D. Haskell (hereinafter "Seller")  
AND \_\_\_\_\_ (hereinafter "Buyer")  
FOR PROPERTY LOCATED AT 575 Sunshine Road, Deer Isle, ME 04627

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.

|   |   |       |      |
|---|---|-------|------|
| <u>David W. Haskell</u><br>Seller <u>David W. Haskell</u> | Date<br>5/30/2018 8:04:57 AM PDT  | Buyer | Date |
| <u>Paul D. Haskell</u><br>Seller <u>Paul D. Haskell</u>   | Date<br>5/30/2018 8:21:47 AM PDT  | Buyer | Date |
| <u>Rhonda Mitchell</u><br>Agent <u>Rhonda L. Mitchell</u> | DocuSigned by:<br><u>Morgan J. Eaton</u><br>Date<br>5/29/2018 10:50:30 AM PDT | Buyer | Date |
|   |   | Agent | Date |



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OR BK 6453 PGS 168 - 169 09/08/2015 02:24:14 PM  
INSTR # 2015013948 JULIE A. CURTIS  
HANCOCK COUNTY, ME REGISTER OF DEEDS

### DEED OF TRUSTEE

KNOW ALL PERSONS BY THESE PRESENTS, that **DAVID W. HASKELL**, of 30 Norwood Avenue, Manchester-By-The-Sea, Massachusetts, and **PAUL D. HASKELL**, of 2090 Moore Road, South Royalton, Vermont, as Co-Trustees of the **RIPON W. HASKELL REVOCABLE TRUST OF 2000**, as amended, ("Grantor"), by the power conferred by law and every other power do grant unto **DAVID W. HASKELL**, of 30 Norwood Avenue, Manchester-By-The-Sea, Massachusetts, and **PAUL D. HASKELL**, of 2090 Moore Road, South Royalton, Vermont ("Grantees"), as joint tenants, the real property together with the buildings thereon, situated near 575 Sunshine Road, so called, and at Mountainville, in the Town of Deer Isle, County of Hancock and State of Maine, more particularly described as follows:

Beginning at the eastern corner at a stake; thence westerly by the highway 16 rods to a large rock on the shore; thence by the shore to a stake; thence northerly to the bounds begun at, containing  $1 \frac{3}{4}$  acres, more or less.

Being the same property conveyed by Elsie M. Washburn to Ripon W. Haskell and Jessie D. Haskell by deed dated September 14, 1964, and recorded in the Hancock County Registry of Deeds in Book 969, Page 163. The said Jessie D. Haskell conveyed her interest in the property to the said Ripon W. Haskell by Quitclaim Deed dated April 2, 1992, recorded in said Registry of Deeds in Book 1923, Page 448.

The above-described property is conveyed together with grantor's right, title and interest in and to land on the west side of an agreed division line as set forth in Agreement, dated December 21, 1971, between Cecile Conary and Ripon W. Haskell and said Jessie D. Haskell, recorded in said Registry of Deeds in Book 1134, Page 422.

Also being the same premises conveyed to David W. Haskell and Paul D. Haskell, as Trustees of the Ripon W. Haskell Revocable Trust of 2000, as amended, in a Deed of Distribution by Personal Representative (Estate) from the Estate of Ripon W. Haskell dated on an even date herewith and recorded in the Cumberland County Registry of Deeds on an even date herewith.

To have and to hold the aforegranted premises with all the privileges and appurtenances thereof, to Grantees, their successors/heirs or assigns forever, to their own use and behoof forever.



Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**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:

- ✓ 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:

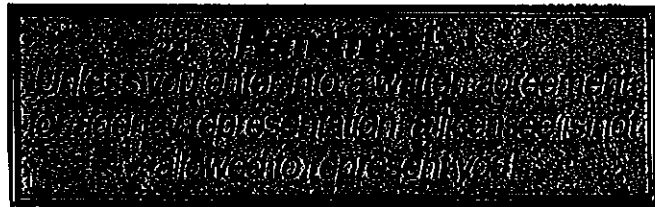
- ✓ The company and all of its affiliated licensees represent you as a client (called "single agency");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "appointed agency"); or
- ✓ The company may offer limited agent 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 licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.