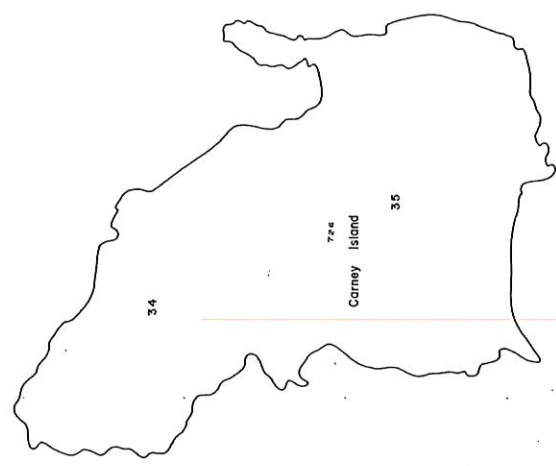




MAP 29
LOT 23



PROPERTY MAP
TOWN OF DEER ISLE
HANCOCK COUNTY, MAINE
PREPARED BY
JAMES W. SEWALL COMPANY OLD TOWN, MAINE
SCALE 1 INCH = 100 FEET

East Penobscot Bay

LEGEND
 1 PARCEL NUMBERS
 2 ADJACENT MAPS
 MATCH LINE

For Assessment Purposes
Not to be used for Conveyances

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 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 - 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: Behind House, Its visible
Installed by: Williams & TADIN
Date of Installation: 2007

USE: Number of persons currently using system: 1
Does system supply water for more than one household? Yes No Unknown

Comments: New well/dumb installed by Brewer 4-17 years ago

Source of Section I information: Seller

Seller Initials SRB Page 1 of 7 Buyer Initials _____

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: N/A

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 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: Between house and road OR Unknown

Date installed: 2007 Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? Yes No

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

Date of last servicing of tank: ? Name of company servicing tank: ?

Leach Field: Yes No Unknown

If Yes, Location: Between house and road

Date of installation of leach field: 2007 Installed by: SKIP EXTON

Date of last servicing of leach field: ? Company servicing leach field: ?

Have you experienced any malfunctions? Yes No

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

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

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

Comments: 3 bedroom design by Peter Crane on file at real estate office

Source of Section II information: Septic Design, Seller

Seller Initials SK KRB

Buyer Initials _____

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	OIL FWA			
Age of system(s) or source(s)	Original			
Name of company that services system(s) or source(s)	BROWN'S			
Date of most recent service call	2019			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	?			
Malfunction per system(s) or source(s) within past 2 years	None Service Rec.			
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, are they lined: Yes No Unknown

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: _____

Date chimney last cleaned: Not Used

Direct/Power Vent: Yes No Unknown

Comments: _____

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 - Are there now, or have there ever been, any underground storage tanks on the 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? _____

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): _____ Size of tank(s): _____

Location: _____

Seller Initials KRB

Buyer Initials _____

What materials are, or were, stored in the tank(s)? _____

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

Comments: _____

Source of information: Seller

B. ASBESTOS — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the 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: _____

Source of information: Seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 2007 By: UNKNOWN

Results: Passed

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: _____ By: _____

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

Seller Initials KRB

Buyer Initials _____

E. LEAD-BASED PAINT/PAINT HAZARDS — (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 basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: _____

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

Comments: _____

Source of information: _____

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

If Yes, explain: _____

Source of information: _____

Answer only one of the following sets of questions depending on the type of property:

If the subject property consists of at least one, but not more than four, residential dwelling units:

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? Yes No Unknown

If No, who is responsible for maintenance? _____

For all other properties:

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: _____

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

Seller Initials KRB

Buyer Initials _____

PROPERTY LOCATED AT: 26 Honey Lane, Little Deer Isle, ME 04650

Are there any tax exemptions or reductions 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: _____

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

Is house now covered by 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: 2007

What year did Seller acquire property? 2006?

Roof: Year Shingles/Other Installed: HOME WAS COMPLETELY REBUILT IN 2007, GUTTED NEW

Water, moisture or leakage: INSULATION, SHEETROCK, SHINGLES, SIDING, WINDOWS.

Comments: _____

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

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

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 Unknown

Manufactured Housing – Is the residence a:

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

Source of Section V information: Seller

Seller Initials KS KRB

Page 6 of 7

Buyer Initials _____

SECTION VI - ADDITIONAL INFORMATION

Seller unsure of original manufacture year on mobile home.
CLE 8/12/19

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

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

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.

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.

Stephen S. Bennett 8/2/2019
SELLER DATE
Stephen S. Bennett

SELLER DATE

Katie R. Bennett 7-29-2019
SELLER DATE
Katie R. Bennett

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

BUYER DATE

BUYER DATE



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that we, HERBERT T. JONES and JILL A. JONES of Thomaston, Maine, for consideration paid, grant to STEPHEN S. BENNETT and KATIE RENEE BENNETT, whose address is 105 Glen Drive, Chalfont, PA 18914, as joint tenants,

WITH WARRANTY COVENANTS

A certain lot or parcel of land, together with any buildings and improvements thereon, situated on the northeasterly side of Honey Lane, in the Town of Deer Isle, County of Hancock, and State of Maine, bounded and described as follows:

Beginning at a 5/8 inch iron rod with a plastic cap marked "PLS 1125" set on the apparent northerly sideline of Honey Lane, at the southwesterly corner of land of Daniel H. Eaton and Nancy J. Weed, said point of beginning being 12.55 feet, North 47 deg. 40 min. 48 sec. East, of a tall concrete monument found; thence, North 47 deg. 40 min. 48 sec. East, 133.14 feet by said land of Eaton and Weed, to a 5/8 inch iron rod with a plastic cap marked "PLS 1125" set at land of Judith M. Weed and Nancy J. Weed; thence, North 30 deg. 55 min. 25 sec. West, 618.23 feet by said land of Weed and Weed, to remaining land of Judith A. Scott and J. Alan Scott, now or formerly; thence, South 62 deg. 23 min. 49 sec. West, 100.17 feet by said remaining land of said Scott; thence, South 30 deg. 55 min. 25 sec. East 308.43 feet to an iron rod; thence South 1 deg. 14 min. 40 sec. East, 275.97 feet by said remaining land of said Scott, to the apparent northerly sideline of said Honey Lane; thence South 86 deg. 29 min. 24 sec. East, 27.46 feet by said Lane, to a point of curve; thence, Easterly, an arc distance of 121.12 feet by the apparent northerly sideline of said Honey Lane and by a circular curve deflecting to the right, the chord of said curve bears South 74 deg. 52 min. 10 sec. East, 120.29 feet having a radius point 298.60 feet southerly, to the point of beginning.

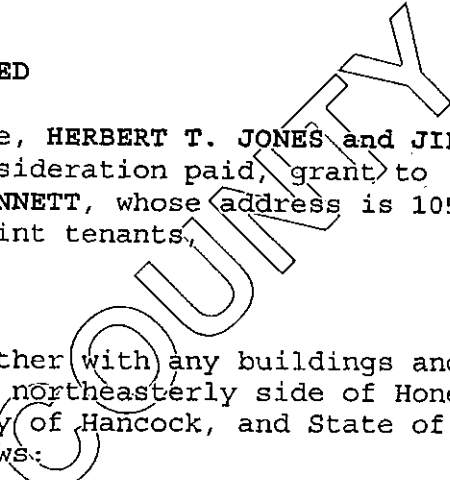
Containing 2.00 acres

Bearings refer to the 1988 magnetic meridian.

TOGETHER WITH all right, title and interest of the Grantors herein in and to the land extending to the centerline of said Honey Lane, 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.

Reference is made to the plan entitled "Plan Showing A Standard

MAINE REAL ESTATE
TRANSFER TAX PAID



Boundary Survey for Clara H. Stone" dated May 6, 1998, by Rodney E. Chadbourne, Professional Land Surveyor 1125.

Reference is made to deed from Judith A. Scott and J. Alan Scott and Herbert T. Jones and Jill A. Jones dated August 30, 2005 and recorded in the Knox County Registry of Deeds at Book 4287, Page 182.

IN WITNESS WHEREOF the said Herbert T. Jones and Jill A. Jones have caused this instrument to be signed this 13th day of September, 2007.

Herbert T. Jones

Herbert T. Jones

Jill A. Jones

Jill A. Jones

STATE OF MAINE

County of Knox, ss.

Sept. 13, 2007

Personally appeared the above-named Herbert T. Jones and Jill A. Jones and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Maureen B. Dean

Notary Public

Maureen B. Dean

Printed or typed name

My commission expires: 4/1/14

② E/Ret:
Strout 40-
Rockland