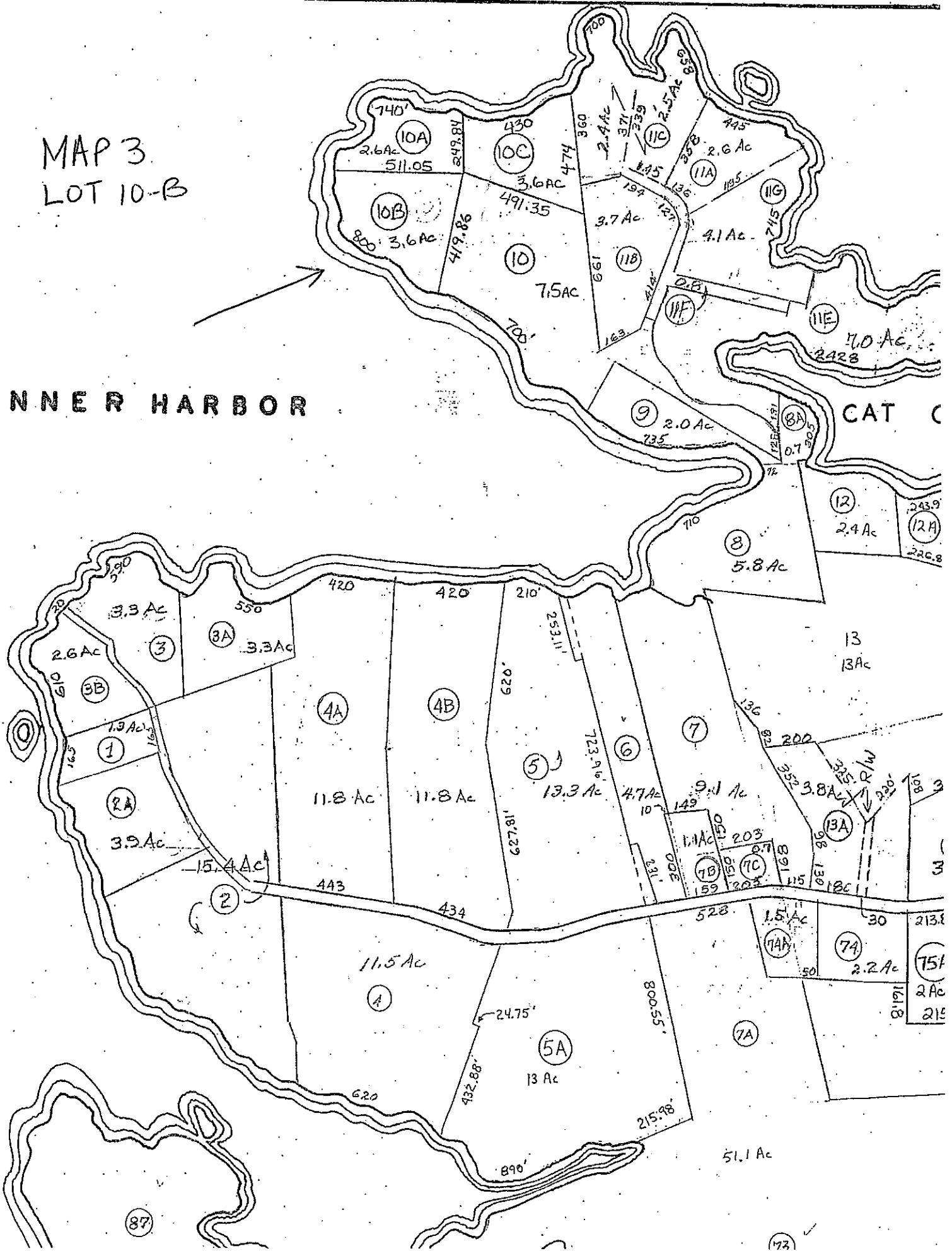


MAP 3  
LOT 10-B

INNER HARBOR

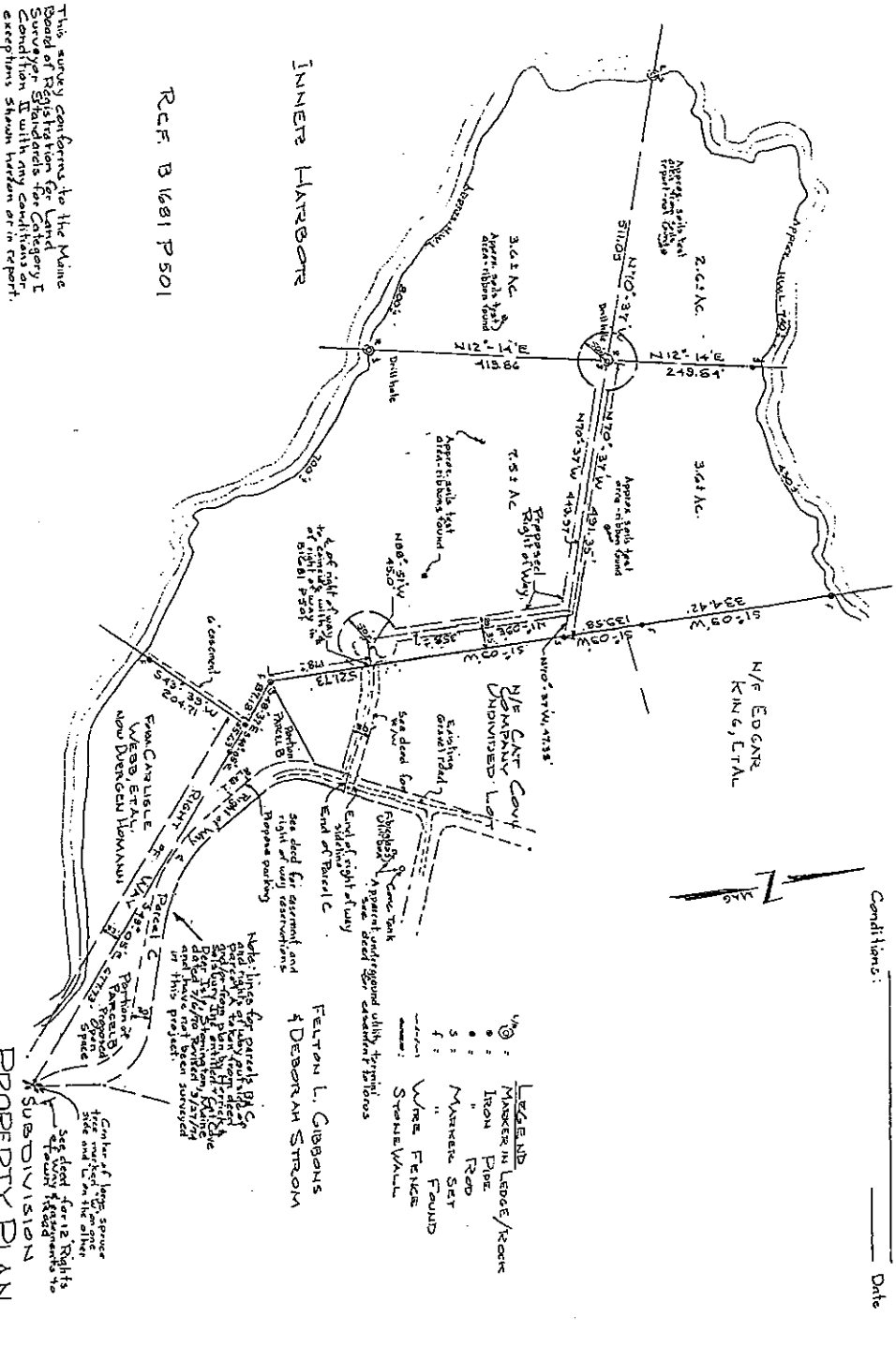
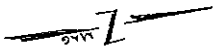


# SOUTHEAST HARBOR

Approved by the Stonington Planning Board

*James H. ...*  
*Paul ...*  
*Colleen ...*

Conditions: \_\_\_\_\_ Date: \_\_\_\_\_



24-79

INNER HARBOR

RCF B 1681 P 501

This survey conforms to the Maine Board of Registration and Surveyors Standards for Category I Condition II with any conditions or exceptions shown hereon or in report.

Scale of Feet

STATE OF MAINE  
 HANCOCK, TA. REGISTER OF DEEDS  
 RECEIVED May 13 1992  
 AT 13 P.M. DEEDS RECORDS  
 FILED 19  
*James ...*



THE TRAIN COMPANIES  
 OCEANVILLE, ME.  
 STONINGTON, ME.  
 Scale 1:100  
 Richard A. Burton  
 CONSULTING ENGINEER  
 51 West 2 St.

24-79

### SELLER'S 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.**

40 Wildwood 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: 05/2011 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: By Garage - East Side

Installed BY: Unknown DATE of Installation: 1999

USE: Number of Persons currently using system? 1

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

COMMENTS: Well pump replaced May, 2017 by Elmer B. Eaton & Son

Source of SECTION I information: Owner

#### 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: Grass Field South OR  Unknown Date of Installation: 1999

Date Last Pumped: Never 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: None Name of Company Servicing Tank: \_\_\_\_\_

LEACH FIELD:  Yes  No  Unknown

IF YES: Location: South of House

Date of installation of leach field: 1999 Installed by: Ben Webb Excavating

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: Lift pump septic system

Source of SECTION II information: Seller/Home Builder

Page 1 of 3 - SPD Buyer(s) Initials \_\_\_\_\_

Seller(s) Initials DS

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Propane			
Age of system(s)/source(s)	1 year			
Name of company that services system(s)/source(s)	Elmer B. Eaton & Son			
Date of most recent service call	N/A			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	1,500 Gal./Yr.			
Malfunction per system(s)/source(s) within past 2 years	None			
Other pertinent information	Boiler New 2015			

Is there an oil supply line?  Yes  No  Unknown    Is it buried?  Yes  No  Unknown    Is it 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: **New high efficiency boiler may reduce consumption. House at 50 deg. year-round**  
 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? \_\_\_\_\_  
 What materials are, or were, stored in the tank(s)? **N/A**  
 Age of tank(s): \_\_\_\_\_ Size of tank(s): **N/A**  
 Location: \_\_\_\_\_  
 Have you experienced any problems such as leakage? **N/A**  
 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  
 • in the siding?  Yes  No  Unknown    • in the roofing shingles?  Yes  No  Unknown  
 • in flooring tiles?  Yes  No  Unknown    • other: \_\_\_\_\_  Yes  No  Unknown  
 Source of information: **Seller**  
 COMMENTS: **None**
- C. RADON/AIR - Current or previously existing:**  
 Has the property been tested?  Yes  No  Unknown  
 IF YES: Date: \_\_\_\_\_ 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: \_\_\_\_\_ 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: **Some peeling paint on some of the gutters and trim**  
 Source of information: **Seller**

PROPERTY LOCATED AT **40 Wildwood Lane, Stonington, ME 04681**

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: **ROWS to access property, utility easemt., Restrictions, Shared Road Costs**

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

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?  Yes  No  Unknown

• Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: **Propane Tank**

• Year Principal Structure Built: **2001** What year did Seller acquire property? \_\_\_\_\_

• Roof: Year Shingles/Other Installed: **2013**

Water, moisture or leakage: **None**

Comments: **"FROG" has the original roof shingles**

• 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**

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**

**New 8KW Generator 2011, 1,000 gal. propane tank, Ken Sturdee Builder/caretaker. No formal road association - seller averaged under \$800/year for road maintenance and plowing.**

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 other, including but not limited to fire, life safety, building, electrical or plumbing.

9/3/2017

*David DeMonte*

73263824D430402...

SELLER

**David T. DeMonte**

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)**

**ROBERT F. ROY and JOAN R. ROY**, husband and wife, whose mailing address is RFD #1, Box 514A, Deer Isle, ME 04627, for consideration paid, grant to **DAVID T. DEMONTE and JACQUELYN DEMONTE**, husband and wife, whose mailing address is 300 34th Street, New Orleans, LA 70114, with **QUITCLAIM COVENANT**, as **JOINT TENANTS**, a certain lot or parcel of land situated in that part of Stonington, Hancock County, Maine, known as Oceanville, being the same premises described as conveyed in deed from The Train Companies to Robert F. Roy and Joan R. Roy dated March 11, 1998, and recorded in the Hancock County, Maine, Registry of Deeds in Book 2716, Page 369, in which deed said premises are more particularly described as follows:

The southwest lot of a four (4) lot subdivision shown on a plan entitled "Property Plan for The Train Companies, Oceanville, Stonington, Me." dated June, 1988, revised September, 1990 and December, 1990, approved by the Stonington Planning Board and recorded at the Hancock County, Maine, Registry of Deeds on May 13, 1991 in File 24, No. 79, being more specifically described as follows:

Beginning at an iron rod located in the center of said above-described four (4) lot subdivision, said rod bearing North seventy degrees thirty-seven minutes West (N. 70° 37' W.) four hundred ninety-one and thirty-five hundredths (491.35) feet from a stake set in the eastern boundary of said subdivision; thence South twelve degrees fourteen minutes West (S. 12° 14' W.) four hundred nineteen and eighty-six hundredths (419.86) feet to a drill hole at high water mark; thence in a general northwesterly direction, but always following high water mark, eight hundred (800) feet, more or less, to the southwest corner of land now or formerly owned by Robert Sack et ux; thence South seventy degrees thirty-seven minutes East (S. 70° 37' E.), but always following the southerly side line of the said land now or formerly owned by Robert Sack et ux, five hundred eleven and five hundredths (511.05) feet to the herein first mentioned iron rod being the point of beginning. Containing three and six tenths (3.6) acres, more or less.

Together with all of the Grantor's right, title and interest in and to the shore and flats of Southeast Harbor located within the side lines of the above described parcel of land extended to the low water mark.

MAINE REAL ESTATE  
TRANSFER TAX PAID

Being a portion of the premises described in a deed from Oceanville Associates to The Train Companies by deed dated February 25, 1988, recorded at the Hancock County Registry of Deeds in Book 1681, Page 501.

Together with and subject to all the rights of way for access and utilities set out in the deed from Oceanville Associates to The Train Companies, recorded in said Registry of Deeds in Book 1681, Page 501, to be appurtenant to the premises herein conveyed and to be used in common with the Grantor herein, The Train Companies, its successors and assigns, and others having or hereafter acquiring similar rights thereto.

The premises are conveyed subject to certain permanent restrictions (not conditions subsequent) set forth in a deed from David M. Cox et ux to Oceanville Associates dated July 1, 1987, recorded in said Registry of Deeds in Book 1645, Page 440, said restrictions being as follows:

1. Parcel "A" (being the four lot subdivision) shall not be subdivided into more than four (4) lots, each of which shall be restricted to one (1) single family residence, together with appurtenant structures such as garage, patio and outbuildings, to be used in conjunction with a single family residence, but such appurtenant structures shall not be used for housekeeping or sleeping purposes; and
2. utilities for the transmission of electricity and voice shall be installed underground.

Also conveying a right of way twenty (20) feet in width for pedestrian and vehicular access and utility services as defined in Title 33, M.R.S.A. §458 over the two (2) most easterly lots in the said four (4) lot subdivision, all as depicted on the said subdivision plan recorded at said Registry of Deeds in File 24, No. 79, from the eastern boundary of said four (4) lot subdivision to the lot herein conveyed, including the turnarounds as shown plus additional width as necessary for turnouts, cuts and fills, and such meandering of the road as may be necessary or convenient in order to avoid natural obstacles such as ledge outcroppings, together with such ditches and culverts as may be necessary or convenient for the construction of a road on said right of way. Said road shall be used in common with the Grantor herein, its successors and assigns, and shall be appurtenant to the lot herein conveyed.

Also conveying a right of way twenty (20) feet in width for utility services as defined in Title 33 M.R.S.A. §458 from property now or formerly owned by Deborah Strom, as reserved in a deed from Oceanville Associates to Deborah Strom et ux dated December 31, 1987, recorded at the Hancock County Registry of Deeds in Book 1675, Page 217 leading from land of said Strom in a southwesterly direction and crossing the existing road to land of the Grantor, the Train Companies; thence to its

point of intersection with the eastern boundary of the four (4) lot subdivision; thence in a generally northerly direction through southeastern lot of said subdivision to a convenient point of intersection with the above described right of way for access and utilities. Said right of way shall be appurtenant to the herein conveyed and shall be used in common with the Grantor, its successors and assigns. The exact location of said right of way shall be determined by the placement of said utility services.

The premises are conveyed subject to the rights of the Grantor herein, its successors and assigns, to use that portion of the one hundred (100) foot wide turnaround located on the premises herein conveyed as shown on the above referenced subdivision plan.

The premises herein conveyed are conveyed subject to the following permanent restrictions, for the benefit of the remaining land of Grantor, and which shall be imposed on all remaining lots of the said four (4) lot subdivision:

1. the premises shall be used solely for the purposes of a single family residence, together with appurtenant structures such as garage, patio and outbuildings, to be used in conjunction with a single family residence, but such appurtenant structures shall not be used for housekeeping or sleeping purposes;
2. the premises shall not be used for any commercial, mining or industrial purpose;
3. the proposed location of any structure to be hereafter placed or constructed on the premises, or any portion thereof, by the herein Grantees, their heirs or assigns, shall be subject to the prior written approval of the herein Grantor, its successors and assigns;
4. no hunting or trapping of wildlife shall be permitted on the herein conveyed premises;
5. no inoperable vehicles, trailers, mobile or mobile type homes shall be allowed on the premises;
6. all gardening equipment, bicycles, trash containers, fuel containers, sporting equipment and similar items shall be stored in an enclosed area;
7. no sign shall be maintained on the premises other than the usual sign identifying the owner of the premises;

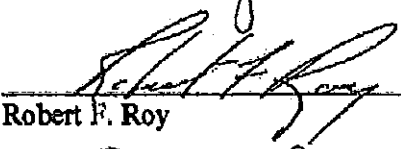


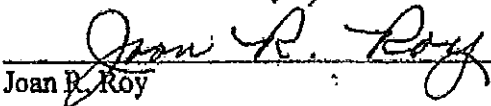
8. no animals other than the customary household pets, shall be allowed to remain on the premises. Irrespective of the foregoing, no household pet, which unreasonably interferes with the peace and serenity of residents in "INNER HARBOR" shall be allowed to remain on the premises;
9. the herein Grantees shall promptly pay, when due, one-fourth (1/4) of all costs to maintain, repair and plow the aforesaid twenty (20) foot right of way; \*
10. the Grantees will not use or allow the use of snowmobiles, all-terrain vehicles or similar type of vehicles on the premises or on any other land situated within "INNER HARBOR";
11. the septic system servicing the premises must, at all times, comply with applicable laws, ordinances, rules and regulations and be kept in good working order and repair; and
12. no activity shall be conducted on the premises which would unreasonably interfere with the peace and serenity of adjoining property owners.

The herein conveyed premises are hereby conveyed subject to:

1. easement dated October 31, 1996, recorded in Book 2622, Page 103 at the said Registry of Deeds from the herein Grantor to Bangor Hydro-Electric Company;
2. easement dated November 23, 1994, recorded in Book 2371, Page 343 at the said Registry of Deeds from the herein Grantor to Bangor Hydro-Electric Company; and
3. easement dated July 24, 1997, recorded in Book 2668, Page 198 at the said Registry of Deeds from the herein Grantor to New England Telephone and Telegraph Company.

WITNESS our hands and seals this 10<sup>th</sup> day of August, 1998.

  
\_\_\_\_\_  
Robert F. Roy

  
\_\_\_\_\_  
Joan R. Roy

BK 2761 PG 358

STATE OF MAINE  
HANCOCK, ss.

August 10, 1998.

Then personally appeared the above-named ROBERT F. ROY and JOAN R. ROY and acknowledged the foregoing instrument to be their free act and deed.

Before me,



\_\_\_\_\_  
Notary Public MY COMMISSION EXPIRES JULY 18, 1999

\_\_\_\_\_  
Type/Print Name of Notary  
Affix Seal

**SEAL**

98 AUG 18 AM 9:13

REGISTER OF DEEDS  
HANCOCK COUNTY SS.  
*Marilyn Robinson*  
REGISTER

*#2 Ret: E Best*