

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.

6 Hattie's Lane (SAM'S COTTAGE)

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: 12/31/1998 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: Front of the house (South of the structure)
Installed BY: Gerry Hill Well Drilling DATE of Installation: 1999
USE: Number of Persons currently using system? Summer Rental-Varies
Does system supply water for more than one household? Yes No Unknown

COMMENTS: Well supplies both Sam's and Hattie's Cottages
Source of SECTION I information: 2 drilled wells exist on the property, well near Sam's currently used

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: Thought to be 1,000 gallon tank
Tank Type: Concrete Metal Unknown Other: _____
Location: NW Side of the House OR Unknown Date of Installation: Unknown
Date Last Pumped: N/A 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: N/A

LEACH FIELD: Yes No Unknown
IF YES: Location: Side of the house
Date of installation of leach field: Unknown Installed by: Unknown
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? N/A
Is System located in a Shoreland Zone? Yes No Unknown
Is System located in a Coastal Shoreland Zone? Yes No Unknown

COMMENTS: Older System
Source of SECTION II information: Replacement system was installed for Hattie's Cottage (nearer road)

PROPERTY LOCATED AT 6 Hattie's Lane (SAM'S COTTAGE), Stonington, ME 04681

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

| Heating System(s)/Source(s) | SYSTEM 1 | SYSTEM 2 | SYSTEM 3 | SYSTEM 4 |
|---|----------------------------------|----------|----------|----------|
| TYPE(S) | Hot Water BB-Oil | | | |
| Age of system(s)/source(s) | 2001 | | | |
| Name of company that services system(s)/source(s) | Albert Lash | | | |
| Date of most recent service call | 12/31/2013 | | | |
| Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s)) | Not currently used in the winter | | | |
| Malfunction per system(s)/source(s) within past 2 years | None | | | |
| Other pertinent information | | | | |

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: N/A
 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: N/A
 Source of SECTION III information: Plumber/Caretaker-Al Lash

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): N/A Size of tank(s): N/A
 Location: N/A
 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: N/A
 Source of information: N/A

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: Caretaker/Seller
 COMMENTS: N/A

C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: N/A By: N/A
 Results: N/A If applicable, What remedial steps were taken? N/A
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: N/A
 Source of information: _____

D. RADON/WATER - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: N/A By: N/A
 Results: N/A If applicable, What remedial steps were taken? N/A
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: N/A
 Source of information: _____

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 Newer Home
 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 noted
 Source of information: Visual and Caretaker

PROPERTY LOCATED AT 6 Hattie's Lane (SAM'S COTTAGE), 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: _____

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: None known

What is your source of information: _____

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: N/A 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: N/A

• Year Principal Structure Built: 1999 What year did Seller acquire property? 2005

• Roof: Year Shingles/Other Installed: 1999

Water, moisture or leakage: _____

Comments: Property has been in the same family for decades

• 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 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

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.

Priscilla W. Carter

SELLER
4CE7EEF49D40428...

Priscilla W. Carter

February 2, 2017

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



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NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

6 Hattie's Lane, (HATTIE'S COTTAGE)

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: 12/31/1998 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: Back of House
Installed BY: Unknown DATE of Installation: Unknown
USE: Number of Persons currently using system? Varies (Rental House)
Does system supply water for more than one household? Yes No Unknown

COMMENTS: 2 weeks exist on subject property, well near hattie's not currently utilized

Source of SECTION I information: Hattie's well has a Jet Pump

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 Gal. 1000 Gal. Unknown Other:
Tank Type: Concrete Metal Unknown Other: Plumber says concrete tank
Location: . . . OR Unknown Date of Installation: December 31, 2000
Date Last Pumped: 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: N/A

LEACH FIELD: Yes No Unknown

IF YES: Location: South of House

Date of installation of leach field: 2001 Installed by: Gene Eaton

Date of Last Servicing of leach field: 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? On File- Listing Office

Is System located in a Shoreland Zone? Yes No Unknown

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

COMMENTS: Replacement system, variance and design on file with listing agency

Source of SECTION II information:

2016 Page 1 of 3 - SPD Buyer(s) Initials Seller(s) Initials DS

PROPERTY LOCATED AT 6 Hattie's Lane, (HATTIE'S COTTAGE), Stonington, ME 04681

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

| Heating System(s)/Source(s) | SYSTEM 1 | SYSTEM 2 | SYSTEM 3 | SYSTEM 4 |
|---|-------------------------------------|----------|----------|----------|
| TYPE(S) | Forced Hot Air | | | |
| Age of system(s)/source(s) | Unk. | | | |
| Name of company that services system(s)/source(s) | Al Lash | | | |
| Date of most recent service call | Unk. | | | |
| Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s)) | Used summers only in recent history | | | |
| Malfunction per system(s)/source(s) within past 2 years | None | | | |
| Other pertinent information | Oil Fired | | | |

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: Home has been used during the summer season only in recent years

Source of SECTION III information: _____

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

Location: N/A

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: N/A

Source of information: _____

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: No Known Asbestos in this structure

COMMENTS: _____

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

IF YES: Date: N/A By: N/A

Results: N/A If applicable, What remedial steps were taken? N/A

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No Results & Comments: N/A

Source of information: N/A

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

IF YES: Date: N/A By: N/A

Results: N/A If applicable, What remedial steps were taken? N/A

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No Results & Comments: _____

Source of information: N/A

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: N/A

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

COMMENTS: In some areas-Interior and Exterior

Source of information: _____

PROPERTY LOCATED AT 6 Hattie's Lane, (HATTIE'S COTTAGE), 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: _____

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: N/A

What is your source of information: Deed, 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 No Unknown

IF YES: Explain: N/A 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: N/A

• Year Principal Structure Built: 1945 What year did Seller acquire property? 2005

• Roof: Year Shingles/Other Installed: Unknown

Water, moisture or leakage: None noted

Comments: This property has been in the same family for decades

• Foundation/Basement: Sump Pump: Yes No Unknown Comments: Water runs through

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

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: Older home may need some work.

Source of SECTION V information: _____

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

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.

Priscilla W. Carter

2/3/2017

SELLER

DATE

Priscilla W. Carter

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 WITH COVENANT DEED

CHESTER M. CARTER, JR., of Stonington, County of Hancock and State of Maine, for consideration paid **GRANTS** to **CHESTER M. CARTER, JR. and PRISCILLA W. CARTER**, husband and wife, as **JOINT TENANTS**, whose mailing address is 6 Summer Place Lane, Stonington, Maine 04681, with **QUITCLAIM COVENANT**, a certain lot or parcel of land situated in Stonington, County of Hancock and State of Maine, bounded and described as follows:

Beginning at the shore and salt water at a bolt in the ledge; thence north $1/2^{\circ}$ West, twenty two rods and six links to a bolt in the ledge; thence north 3° East, sixteen rods to a bolt in the rock; thence north 7° West fifteen rods ten links to a bolt in the rock; thence north across swamp to land now or formerly of Jane Turley; thence easterly by land now or formerly of said Turley to land now or formerly of Rhoda M. Shepard; thence southerly by said Shepard land and land now or formerly of Cook across Eastern Avenue to salt water; thence by the shore and salt water to bounds begun at.

EXCEPTING herefrom and not hereby conveying so much of the above-described premises that was described in deed of Hattie E. Carter to Renata W. Hunter dated July 13, 1964, and recorded in Book 963, Page 192 of the Hancock County, Maine, Registry of Deeds.

The above-described premises are all and the same premises described as conveyed in deed of Hattie E. Carter to Chester M. Carter, Jr., the Grantor herein, dated December 18, 1970, and recorded in Book 1110, Page 44, of said Registry of Deeds.

Together with all rights, privileges and easements belonging to the above granted estate.

WITNESS my hand and seal this 25th day of

August, 2005.



Chester M. Carter, Jr.

STATE OF MAINE
Hancock, ss.

August 25, 2005.

Personally appeared the above-named CHESTER M. CARTER, JR. and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Rhonda L. Mitchell
Notary Public

Rhonda L. Mitchell
Notary Public State of Maine
Deer Isle, Hancock County
Commission Expires 2008

Please type or print name of Notary

SEAL

② RET; D. HAWKINS, ESQ