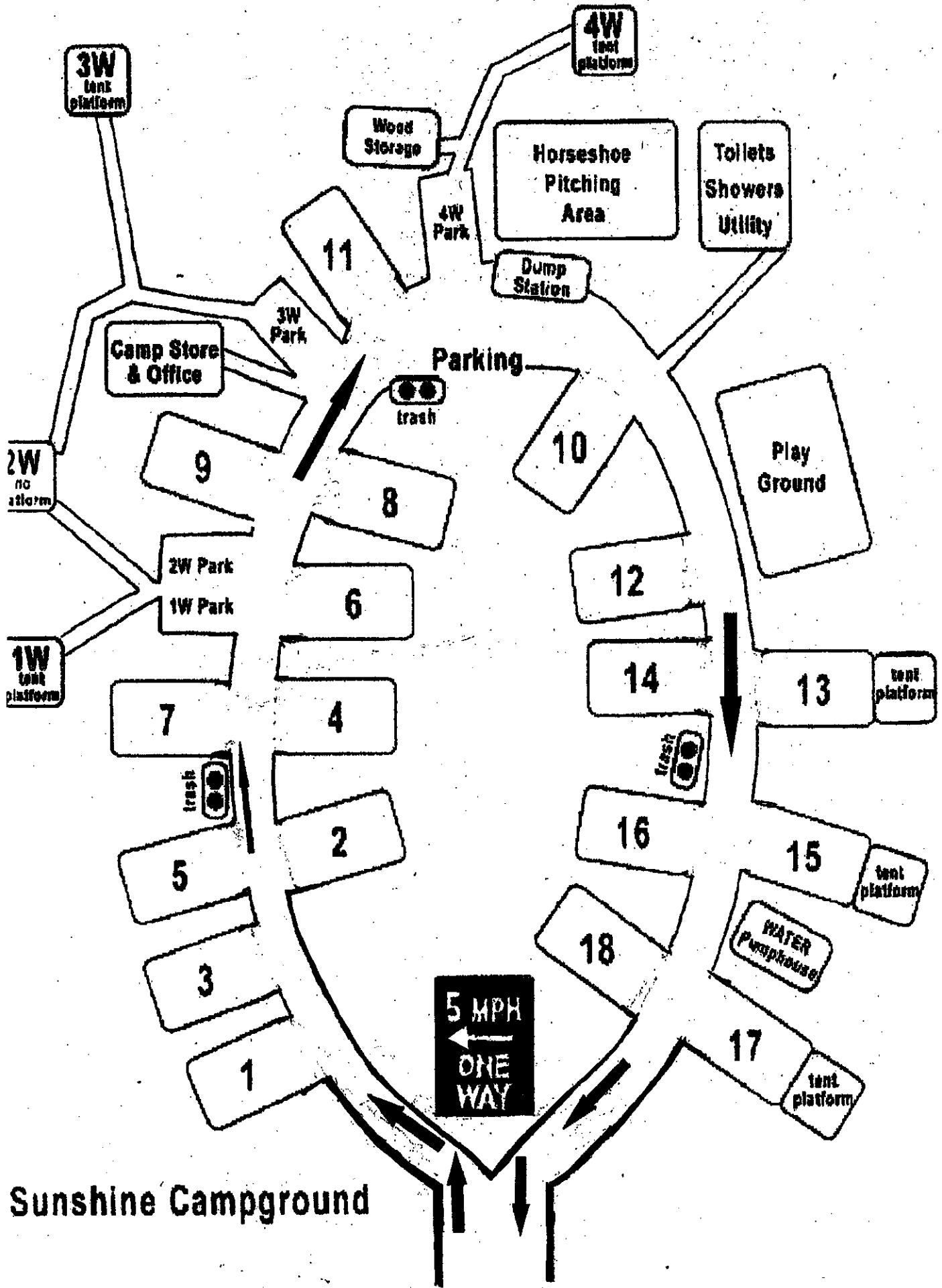


MAP 40
Lot 16-2



Sunshine Campground

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.

PROPERTY LOCATED AT: _____

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? _____

• IF PRIVATE:

INSTALLATION: Location: Located in pump house along the entry drive

Installed BY: Unknown DATE of Installation: _____

USE: Number of Persons currently using system? 2

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

COMMENTS: _____

Source of SECTION I information: _____

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? No _____ 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: Leach field located adjacent to bath house on elevated leveled land _____ OR Unknown Date of Installation: Unknown

Date Last Pumped: _____ Name of Company Pumping Tank: _____
Have you experienced any malfunctions? No _____ Yes No

If yes, give the date and describe the problem: _____
The tank has not been pumped out or had problems since we've owned the property
Date of Last Servicing of tank: _____ Name of Company Servicing Tank: _____

LEACH FIELD: See above _____ Yes No Unknown

IF YES: Location: _____

Date of installation of leach field: 1990 Installed by: Rick Weed

Date of Last Servicing of leach field: _____ Name of Company Servicing leach field: _____

Have you experienced any malfunctions? No _____ Yes No

If yes, give the date and describe the problem & what steps were taken to remedy: _____

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? Licensed for 24 campsites

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

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

COMMENTS: _____

Source of SECTION II information: _____

2016 Page 1 of 3 - SPD Buyer(s) Initials BJD WPS Seller(s) Initials _____

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

| Heating System(s)/Source(s) | SYSTEM 1 | SYSTEM 2 | SYSTEM 3 | SYSTEM 4 |
|---|------------|----------|----------|----------|
| TYPE(S) | Wood stove | | | |
| Age of system(s)/source(s) | | | | |
| Name of company that services system(s)/source(s) | | | | |
| Date of most recent service call | | | | |
| Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s)) | | | | |
| Malfunction per system(s)/source(s) within past 2 years | | | | |
| 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: Yearly

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: Yearly by owner Direct/Power Vent: Yes No Unknown

COMMENTS:

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? _____

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

Age of tank(s): _____ Size of tank(s): _____

Location: _____

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:

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: _____

COMMENTS:

C. RADON/AIR - 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: _____

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: _____

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: Bath house area only Latex paint

Source of information: _____

PROPERTY LOCATED AT _____

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

OTHER: _____

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

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: _____

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: _____ 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 tanks x2

• Year Principal Structure Built: _____ What year did Seller acquire property? 2006

• Roof: Year Shingles/Other Installed: Metal roof 9-2011

Water, moisture or leakage: No

Comments: _____

• Foundation/Basement: Sump Pump: Yes No Unknown Comments: Elevated structure, no basement

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: No

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.

[Signature]
SELLER

06/06/16

DATE

[Signature]
SELLER

06/06/16

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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Gallup

WARRANTY DEED

KNOW ALL BY THESE PRESENTS: That **Old Quarry Ocean Adventures, Inc.**, a Maine Corporation with its principal place of business at Stonington, Maine, and mailing address of RR1, Box 700, Stonington, ME 04681 for consideration paid, grants to **Mary Linda Gallup** of 365 Turner Center Road, Turner, Maine 04282 with **WARRANTY COVENANTS**:

A certain lot or parcel of land, with buildings thereon, situate in that portion of the Town of Deer Isle known as the village of Sunshine, County of Hancock, State of Maine and described more particularly as:

Beginning at an iron pipe set in the ground at or near the westerly sideline of the Town Road leading from Deer Isle to Sunshine at land now or formerly of MacDonald;

Thence North forty-nine degrees sixteen minutes twenty-seven seconds West (N 49° 16' 27" W) five hundred sixty-seven and five tenths (567.5) feet, more or less, to an iron pipe set in the ground;

Thence North twenty-eight degrees forty-five minutes East (N 28° 45' E) three hundred eighteen (318) feet, more or less, to an iron pipe set in the ground at land now or formerly of Gallion;

Thence South forty-nine degrees sixteen minutes twenty-seven seconds East (S 49° 16' 27" E) four hundred ninety-one (491) feet, more or less, to an iron rod set in the ground at or near the westerly sideline of said Town Road; thence in a generally southerly direction by and along the westerly sideline of said Town Road three hundred fifteen (315) feet, more or less, to the iron pipe marking the point of beginning.

Containing approximately four and twenty-five hundredths (4.25) acres.

Together with all right, title and interest in and to the aforementioned Town Road adjoining the above-described premises to the centerline thereof.

Meaning to describe and convey the certain parcel set forth on a survey plan by Richard A. Buxton, CE dated September 6, 1960.

Reference is made to the Boundary Line Agreement, by and between Milton H. Gallion, Jr. and Marshall L. Rice, Sr. and Barbara S. Rice, dated March 25, 2003 and recorded in said Registry of Deeds at book 3573, page 343.

MAINE REAL ESTATE
TRANSFER TAX PAID

Meaning and intending to convey the same property as was conveyed to the grantor by deed of Milton H. Gallion, Jr., dated May 15th 2003 and recorded at book 3614, page 346 in the Hancock County Registry of Deeds.

Executed this 18th day of May, 2006.

Old Quarry Ocean Adventures, Inc.

By: William Baker
Its: President

STATE OF MAINE
COUNTY OF Penobscot

The foregoing instrument was acknowledged before me this 18th day of May 2006 by Old Quarry Ocean Adventures, Inc. by William Baker, its President, duly authorized.

J. Vafiades
Notary Public / Justice of the Peace
Commission expires:



JENNIFER L. VAFIADES
Notary Public • State of Maine
My Commission Expires Sept. 27, 2012

②#Z RET: T: B L.O.
B-