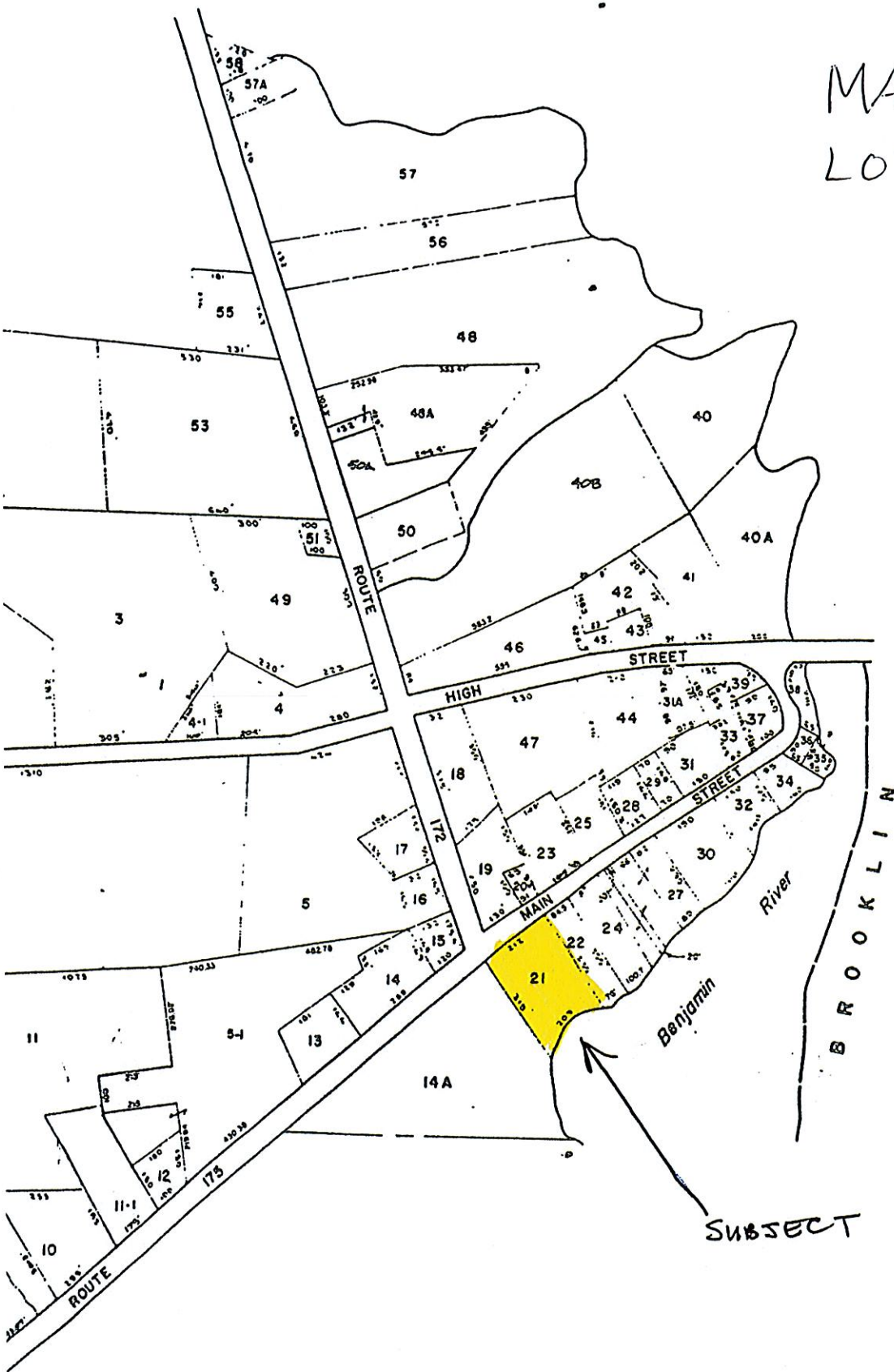


MAP 13  
LOT 21



SUBJECT

# 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: 46 Main Street  
Sedgwick, ME 04676

## SECTION I. WATER SUPPLY

TYPE OF SYSTEM:  Public  Private  Seasonal  Unknown  
 Drilled  Dug (2nd)  Other DUG WELL IS SPRING FED

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: 6/19/04 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? 6/19/04 .....  Yes  No  
What steps were taken to remedy the problem? N/A

• IF PRIVATE:

INSTALLATION: Location: DRILLED WELL ON N. SIDE OF HOUSE. DUG WELL ON S. SIDE OF HOUSE  
Installed BY: JAMES PEASLEY DATE of Installation: UNK. ACROSS MEADOW

USE: Number of Persons currently using system? 2+ GUESTS  
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? N/A

• IF PRIVATE:

TANK:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_  
Tank Size:  500 Gal.  1000 Gal.  Unknown  Other: 750 GAL  
Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_  
Location: SEE DRAWING OR  Unknown Date of Installation: ~ 1975  
Date Last Pumped: UNK. Name of Company Pumping Tank: UNK.  
Have you experienced any malfunctions? .....  Yes  No  
If yes, give the date and describe the problem: N/A

Date of Last Servicing of tank: UNK. Name of Company Servicing Tank: UNK.

LEACH FIELD: .....  Yes  No  Unknown

IF YES: Location: BENEATH LAWN TO SOUTH

Date of installation of leach field: UNK. Installed by: UNK.

Date of Last Servicing of leach field: UNK. Name of Company Servicing leach field: UNK.

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: NONE

Source of SECTION II information: SELLER

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

Seller(s) Initials \_\_\_\_\_

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<u>OIL - BB</u>	<u>ELECTRIC</u>		
Age of system(s)/source(s)	<u>13 YEARS</u>	<u>13 YEARS</u>		
Name of company that services system(s)/source(s)	<u>PERCY BROWN</u>	<u>HASKELL ELEC.</u>		
Date of most recent service call	<u>10/2016</u>	<u>2012</u>		
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	<u>828.9 gal (2012)</u>	<u>11,406 KWH (12)</u>		
Malfunction per system(s)/source(s) within past 2 years	<u>NONE</u>	<u>NONE</u>		
Other pertinent information	<u>RUNTAL BRAND</u>	<u>-</u>		

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: UNK

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): 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: 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: \_\_\_\_\_

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: None

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: NONE

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: NONE

Source of information: SELLER

PROPERTY LOCATED AT 46 Main Street, Sedgwick,

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

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 - DEAD RIVER

• Year Principal Structure Built: ~ 1950 What year did Seller acquire property? 1999

• Roof: Year Shingles/Other Installed: REBUILT / RESHINGLED 2001

Water, moisture or leakage: NONE

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

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**

HIGH QUALITY WINDOWS THROUGHOUT. ELECTRONIC IRRIGATION SYSTEM. SUNROOM HAS RADIANT HEAT (ELECTRIC). GARAGE GUEST SPACE HAS ELECTRIC HEAT. PROFESSIONAL GRADE APPLIANCES. PROFESSIONALLY LANDSCAPED

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.

SELLER

James M. Storey

DATE

SELLER

Isabele B. Storey

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 James M. Storey, Isabele B. Storey (hereinafter "Seller")  
AND \_\_\_\_\_ (hereinafter "Buyer")  
FOR PROPERTY LOCATED AT 46 Main Street, Sedgwick, ME 04676

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>James M. Storey</u>	<u>07/20/2017</u>	_____	_____
Seller	Date	Buyer	Date
<u>Isabele B. Storey</u>	<u>07/20/2017</u>	_____	_____
Seller	Date	Buyer	Date
<u>Morgan J Eaton/Cindi L Eaton</u>	<u>07/20/2017</u>	_____	_____
Agent	Date	Agent	Date

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REALTORS®  
The Island Agency, 20 Old Quarry Road Stonington, ME 04681  
Morgan Eaton

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Phone: (207)367-2550 Fax:



21235

WARRANTY DEED

**RONALD M. TAYLOR** and **DONNA M. TAYLOR**, husband and wife, having a mailing address of RR 1, Box 590, Sedgwick, Maine 04676, for consideration paid, grant to **JAMES M. STOREY** and **ISABELLE B. STOREY**, husband and wife, having a mailing address of 89 A Mount Vernon Street, Boston, MA 22108, with **WARRANTY COVENANTS**, as **JOINT TENANTS**, a certain lot or parcel of land together with any building thereon, situated in Sedgwick, Hancock County, Maine, being all and the same premises as described in a deed from Alfred Robert Pinnell to Ronald D. Taylor and Donna M. Taylor dated September 24, 1974 which is recorded at the Hancock County, Maine, Registry of Deeds in Book 1200, Page 637, bounded and described as follow:

MAINE REAL ESTATE  
TRANSFER TAX PAID

"Beginning at an iron pin located twenty-four and seventy-five hundredths (24.75) feet southwesterly of the centerline of the State Route 175 as it passes through Sedgwick Village, said pin marking the western line of Dave McCarthy's store lot, thence South twenty-one degrees sixteen minutes West (S. 21° 16' W.) three hundred eighteen and three tenths (318.3) feet by the land of McCarthy to an iron pin; thence South twenty-one degrees sixteen minutes West (S. 21° 16' W.) ten (10) feet, more or less, to the high water mark of the Benjamin River; thence northwesterly two hundred three (203) feet, more or less, along said high water mark to a point South nineteen degrees twenty-four minutes West (S. 19° 24' W.) ten (10) feet, more or less, from an iron pin; thence North nineteen degrees twenty-four minutes East (N. 19° 24' E.) ten (10) feet, more or less to said pin at land of Thomas Schroth et al. ; thence North nineteen degrees twenty-four minutes East (N. 19° 24' E.) three hundred nine (309.0) feet by the land of said Schroth to an iron pin at the southern side of Route 175, said pin being twenty-four and seventy-five hundredths (24.75) feet, from the centerline of said road; thence South seventy-four degrees fifty-three minutes East (S. 74° 53' E.) two hundred twelve and six tenths (212.6) feet along the southern side of said road to the point of beginning.

"This lot contains one and six tenths (1.6) acres.

"All bearings are magnetic and were taken in Sept. 1974.

"Together with all of the grantor's right, title and interest in and to the land northerly of the premises to the centerline of State Highway 175 and to the shore and flats southerly of the premises."

WITNESS our hands and seals this 9th day of December 1999.

Ronald D. Taylor  
Ronald D. Taylor

Donna M. Taylor  
Donna M. Taylor

STATE OF MAINE  
HANCOCK, ss.

12-9-99

Then personally appeared the above-named **Ronald D. Taylor** and **Donna M. Taylor** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

LENORE A. GRANT  
Notary Public, Notary Public, Maine  
My Commission Expires October 21, 2006

Type/Print Name of Notary  
Affix Seal

SEAL

1999 DEC 13 AM 9:18

REGISTER OF DEEDS  
HANCOCK COUNTY SS.  
*Marilyn Hancock*

REGISTER

#1