

MAP 6
LOT 35
72 Indian Road, Stonington

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 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. STRIKE, 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 (if any): N/A Yes No Unknown
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: 5/20/15 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? State of the art water system involved Radon mitigation, bacteria mitigation, water softener and tannin mitigation

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: near Nattie Lane (not under pine tree)
Installed by: UNKNOWN
Date of Installation: _____

USE: Number of persons currently using system: 2
Does system supply water for more than one household? Yes No Unknown

Comments: State of the art water system installed by Norton's

Source of Section I information: _____

Buyer Initials _____ Page 1 of 7 Seller Initials SL MR

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

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 (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: Front Yard OR Unknown

Date installed: June 2015 Date last pumped: N/A Name of pumping company: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: N/A Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: Front Yard

Date of installation of leach field: June 2015 Installed by: Colby C. Weed + Son, Inc.

Date of last servicing of leach field: June 2015 Company servicing leach field: Colby C. Weed + Son, Inc.

Have you experienced any malfunctions? Yes No

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

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

Comments: System designed to meet all state + local requirements before install

Source of Section II information: _____

Buyer Initials _____

Seller Initials JC MR

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Oil Furnace	Wood Stove		
Age of system(s) or source(s)	Unknown	Unknown		
Name of company that services system(s) or source(s)	Percy Brown + Son	—		
Date of most recent service call	Feb. 2021	—		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	517.9 Gallons	Variable		
Malfunction per system(s) or source(s) within past 2 years	∅	—		
Other pertinent information		—		

Are there fuel supply lines? Propane to Generator + Gas Stove Yes No Unknown

Are any buried? Generator line is buried + sleeved 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(s) been inspected? Yes No Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct/Power Vent(s): Yes No Unknown

Has vent(s) been inspected? Yes No Unknown

If Yes, date: _____

Comments: Wood Stove only use last two years by current owners

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 - 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: _____

Buyer Initials _____ Page 3 of 7 Seller Initials JCL MK

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: _____

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: _____

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 5/23/15 By: TP Environmental Consulting

Results: Average 8.7 pCi/L Range 2.2 to 14.5

If applicable, what remedial steps were taken? Radon Air mitigation by Norten's Water Treatment

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: 5/26/15 By: A+L Laboratory

Results: 21,937 pCi/L

If applicable, what remedial steps were taken? Radon water mitigation by Norten's Water Treatment

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

Are test results available? Yes No

Results/Comments: 110 pCi/L

Source of information: Norten's water treatment

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: _____

Source of information: _____

Buyer Initials _____ Page 4 of 7 Seller Initials SCD MK

F. 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: Minor flaking on radiators

Source of information: _____

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

If Yes, explain: _____

Source of information: _____

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? _____

Road Association Name (if known): _____

Overboard discharge licensc (5 years) for buried discharge pipe from 68 Indian Point Rd. Exact location unknown but likely to the right of the pine tree running down to culvert at Indian Point Rd.

Buyer Initials _____

Seller Initials JO MR

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: Homestead Exemption

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 (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: N/A

Year Principal Structure Built: 1860

What year did Seller acquire property? 2015

Roof: Year Shingles/Other Installed: September 2016 - New Roof

Water, moisture or leakage: No

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: Minor amounts in basement during heavy rain storms

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

Comments: _____

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: _____

Comments: _____

Source of Section V information: _____

Buyer Initials _____

Seller Initials JCO MK

SECTION VI ADDITIONAL INFORMATION

New full-house generator installed in August 2017 by
C.L. Haskell + Son, Inc. maintained yearly by C.L. Haskell + Son.

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.

Shane R. Oslove 3/4/2021 Mark K. Ram 3/4/2021
SELLER DATE SELLER DATE

SELLER 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

BUYER DATE BUYER DATE



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Shane R. Osborne, Mark K. Ross

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 72 Indian Point Road, Stonington,

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.

Buyer	Date	DocuSigned by: <u>Shane R. Osborne</u>	Date
Buyer	Date	DocuSigned by: <u>Mark K. Ross</u>	Date
Buyer	Date	Seller <u>Mark K. Ross</u>	Date
Buyer	Date	Seller	Date
Buyer	Date	DocuSigned by: <u>Morgan J. Eaton</u>	Date
Agent	Date	DocuSigned by: <u>Rhonda J. Mitchell</u>	Date
Agent	Date	Agent <u>Morgan J. Eaton / Rhonda J. Mitchell</u>	Date

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REALTOR®
The Island Agency, PO Box 543, 86 Main St. Stonington ME 04681
Rhonda Mitchell

Phone: 207-460-2012 Fax:

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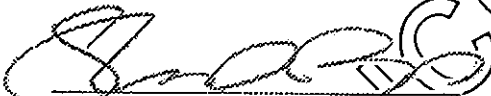


Osborne, Shane R.

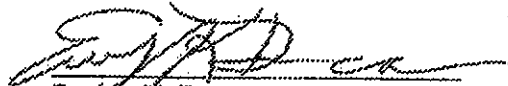
**DEED OF SALE BY PERSONAL REPRESENTATIVE
(TESTATE)**

KNOW ALL MEN BY THESE PRESENTS, THAT Evelyn K. Duncan, of Stonington, Maine, and Christopher P. Hunter of Tarrytown, New York duly appointed and acting joint personal representatives of the estate of Milton Perry Hunter a/k/a Milton Perry Hunter, Jr., deceased (testate), as shown by the probate records Docket #2013-359 recorded at the Hancock County, Maine Registry of Deeds, no notice having been given to heirs, such notice not being required under the terms of the will, by the power conferred by the Probate Code, and every other power, for consideration paid GRANT to Shane R. Osborne and Mark K. Ross, whose mailing address is 560 N Street NW, Apt. #N710, Washington, DC 20024 as joint tenants the real property in Stonington, County of Hancock, State of Maine, described in Exhibit A attached hereto and incorporated herein by reference.

Witness my hand and seal this 26th day of June, 2015.

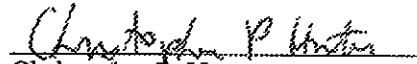


Witness



Evelyn K. Duncan
Personal Representative

Witness

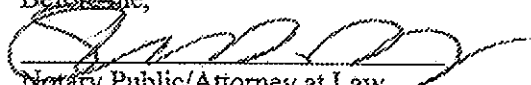


Christopher P. Hunter
Personal Representative

State of Maine
County of Hancock

June 26, 2015

Then personally appeared the above named Evelyn K. Duncan, Personal Representative and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public/Attorney at Law

Stephen Douglas Rees, Jr., Esq.
Maine Attorney #005346

MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A

A certain lot or parcel of land together with all buildings thereon, situated in Stonington, County of Hancock and State of Maine, bounded and described as follows:

Beginning at a large rock at East end of the premises herein described; thence southerly one hundred and fifty (150) feet, to the road; thence by the road westerly one hundred and seventy-one (171) feet to stake and stones; thence northerly ninety (90) feet to stake and stone; thence easterly one hundred and seventy (170) feet to first mentioned bounds.

Being the same premises as described in a deed from Ezra Hunter to Milton Perry Hunter, Jr., dated May 17, 1991 and recorded in Book 1864, Page 198, Hancock County Registry of Deeds.

HANCOCK COUNTY