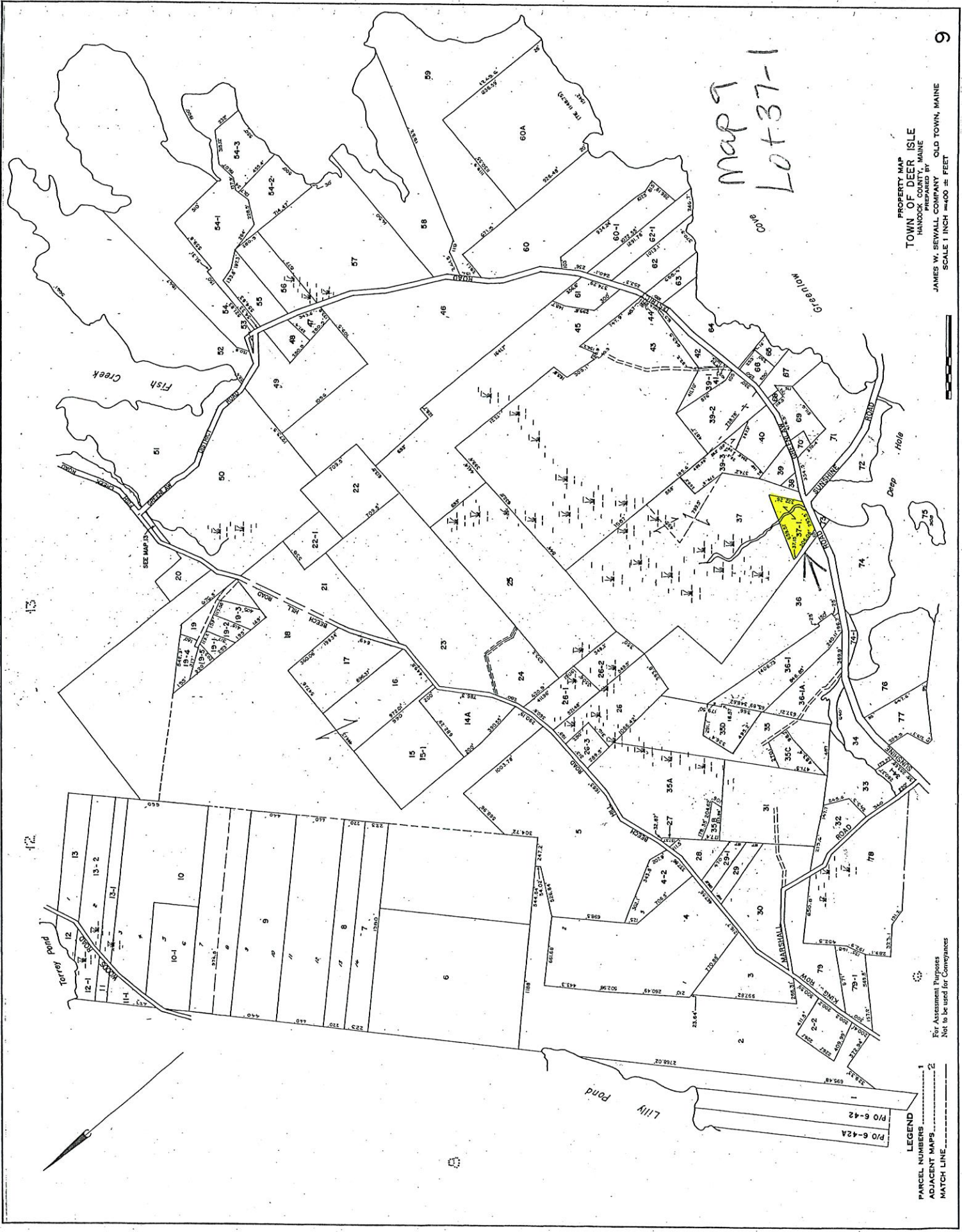


Map 7  
Lot 37-1

PROPERTY MAP  
TOWN OF DEER ISLE  
HANDOCK COUNTY, MAINE  
JAMES W. SEWALL COMPANY  
OLD TOWN, MAINE  
SCALE 1 INCH = 400 ± FEET



LEGEND

Parcel Numbers ———— 1

Adjacent Maps - - - - - 2

Match Line ········· 3

For Assessment Purposes  
Not to be used for Conveyances

~~BARRETT LUMBER CO.~~

EXIST. WOOD PILE  
EXIST. PIPE

BARRETT LUMBER CO.  
SHEPARD LUMBER CO.  
WINTERED IN BARRETT LUMBER CO.

TO THE COMPANY FIELD (BARRETT CHASE)

ROAD ADJACENT

TO THE COMPANY FIELD

TO THE SUNSHINE

TO THE COMPANY FIELD

STATE OF MAINE

HANCOCK SS. REGISTRY OF DEEDS

RECEIVED Apr. 21, 1981

AT 9 H. - M. A.M. AND RECORDS

FILE 17 NO. 124

*WEST & Hancock*  
REGISTER

BARRETT LUMBER CO. PROPERTY  
FOR RICHARD CHASE  
ADJERS ISLE, MAINE

SCALE: 1"=50' 4-11-81

SURVEYED & DRAWN: MILES DODGE

*Miles Dodge*

FAVORABLE

PROPERTY LOCATED AT: 264 Sunshine Road, Deer Isle, ME 04627

### 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: July 2018 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? whole-house water system for radon, ph, ions


IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: South side of house near porch  
Installed by: Samoset well drilling  
Date of Installation: Unknown

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

Comments: Depth of well - 150'

Source of Section I information: Current owners/previous owner's disclosures

Buyer Initials \_\_\_\_\_ Page 1 of 7 Seller Initials  \_\_\_\_\_

PROPERTY LOCATED AT: 264 Sunshine Road, Deer Isle, ME 04627

**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: 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 (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: North of House OR  Unknown

Date installed: 1988 Date last pumped: 2017 Name of pumping company: Percy Brown & Son

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: 2017 Name of company servicing tank: Percy Brown & Son

Leach Field: .....  Yes  No  Unknown

If Yes, Location: North of House

Date of installation of leach field: 2005 Installed by: Astbury Construction

Date of last servicing of leach field: N/A Company servicing leach field: N/A

Have you experienced any malfunctions? .....  Yes  No

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

Do you have records of the design indicating the # of bedrooms the system was designed for?  Yes  No

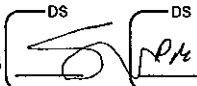
If Yes, are they available? .....  Yes  No

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

Comments: None

Source of Section II information: previous owner's disclosur

Buyer Initials \_\_\_\_\_

Seller Initials 

PROPERTY LOCATED AT: 264 Sunshine Road, Deer Isle, ME 04627

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	HWBB Oil	Heat Pump	Garage - hot air	
Age of system(s) or source(s)	2014	2016	Unknown	
Name of company that services system(s) or source(s)	Eatons	Haskell Electric	Unknown	
Date of most recent service call	2019 annual	Unknown	Unknown	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Unknown	Unknown	Unknown	
Malfunction per system(s) or source(s) within past 2 years	None	None	None	
Other pertinent information			Propane	

- Are there fuel supply lines? .....  Yes  No  Unknown
- Are any buried? .....  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: N/A

    Date chimney(s) last cleaned: Unknown

- Direct/Power Vent(s): .....  Yes  No  Unknown
- Has vent(s) been inspected? .....  Yes  No  Unknown

    If Yes, date: N/A

Comments: None

Source of Section III information: Current owners/previous owner's disclosures

**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? N/A

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

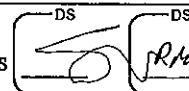
Age of tank(s): N/A

Size of tank(s): N/A

Location: N/A

Buyer Initials \_\_\_\_\_

Seller Initials



PROPERTY LOCATED AT: 264 Sunshine Road, Deer Isle, ME 04627

What materials are, or were, stored in the tank(s)? N/A

Have you experienced any problems such as leakage: .....  Yes  No  Unknown

Comments: None

Source of information: Current owners/previous owner's disclosures

**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: previous owner's disclosures states "no" but no supporting documents found

Source of information: previous owner's disclosures

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: June 2018 By: Perkins Home Services

Results: Elevated levels above EPA limit in basement

If applicable, what remedial steps were taken? mitigation system installed successfully

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

Are test results available? .....  Yes  No

Results/Comments: Mitigation successful

Source of information: owners/housedocuments

**D. RADON/WATER** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: 2018 By: Norlen's

Results: Elevated levels above EPA standards

If applicable, what remedial steps were taken? Mitigation system

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

Are test results available? .....  Yes  No

Results/Comments: None

Source of information: Owner documentation

**E. METHAMPHETAMINE** - Current or previously existing:

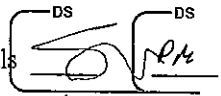
.....  Yes  No  Unknown

Comments: No methamphetamine use by current owners, all previous use of the property unknown

Source of information: Owners

Buyer Initials \_\_\_\_\_

Seller Initials



PROPERTY LOCATED AT: 264 Sunshine Road, Deer Isle, ME 04627

**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: N/A

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: Some on exterior trim and deck. Home built in 1985 so unlikely lead paint

Source of information: Owners

**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: Owners

**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: N/A

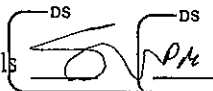
Source of information: Deed, previous owner's disclosures

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? N/A

Road Association Name (if known): N/A

Buyer Initials \_\_\_\_\_

Seller Initials 

PROPERTY LOCATED AT: 264 Sunshine Road, Deer Isle, ME 04627

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: N/A

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: Propane tank

Year Principal Structure Built: 1985

What year did Seller acquire property? 2018

Roof: Year Shingles/Other Installed: 2019

Water, moisture or leakage: None

Comments: Owners

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: None

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  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: Some areas of trim need paint/minor repairs. Outside faucet has been shut off in the basement (it works fine, but does leak).

Source of Section V information: current owners/previous owners disclosures

Buyer Initials \_\_\_\_\_

Seller Initials  \_\_\_\_\_



PROPERTY LOCATED AT: 264 Sunshine Road, Deer Isle, ME 04627

**SECTION VI – ADDITIONAL INFORMATION**

Designed and built by Richard Chase. Decking replaced where needed, new grate at entrance 2020.

Needs finishing/staining as is. New skylight in kitchen. Velux. Paperwork available. Master bathroom redone in 2019 including custom walk-in shower.

Gutters are as-is, and need some minor maintenance, especially above South side - a heavy rain causes  
Continued... See Addendum Additional information 1

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.

DocuSigned by: Paul Miller 6/17/2020  
SELLER  
SELLER  
Paul J. Miller DATE

DocuSigned by: Susan L. Miller 6/17/2020  
SELLER  
SELLER  
Susan L. Miller 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



BK. 6905 Pg. 861

8 0 5 0 8 5 1  
Tx: 4040358

**WARRANTY DEED**

Maine Statutory Short Form

DLN: 1001840035556

KNOW ALL MEN BY THESE PRESENTS that LANCE R. CIOMEI of Deer Isle, County of Hancock, and State of Maine, for consideration paid, grants to SUSAN L. MILLER and PAUL J. MILLER whose mailing address is P.O. Box 687, Deer Isle, ME 04627 as Joint Tenants with WARRANTY COVENANTS, the real property situated in Deer Isle, County of Hancock and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

See-Attached Exhibit A

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13<sup>th</sup> day of August, 2018.

Witness

Lance R. Ciomei  
Lance R. Ciomei

State of Maine  
County of Hancock

Date: August 13, 2018

Personally appeared the above named Lance R. Ciomei and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Katherine R. Malia  
Notary Public/Attorney at Law

Print Name: Katherine R. Malia  
Commission Expires:

EXHIBIT A

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

Beginning at Barter Lumber Company land, at a pipe on the northerly sideline of the State Road leading from Deer Isle Village to Sunshine, said pipe and point of beginning is approximately two hundred fifty (250) feet westerly of the intersection of Meadow Brook with the northerly sideline of said Road; the point of beginning is also approximately sixty-three (63) feet easterly of the intersection of the northerly sideline of the road with the remains of a barbed wire fence marking the easterly boundary of land formerly owned and occupied by the late Winfield Barbour; thence by the northerly sideline of the State Road South sixty-nine degrees thirty-three minutes East (S. 69° 33' E.) two hundred ninety-three and fifty-two hundredths (293.52) feet to a pipe at land of Barter Lumber Company; thence by Barter land, North fifty-four degrees thirty-seven minutes East (N. 54° 37' E.) three hundred twenty-two and twenty-six hundredths (322.26) feet to a pipe; thence by Barter land, North sixty-seven degrees forty-four minutes West (N. 67° 44' W.) six hundred fifty-nine and sixty-seven hundredths (659.67) feet to a pipe at the easterly side of a wood road; thence by Barter, South zero degrees sixteen minutes West (S. 0° 16' W.) thirty-seven and fifteen hundredths (37.15) feet to a pipe at easterly side of said wood road; thence by Barter, South fourteen degrees thirty-seven minutes East (S. 14° 37' E.) three hundred six and six hundredths (306.06) feet to the northerly sideline of aforementioned State Road and the pipe previously described herein as the point of beginning.

The line last described above is the easterly boundary of a fifty (50) foot wide strip of land reserved by Barter Lumber Company as access to the residual of their lot from which the Chase lot is conveyed.

Bearings are referred to Magnetic North 1981.

Reference is hereby made to a survey Plan drawn by Miles Dodge dated April 11, 1981 and entitled "BARTER LUMBER CO. PROPERTY FOR RICHARD CHASE DEER ISLE, MAINE", recorded at the Hancock County Registry of Deeds in Plan File 17, Number 124.

Together with all right, title and interest of the Grantor in and to the land in any street or highway road adjoining the above described premises. Subject to any rights which the public, the Town of Deer Isle and the State of Maine may have in and to said street or highway road.

Being the same premises as described in a deed from Richard B. Chase to Lance R. Ciomei dated November 14, 2005 and recorded in the Hancock County Registry of Deeds in Book 4355, Page 321.