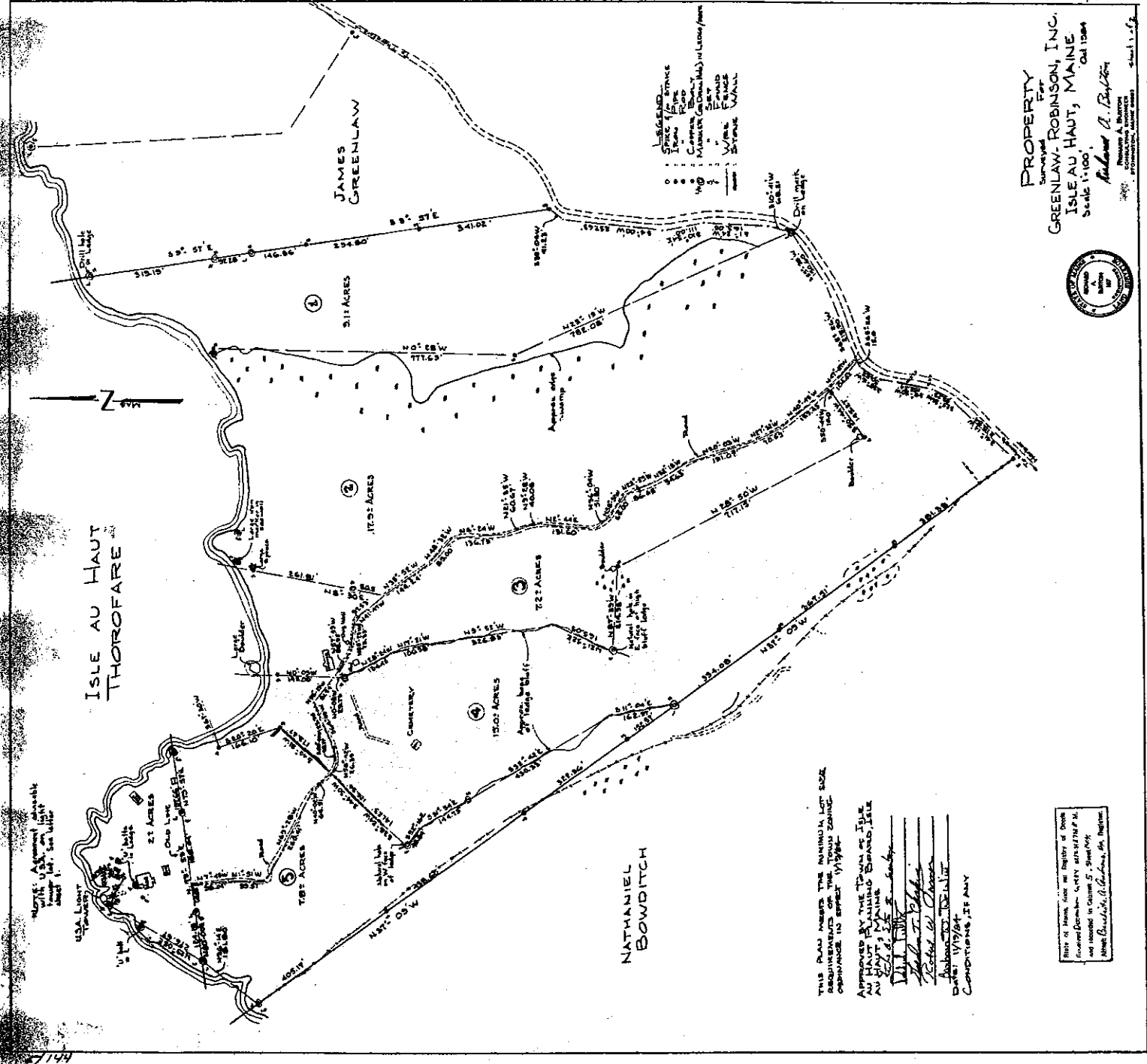


PROPERTY Surveyed For
GREENLAW-ROBINSON, INC.
ISLE AU HAUT, MAINE
Scale 1:100
Nathaniel Bowditch
PROFESSIONAL ARCHITECT
PLANNING & SURVEYING
1000 W. 10th St. Portland, Maine 04102



- LEGEND:
- Stake / or string
 - Iron Pipe
 - Corner
 - 1/4" Concrete (6" dia. Max) in Level / form
 - 1/2" Wood Form
 - 1/4" Wire Fence
 - Stake / Nail



THIS PLAN SHOWS THE NUMERICAL LOT SIZE
DISTRIBUTION AND ZONING
ORDINANCE IN EFFECT 1/1/44

APPROVED BY THE TOWN OF ISLE
AU HAUT PLANNING BOARD, ISLE
AU HAUT, MAINE
Nathaniel Bowditch
1000 W. 10th St.
Portland, Maine 04102
Date: 1/19/44
CONDITIONS, IF ANY

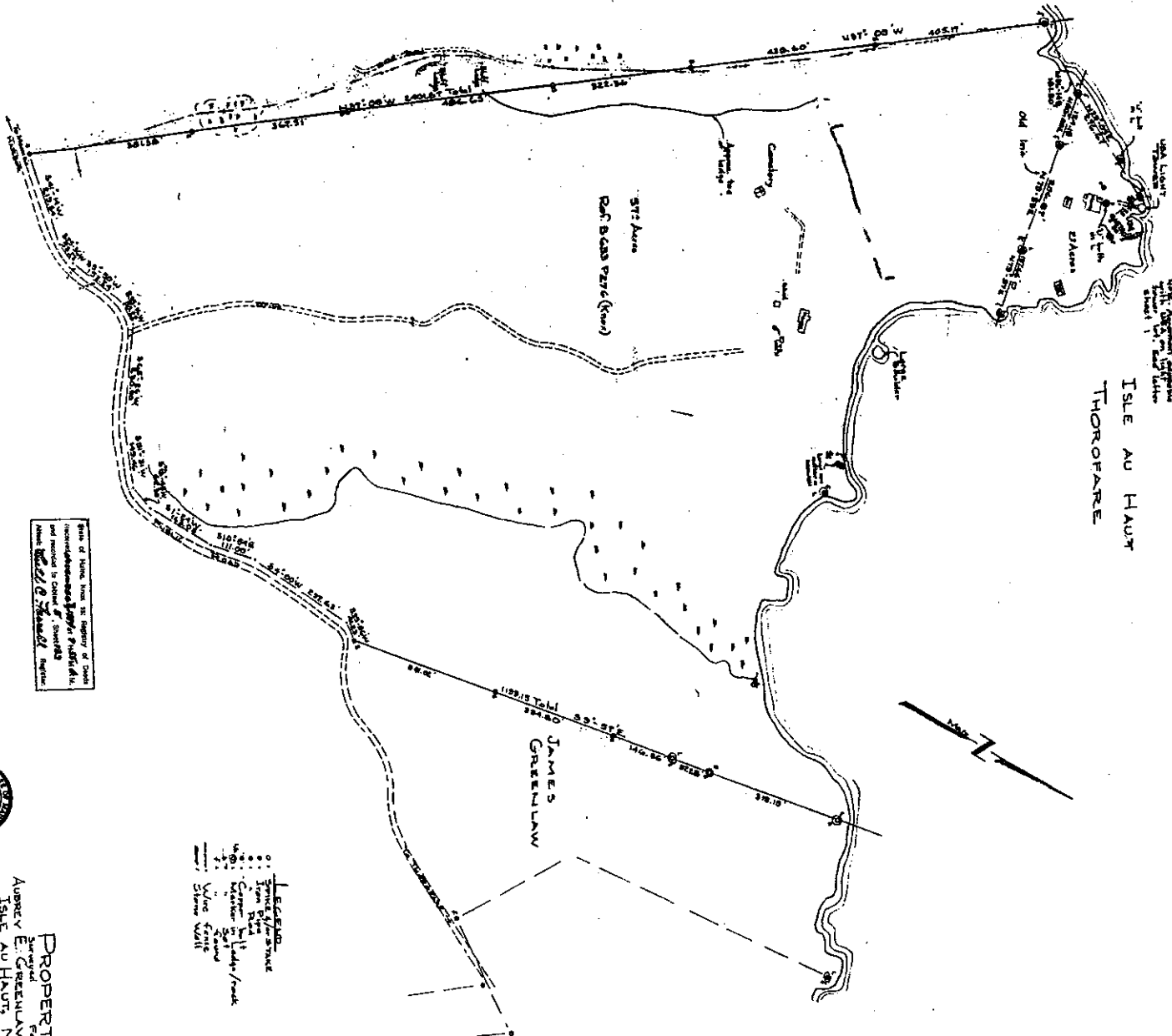
THIS IS A PLAN AND NOT A MAP OF THE STATE OF MAINE AND THE TOWN OF ISLE AU HAUT, MAINE. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

NATHANIEL BOWDITCH

57/123

ISLE AU HAUT
THOROFARE

Map of Thorofare of Isle au Haut
with a plan of the island
showing the Thorofare



State of Maine, from its registry of deeds
and records is shown to be correct
and correct in detail
Nathaniel Bowditch Surveyor

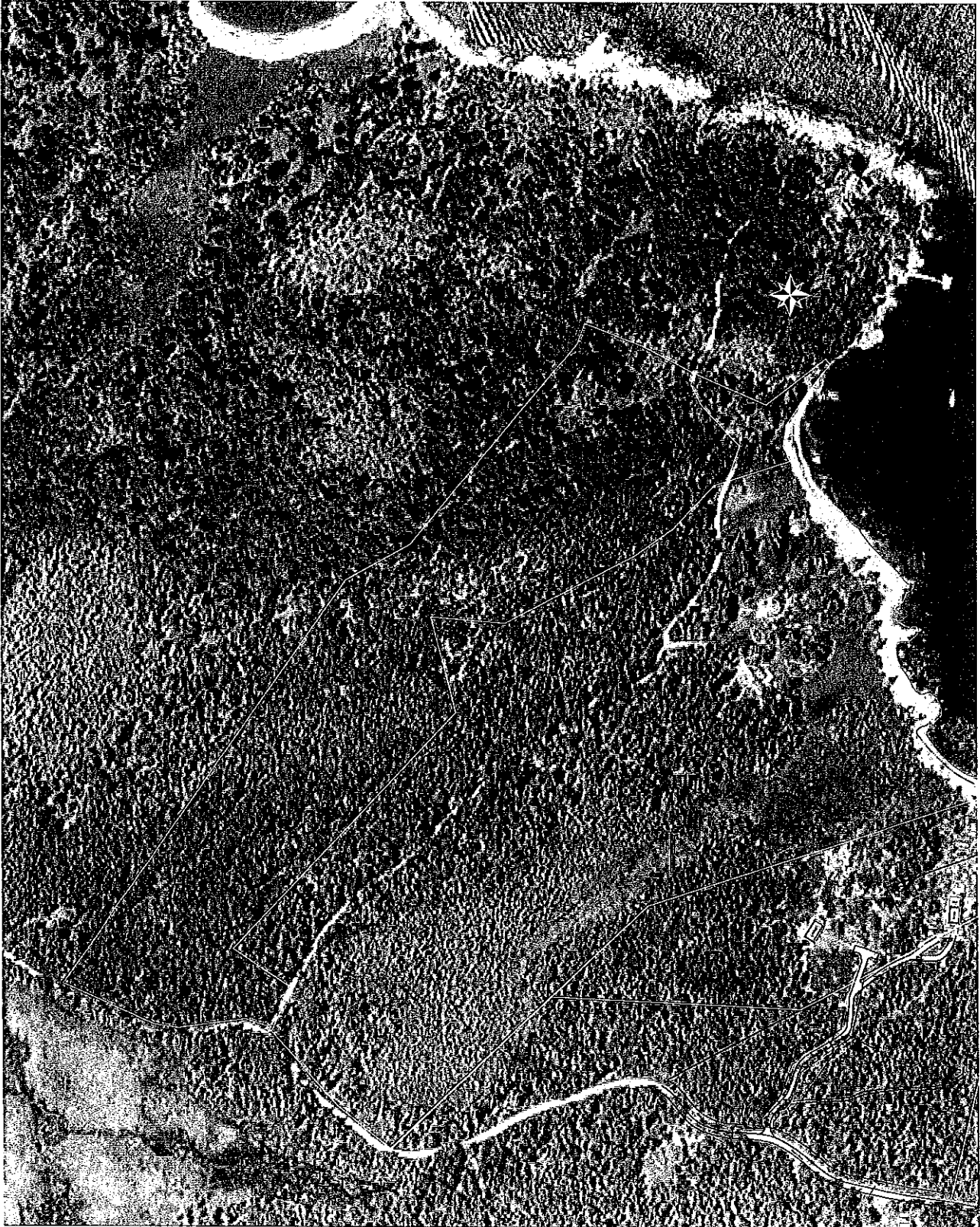


- LEGEND**
- Spring
 - Well
 - Cabin
 - △ Corn
 - ▽ Cattle
 - ◇ Horse
 - ◇ Stone Wall



PROPERTY
 of
JAMES GREENLAW, JR. & ASS
 ISLE AU HAUT, MAINE
 Sept 29th 1892
Nathaniel Bowditch
 Surveyor





PROPERTY LOCATED AT: Lighthouse Road, Isle au Haut, ME 04645

PROPERTY DISCLOSURE – LAND ONLY

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 – 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 your 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~~

~~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: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL:..... Yes No Unknown

RADIOACTIVE MATERIAL:..... Yes No Unknown

METHAMPHETAMINE:..... Yes No Unknown

Comments: None

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials _____

Seller Initials JSS

PROPERTY LOCATED AT: Lighthouse Road, Isle au Haut, ME 04645

SECTION II – 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: ROW Thorofare Road to Lighthouse, Easement over Cemetery Rd., Thorofare Road Easement (see deed)

Source of information: Deed

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? Privately maintained

Road Association Name (if known): _____

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... Yes No Unknown

If Yes, explain: N/A

Source of information: N/A

Is the property the result of a division within the last 5 years (i.e. subdivision)? Yes No Unknown

If Yes, explain: N/A

Source of information: Seller

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... Yes No Unknown

If Yes, explain: N/A

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Has all or a portion of the property been surveyed?..... Yes No Unknown

If Yes, is the survey available?..... Yes No Unknown

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

If Yes, are the results available?..... Yes No Unknown

Are mobile/manufactured homes allowed?..... Yes No Unknown

Are modular homes allowed?..... Yes No Unknown

Source of information: Seller

Additional Information: Cemetery exists on property - rights reserved for access


Buyer Initials _____

Seller Initials ^{DS} JSD

PROPERTY LOCATED AT: Lighthouse Road, Isle au Haut, ME 04645

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... Yes No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

DocuSigned by:
 6/30/2020
 SELLER _____ DATE _____ SELLER _____ DATE _____
 Joanne S. Greenlaw

SELLER _____ DATE _____ SELLER _____ DATE _____

I/We have read and received a copy of this disclosure 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 _____



**DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE
(Testate Estate)**

THIS DEED is made by **JOANNE S. GREENLAW** of Woolwich, County of Sagadahoc and State of Maine (mailing address: 96 Phipps Point Road, Woolwich, ME 04579), in her capacity as **PERSONAL REPRESENTATIVE** of the **ESTATE** of **GEORGE W. GREENLAW**, Deceased, as Grantor, to

- JOANNE S. GREENLAW -

of Woolwich, County of Sagadahoc and State of Maine (mailing address: 96 Phipps Point Road, Woolwich, ME 04579), Grantee.

WHEREAS, the Last Will and Testament of **GEORGE W. GREENLAW**, deceased, was duly admitted to the Probate Court of Sagadahoc County, Maine, Docket No. 2010-57;

WHEREAS, the Grantor was duly appointed Personal Representative of the said Estate and is now qualified and acting in said capacity; and

WHEREAS, the Grantee is determined to be the person entitled to distribution of the hereinafter-described real property, and Grantor is authorized to distribute the same to the Grantee.

NOW, THEREFORE, the Grantor conveys, assigns, transfers and releases to the Grantee, Joanne S. Greenlaw, the following described real property:

A CERTAIN LOT OR PARCEL OF LAND, situated on the Isle au Haut, County of Knox and State of Maine, more particularly described as follows:

BEGINNING at the southwest corner of Lot #2 on Plan entitled "Property Surveyed for Greenlaw-Robinson, Inc., Isle au Haut, Maine, Scale 1"-100', October, 1984, Richard A. Buxton, Consultant Engineer, Stonington, Maine 04681", (hereinafter Plan); thence Southwest the distance and courses shown on said Plan; thence Northwest the distances and courses shown on said Plan; thence South 67 degrees 30 minutes West to the shores of Isle au Haut Thorofare to the mean low water mark; thence by and along said shore to the point of intersection with a line extended from the North 0 degrees 3 minutes West a line shown on said Plan as the common boundary with Lot #3; thence Southeast by and along the common boundary with Lot #3; thence continuing along said common boundary with Lot #3 on said Plan to the point of beginning.

MEANING AND INTENDING to convey Lot #4 on said Plan, containing 15 acres, more or less, together with all the rights in and to the shore and flats.

EXCEPTING AND RESERVING an easement and right of way for ingress and egress and for no other purpose over the common boundary between Lots #2 and #4 and over the northerly section of Lot #4 as the road currently runs from the Thorofare Road, so-called, to the Lighthouse as shown on said Plan with the total width not to exceed 20

feet, being not more than 10 feet measured from the centerline of the road as it currently runs.

EXCEPTING AND RESERVING further an easement over the existing cemetery road shown as "Road" on said Plan leading to the cemetery as shown on said Plan, and subject further to the right of burial of the following named individuals and their heirs: Aubrey E. Greenlaw, Jr., Sarah G. Bowen, George W. Greenlaw, James S. Greenlaw, Steven A. Greenlaw and Douglas C. Greenlaw.

Being Lot #4 as shown on said Plan recorded in the Knox County Registry of Deeds in Cabinet #5, Sheet 144, on December 6, 1984.

TOGETHER WITH right in common with others to enjoy the easement running from the Thorofare Road, so-called, to the Lighthouse for ingress and egress and for no other purpose as the road currently runs with a total width not to exceed 20 feet, being not more than 10 feet measured from the center line of the road as it currently runs.

FOR SOURCE OF TITLE, reference may be made to the Warranty Deed of Greenlaw-Robinson, Inc. to George W. Greenlaw, dated December 20, 1984 and recorded in the Knox County Registry of deeds in Book 996, Page 285.

FURTHER REFERENCE may be had to the Boundary Plan recorded in Cabinet #5, Sheet 133, on November 7, 1984, and Agreement between Bowditch et. al. and Greenlaw-Robinson, Inc., recorded in Book 988, Page 229, on November 7, 1984, being the said Registry.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging, but SUBJECT TO any easements and restrictions of record.

IN WITNESS WHEREOF, I, the said JOANNE S. GREENLAW, in my capacity as PERSONAL REPRESENTATIVE of the ESTATE of GEORGE W. GREENLAW have hereunto set my hand and seal this thirteenth day of December, A.D. 2010.

ESTATE of GEORGE W. GREENLAW
Deceased

By: *Joanne S. Greenlaw*
Joanne S. Greenlaw
Personal Representative

STATE OF MAINE
COUNTY OF SAGADAHOC

On December 13, 2010, before me, the undersigned, a Notary Public, duly commissioned and qualified for and residing in said County and State, personally appeared JOANNE S. GREENLAW, as PERSONAL REPRESENTATIVE of the ESTATE of GEORGE W. GREENLAW, Deceased, to me known to be the identical person who executed the foregoing Deed of Distribution and acknowledged the same to be her voluntary act and deed.

James F. Day SEAL
Notary Public

James F. Day
Typed or Printed Name of Notary

My Commission Expires: 01/19/2013

KNOX SS: RECEIVED
Dec 15, 2010
at 09:15A
ATTEST: LISA J SIMMONS
REGISTER OF DEEDS