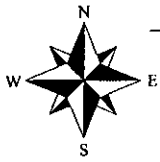


Map 7A  
P/O Lot 20

STONINGTON HARBOR

SHEET 9



WEST MAIN STREET

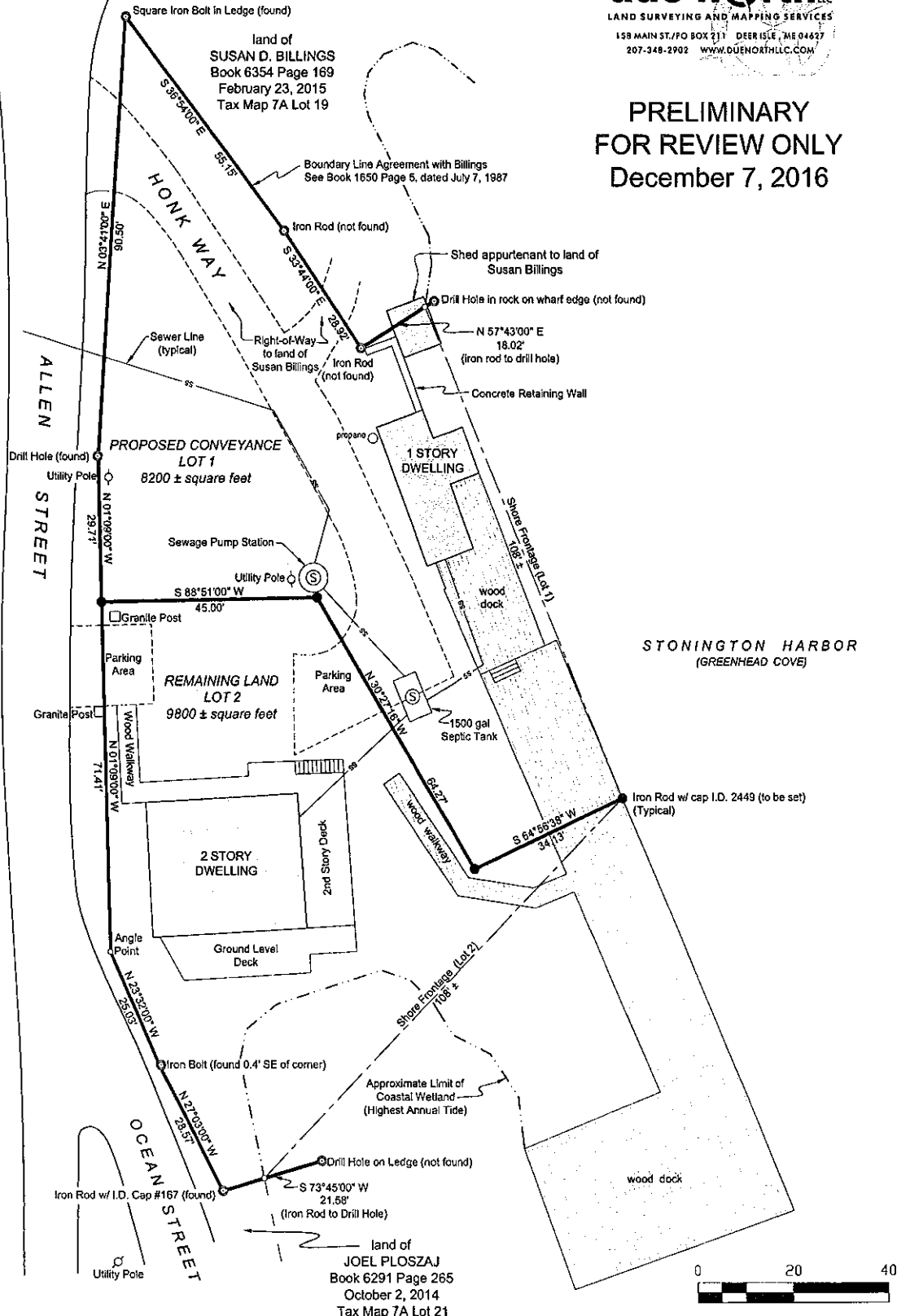
PLAN SHOWING  
A PROPOSED CONVEYANCE OF LAND  
from  
**PEARSE & SCANNELL**

to  
**???????**

No. 6 HONK WAY  
STONINGTON, MAINE  
Date: to be determined Scale: 1"=20'

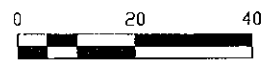
**due north** LLC  
LAND SURVEYING AND MAPPING SERVICES  
158 MAIN ST./PO BOX 231 DEER ISLE, ME 04627  
207-348-2902 WWW.DUENORTHLLC.COM

**PRELIMINARY  
FOR REVIEW ONLY  
December 7, 2016**



STONINGTON HARBOR  
(GREENHEAD COVE)

land of  
**JOEL PLOSZAJ**  
Book 6291 Page 265  
October 2, 2014  
Tax Map 7A Lot 21



PROPERTY LOCATED AT: 6 Honk Way (p/o deed referenced below - see Preliminary Sketch from Due North Surveying), Stonington, ME 04681

**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 other 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. 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: .....  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? N/A

IF PRIVATE:

INSTALLATION: Location: N/A  
Installed by: N/A  
Date of Installation: \_\_\_\_\_

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

Comments: Town has test records/Easemt. for separate water line to cottage

Source of Section I information: Seller

Seller Initials <sup>DS</sup> FJS <sup>DS</sup> BP \_\_\_\_\_ Page 1 of 7 Buyer Initials \_\_\_\_\_

**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: 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:

Tank:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_

Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: \_\_\_\_\_

Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_

Location: N/A OR  Unknown

Date installed: \_\_\_\_\_ Date last pumped: \_\_\_\_\_ Name of pumping company: \_\_\_\_\_

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

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

Date of last servicing of tank: \_\_\_\_\_ Name of company servicing tank: \_\_\_\_\_

Leach Field: .....  Yes  No  Unknown

If Yes, Location: N/A

Date of installation of leach field: N/A Installed by: N/A

Date of last servicing of leach field: \_\_\_\_\_ Company servicing leach field: \_\_\_\_\_

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

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

Comments: None

Source of Section II information: Seller

Seller Initials <sup>DS</sup> FJS <sup>DS</sup> BP

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

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Electric Baseboard			
Age of system(s) or source(s)	Unknown			
Name of company that services system(s) or source(s)	N/A			
Date of most recent service call	N/A			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Seasonal Use			
Malfunction per system(s) or source(s) within past 2 years	None			
Other pertinent information				

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 been inspected? .....  Yes  No  Unknown

If Yes, when: N/A

Date chimney last cleaned: N/A

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** - 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): \_\_\_\_\_ Size of tank(s): N/A

Location: N/A

Seller Initials <sup>DS</sup> FJS <sup>DS</sup> BP

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

PROPERTY LOCATED AT: 6 Hoak Way (p/o deed referenced below - see Preliminary Sketch from Due North Surveying); Stonington, ME 04681

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

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

Comments: No knowledge of hazardous material - bought in 2000, no problems

Source of information: Seller

**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: None

Source of information: Seller

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

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

If Yes: Date: N/A By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

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: N/A By: N/A

Results: N/A

If applicable, What remedial steps were taken? N/A

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

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

Results/Comments: None

Source of information: Seller

Seller Initials 

DS FJS	DS BP
-----------	----------

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

**E. 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: Cottage age is unknown

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: None

Source of information: Seller

**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: Seller

**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, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

If Yes, explain: ROW to neighbor, Dock Easement & Maintenance Agrmt. to be reserved, Water Line Easmts. to be granted, shed encroachment

Source of information: Seller, Preliminary Survey Sketch

Answer only one of the following sets of questions depending on the type of property:

If the subject property consists of at least one, but not more than four, residential dwelling units:

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? See below

For all other properties:

Are there any abandoned or discontinued town ways, any public easements or any private roads located on the property or abutting the property? .....  Yes  No  Unknown

If Yes, describe: Honk's Way Easement

If Yes, who is responsible for maintenance (including road association, if any): Town has access

over Honk Way to access the pumping station

Seller Initials <sup>DS</sup> FJS <sup>DS</sup> BP

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

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 (e.g., propane tank, hot water heater, satellite dish): Type: Propane Tank

Year Principal Structure Built: Unknown

What year did Seller acquire property? 2000

Roof: Year Shingles/Other Installed: 2015

Water, moisture or leakage: None

Comments: None

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: Posts

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: None Known

Source of Section V information: Seller

Seller Initials <sup>DS</sup> FJS <sup>DS</sup> BP

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



**SECTION VI – ADDITIONAL INFORMATION**

New roof and bay window 2015, new support for structure under kitchen 2016, recent kitchen counter, bath vanity and water heater. Shared Dock maintenance agreement to be put in place. Seller will reserve ROW over Honk's Way to access the back side of the home located on sellers' remaining land.  
Some pilings under dock need replacing - seller is currently arranging for this repair. Cottage will conveyed mostly furnished, exception the metal fish hanging over the bed.

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: 9/6/2019  
Frank J. Scannell  
SELLER E8458... DATE  
**Frank J. Scannell**

DocuSigned by: 9/6/2019  
Brenda Pearse  
SELLER 8F5F48B... DATE  
**Brenda Pearse**

\_\_\_\_\_  
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 Frank J. Scannell, Brenda Pearse (hereinafter "Seller")  
AND \_\_\_\_\_ (hereinafter "Buyer")  
FOR PROPERTY LOCATED AT 6 Honk Way (p/o deed referenced below - see Preliminary Sketch from Due North  
Surveying), Stonington, ME 04681

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.

Frank J. Scannell 9/6/2019  
Seller Frank J. Scannell Date


Brenda Pearse 9/6/2019  
Seller Brenda Pearse Date

Morgan J. Eaton Rhonda Mitchell 9/3/2019  
Agent Morgan Eaton/Rhonda Mitchell Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Agent Date

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

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: 207-460-2012

Fax:

Scannell, Frank J.

Part of

07595

WARRANTY DEED

**LEROY J. KRZYCKI** and **KATHERYN K. KRZYCKI** both having a mailing address of 89190 Sherwood Island Road, Florence, OR 97439, for consideration paid, grant to **FRANK J. SCANNELL** and **BRENDA PEARSE**, husband and wife, both having a mailing address of 5 Willow Avenue, Somerville, MA 02144, as **JOINT TENANTS**, with **WARRANTY COVENANTS**, a certain lot or parcel of land situated in Stonington, Hancock County, Maine, being all and the same premises as described in a deed from Leon C. Marcus and Claude D. Montgomery to Leroy J Krzycki and Katheryn K. Krzycki dated December 3<sup>rd</sup>, 1993, and recorded at the Hancock County, Maine, Registry of Deeds in the Book 2192, Page 112, bounded and described as follows:

MAINE REAL ESTATE  
TRANSFER TAX PAID

“Beginning at a headed iron bolt in ledge with cable attached at or near the easterly sideline of the town road known as Allen Street, said bolt being located approximately eighteen (18) feet easterly of the centerline of said street and approximately forty-two (42) feet southerly of the centerline of West Main Street; thence South thirty-six degrees fifty-four minutes East (S 36° - 54' E), fifty-five and fifteen hundredths feet (55.15') along land of Pearl Billings, Jr., to an iron bolt in ledge; thence South thirty-three degrees forty-four minutes East (S 33° - 44' E), twenty-eight and ninety-two hundredths feet (28.92') along land of said Billings to an iron rod in the ground; thence North fifty-seven degrees forty-three minutes East (N 57° - 43' E), eighteen and two hundredths feet (18.02') along land of said Billings to a drill hole in a rock on the edge of the stone wharf; thence continuing contact same course North fifty seven degrees forty-three minutes East (N 57° - 43' E), to high waterline of Green Head Cove in Stonington Harbor; thence generally southeasterly, southeasterly, northwesterly, westerly and southerly along said high water line in its various turnings and windings to land of J. Bruce McWilliams and Richard St. John

McWilliams on a line running between a drill hole in ledge on the flats of said cove and an iron rod in the ground at or near the easterly sideline of the town road known as Ocean Street, the course and distance between said hole and said rod being South seventy-three degrees forty-five minutes West (S 73° - 45' W), twenty-one and fifty-eight hundredths feet (21.58'); thence South seventy-three degrees forty-five minutes West (S 73° - 45' W) along land of said McWilliams to said iron rod; thence North twenty-seven degrees three minutes West (N 27° - 03' W), twenty-eight and fifty-seven hundredths feet (28.57') along the approximate sideline of said Ocean Street to an iron rod in ledge or rock; thence North twenty-three degrees thirty-two minutes West (N 23° - 32' W), twenty-five and three hundredths feet (25.03') along the approximate sideline of said Ocean Street to an angle at or near the intersection of said Ocean Street with the town road known as Allen Street; thence North one degree nine minutes West (N 01° - 09' W), one hundred one and twelve hundredths feet (101.12') along the approximate sideline of said Allen Street to a drill hole in the ledge; thence North three degrees forty-one minutes East (N 03° - 41' E), ninety and fifty hundredths feet along the approximate sideline of said Allen Street to the place of beginning.

“Together with all right, title and interest of the Grantors in and to the land in any street or highway road adjoining the said 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.

“Subject to all restrictions, exceptions, reservations, easements and rights of way relating to said premises, appearing of record and now in force and subject to the provisions of any applicable Municipal Ordinances and Regulations and State and Federal Statutes.

“Together with all right, title and interest of the Grantor in and to the beach, shore and tidal flats adjoining the above described premises to low water mark, in accordance with the laws of the State of Maine.

“Reference is made to deed of Avon H. Hutchinson a/k/a Harry A. Hutchinson and Dorothea E. Hutchinson to Avon A. Hutchinson and Dorothea E. Hutchinson as joint tenants, dated April 21, 1977 recorded at said Registry of Deeds in Book 1284, Paid 653.

“References is also made to Boundary Line Agreement between Richard L. Spencer and Pearl Billings, Jr., dated July 7, 1987, to be recorded.”

WITNESS our hands in seals this 30<sup>th</sup> day of MAY 2000.

Leroy J. Krzycki  
Leroy J. Krzycki

Katheryn K. Krzycki  
Katheryn K. Krzycki

STATE OF OREGON  
LANE COUNTY, ss

MAY 30, 2000

Then personally appeared the above-named Leroy J Krzycki and Katheryn K. Krzycki and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Tina Mary Davis  
Notary Public



TINA MARY DAVIS  
Type or Print Name

#1  
Ret: Treuorgny + Baldacci

2000 MAY 31 PM 3:30

REGISTER OF DEEDS  
HANCOCK COUNTY SS.  
Margaret Peterson  
REGISTER