



### 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.**

6 Hattie's Lane (SAM'S COTTAGE)

PROPERTY LOCATED AT: Stonington, ME 04681

#### 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: 12/31/1998 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: Front of the house (South of the structure)

Installed BY: Gerry Hill Well Drilling DATE of Installation: 1999

USE: Number of Persons currently using system? Summer Rental-Varies

Does system supply water for more than one household? \_\_\_\_\_  Yes  No  Unknown

COMMENTS: Well supplies both Sam's and Hattie's Cottages

Source of SECTION I information: 2 drilled wells exist on the property, well near Sam's currently used

#### 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? \_\_\_\_\_

• IF PRIVATE:

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

Tank Size:  500 Gal.  1000 Gal.  Unknown  Other: Thought to be 1,000 gallon tank

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

Location: NW Side of the House OR  Unknown Date of Installation: Unknown

Date Last Pumped: N/A Name of Company Pumping Tank: N/A

Have you experienced any malfunctions? \_\_\_\_\_  Yes  No

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

Date of Last Servicing of tank: N/A Name of Company Servicing Tank: N/A

LEACH FIELD: \_\_\_\_\_  Yes  No  Unknown

IF YES: Location: Side of the house

Date of installation of leach field: Unknown Installed by: Unknown

Date of Last Servicing of leach field: N/A Name of Company Servicing leach field: N/A

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? N/A

Is System located in a Shoreland Zone? \_\_\_\_\_  Yes  No  Unknown

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

COMMENTS: Older System

Source of SECTION II information: Replacement system was installed for Hattie's Cottage (nearer road)

2016 Page 1 of 3 - SPD Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials PHL

The Island Agency, 20 Old Quarry Road Stonington, ME 04681 Phone: (207)367-2550 Fax: \_\_\_\_\_ Carter, Priscilla

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

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Hot Water BB-Oil			
Age of system(s)/source(s)	2001			
Name of company that services system(s)/source(s)	Albert Lash			
Date of most recent service call	12/31/2013			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	Not currently used in the winter			
Malfunction per system(s)/ source(s) within past 2 years	None			
Other pertinent information				

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: N/A

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: N/A

Source of SECTION III information: Plumber/Caretaker-Al Lash

**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: N/A

**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: Caretaker/Seller

COMMENTS: N/A

**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: N/A

Source of information: \_\_\_\_\_

**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: N/A

Source of information: \_\_\_\_\_

**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: N/A Newer Home

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 noted

Source of information: Visual and Caretaker

PROPERTY LOCATED AT 6 Hattie's Lane (SAM'S COTTAGE), Stonington, ME 04681

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: None known

What is your source of information: \_\_\_\_\_

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: N/A 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: N/A

• Year Principal Structure Built: 1999 What year did Seller acquire property? 2005

• Roof: Year Shingles/Other Installed: 1999

Water, moisture or leakage: \_\_\_\_\_

Comments: Property has been in the same family for decades

• 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 known

Source of SECTION V information: \_\_\_\_\_

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**

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.

Priscilla W. Carter  
SELLER

February 2, 2017  
DATE

Priscilla W. Carter

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



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Carter, Priscilla

### SELLER'S PROPERTY DISCLOSURE

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**NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.**

6 Hattie's Lane, (HATTIE'S COTTAGE)

PROPERTY LOCATED AT: Stonington, ME 04681

#### 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: 12/31/1998 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: Back of House  
Installed BY: Unknown DATE of Installation: Unknown  
USE: Number of Persons currently using system? Varies (Rental House)  
Does system supply water for more than one household?  Yes  No  Unknown

COMMENTS: 2 weeks exist on subject property, well near hattie's not currently utilized

Source of SECTION I information: Hattie's well has a Jet Pump

#### 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 Gal.  1000 Gal.  Unknown  Other:  
Tank Type:  Concrete  Metal  Unknown  Other: Plumber says concrete tank  
Location: . . . OR  Unknown Date of Installation: December 31, 2000  
Date Last Pumped: Name of Company Pumping Tank: N/A  
Have you experienced any malfunctions?  Yes  No  
If yes, give the date and describe the problem: N/A

Date of Last Servicing of tank: N/A Name of Company Servicing Tank: N/A

LEACH FIELD:  Yes  No  Unknown

IF YES: Location: South of House

Date of installation of leach field: 2001 Installed by: Gene Eaton

Date of Last Servicing of leach field: Name of Company Servicing leach field: N/A

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? On File- Listing Office

Is System located in a Shoreland Zone?  Yes  No  Unknown

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

COMMENTS: Replacement system, variance and design on file with listing agency

Source of SECTION II information:

2016 Page 1 of 3 - SPD Buyer(s) Initials Seller(s) Initials DS PWC

PROPERTY LOCATED AT 6 Hattie's Lane, (HATTIE'S COTTAGE), Stonington, ME 04681

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Forched Hot Air			
Age of system(s)/source(s)	Unk.			
Name of company that services system(s)/source(s)	Al Lash			
Date of most recent service call	Unk.			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	Used summers only in recent history			
Malfunction per system(s)/source(s) within past 2 years	None			
Other pertinent information	Oil Fired			

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: \_\_\_\_\_

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: **Home has been used during the summer season only in recent years**

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 - 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: \_\_\_\_\_

**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: No Known Asbestos in this structure

COMMENTS: \_\_\_\_\_

**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: N/A

Source of information: N/A

**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: \_\_\_\_\_

Source of information: N/A

**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: N/A

Are you aware of any cracking, peeling or flaking paint?  Yes  No

COMMENTS: In some areas-Interior and Exterior

Source of information: \_\_\_\_\_

PROPERTY LOCATED AT 6 Hattie's Lane, (HATTIE'S COTTAGE), Stonington, ME 04681

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:  Yes  No  Unknown OTHER: \_\_\_\_\_  
LAND FILL:  Yes  No  Unknown  
RADIOACTIVE MATERIAL:  Yes  No  Unknown  
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, Seller

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: N/A 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: N/A

• Year Principal Structure Built: 1945 What year did Seller acquire property? 2005

• Roof: Year Shingles/Other Installed: Unknown  
Water, moisture or leakage: None noted  
Comments: This property has been in the same family for decades

• Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: Water runs through  
Water, moisture or leakage since you owned the property:  Yes  No  Unknown Comments: Water runs through  
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: Older home may need some work.

Source of SECTION V information: \_\_\_\_\_

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**

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.

Priscilla W. Carter  
SELLER  
Priscilla W. Carter

2/3/2017  
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





**PROPERTY DISCLOSURE ADDENDUM  
(2019)**

**PROPERTY LOCATED AT: 6 Hattie's Lane, Stonington, ME 04681**

**CHIMNEYS AND VENTS:**

Has chimney(s) been inspected? .....  Yes  No  Unknown

If Yes, date:           N/A          

Date chimney(s) last cleaned:           N/A          

Direct/Power Vent(s): .....  Yes  No  Unknown

Has vent(s) been inspected? .....  Yes  No  Unknown

If Yes, date:   October 2, 2019  

Comments: **None**

Source of information: **Seller**

**METHAMPHETAMINE:**

METHAMPHETAMINE – Current or previously existing: .....  Yes  No  Unknown

Comments: **None**

Source of information: **Seller**

**ACCESS:**

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? **Seller responsible for private drive from town-maintained road**

Road Association Name (if known): **N/A**


DocuSigned by: <i>Priscilla W. Carter</i> Seller 0056EB46BB0E414...	10/12/2019		
_____	Date	Seller	Date
<b>Priscilla W. Carter</b>			

_____	Date	_____	Date
Seller		Seller	

The undersigned hereby acknowledge receipt of the Property Disclosure Addendum.

_____	Date	_____	Date
Buyer		Buyer	

_____	Date	_____	Date
Buyer		Buyer	

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## QUITCLAIM WITH COVENANT DEED

**CHESTER M. CARTER, JR.**, of Stonington, County of Hancock and State of Maine, for consideration paid **GRANTS** to **CHESTER M. CARTER, JR. and PRISCILLA W. CARTER**, husband and wife, as **JOINT TENANTS**, whose mailing address is 6 Summer Place Lane, Stonington, Maine 04681, with **QUITCLAIM COVENANT**, a certain lot or parcel of land situated in Stonington, County of Hancock and State of Maine, bounded and described as follows:

Beginning at the shore and salt water at a bolt in the ledge; thence north 1/2° West, twenty two rods and six links to a bolt in the ledge; thence north 3° East, sixteen rods to a bolt in the rock; thence north 7° West fifteen rods ten links to a bolt in the rock; thence north across swamp to land now or formerly of Jane Turley; thence easterly by land now or formerly of said Turley to land now or formerly of Rhoda M. Shepard; thence southerly by said Shepard land and land now or formerly of Cook across Eastern Avenue to salt water; thence by the shore and salt water to bounds begun at.

EXCEPTING herefrom and not hereby conveying so much of the above-described premises that was described in deed of Hattie E. Carter to Renata W. Hunter dated July 13, 1964, and recorded in Book 963, Page 192 of the Hancock County, Maine, Registry of Deeds.

The above-described premises are all and the same premises described as conveyed in deed of Hattie E. Carter to Chester M. Carter, Jr., the Grantor herein, dated December 18, 1970, and recorded in Book 1110, Page 44, of said Registry of Deeds.

Together with all rights, privileges and easements belonging to the above granted estate.

WITNESS my hand and seal this 25<sup>th</sup> day of

August, 2005.

  
\_\_\_\_\_  
Chester M. Carter, Jr.

STATE OF MAINE  
Hancock, ss.

August 25, 2005.

Personally appeared the above-named CHESTER M. CARTER, JR. and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Rhonda L. Mitchell  
Notary Public

Rhonda L. Mitchell  
Notary Public State of Maine  
Deer Isle, Hancock County  
Commission Expires 2008

\_\_\_\_\_  
Please type or print name of Notary

SEAL

②RET; D. HAWKINS, ESQ



Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**



35 State House Station Augusta ME 04333-0035

# REAL ESTATE BROKERAGE RELATIONSHIPS FORM

## Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee **may not** act as your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

## You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, in addition to the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

## COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**"); or
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

### WHAT IS A DISCLOSED DUAL AGENT?

In certain situations, a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. The possibilities and consequences of dual agency representation must be explained to you by the licensee. **Both the buyer and the seller must consent to this type of representation in writing.**

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party. Also, a dual agent may not be the advocate for either party and cannot negotiate for nor advise as to the price or terms of the transaction.

### THIS IS NOT A CONTRACT

**Remember!**  
 Unless you enter into a written agreement for agency representation, a licensee is not allowed to represent you!

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

#### To Be Completed By Licensee

This form was presented on (date) \_\_\_\_\_  
 To \_\_\_\_\_  
 Name of Buyer(s) or Seller(s)  
 \_\_\_\_\_  
 by \_\_\_\_\_  
 Licensee's Name  
 on behalf of The Island Agency  
 Company/Agency

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To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing).  
 Inactive licensees may not practice real estate brokerage.