

PROPERTY DISCLOSURE
(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 275 US Highway 1, Columbia,

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

No underground storage facility for the storage of oil or petroleum products exists on the premises.

An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____ . The underground facility has has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

Gas tanks were removed by Gulf in the late 1960's.

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

n/a

(attach additional sheets as necessary)

SECTION IV. ROAD MAINTENANCE

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: _____

IF YES, who is responsible for maintenance (including road association, if any): _____

Page 1 of 2 Seller(s) Initials WCG-KRG

Buyer(s) Initials _____

PROPERTY LOCATED AT: 275 US Highway 1, Columbia,

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

Wade C Greene 1/31/19
Seller Date

Seller Date

Kathy R Greene 1/31/19
Seller Date

Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer Date

Buyer Date

Buyer Date

Buyer Date



10872

Warranty Deed

BK2279PG179

TRANSFER TAX PAID

DELIA'S BRANCH GROCERY, INC. a Maine Corporation with its principal place of business in Columbia, Washington County, Maine and whose mailing address is Box 219A, Columbia, ME 04623 for consideration paid, grants to DELIA'S BRANCH GROCERY, a Maine Corporation with its principal place of business in Columbia, Washington County, Maine and whose mailing address is Route One, Box RR #2 219A, Columbia, ME 04623, with Warranty Covenants, the land situated in Columbia, Washington County, Maine, together with buildings thereon, described as follows, to wit:

LOT #1: A certain parcel of land, with buildings thereon, situated in Columbia, Washington County, Maine, and being the property known as Delia's Branch Grocery, bounded and described as follows, to wit:

Beginning at the southerly sideline of U. S. Route Number 1, at the northerly sideline of land of William A. Wright and Jeanine M. Wright by deed from John H. Morang and Margaret P. Morang, dated February 8, 1993 and recorded in the Washington County Registry of Deeds in Book 1843 Page 346, thence generally northeasterly by and along the southern sideline of U.S. Route Number 1, a distance of approximately 815 feet to the northwest corner of the State of Maine sandpile lot;

Thence southerly following the western sideline said State of Maine lot a distance of approximately 200 feet to the southwest corner of said State of Maine lot;

Thence generally northeasterly following the southern boundary line of said State of Maine lot a distance of approximately 150 feet to the western sideline of the Ridge Rd;

Thence generally southerly, by and along the westerly sideline of said Ridge Road a distance of 450 feet to the northeast corner of said Wright lot;

Thence generally westerly following by and along the northern boundary line of said Wright a distance of approximately 867 feet to the point of beginning.

BK2279PG180

Excepting and Reserving the water easement which runs across the above described premises to the property of Priscilla Worcester north of Route 1. This easement runs under one of the buildings located on the above described property and the grantee, or its successors agree, at their own expense to relocate said pipe for the benefit of Priscilla Worcester.

Lot #2: Grantor's right, title and interest in and to a certain lot or parcel of land situated in Columbia, County of Washington and State of Maine, and being shown as a portion of Parcel (26) on a Maine Department of Transportation Right of Way map for State Aid Highway No. "N", Columbia, Washington County, State Project No. 990, on file in its office at Augusta, D.O.T. File No. 15-58, bounded and described as follows to wit:

A CERTAIN LOT OR PARCEL OF LAND situated in the Town of Columbia, County of Washington, and State of Maine, bounded and described as follows:

BEGINNING at a point on the south side of Route 1, at "The Branch";
THENCE Southerly one hundred seventy-five (175) feet to a corner as marked by an iron pin;
THENCE Easterly one hundred thirty six (136) feet more or less, to Addison Ridge Road;
THENCE Northerly by Addison Ridge Road to a point eighty (80) feet southerly of the Base Line at Sta. 131+34;
THENCE Westerly thirty-four (34) feet, more or less, to a point eighty (80) feet southerly of the Route 1 Base Line at Sta. 131+00;
THENCE Southwesterly two hundred two and twenty four hundredths (202.24) feet to the point of beginning.

Subject to all above ground and underground utility easements and installation.

This conveyance is subject to a mortgage from Delia's Branch Grocery, Inc. to Marjorie Ramsdell and Everett Ramsdell dated June 4, 1998 and recorded in the Washington County Registry of Deeds in Book 2250, Page 73. By acceptance of this deed the grantee accepts responsibility for the payment of said mortgage and the promissory note to Marjorie Ramsdell and Everett Ramsdell dated June 4, 1998 in the principal amount of \$299,000.00.

Being the same premises as described in the deed from Marjorie Ramsdell and Everett Ramsdell to Delia's Branch Grocery, Inc. said deed being dated June 4, 1998 and recorded in the Washington County Registry of Deeds in Book 2250, Page 70.

BK2279PG181

Delia's Branch Grocery, Inc. has caused this instrument to be signed in its corporate name by Harriet Perry its President duly authorized. seal this 25th day of September, 1998.

Delia's Branch Grocery, Inc.

By: Harriet E. Perry, President
Harriet E. Perry, President

SEAL

STATE OF MAINE
Washington SS.

September 25, 1998

Then personally appeared the above-named Harriet E. Perry and acknowledged the foregoing instrument to be her free act and deed, in her said capacity and the free act and deed of said corporation.

Before me,

[Signature]
Notary Public (signature)

Name of Notary Jeffrey Lovit

DELIAH CORP-SALE TO GREENE(WARRANTY DEED

STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS

Received SEP 25 1998
at 3 H 35M PM recorded
in Book _____ Page _____
Attest:

Register