

PROPERTY LOCATED AT: 6 School Street,, Guilford, ME 04443

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 N/A Unknown
 Drilled Dug Other N/A

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: N/A 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: N/A

USE: Number of persons currently using system: 0
Does system supply water for more than one household? Yes No Unknown

Comments: 6 INCH WATER LINE INTO THE BUILDING FOR THE SPRINKLE SYSTEM

Source of Section I information: OWNER AND TOWN OF GUILFORD

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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: N/A

Tank Size: 500 Gallon 1000 Gallon Unknown Other: N/A

Tank Type: Concrete Metal Unknown Other: N/A

Location: N/A OR Unknown

Date installed: N/A Date last pumped: _____ Name of pumping company: 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: _____ Name of company servicing tank: N/A

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: 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

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

Comments: PUBLIC WASTE WATER SYSTEM

Source of Section II information: OWNER AND TOWN OF GUILFORD

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	HOT WATER BB	PELLET STOVE	HOT AIR	
Age of system(s) or source(s)	UNKNOWN	UNKNOWN	UNKNOWN	
Name of company that services system(s) or source(s)	SYSTEM NOT IN USE,	SYSTEM NOT IN USE	NOT SERVED	
Date of most recent service call	N/A	N/A	N/A	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	SYSTEM FROZE		UNKNOWN	
Malfunction per system(s) or source(s) within past 2 years		NOT IN USE IN THE PAST	UNKNOWN	
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: 04/17/2019

Direct/Power Vent: Yes No Unknown
 Comments: **PROPERTY NOT USED SINCE 2104, HOT WATER BB SYSTEM FROZE**
 Source of Section III information: OWNER

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

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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 KNOWN

Source of information: OWNER

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: NONE KNOWN Yes No Unknown

Comments: NONE KNOWN

Source of information: OWNER

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: OWNER

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

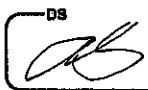
If applicable, What remedial steps were taken? N/A

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

Are test results available? Yes No

Results/Comments: PUBLIC WATER

Source of information: OWNER AND TOWN OF GUILFORD

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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: N/A

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: N/A

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

Comments: INTERIOR AND EXTERIOR

Source of information: OWNER AND VISUAL

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: NONE KNOWN

Source of information: OWNER

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: RIGHT OF WAY TO TOWN OF GUILFORD

Source of information: DEED, OWNER AND TOWN OF GUILFORD

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? N/A

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: _____

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

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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: NONE

Year Principal Structure Built: 1870+-

What year did Seller acquire property? 2017

Roof: Year Shingles/Other Installed: 2008+

Water, moisture or leakage: LEAK AROUND SIDE ENTRANCE FROM ICE DAM, AND AROUND SEWER VENT PIPE FRONT RIGHT CORNER

Comments: SNOW AND ICE BENT VENT PIPE OVER.

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: HOT WATER FURNACE NOT WORKING, PEELING PAINT,
KITCHEN NOT HOOKED UP, PROPERTY NEEDS UPDATING

Source of Section V information: OWNER AND VISUAL

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SECTION VI — ADDITIONAL INFORMATION

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:

EEB0E6004ED408...
4/17/2019
SELLER _____ DATE _____ SELLER _____ DATE _____
ALAN SLETTERINK

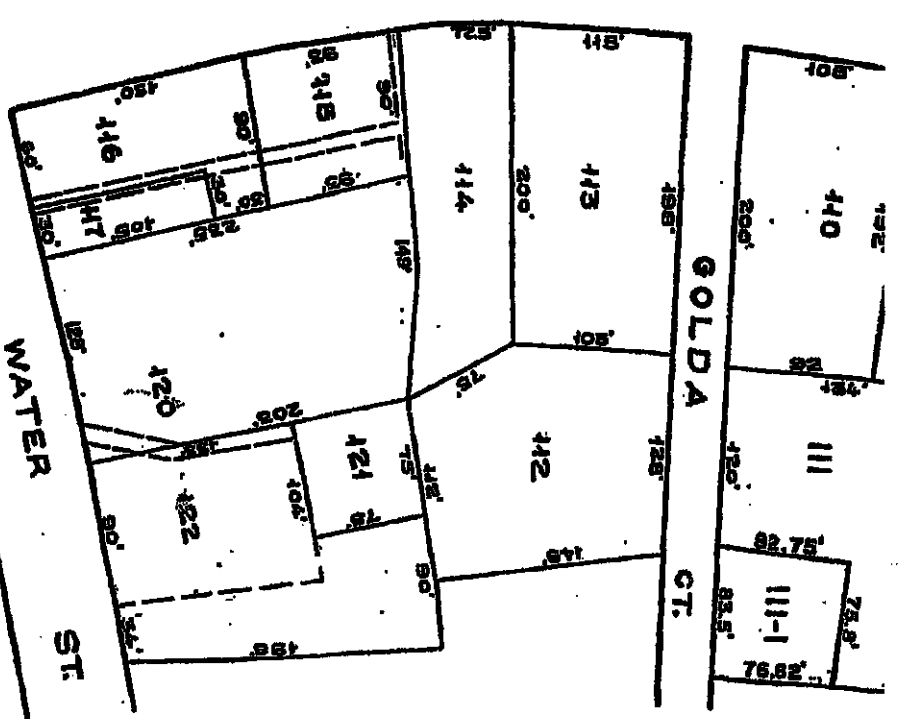
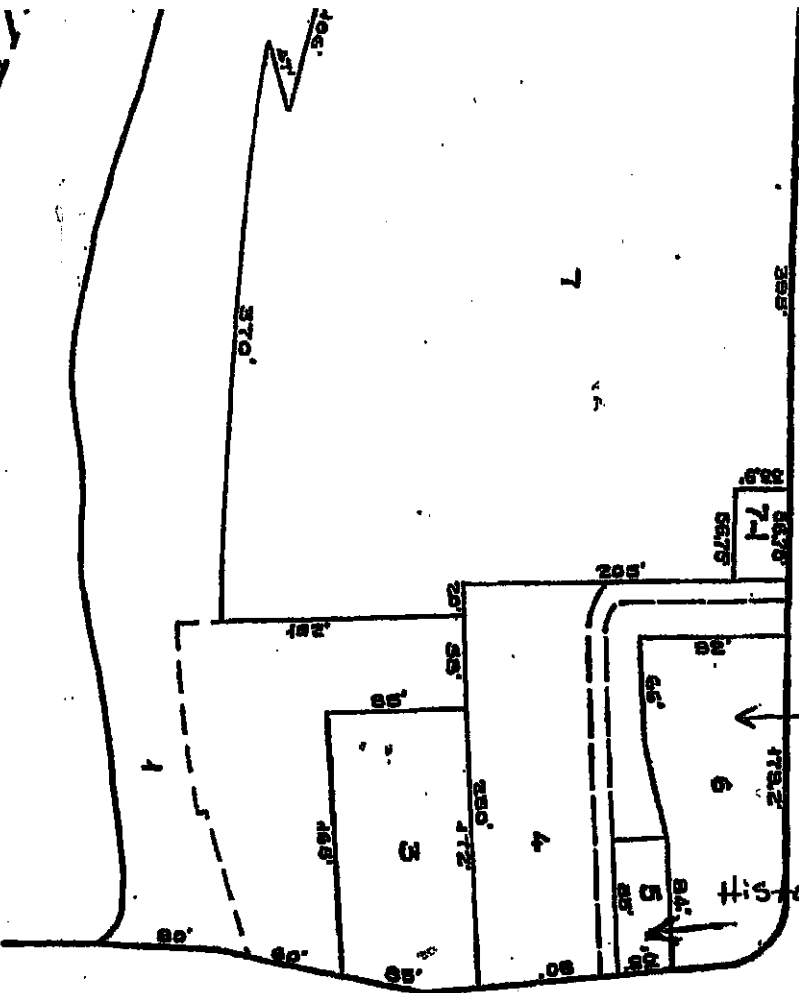
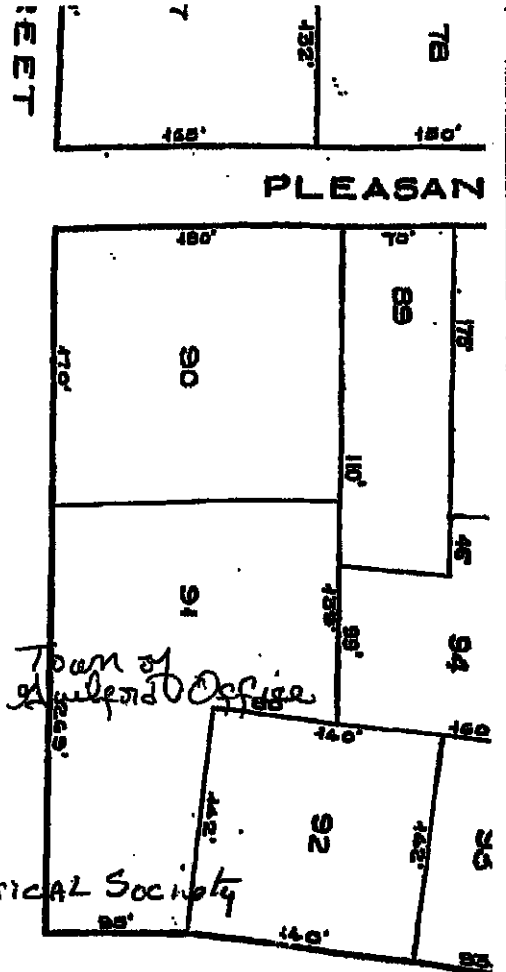
SELLER _____ DATE _____ SELLER _____ DATE _____

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 _____

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PROPERTY MAP
TOWN OF GUILFORD
PISCATAQUIS COUNTY, MAINE

PREPARED BY: [Name]
DRAWN BY: [Name]

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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN ALAN SLETTERINK (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 6 School Street,, Guilford, ME 04443

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.

[Signature] 4/17/2019
Seller **ALAN SLETTERINK** Date

Buyer Date

[Signature] 4/17/2019
Agent **BARBARA HOUSTON** Date

Buyer Date

Agent Date



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QUITCLAIM DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That **A & D Investments, LLC**, a Maine Limited Liability Company organized and existing under the laws of the State of Maine with a mailing address of P. O. Box 206, Garland, ME 04939 for consideration paid, grants to **Alan Sletterink** whose mailing address is 208 Soldier Pond Road, Wallagrass, ME 04781 with QUITCLAIM COVENANT, the following described real estate located in Guilford, Piscataquis County, State of Maine, bounded and described in Schedule A attached hereto and made a part hereof:

See attached Schedule A

Meaning and intending to convey and hereby conveying the same premises as granted to **A & D Investments, LLC** by **LAKE REGION APARTMENTS & RENOVATIONS, INC** dated September 17, 2010 and recorded in the Piscataquis Registry of Deeds in Book 2069, Page 211.

Witness my hand and seal this 06 day of September, 2017.

Witness: Susan I. Estes

Brad A. Sletterink
Brad A. Sletterink, President

No Transfer Tax Paid

STATE OF MAINE
County of Piscataquis

September 06, 2017

Personally appeared the above named **Brad A. Sletterink** and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Susan I. Estes
Attorney/Notary Public

N.P.
SEAL

Type/print Name:

SUSAN I. ESTES
Notary Public, State of Maine
My Commission Expires 3/19/2014

Brad Sletterink
PO Box 206
Garland 04939

SCHEDULE A**PARCEL ONE**

Certain real estate, together with the buildings thereon situated on the westerly line of Main Street in said Guilford, being the former homestead and stable property of the late Carl Martin, and bounded and described as follows:

Commencing on the westerly side of said street at the northeasterly corner of land now or formerly of Nelson N. Scales occupied by First National Stores, being the former Douglass Store Property; thence westerly by the northerly line of said Douglass Store Property and the northerly line of land formerly of Richard B. Elliott to a granite post at the northwesterly corner of said Elliott land; thence continuing westerly along a fence marking the northerly line of land conveyed by said Carl Martin to Piscataquis Community School District by deed dated December 21, 1951, recorded in Piscataquis Registry of Deeds, Book 305, Page 199, to an iron post set in the ground; thence northerly by said fence one hundred five (105) feet six (6) inches to a post at the southeasterly corner of the Ice House Lot, so-called, as conveyed to said School District by deed of Myles E. Smith dated September 18, 1951, recorded in said Registry, Book 305, Page 54; thence northerly by the easterly line of said Ice House Lot about one hundred five (105) feet to a pin marking the northeasterly corner of said Ice House lot on the southerly line of School Street; thence easterly by the southerly line of said School Street to the northwesterly corner of that parcel of land sold to the Town of Guilford by said Carl Martin by deed dated July 29, 1954, recorded in said Registry, Book 312, Page 185; thence southerly about ninety-two (92) feet by said land sold to said town to the southwestery corner thereof to a point six (6) feet westerly of the southwestery corner of the Old Town Hall lot, so-called; thence easterly six (6) feet to an iron post marking the southwestery corner of said Old Town Hall lot; thence continuing along the southerly line of said Old Town Hall lot and along the northerly line of that parcel of land conveyed by said Town to said Carl Martin by deed dated July 29, 1954, recorded in said Registry, Book 312, Page 184, to a point ten (10) feet easterly of the southeast corner of said Old Town Hall lot; thence continuing along the southerly line of the Town Parking Lot to the northwesterly corner of the Straw and Martin Office Lot, as established by deed of Margaret A. Martin to Carl Martin, et al, dated September 24, 1960, recorded in said Registry, Book 330, Page 33; thence southerly along a granite footing marking the westerly line of said office lot to an iron stake set in the ground on or near the northerly line of the driveway leading from Main Street westerly to said Carl Martin homestead; thence easterly by the southerly line of said office lot about three (3) feet southerly of the building thereon and along the northerly line of said driveway to the westerly line of said Main Street; thence southerly by said Main Street to the point of beginning.

The above described premises are subject to that same right of way conveyed to the Town of Guilford by said Smith by his deed recorded in said Registry, Book 305, Page 54, as

aforesaid to that same right of way made appurtenant to said Straw and Martin office building by said deed recorded in Book 338, Page 33, as aforesaid; and to that easement by deed dated October 10, 1952, recorded in said Registry in Book 296, Page 137.

EXCEPTING AND RESERVING the premises described in a deed to the Guilford Historical Society dated April 8, 1997 and recorded in said Registry of Deeds, Book 1078, Page 252.

EXCEPTING AND RESERVING the premises described in a deed to the town of Guilford, dated April 8, 1997 and recorded in said Registry of Deeds, Book 1078, Page 262.

Subject to a fence agreement between the Guilford Historical Society, the Inhabitants of the Town of Guilford and Florence M. Griffin dated April 8, 1997 and recorded in said Registry in Book 1078, Page 272.

Meaning and intending to describe and convey the same premises as conveyed by Vivian E. Geiger to James A. Griffin and Florence M. Griffin by deed dated August 21, 1990, recorded in Piscataquis Registry of Deeds in Book 781, Page 15. James Griffin is deceased on August 29, 1993. Florence M. Griffin derives title by joint tenancy.

PARCEL TWO

All right title and interest to a certain lot or parcel of land with the improvements thereon, situated in the Town of Guilford, County of Piscataquis, State of Maine, lying easterly of the westerly line described in a deed from Vivian F. Geiger to James A. and Florence M. Griffin recorded in the Piscataquis Registry of Deeds in Book 781, Page 15, northerly of the southerly line described in said Book 781, page 15, westerly of North Main Street, and southerly of the following described line:

Beginning at a point on the easterly line of Parcel 4 described in a deed to the Inhabitants of the Town of Guilford recorded in the Piscataquis Registry of Deeds in Book 966, Page 176, also being the westerly line of land described in a deed to James A. and Florence M. Griffin, recorded in said Registry in Book 781, Page 15; said point of beginning further described as being located N 8° - 21' 45" E a distance of 46.6' from a 3/4" iron rod set in 1994 at the southeast corner of the FIRST PARCEL described in a deed from the Inhabitants of the Town of Guilford to James A. and Florence M. Griffin of even date herewith:

Thence S 81° - 30' - 30" E a distance of 167.6 to a 3/4" iron rod set;

Thence S 4° - 50' - 45" W a distance of 19.0' to a 3/4" iron rod set;

Thence S 85° - 09' - 15" E a distance of 69.5' to a 3/4" iron rod set on the westerly sideline of North Main Street.

Meaning and intending to describe and convey the same premises conveyed by Guilford Historical Society to Florence M. Griffin by deed dated May 6, 1997, recorded in said Registry of Deeds, Book 1078, Page 255.

PARCEL THREE

A certain lot or parcel of land situated in the Town of Guilford, County of Piscataquis, State of Maine, more particularly bounded and described as follows:

Beginning at a 3/4" iron rod set in 1994 on the southerly line of School Street at the northwest corner of Parcel 4 described in a deed to the Inhabitants of the Town of Guilford, recorded in the Piscataquis Registry of Deeds in Book 966, page 126;

Thence S 8° - 21' - 45" W along the westerly line of said Parcel 4, Book 966, Page 126, and along the westerly line of land described in a deed to The Inhabitants of the Town of Guilford recorded in said Registry in Book 970, Page 94, a distance of 138.9' to a 3/4" iron rod set in 1994 at the southwest corner of said land described in Book 970, Page 94;

Thence S 79° - 55' - 15" E along the southerly line of said land described in Book 970, Page 94, a distance of 56.75' to a 3/4" iron rod set in 1994;

Thence N 8° - 21' - 45" E along the easterly line of said land described in Book 970, Page 94, also being the westerly line of land described in a deed to James R. and Florence M. Griffin recorded in said registry in Book 781, Page 15, a distance of 46.6';

Thence N 81° - 30' - 30" W a distance of 32.7' to a 3/4" iron rod set;

Thence N 8° - 21' - 45" E a distance of 93.2' to a 3/4" iron rod set on the southerly sideline of School Street;

Thence N 79° - 55' - 45" W a distance of 24.0' to the point of beginning, enclosing 4844 square feet.

EXCEPTING AND RESERVING a right of way unto The Inhabitants of the Town of Guilford, their successors and assigns, for travel on foot or with vehicles, from School Street across the property conveyed herein to other real estate owned by The Inhabitants of the Town of Guilford located easterly of the above-described property.

PARCEL FOUR

All right title and interest to a certain lot or parcel of land situated in the Town of Guilford, County of Piscataquis, State of Maine, lying easterly of the westerly line described in a deed

from Vivian E. Gelger to James A. and Florence M. Griffin recorded in the Piscataquis Registry of Deeds in Book 701, Page 15, northerly of the southerly line of land described in said Book 781, Page 15, westerly of North Main Street, and southerly of the following described line;

Beginning at a point on the easterly line of Parcel 4 described in a deed to the Inhabitants of the Town of Guilford recorded in the Piscataquis Registry of Deeds in Book 966, Page 126, also being the westerly line of land described in a deed to James A. and Florence M. Griffin recorded in said registry in Book 781, Page 15; said point of beginning further described as being located N 8° - 21' 45" E a distance of 46.6 from a 3/4" iron rod set in 1994 at the southeast corner of the above described;

Thence S 81° - 30' 30" E a distance of 167.6' to a 3/4" iron rod set;

Thence S 4° - 50' 45" W a distance of 19.0 to a 3/4" iron rod set;

Thence S 85° - 09' 15" E a distance of 69.5' to a 3/4" iron rod set on the westerly sideline of North Main Street.