

PROPERTY LOCATED AT: 1009 Central St Millbrook

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? _____

IF PRIVATE:

INSTALLATION: Location: _____
Installed by: _____
Date of Installation: _____

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

Comments: _____

Source of Section I information: Caretaker

Seller Initials DL

Buyer Initials _____

PROPERTY LOCATED AT: _____

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 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: _____ 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: _____

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: _____

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

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: _____

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: _____

Source of Section II information: Care taken

Seller Initials DL

Buyer Initials _____

PROPERTY LOCATED AT: 1009 Central

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Coal Boiler	Heat Pump	Oil Burner	
Age of system(s) or source(s)	Unknown	4-7 Years	Unknown	
Name of company that services system(s) or source(s)	Bob Mascon	OWN		
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	20 Ton's Coal \$5500	As Needed	used back	
Malfunction per system(s) or source(s) within past 2 years			Needs repair service but does work	
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: _____
 - Date chimney last cleaned: unknown
- Direct/Power Vent: Yes No Unknown

Comments: _____

Source of Section III information: Case taken

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? _____
- 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): _____
- Location: _____

Seller Initials DL _____ Page 3 of 7 Buyer Initials _____

PROPERTY LOCATED AT: 1009 Central Central

What materials are, or were, stored in the tank(s)? _____

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

Comments: _____

Source of information: _____

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: _____

Source of information: _____

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

Source of information: _____

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, What remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

Source of information: Care taken

Seller Initials DL

Buyer Initials _____

PROPERTY LOCATED AT: _____

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: _____

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: _____

Source of information: _____

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: Cara Fullen

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: _____

Source of information: _____

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? _____

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): _____

Seller Initials DL

Buyer Initials _____

PROPERTY LOCATED AT: _____

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: _____

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: _____

Year Principal Structure Built: _____

What year did Seller acquire property? 2010±

Roof: Year Shingles/Other Installed: Asphalt Fall 2018

Water, moisture or leakage: None since New Roof - only Portland Glass

Comments: Stripped New Rubber Roof Area Needs to be done

Foundation/Basement:

Is there a Sump Pump? SLAB..... Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

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 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: _____

Source of Section V information: Care taken

Seller Initials DL

Buyer Initials _____

PROPERTY LOCATED AT: _____

SECTION VI - ADDITIONAL INFORMATION

Electrical set up for "209"
6-7 Heat Pumps on Property
Previous Owner Past Away, Current owner Has limited knowledge
of Property All Buyers encourage to do own inspections
Partia & Glass Lease \$2000 per month - Good until 9/2021

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.

Riem Lali erre 4/24/19
SELLER DATE

SELLER DATE

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 _____ (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 1009 Central St
Millinocket

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.

Gem Laperriere 4/24/19
Seller Date

Buyer Date

Seller Date
Paul A. Brown 4/22/19
Agent Date

Buyer Date

Agent Date



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QUITCLAIM DEED WITHOUT COVENANT

MAINE RURAL DEVELOPMENT AUTHORITY, a body corporate and politic and a public instrumentality of the State of Maine, with a principal office and mailing address of 201 Main Street, Auburn, Maine 04210 ("Grantor"), for consideration paid, releases to **WAYNE M. LAPIERRE** and **DIEM M. LAPIERRE**, husband and wife, with a mailing address of 122 Bates Street, Millinocket, Maine (collectively, "Grantees"), any and all right, title and interest in and to the real property, together with any improvements thereon, located at 1009 Central Street, Millinocket, Penobscot County, Maine, more particularly bounded and described as follows (the "Premises"):

Lot Numbered One (1), in Block Numbered Two Hundred One (201), as laid down on a Plan of Land of Great Northern Paper Company at Millinocket, in the County of Penobscot and State of Maine, and recorded in the Penobscot County Registry of Deeds in Plan Book Number 17, Page 129

This conveyance is subject to the conditions and restrictions contained in the deed from Great Northern Paper Company to Craig Motors, Inc. dated October 18, 1956 and recorded in the Penobscot County Registry of Deeds in Book 1553, Page 85 as amended by release deed of Great Northern Nekoosa Corporation recorded in said Registry in Book 3948, page 103 and by release deed of Great Northern Paper, Inc. recorded in Book 4389, Page 287.

For Grantor's source of title, reference is made to a Quitclaim Deed Without Covenant from Maine Rural Development Authority dated February 8, 2011 and recorded in the Penobscot County Registry of Deeds in Book 12410, Page 264.

[Signature page to follow]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed by its undersigned officer, duly authorized, this 3rd day of August, 2011.

WITNESS:

MAINE RURAL DEVELOPMENT AUTHORITY

[Signature]

By: *[Signature]*
Name: John J. Cleveland
Its: Executive Director

STATE OF MAINE
COUNTY OF ANDROSCOGGIN,ss

August 2, 2011

Personally appeared the above-named John J. Cleveland, Executive Director of Grantor, and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Grantor.

[Signature]
Notary Public/ ~~Attorney-at-Law~~
Printed Name: Susan L. Beaulieu
Commission Expires: 3/1/2014



Maine Real Estate
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

[Signature]
Register of Deeds



TOWN OF MILLINOCKET
 197 PENOBSCOT AVE
 MILLINOCKET, ME 04462-1430



2018-2019 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$72,000.00
BUILDING VALUE	\$192,100.00
TOTAL: LAND & BLDG	\$264,100.00
MACH & EQUIP	\$0.00
FURN & FIXTURES	\$0.00
OTHER	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROP.	\$0.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$264,100.00
TOTAL TAX	\$8,583.25
LESS PAID TO DATE	\$0.00
TOTAL DUE =>	\$8,583.25

OFFICE HOURS
 Monday, Tuesday, Thursday, Friday
 7:30 AM - 4:00 PM
 Closed on Wednesday

**THIS IS THE ONLY BILL
 YOU WILL RECEIVE**

S25210 PD - 1of1 - M6

1338 LAPIERRE, DIEM
 355 MASS AVE SOUTH
 MILLINOCKET, ME 04462

ACCOUNT: 002052 RE ACREAGE: 2.30
 MIL RATE: 32.50 MAP/LOT: U11-005
 LOCATION: 1009 OUTER CENTRAL ST
 BOOK/PAGE: B12558P205 08/02/2011 B12410P264 02/17/2011 B11878P336 B11837P160 06/02/2008
 B10762P110 B7346P72 B4339P289

FIRST HALF DUE: \$4,291.63
 SECOND HALF DUE: \$4,291.62

TAXPAYER'S NOTICE

INTEREST AT 8% PER ANNUM CHARGED AFTER 09/27/2018 AND 01/31/2019.

Notice is hereby given that your first payment of county, school and municipal property tax is due by 09/27/2018 and the second payment is due 01/31/2019. Interest will be charged on unpaid taxes at an annual rate of 8% beginning 09/28/2018 and 02/01/2019. As per State law, the ownership and valuation of all real and personal property subject to taxation shall be fixed as of April 1st. For this tax bill, that date is April 1, 2018.

INFORMATION

AS A RESULT OF THE MONEY OUR MUNICIPALITY RECEIVES FROM THE STATE LEGISLATURE THROUGH THE STATE MUNICIPAL REVENUE SHARING PROGRAM, HOMESTEAD EXEMPTION REIMBURSEMENT AND STATE AID TO EDUCATION, YOUR PROPERTY TAX BILL HAS ALREADY BEEN REDUCED BY 55%.

As of June 30, 2018 the Town of Millinocket has outstanding bonded indebtedness in the amount of \$1,774,548.

Information regarding changes OR information regarding valuations should be sent to the Assessor's Office, Municipal Bldg., (207) 723-7005. For information regarding payments, interest, cost changes and/or refunds, please contact the Tax Collector's office at (207) 723-7006.

If your bank pays this tax bill please send this bill to your bank.

After eight months and no later than a year from the date of commitment, a lien will be placed on all real estate for which taxes remain unpaid.

CURRENT BILLING DISTRIBUTION

MUNICIPAL	\$3,948.30	46.0%
COUNTY	\$85.83	1.0%
SCHOOL	<u>\$4,549.12</u>	<u>53.0%</u>
TOTAL	\$8,583.25	100.0%

REMITTANCE INSTRUCTIONS

Taxes may be paid by mail or online at www.millinocket.org.

Please make check or money order payable to

TOWN OF MILLINOCKET and mail to:

TOWN OF MILLINOCKET

197 PENOBSCOT AVE

MILLINOCKET, ME 04462-1430

If you would like a receipt, send a self-addressed stamped envelope with your payment.

By signing below I hereby authorize the Town of Millinocket to charge my card in the amount indicated PLUS service fees equaling \$1.00 for the first \$40.00 and 2.5% of any amount over \$40.00.

TOWN OF MILLINOCKET, 197 PENOBSCOT AVE, MILLINOCKET, ME 04462-1430

ACCOUNT: 002052 RE
 NAME: LAPIERRE, DIEM
 MAP/LOT: U11-005
 LOCATION: 1009 OUTER CENTRAL ST
 ACREAGE: 2.30

Make checks payable to: Town of Millinocket

Payment by:

Visa Mastercard Discover AMEX

Card #:

□□□□ □□□□ □□□□ □□□□

Expiration date: □□/□□

CVV: □□□

Signature: _____



INTEREST BEGINS ON 02/01/2019

DUE DATE	AMOUNT DUE	AMOUNT PAID
01/31/2019	\$4,291.62	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

TOWN OF MILLINOCKET, 197 PENOBSCOT AVE, MILLINOCKET, ME 04462-1430

ACCOUNT: 002052 RE
 NAME: LAPIERRE, DIEM
 MAP/LOT: U11-005
 LOCATION: 1009 OUTER CENTRAL ST
 ACREAGE: 2.30

Make checks payable to: Town of Millinocket

Payment by:

Visa Mastercard Discover AMEX

Card #:

□□□□ □□□□ □□□□ □□□□

Expiration date: □□/□□

CVV: □□□



INTEREST BEGINS ON 09/28/2018

DUE DATE	AMOUNT DUE	AMOUNT PAID
09/27/2018	\$4,291.63	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT