

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.

PROPERTY LOCATED AT: 56 Church St. Deer Isle ME 04627

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: 2001-2002 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: 70' Behind home

Installed BY: _____ DATE of Installation: 1985

USE: Number of Persons currently using system? One

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

COMMENTS:

Source of SECTION I information: Seller

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: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: 10' Front OR Unknown Date of installation: 1985

Date Last Pumped: 2010 Name of Company Pumping Tank: Robert Grey

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: Front of Trailer

Date of installation of leach field: _____ Installed by: Wilce Asbury - Blue Hill

Date of Last Servicing of leach field: _____ Name of Company Servicing leach field: _____

Have you experienced any malfunctions? _____ Yes No

If yes, give the date and describe the problem & what steps were taken to remedy: _____

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? _____

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: Seller

2018 Page 1 of 3 - SPD Seller(s) Initials RS Buyer(s) Initials _____

ERA Dawson Bradford Company, 417 Main Street Bangor, ME 04401 Phone: (207)947-3363 Fax: _____ Test - Transaction

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Hot Air			
Age of system(s)/source(s)	2001			
Name of company that services system(s)/source(s)	Heater Plumbing Heater Oil			
Date of most recent service call	2016			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	350 Gallons			
Malfunction per system(s)/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, 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: Central Air Conditioning
 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 - 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? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Have you experienced any problems such as leakage? _____
 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: _____
 Source of information: _____

B. ASBESTOS - Current or previously existing:
 • as insulation on the heating system pipes or duct work? Yes No Unknown Ceilings? Yes No Unknown
 • in the siding? Yes No Unknown • in the roofing shingles? Yes No Unknown
 • in flooring tiles? Yes No Unknown • other: _____
 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: 2010 By: _____
 Results: Passed 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: _____

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: _____
 Are you aware of any cracking, peeling or flaking paint? Yes No
 COMMENTS: _____
 Source of information: _____

PROPERTY LOCATED AT 56 Church St. Deer Isle, ME 04627

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

IF YES: Explain: _____
Is access by means of a non-public way? Yes No Unknown If YES, who is responsible for maintenance? _____
What is your source of information: 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: _____ Forest Management and Harvest Plan available? Yes No Unknown

- Is this house currently covered by a 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: _____ Yes No Unknown
- Year Principal Structure Built: 2001 What year did Seller acquire property? 2001
- Roof: Year Shingles/Other Installed: 2001

Water, moisture or leakage: None

Comments: _____
Foundation/Basement: Sump Pump: Yes No Unknown Comments: Mobile Home

• 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

Source of SECTION V information: Seller
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.

Edward A. Clark
SELLER

Oct 25, 2018
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



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Elwood Cobb (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 56 Church St Deer Isle
ME 04627

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.

Elwood Cobb 10/25/2018
Seller Date

Buyer Date

Seller Date

Buyer Date

Melissa Curran
Agent Date

Agent Date



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QUITCLAIM DEED WITH COVENANT

DEPOSITORS TRUST COMPANY OF EASTERN MAINE, a Maine banking corporation with a place of business in Ellsworth, Hancock County, Maine, with a mailing address of Water Street, Ellsworth, ME 04605, for consideration paid, grants to ELWOOD R. COBB and JACQUELYN L. COBB, husband and wife, as joint tenants, whose mailing address is Chaisee, VT 05038, WITH QUITCLAIM COVENANT, the following described premises:

"a certain lot or parcel of land, together with all buildings thereon, situated in Dear Isle, Hancock County, Maine, and bounded and described as follows, to wit:

Beginning at a post at the highway opposite the Dear Isle Congregational Church lot; thence running along said highway northwesterly eleven (11) rods and six (6) feet to a granite marker with a bolt; thence Northeasterly thirty-four (34) rods and six (6) feet along the line of Harold Howard, said line being marked with a line of trees and a stone wall to a post; thence Southeasterly five (5) rods and three (3) feet to a post along the land of Walker Pickering; thence Northeasterly one (1) rod and thirteen (13) feet along said Pickering land to a stone wall; thence Southeasterly along the land of Lawrence Pickering five (5) rods to a corner of a stone wall; thence Southwesterly along the land of Selina Cole thirty-six (36) rods and four (4) feet to the said highway and place of beginning.

Being the same premises described in a mortgage deed from Sumner W. Condon and Geraldine D. Condon to the Liberty National Bank in Ellsworth dated October 5, 1977 and recorded in the Hancock County Registry of Deeds in Book 1300, Page 444.

Also being the same premises described in a mortgage from Sumner W. Condon and Geraldine D. Condon to Depositors Trust Company of Eastern Maine dated July 28, 1980 and recorded in said Registry of Deeds in Book 1383, Page 383."

MEANING AND INTENDING TO CONVEY the same premises described in the deed from Depositors Trust Company of Eastern Maine (formerly Liberty National Bank in Ellsworth), to Depositors Trust Company of Eastern Maine, dated October 7, 1982 and recorded in the Hancock County, Maine, Registry of Deeds in Book 1447, Page 91.

IN WITNESS WHEREOF, Depositors Trust Company of Eastern Maine has caused this instrument to be signed with its corporate name and sealed with its corporate seal by John E. Maguire, its Vice President thereunto duly authorized, this 2nd day of June, in the year of our Lord one thousand nine hundred eighty-three.

DEPOSITORS TRUST COMPANY OF EASTERN MAINE

Sumner W. Condon

BY: *John E. Maguire*
John E. Maguire
Its Vice President

STATE OF MAINE
HANCOCK, ss.

June 2, 1983

Personally appeared before me the above named John E. Maguire, Vice President of Depositors Trust Company of Eastern Maine and acknowledged the within instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Sylvia W. Allen
Justice of the Peace
Notary Public

MY COMMISSION EXPIRES
JANUARY 15, 1985

HANCOCK, ss. REC'D JUN 8 1983

AT 12 1/6 M.P.M.