

Apartment, Apartment Home
5 units

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.

PROPERTY LOCATED AT: 580 W Broadway, Lincoln Me

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

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: _____

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: 1500 gal concrete tank for 4 units
Tank Type: Concrete Metal Unknown Other: _____
Location: Lawn OR Unknown Date of Installation: _____
Date Last Pumped: _____ Name of Company Pumping Tank: Cable septic serv
Have you experienced any malfunctions? _____ Yes No
If yes, give the date and describe the problem: 2 or 3 yrs ago had both tanks pumped

Date of Last Servicing of tank: _____ Name of Company Servicing Tank: Cable septic
LEACH FIELD: _____ Yes No Unknown
IF YES: Location: Lawn between buildings
Date of installation of leach field: 1980s Installed by: _____
Date of Last Servicing of leach field: Never Name of Company Servicing leach field: _____
Have you experienced any malfunctions? Not of fields 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: owner

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Block In Unit	Propane wall unit		oil heat in shell unit
Age of system(s)/source(s)	Mid 80s	Early 90s		Mid 80s
Name of company that services system(s)/source(s)	unknown	unknown		unknown
Date of most recent service call	unknown	il		il
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	unknown	M		il
Malfunction per system(s)/source(s) within past 2 years	unknown	il		il
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: _____
 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: Metal Pests chimney in single unit
 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? _____
 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? Chimney in single unit Yes No Unknown
 • in the siding? Yes No Unknown in the roofing shingles? Yes No Unknown
 • in flooring tiles? Yes No Unknown • other: _____
 Source of information: _____
 COMMENTS: _____
- 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: _____
- 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: _____

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: _____
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: _____ 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: Propane Tanks

• Year Principal Structure Built: unknown What year did Seller acquire property? early 80's

• Roof: Year Shingles/Other Installed: within 10th years - single unit 2017 yrs

Water, moisture or leakage: _____
Comments: _____

• 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: _____

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.

Erin J. Bacon
SELLER

11/19/17
DATE

Maureen A. Bacon
SELLER

11/19/17
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 Maureen / Erwin Bacon (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 580 West Broadway, Lincoln, ME 04457

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

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.

Erwin Bacon 1/19/17
Seller Date


Buyer Date

Maureen S. Bacon 1/19/17
Seller Date

Buyer Date

Andy J. Nordin 11/17/17
Agent Date

Agent Date

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ERA Dawson Bradford Company, 417 Main Street Bangor, ME 04401
Julie Williams

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QUIT CLAIM DEED
(With Covenant)

00574

Constance A. Sibley, single, of Lincoln, County of Penobscot, State of Maine, for consideration paid, grants to Erwin J. Bacon and Maureen S. Bacon, husband and wife, of Millinocket Lake, County of Piscataquis, State of Maine, as joint tenants, with quit claim covenants, the land, together with any buildings now or hereafter erected thereon, situated on the southerly side of Route #2 in Lincoln, County of Penobscot, State of Maine, and being more particularly described as follows, to wit:

Beginning at an iron pin thirty (30) feet southerly of the center line of Route #2, said pin also marking the northwesterly corner of the premises conveyed to Marion Handy in a deed recorded in Volume 1749, Page 65, of the Penobscot County Registry of Deeds; thence S 6° E along the land of Handy, Two Hundred Sixty-six and Thirty-three hundredths (266.33) feet to an iron pin on the line of the land of George Edwards and Sarah Crockett; thence S 50° 43' 30" W along the land of Edwards and Crockett, One Hundred Forty-seven and Five hundredths (147.05) feet to an iron pin; thence N 6° 13' 30" W, three hundred Thirty-eight and fifty-three hundredths (338.53) feet to an iron pin on the southerly sideline of Route #2; thence N 80° 05' 30" E along Route #2 One Hundred Twenty-four and Fifty-five hundredths (124.55) feet to the point of beginning. Said lot containing 37,400 square feet.

Meaning and intending to convey, and hereby conveying, all and the same premises as conveyed to the Grantor herein, by the Grantees herein, by deed dated August 6, 1980, and recorded in the Penobscot County Registry of Deeds in Vol. 3110, Page 278.

This conveyance is made expressly subject to the mortgage from the Grantor herein to the Grantees herein, dated July 23, 1981, and recorded in the Penobscot County Registry of Deeds in Vol. 3209, Page 250.

It is the intention of the parties that the interest conveyed herein remain separate and distinct from the Grantees' previously acquired mortgage interest and that this conveyance shall not constitute a merger of the Grantees' interest in the above described premises.

Constance A. Sibley hereby releases any and all rights in and to the above described property.

Dated December 28th, 1984.

Witness:

Harold F. Darling

Constance A. Sibley
Constance A. Sibley

MM 3618 PAGE 156

STATE OF MAINE

Sagadahoc, ss. *Constance A. Silley* December 25, 1984

Personally appeared the above named Constance A. Silley and acknowledged the foregoing instrument to be her free act.

Before me,

Judith M. Morgan
(Please print name)
Justice of the Peace
Notary Public

JUDITH M. MORGAN
NOTARY PUBLIC, MAINE
COMMISSION EXPIRES SEPT. 1987



"Maine Real Estate Transfer Tax Paid"

LAW OFFICES OF TANDON AND BEAUFAY, EAST BLENHEIM ST., BANGOR, MAINE
PENOBSCOT, SS. REC'D JAN 10 1985 10h. 10m AM



The Town Of Lincoln
63 MAIN STREET
LINCOLN, ME 04457

RE 000120

2018 REAL ESTATE TAX BILL

*11/6
and
May 2018*

CURRENT BILLING INFORMATION	
LAND VALUE	\$16,700.00
BUILDING VALUE	\$109,300.00
TOTAL: LAND & BLDG	\$126,000.00
Machinery & Equipment	\$0.00
Furniture & Fixtures	\$0.00
Electronic-phone-fax	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROP.	\$0.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$126,000.00
TOTAL TAX	\$2,841.30
LESS PAID TO DATE	\$0.00
TOTAL DUE →	\$2,841.30

520893 088 01 000109 01
BACON, ERWIN J & MAUREEN S
23 BLUEBERRY LANE
CORNISH ME 04020

MAP/LOT: 045-013
LOCATION: 580 WEST BROADWAY APT 1-4
ACREAGE: 0.86
ACCOUNT: 000120 RE

MIL RATE: 22.55
BOOK/PAGE:

FIRST HALF DUE: 11/15/2017 \$1,420.65
SECOND HALF DUE: 05/15/2018 \$1,420.65



TAXPAYER'S NOTICE

Without state aid to education, state revenue sharing and state reimbursement for the Maine resident homestead property tax exemption, your tax would have been 83% higher. The Town's total indebtedness is \$1,791,255.30. As per state law the ownership and valuation of all real estate and personal property shall be fixed as of April 1, 2017.

Please forward this bill to your mortgage holder or bank if you have an escrow account for your taxes. If you are in the Town's tax club, please keep this bill for your records and continue with your regular monthly payments.

Town Office hours are 8am-5pm Monday - Friday
Phone: 207-794-3372
Fax: 207-794-2606
Website: www.lincolmaine.org

Fiscal Year 2018 7/1/2017 - 6/30/2018

CURRENT BILLING DISTRIBUTION

TOWN	\$1,174.88	41.350%
SCHOOL	\$1,512.42	53.230%
COUNTY	\$154.00	5.420%
TOTAL	\$2,841.30	100.000%

REMITTANCE INSTRUCTIONS

Please make check or money order payable to
Town of Lincoln and mail to:

TOWN OF LINCOLN
63 MAIN STREET
LINCOLN, ME 04457

2018 REAL ESTATE TAX BILL
ACCOUNT: 000120 RE
NAME: BACON, ERWIN J & MAUREEN S
MAP/LOT: 045-013
LOCATION: 580 WEST BROADWAY APT 1-4
ACREAGE: 0.86

TOWN OF LINCOLN, 63 MAIN STREET, LINCOLN, ME 04457



INTEREST BEGINS ON 05/16/2018

DUE DATE	AMOUNT DUE	AMOUNT PAID
05/15/2018	\$1,420.65	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

2018 REAL ESTATE TAX BILL
ACCOUNT: 000120 RE
NAME: BACON, ERWIN J & MAUREEN S
MAP/LOT: 045-013
LOCATION: 580 WEST BROADWAY APT 1-4
ACREAGE: 0.86

TOWN OF LINCOLN, 63 MAIN STREET, LINCOLN, ME 04457



INTEREST BEGINS ON 11/16/2017

DUE DATE	AMOUNT DUE	AMOUNT PAID
11/15/2017	\$1,420.65	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

*M873G
F257Q
11-9-17*

PROPERTY DISCLOSURE ADDENDUM
(Roads/Road Maintenance)

PROPERTY LOCATED AT: 580 West Broadway, Lincoln

If the subject property is NOT a one-to-four unit residential property:

Are there any abandoned or discontinued town ways, any public easements or any private roads located on or abutting the property? Yes No Unknown

If Yes, describe: _____

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

X Evan Bacon 2/11/18
Seller Date Seller Date


X Maureen S. Bacon 8/13/18
Seller Date Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

Buyer Date Buyer Date

Buyer Date Buyer Date

(NOTE: "Public easement" is defined as an easement held by a municipality for purposes of public access to land or water not otherwise connected to a public way, and includes all rights enjoyed by the public with respect to private ways created by statute prior to July 29, 1976.)

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