

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Maurice M. Greene / Paul A. Greene Jr (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 43 North Rd
Detroit, ME 04929

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.

Maurice M. Greene 7-9-19
Seller Date

Buyer Date

Andy J. Nadeau 7/9/2019
Agent Date

Buyer Date

Agent Date



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TRANSFER TAX PAID

WARRANTY DEED

We, **STEVEN NORRIS and MARGARET NORRIS**, both of Stetson, County of Penobscot and State of Maine (mailing address: 879 Mount Pleasant Road, Stetson, ME 04488), for consideration paid, grant to **PAUL A. GREENE, JR., and MAUREEN M. GREENE**, both of Newport, County of Penobscot and State of Maine (mailing address: 17 Hemlock Road, Newport, ME 04953), as **joint tenants**, with **WARRANTY COVENANTS**, a certain lot or parcel of land situated in **Detroit**, County of Somerset and State of Maine, further bounded and described in Schedule A attached hereto and made a part hereof.

WITNESS our hands and seals this Seventeenth day of February, 2010

Signed, Sealed and Delivered
in presence of:

Charles W. Cox
Witness

Steven Norris
Steven Norris

Charles W. Cox
Witness

Margaret Norris
Margaret Norris

STATE OF MAINE

PENOBSCOT, ss.

February 17, 2010

Personally appeared the abovenamed, Steven Norris and Margaret Norris, and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Charles W. Cox
Charles W. Cox, Attorney at Law

SCHEDULE A

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in Detroit, County of Somerset and State of Maine and more particularly described as follows, to wit:

Commencing at an iron stake driven into the ground in the northerly bound of Route 100, so-called being the road from Detroit to Pittsfield. This point of beginning being in the southeast corner of land conveyed by Merle S. William to Jane Adeline Williams by deed dated April 16, 1981 and recorded in Book 981, Page 343;

Thence north, along the east bound of Jane Adeline Williams a distance of two hundred eighty-five (285) feet, more or less, to her northeast corner as marked by a stake at or near a stone wall;

Thence proceeding in an easterly direction, generally parallel with the northerly sideline of Route 100 a distance of two hundred (200) feet, more or less, to a point;

Thence southerly a distance of two hundred eighty-five (285) feet, more or less, to a point on the north bound of Route 100;

Thence westerly along the north bound of Route 100 a distance of two hundred (200) feet, more or less, to the point of beginning.

This lot being the location of the roller skating rink.

Subject to a right of way along the east bound of the lot as conveyed by Steven Norris and Margaret Norris to Ricky O. Faloon and Mary L. Faloon by deed dated November 8, 2006 and recorded in the Somerset County Registry of Deeds in Book 3770, Page 134.

Subject to certain rights to draw water from and run pipes to a well on the premises as described in a deed from Merle S. Williams to Jane Adeline Williams dated April 16, 1981 and recorded in Book 981, Page 343.

Meaning and intending hereby to convey a portion of the premises as conveyed to Steven Norris and Margaret Norris by deed of Merle S. Williams, dated April 12, 2002 and recorded in the Somerset County Registry of Deeds in Book 2939, Page 118.

Received
Recorded Register of Deeds
Feb 19, 2010 11:09A
Somerset County
Diane M Godin

