

PROPERTY DISCLOSURE

Under Mains 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: 334 + 336 MAIN STREET SOUTHWEST HERB ME 04679

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: 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? N/A
Does system supply water for more than one household? _____ Yes No Unknown

COMMENTS: TOWN WATER SUPPLIES THIS PROPERTY
Source of SECTION I information: SELLERS

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? N/A

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other _____
Tank Size: 500 Gal. 1000 Gal. Unknown Other _____
Tank Type: Concrete Metal Unknown Other _____
Location: N/A OR _____ Date of Installation: N/A
Date Last Pumped: N/A Name of Company Pumping Tank: 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: N/A 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 Name of Company Servicing leach field: N/A
Have you experienced any malfunctions? _____ Yes No
If yes, give the date and describe the problem & what steps were taken to remedy: N/A

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? N/A

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

COMMENTS: TOWN SEWER SUPPLIES THIS PROPERTY

Source of SECTION II information: SELLERS

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

PROPERTY LOCATED AT 334 + 336 MAIN STREET SOUTHWEST HARBOUR ME 0467

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	OIL HOT WATER	ELECTRIC BB		
Age of system(s)/source(s)	UNKNOWN	UNKNOWN		
Name of company that services system(s)/source(s)	H & REED	H & REED		
Date of most recent service call				
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	550 GAL / YEAR USED SEASONALLY	USED SEASONALLY		
Malfunction per system(s)/source(s) within past 2 years	NONE	NONE		
Other pertinent information	NONE	NONE		

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: UNKNOWN
 more than one heat source vented through one flue? Yes No Unknown
 Has chimney been inspected? Yes No Unknown; If Yes, when: _____ Had a chimney fire: Yes No Unknown
 Direct/Power Vent: Yes No Unknown
 COMMENTS: N/A
 Source of SECTION III information: SELLERS

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? N/A
 What materials are, or were, stored in the tank(s)? N/A
 Age of tank(s): N/A Size of tank(s): N/A
 Location: N/A
 Have you experienced any problems such as leakage? N/A
 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: NO UNDERGROUND TANKS KNOWN
 Source of information: SELLERS

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: _____ Yes No Unknown
 COMMENTS: 2 SIDES UNDER STORAGE SPACE, QUOTE AVAILABLE FOR FIX
 Source of information: SELLERS

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: N/A
 Source of information: SELLERS

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: N/A
 Source of information: SELLERS

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: N/A
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: Yes No
 IF YES, describe: N/A
 Are you aware of any crumbling, peeling or flaking paint? Yes No
 COMMENTS: _____
 Source of information: SELLERS

PROPERTY LOCATED AT 334 + 336 MAIN STREET SWH ME 04679

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown
LAND FILL: Yes No Unknown
RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: N/A

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: N/A

Is access by means of a non-public way? Yes No Unknown - If YES, who is responsible for maintenance? N/A

What is your source of information: SELLERS

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: N/A 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: N/A

Year Principal Structure Built: 1900 What year did Seller acquire property? 1993

Roof: Year Shingles/Other Installed: UNKNOWN

Water, moisture or leakage: SMALL LEAK IN RIGHT HAND SHOP PROBLEM FIXED IN 2016

Comments: N/A

Foundation/Basement: Sump Pump: Yes No Unknown Comments: N/A

Water, moisture or leakage since you owned the property: Yes No Unknown Comments: N/A

Prior water, moisture or leakage? Yes No Unknown Comments: N/A

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: N/A 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: N/A

Source of SECTION V information: SELLERS

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

N/A

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.

Wanda Bennett SELLER 5/7/19 DATE

[Signature] SELLER May 7, 2019 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 EDITH CLEMENT CHARLES A CLEMENT (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 834 + 836 MAIN STREET SOUTHWEST HARBOUR

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.

<u>[Signature]</u> Seller	<u>May 7, 2019</u> Date	_____	_____
<u>Charles A. Clement</u> Seller	<u>5/7/19</u> Date	_____	_____
<u>Amy Farley</u> Agent	<u>5/7/2019</u> Date	_____	_____

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KNOW ALL MEN BY THESE PRESENTS, That REGINALD DeK. HUDSON and JOAN R. HUDSON, both of Southwest Harbor, Hancock County, Maine, for consideration paid, GRANT to CHARLES H. CLEMENT, II and EDITH D. CLEMENT, both of Mount Desert, Hancock County, Maine, as joint tenants, WITH WARRANTY COVENANTS, all and the same premises as conveyed in a deed from Norman M. Sarns and Evelyn M. Sarns to Reginald DeK. Hudson and Joan R. Hudson, dated April 17, 1978 and recorded in Book 1316, Page 103 in the Hancock County, Maine, Registry of Deeds, more particularly described in said deed as follows, to wit:

FIRST LOT: Beginning on the west side of the County Road (now State Number 102), in the village of Southwest Harbor, at a point seventy-two feet (72') Northerly from the Northeast corner of the Library Lot, so called; thence Southerly by the West side of the said County Road seventy-two feet (72') to said Northeast corner of the said Library Lot; thence Westerly by the Northerly line of the said Library Lot four (4) rods to line of land formerly of Deborah A. Clark; thence Northerly by the Easterly line of said Clark land and parallel with said County Road seventy-two feet (72'); thence Easterly four (4) rods to the place of beginning.

SECOND LOT: Beginning at the Northwest corner of the Library Lot at an iron pipe driven in the ground; thence North eighty-three and one-half degrees West (N. 83 1/2° W.), fifty feet (50') to an iron pipe driven in the ground; thence North seven and one-half degrees East (N. 7 1/2° E.), seventy-two feet (72') to an iron pipe driven in the ground; thence South eighty-three and one-half degrees East (S. 83 1/2° E.), fifty feet (50') to an iron pipe driven in the ground, marking the southwest corner of a lot of land deeded by Bennett to Gordon and White; thence Southerly by land formerly of Bennett seventy-two feet (72') to the point of beginning.

Excepting and reserving and not hereby conveying that certain lot or parcel of land conveyed by Norman Sarns and Evelyn M. Sarns to Chester E. Brown and Hester G. Brown by deed dated July 29, 1970, and recorded in Volume 1102, Page 143 in the Hancock County Registry of Deeds.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed."

The purpose of this deed is to correct a previous deed given by the same Grantors herein to the within Grantees, dated April 30, 1993, which deed omitted the covenants of warranty.

Witnesseth our hands and seals this 20th

day of May 1993

Reginald DeK. Hudson
Reginald DeK. Hudson

Joan R. Hudson
Joan R. Hudson

BK2097PG194

STATE OF MAINE
HANCOCK, ss.

Personally appeared this *20th* day of May 1993 the above-named
Reginald DeK. Hudson and acknowledged the foregoing instrument to be his free
act and deed.

Before me,

Joan R. Terry
Notary Public - Signature

Joan R. Terry
Notary Public - Printed name

MY COMMISSION EXPIRES 10-6-99

SEAL

RECEIVED

93 MAY 25 AM 9:23

REGISTER OF DEEDS
HANCOCK COUNTY SS.

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REGISTER

Ruth Barton Stubs
V-10