

013777

BK6387 PG079

MAINE
QUITCLAIM DEED WITH COVENANT

N O T

KNOW ALL PERSONS BY THESE PRESENTS, That Jesse Brown, as Secretary of the Department of Veterans Affairs, an Officer of the United States of America, whose address is c/o Loan Guaranty Officer, Department of Veterans Affairs, 275 Chestnut Street, Manchester, NH 03101, hereinafter called Grantor, for consideration paid grants to William J. Kellum, a single person, whose address is 15 Davis Street, Old Town in the State of Maine, hereinafter called Grantee, with quitclaim covenant, the following-described property in Old Town, County of Penobscot, and State of Maine:

A certain lot or parcel of land, with the buildings thereon situate on the southeasterly side of Stillwater Avenue, in the Village of Stillwater, City of Old Town, County of Penobscot, State of Maine, bounded and described as follows:

Commencing at a point on the southeasterly line of Stillwater Avenue at a point marking the northeasterly corner of land now or formerly of Edmund J. Legere; thence in a generally northeasterly direction and along said southeasterly line of Stillwater Avenue, one hundred fourteen (114) feet to a point marked by an iron rod driven in the ground at the generally westerly corner of land now or formerly owned by Kenneth T. Cook; thence southerly along the westerly line of said Cook lot and land now or formerly of one Pinkham, two hundred forty (240) feet to a fence marking the generally northerly line of land now or formerly of the University of Maine; thence in a generally southwesterly direction along the line of land now or formerly of said University of Maine, seventy-eight (78) feet to a point marked by an iron rod driven in the ground, which iron rod also marks the southeasterly corner of land now or formerly of Joseph Savage; thence in a generally northwesterly direction forty-seven (47) feet and ten (10) inches to the southwest corner of the enclosure of a well situate on the premises herein described; thence bearing to the left and in a southwesterly direction, thirty-two (32) feet to an iron rod driven in the ground; thence southerly and in a line drawn parallel to the westerly side of a hen house building on the land of the late Mary E. Wickett, now or formerly, twenty (20) feet and six (6) inches to a point marked by an iron rod driven in the ground; thence westerly and at right angles to the west side of said hen house building, sixteen (16) feet to a point marked by an iron rod driven into the ground, which rod is situate thirty-four (34) feet from the southwesterly corner of said hen house building; thence in a generally southerly direction, forty-one and five tenths (41.5) feet to the northeasterly corner of land now or formerly owned by Edmund J. Legere; thence westerly along the northerly side of said Edmund J. Legere land, ninety-five (95) feet to Stillwater Avenue and the point of beginning.

Meaning and intending to convey the same property conveyed to the within Grantor by deed dated May 2, 1996 and recorded May 15, 1996 at Book _____, Page _____ of the Penobscot County Registry of Deeds.

BK6387 PG080

IN WITNESS WHEREOF, Grantor, on this the 16th day of MAY A.D. 1997, has caused this instrument to be signed and Sealed in his Name and on his behalf by the undersigned Assistant/Loan Guaranty Officer, being thereto duly appointed, qualified, and acting pursuant to §§ 212 and 1820 of Title 38, United States Code, and §§ 36:4342 and 36:4520 of the Regulations pursuant thereto, as amended, and who is authorized to execute this instrument.

N O JESSE BROWN N O T
Secretary of Veterans Affairs

O F F I C I A L
BY: [Signature]
Department of Veterans Affairs P Y

Regional Office, Manchester, NH
Tel. No. (603) 666-7527, Pursuant
to a delegation of authority
contained in VA Regulation
(38 CFR, SECTION 36.4342)

[Signature]
WITNESS
[Signature]
WITNESS

STATE OF NEW HAMPSHIRE

County of Windsor } ss:

Personally appeared R. B. CARSTADTER, Assistant/Loan Guaranty Officer of the Department of Veterans Affairs, an agency of the United States Government, as the duly authorized agent of the Secretary of Veterans Affairs, and acknowledged the above instrument to be a free act and deed in said capacity and the free act and deed of said Secretary.

Before me, this 16th day of MAY, 1997.

[Signature] (Not in Archa)
Notary Public in and for

said County and State

My commission expires 9-25-01.



PENOBSCOT, ss RECEIVED

1997 MAY 16 A 11: 39

[Signature]
REGISTER

"Maine Real Estate
Transfer Tax Paid"

VA

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN William J. Kellum (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 930 Stillwater Avenue, Old Town, ME

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>William J. Kellum</u> Seller	<u>8-18-2020</u> Date	_____ Buyer	_____ Date
_____ Seller	_____ Date	_____ Buyer	_____ Date
<u>[Signature]</u> Agent	<u>8/18/20</u> Date	_____ Agent	_____ Date

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PROPERTY LOCATED AT: 930 Stillwater Avenue, Old Town, ME

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: Seller has never lived at property. Public water.

Source of Section I information: Seller

Seller Initials WJK _____ Page 1 of 7 Buyer Initials _____

PROPERTY LOCATED AT: 930 Stillwater Avenue, Old Town, ME

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? Roto rooter came to clear the sewer line which was clogged with baby wipes.

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: Seller.

Source of Section II information: Seller.

Seller Initials WK _____ Page 2 of 7 Buyer Initials _____

PROPERTY LOCATED AT: 930 Stillwater Avenue, Old Town, ME

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<i>Steam Radiators</i>			
Age of system(s) or source(s)				
Name of company that services system(s) or source(s)	<i>Dead River</i>			
Date of most recent service call	<i>Scheduled for September</i>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<i>~ 1200 gallons</i>			
Malfunction per system(s) or source(s) within past 2 years	<i>None</i>			
Other pertinent information	<i>Serviced annually</i>			

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: _____
 Direct/Power Vent: Yes No Unknown
 Comments: _____
 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 - 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 *JK* _____ Page 3 of 7 Buyer Initials _____

PROPERTY LOCATED AT: 930 Stillwater Avenue, Old Town, ME

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: unknown By: Home test

Results: acceptable

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: Seller

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: _____

Seller Initials JK

Buyer Initials _____

PROPERTY LOCATED AT: 930 Stillwater Avenue, Old Town, ME

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: Cracking & peeling paint on exterior of home.

Source of information: Seller and Realtor observation.

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 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 WK

Buyer Initials _____

PROPERTY LOCATED AT 930 Stillwater Avenue, Old Town, ME

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: 1900

What year did Seller acquire property? 1997

Roof: Year Shingles/Other Installed: unknown

Water, moisture or leakage: None known.

Comments: _____

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

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

Prior water, moisture or leakage? Yes No Unknown

Comments: Minor seepage during heavy rains.

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: None known.

Source of Section V information: Seller.

Seller Initials WK

Buyer Initials _____

PROPERTY LOCATED AT: 930 Stillwater Avenue, Old Town, ME

SECTION VI - ADDITIONAL INFORMATION

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.

Michelle Kell 8-18-2020 _____
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



**PROPERTY DISCLOSURE ADDENDUM
(2019)**

PROPERTY LOCATED AT: 930 Stillwater Avenue, Old Town, ME

CHIMNEYS AND VENTS:

Has chimney(s) been inspected? Yes No Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct/Power Vent(s): Yes No Unknown

Has vent(s) been inspected? Yes No Unknown

If Yes, date: _____

Comments: _____

Source of information: Seller.

METHAMPHETAMINE:

METHAMPHETAMINE – Current or previously existing: Yes No Unknown

Comments: _____

Source of information: Seller.

ACCESS:

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? _____

Road Association Name (if known): _____

Julie Williams 8-18-2020
Seller Date Seller Date

Seller Date Seller Date

The undersigned hereby acknowledge receipt of the Property Disclosure Addendum.

Buyer Date Buyer Date

Buyer Date Buyer Date



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