

### 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 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. STRIKE, 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 (if any): .....  N/A  Yes  No  Unknown  
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: Unknown 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? ..... n/a .....  Yes  No  
What steps were taken to remedy the problem? n/a

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: House - Right side of home Shop - Under apple tree  
Installed by: Ted McLeod - Shop in 2008 / House - Norman  
Date of Installation: House - Unknown Shop - 2009 Goodman

USE: Number of persons currently using system: 2  
Does system supply water for more than one household?  Yes  No  Unknown

Comments: 2 Drilled Wells One at shop one for house  
Constant pressure pumps Sept. 2020

Source of Section I information: Seller

Buyer Initials \_\_\_\_\_ Page 1 of 7 Seller Initials RW 2/30/2020

**SECTION II – WASTE WATER DISPOSAL**

TYPE OF SYSTEM:  Public  Private  Quasi-Public \_\_\_\_\_  Unknown

~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):~~

~~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 (Strike Section if Not Applicable):

Tank:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_

Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: \_\_\_\_\_

Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_

Location: Right of Driveway OR  Unknown

Date installed: ~2006 Date last pumped: 2020 Name of pumping company: Frost Septic

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem: n/a

Date of last servicing of tank: 2020 Name of company servicing tank: Frost Septic

Leach Field: .....  Yes  No  Unknown

If Yes, Location: Outside of u-shape driveway

Date of installation of leach field: ~2006 Installed by: Call Construction

Date of last servicing of leach field: Unknown Company servicing leach field: n/a

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem and what steps were taken to remedy: n/a

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

Comments: None

Source of Section II information: Three systems, see attached. - Seller

Buyer Initials \_\_\_\_\_

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Seller Initials [Signature] 9/30/2020 [Signature]

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHA-	FHA	2 Fireplaces	Wood furnace
Age of system(s) or source(s)	Unknown	Unknown	2009	2010
Name of company that services system(s) or source(s)	Forest Farrow-Wright - 207-717-9695		Propane-RH Foster	
Date of most recent service call	Spring 2020	Spring 2020	Spring 2020	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Dysarts			8 cords (some used at shop)
Malfunction per system(s) or source(s) within past 2 years	None	None	None	own flue
Other pertinent information	N/A	N/A	N/A	N/A

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(s) been inspected? .....  Yes  No  Unknown

        If Yes, date: n/a

    Date chimney(s) last cleaned: Yearly by seller

Direct/Power Vent(s): .....  Yes  No  Unknown

    Has vent(s) been inspected? ..... n/a  Yes  No  Unknown

        If Yes, date: n/a

Comments: 2 330 gallons for each furnace / On demand HW heater

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: \_\_\_\_\_

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What materials are, or were, stored in the tank(s)?

Have you experienced any problems such as leakage:  Yes  No  Unknown

Comments: None

Source of information: Seller

**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: n/a  Yes  No  Unknown

Comments: None

Source of information: Seller

**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? n/a  Yes  No  Unknown

Are test results available? n/a  Yes  No

Results/Comments: None

Source of information: Seller

**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? n/a  Yes  No  Unknown

Are test results available? n/a  Yes  No

Results/Comments: None

Source of information: Seller

**E. METHAMPHETAMINE** - Current or previously existing:

Comments: None  Yes  No  Unknown

Source of information: Seller

10/6/2020  
[Signature]  
10/6/2020  
[Signature]

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

PROPERTY LOCATED AT: 4261 Union Street, Levant, ME

**F. 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: n/a

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards:  Yes  No

If Yes, describe: n/a

Are you aware of any cracking, peeling or flaking paint? .....  Yes  No

Comments: None

Source of information: Seller

**G. 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, homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

If Yes, explain: Easement - ROW

Source of information: Seller / Deed

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): Public Road

*[Handwritten signatures and initials]*  
a/s/p/00  
RM7

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

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: Homestead

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 (including but not limited to, propane tank, hot water heater, satellite dish,  
water filtration system, photovoltaics, wind turbines): Type: Satellite Dish

Year Principal Structure Built: 1900

What year did Seller acquire property? 2009

Roof: Year Shingles/Other Installed: 2010

Water, moisture or leakage: None

Comments: None

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: Heavy rain/spring thaw - Front left side only of house

Mold: Has the property ever been tested for mold? .....  Yes  No  Unknown

If Yes, are test results available? ..... n/a  Yes  No

Electrical:  Fuses  Circuit Breaker  Other: Updated Electric 2005  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

Source of Section V information: Seller

Buyer Initials \_\_\_\_\_

Seller Initials [Signature] a/30/2020  
[Signature]



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## OUTBUILDINGS & ADDITIONAL INFORMATION

# 4261 UNION STREET, LEVANT

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### SHOP

- 60' x 80'
- Built in 2010
- On slab - with 2-inch Styrofoam insulation
- Drilled well installed by Ted McCloud in 2010 - location: under apple tree with rocks around it
- Constant pressure pump installed in September 2020
- Electric
- Oil furnace and wood stove heat
- 200 amp service
- Includes bathroom & kitchen set up
- 3 hot air furnaces & oil fired hot water heater from 2010 (serviced by Forrest Farrow-Wright)
- Septic leach field in north east corner of shop. Septic tank on north side.
- Door sizes: 14' x 14' (1); 12' x 14' (2); 8' x 12' (1); 8' x 18' (1)
- 6 inch fiberglass bats in walls
- 20 inches of blown cellulose in ceiling
- 16'2" ceiling height in center - 10'2" ceiling height in shop
- Metal roof
- Entire interior skinned with white metal
- Wifi
- 24-hour security monitoring

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### BARN

- 32' x 36'
- 5 stalls and tack room
- Shingled 2019
- Uses well water from house
- On demand hot water heater with 100 gallon propane tank
- Electric
- Security cameras & Wifi

Buyer Initials \_\_\_\_\_ Date:

Seller Initials \_\_\_\_\_ Date:



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## 4 BAY GARAGE

- 30' x 60'
- Remodeled in 2009
- On Slab
- Water hook up
- 10' x 10' doors
- 100 amp Electric

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## CONCESSIONS

- Electric + water
- Includes: 3 fryolators, grill, freezers (2), refrigerator, ice maker, refrigeration system
- FarmTech Electronic Timer (motion detecting timer for PA system)
- In 2017 built first 12' x 28' section; in 2018 built other 12' x 28' wing with wedge-shaped connection. Built on skids with stone pad.
- Large 12' x 72' awning
- On demand hot water w/ own 300 gallon horizontal propane tank
- 1500 gallon septic holding tank
- 200 amp electrical service
- Stainless steel counters
- Wifi & cameras (2)
- Can hold up to 17 workers for a busy rodeo

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## ANNOUNCER'S BOOTH

- PA system
- New in 2020
- 12' x 32' with 6' x 32' awning
- Includes Pavilion/VIP seating: 12' x 24'
- Electric- 100 amp service (feed off in 400 amp panel by the street, which also handles 16 30-amp camper hook ups)
- Elevated 4' off the ground
- Stainless steel counters
- 30 foot tall tower with 6 large horns for rodeo

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## ARENA

- 158' x 258' with Priefert P.P. Panels
- 1000' of Ponderosa Fencing
- Lighting - 54 LED lights on 14 poles, 23 feet tall
- Seating for 1600 people
- Includes Tractor, Loader & Drag

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## ADDITIONAL OUTBUILDINGS AND OTHER INFORMATION

- 5 run in sheds for horses (all on slab and roughly 10' x 12'), salt shed & sugar shack (could be used for "rough board")
- Pavilion 12' x 24'
- 16 camper hookups with 30 amp service from 400 amp main service
- 2 Round pens approximately 70' and 107' diameter
- 9 paddocks & over 200' fenced alleyway with steel panels

# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Lawrence E. Frost, Robin M. Frost, Robin M. Frost  
AND \_\_\_\_\_ (hereinafter "Seller")  
FOR PROPERTY LOCATED AT 4261 Union Street, Levant, ME  
\_\_\_\_\_ (hereinafter "Buyer")

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**):

Records Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
\_\_\_\_\_

None 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

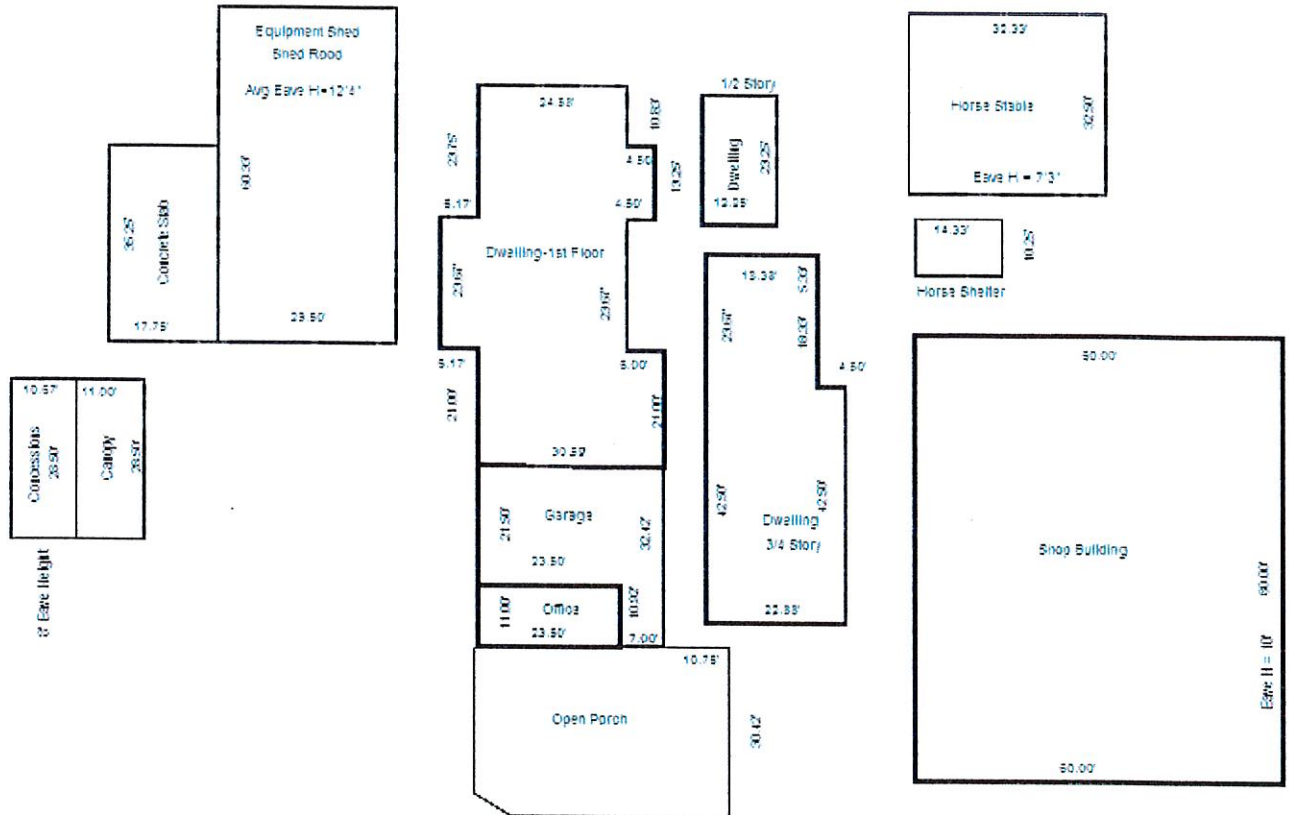
(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

### 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.

Buyer	Date	<input checked="" type="checkbox"/> <u>Lawrence E. Frost</u> Seller Lawrence E. Frost	<u>9/30/2020</u> Date
Buyer	Date	<input checked="" type="checkbox"/> <u>Robin M. Frost</u> Seller Robin M. Frost	Date
Buyer	Date	Seller _____	Date
Buyer	Date	Seller <u>Michelle Weatherbee</u>	Date
Agent	Date	Agent Michelle Weatherbee	<u>9/30/2020</u> Date

## BUILDING SKETCHES



Sketch by Adee (1/77)

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	First Floor-Dwelling	2016.58	
	Office	257.52	
	Shop Building	4800.00	7074.10
GBA2	Half Story	284.81	
	3/4 Story	1407.39	1692.21
P/P	Porch	1258.99	1258.99
GAR	Garage	732.17	732.17
OTH	Equipment Shed	1779.83	
	Slab for RV parking	628.69	
	Horse Stable	1050.83	
	Horse Shelter	146.92	
	Concessions	304.00	
	Canopy	313.50	4220.77
	<b>Net BUILDING Area</b>	<b>(Rounded)</b>	<b>8766</b>

BUILDING AREA BREAKDOWN		
	Breakdown	Subtotals
	<b>First Floor-Dwelling</b>	
	6.17 x 23.67	145.95
	4.50 x 13.25	59.63
	24.58 x 66.42	1661.91
	6.00 x 20.67	124.00
Office	0.5 x 0.33 x 30.58	5.10
	0.5 x 0.00 x 0.08	0.98
	10.92 x 23.50	256.84
	<b>Shop Building</b>	
	60.00 x 80.00	4800.00
	<b>Half Story</b>	
	12.25 x 23.25	284.81
	<b>3/4 Story</b>	
	18.38 x 60.83	1118.12
	4.50 x 42.50	191.25
	5.33 x 18.36	98.03
	<b>12 Items</b>	<b>(Rounded) 8766</b>



TAX MAP 8 - LOT 38  
NOW OR FORMERLY  
ROBERT & DOREEN MULLEN  
BOOK 4390 - PG. 365

TAX MAP 8 - LOT 36  
NOW OR FORMERLY  
ARNOLO & COLLEEN BROWNE  
BOOK 19558 - PG. 161

TAX MAP 8 - LOT 17  
FORMER  
FROST SEPTIC & ROYS, LLC  
LAURENCE E. FROST  
ROBIN M. FROST  
APRIL 19, 2011

TAX MAP 8 - LOT 17  
FORMER  
ROBIN FROST  
AND  
LAURENCE FROST  
AUGUST 16, 2017  
BOOK 45373 - PG. 616

LEASED TO  
FROST SEPTIC & ROYS LLC  
BOOK 12446 - PG. 46  
APRIL 15, 2011  
AND  
APRIL 15, 2011  
APRIL 20, 2016

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SHOWN BY THIS AMENDED PLAN AND THE RECORDS OF THE TOWN OF LEWANT, SET FORTH IN 30-A M.R.S. SECTION 44-06, AND THE REQUIREMENTS OF 30-A M.R.S. SECTION 44-01(A)S FINDINGS OF FACT ESTABLISHING THAT THE SUBDIVISION SHOWN BY THIS AMENDED PLAN MEETS THE REQUIREMENTS OF THE TOWN OF LEWANT, THE SUBDIVISION IS APPROVED.

SIGNED: \_\_\_\_\_

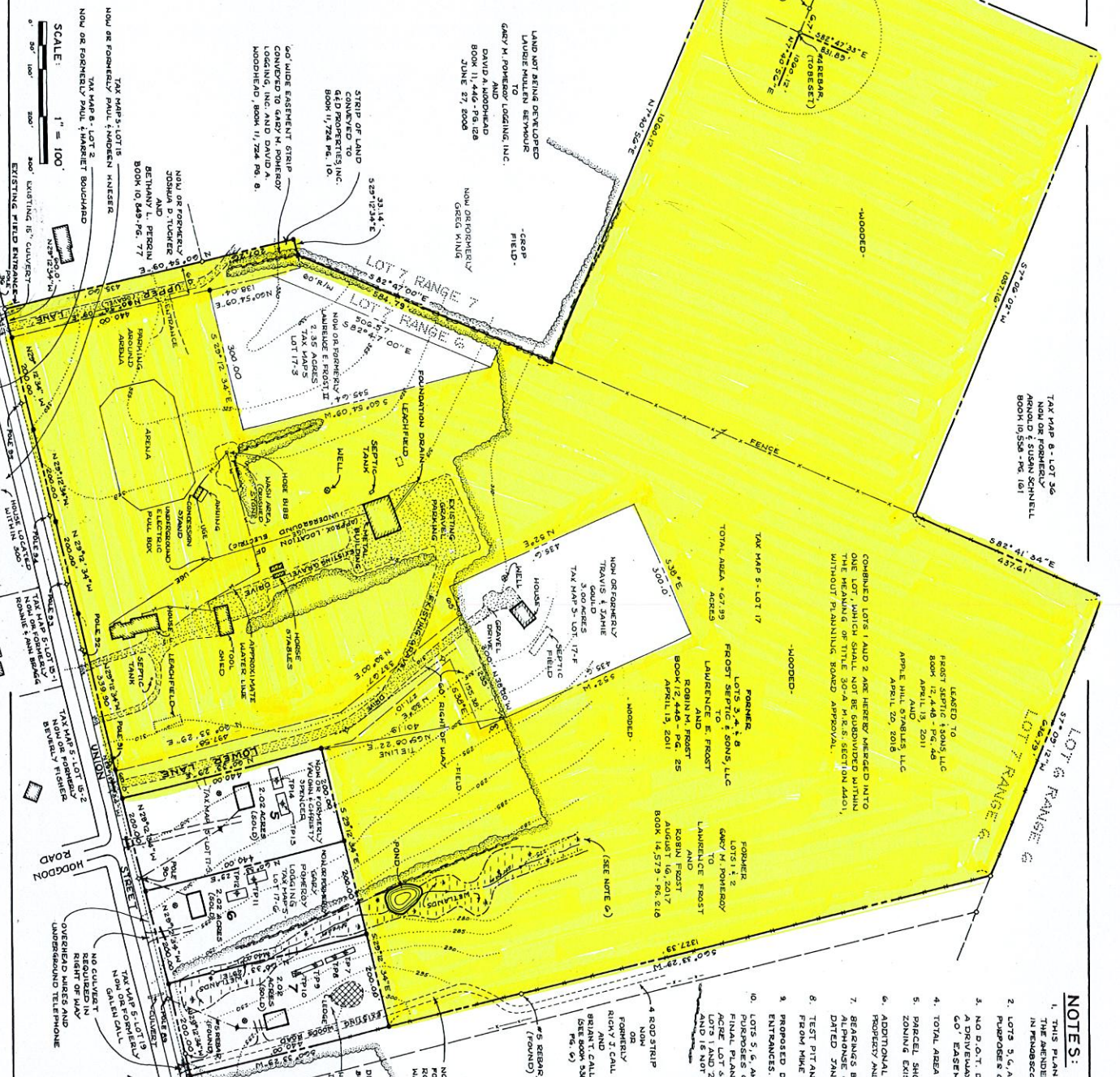
DATE: \_\_\_\_\_

THE PLANNING BOARD - TOWN OF LEWANT

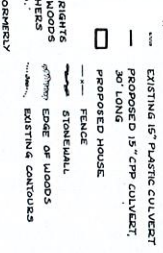
DAVID M. POHREY  
REGISTERED LAND SURVEYOR No. 2034  
133 BROWN ROAD  
HOLDEN, MAINE 04429  
PROF. No. 0744-08  
(AUTHENTIC COPY WILL HAVE IMPRESSION SEAL)



LOCATION MAP



- NOTES:**
1. THIS PLAN IS AN AMENDMENT OF URS LANGE ASSHOWN ON THE AMENDED FINAL PLAN DATED JUNE 8, 2012, RECORDED IN FORECLOSURE COUNTY RECORDS OF DEEDS IN VOLUME 2012-44.
  2. LOTS 5, 6, AND 7 SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
  3. NO LOT DRIVEWAY PERMIT WAS GRANTED FOR LOT 1, 60' EASEMENT STRIP, WILL BE CONVERTED OVER THE PARCEL SHOWN ON TOWN TAX MAP 5 - LOT 17. NO SHOEBLAND ZONING EXISTS ON PROPERTY.
  4. TOTAL AREA OF LOTS 5, 6, AND 7: 6.6 ACRES.
  5. PARCEL SHOWN ON TOWN TAX MAP 5 - LOT 17. NO SHOEBLAND ZONING EXISTS ON PROPERTY.
  6. ADDITIONAL WETLANDS DO EXIST ON THE REAR PORTION OF PROPERTY AND ARE NOT SHOWN ON THIS PLAN.
  7. BEARINGS BASED ON A STANDARD BOUNDARY SURVEY OF ALPHONSE & LAURE SEYMOUR PROPERTY BY GILBERT VITALA DATED JAN. 17, 2002.
  8. TEST PIT AND WETLAND LOCATIONS AS PER INFORMATION FROM MIKE GERRARD, S.E. 189.
  9. PROPOSED DRIVEWAY ENTRANCES ARE DOTTED APPROVED ENTRANCES.
  10. LOTS 5, 6, AND 7 SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AS INDICATED IN NOTE 2 ON THE ORIGINAL FINAL PLAN RECORDED IN MAP FILE 2208-21. THE 6139 LOTS 1 AND 21 IS BEING WITHDRAWN FROM THE SUBDIVISION AND IS NOT SUBJECT TO THE FOREGOING RESTRICTIONS.



NO WRITTEN RIGHTS FOR USE OF CHANGES MADE FOUND.

NO OR FORMERLY JOHN L. TENDRILL AND DEBORAH STROUDWELL BOOK 6423 - PG. 60

NO OR FORMERLY DICKINSON & TOWNSEND BOOK 2228 - PG. 28

NO OR FORMERLY TOWNSEND & TOWNSEND BOOK 2228 - PG. 28

NO OR FORMERLY TOWNSEND & TOWNSEND BOOK 2228 - PG. 28

NO WRITTEN RIGHTS FOR USE OF CHANGES MADE FOUND.

NO OR FORMERLY JOHN L. TENDRILL AND DEBORAH STROUDWELL BOOK 6423 - PG. 60

NO OR FORMERLY DICKINSON & TOWNSEND BOOK 2228 - PG. 28

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NO OR FORMERLY TOWNSEND & TOWNSEND BOOK 2228 - PG. 28

NO OR FORMERLY TOWNSEND & TOWNSEND BOOK 2228 - PG. 28

N O T W A R R A N T Y D E E D N O T  
A N A N  
O F F I C I A L O F F I C I A L  
F R O S T S E P T I C & S O N S L L C , a M a i n e l i m i t e d l i a b i l i t y c o m p a n y , o f L e v a n t , P e n o b s c o t

C o u n t y , S t a t e o f M a i n e , f o r c o n s i d e r a t i o n p a i d , g r a n t s t o L A W R E N C E E . F R O S T a n d R O B I N  
M . F R O S T , h u s b a n d a n d w i f e , o f L e v a n t , P e n o b s c o t C o u n t y , S t a t e o f M a i n e , w i t h W a r r a n t y  
C o v e n a n t s , a s j o i n t t e n a n t s , t h e l a n d , t o g e t h e r w i t h a n y b u i l d i n g s o r i m p r o v e m e n t s t h e r e o n , i n

Levant, Penobscot County, State of Maine, described as follows:

Being Lots 3, 4 and 8, as shown on the Final Plan of Abby-Gayle Estates  
Subdivision, recorded April 16, 2009 in the Penobscot County Registry of Deeds  
as File 2009-21.

Excepting and reserving the rights of others to use the easement described in a  
deed to Gary M. Pomeroy Logging, Inc. and David A. Woodhead, dated March  
31, 2009 and recorded in Penobscot Registry of Deeds in Book 11724, Page 8,  
including the right for the owners, occupants and guests of Lot 1 as shown on said  
plan to use the easement.

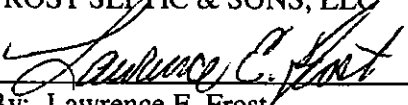
Any and all other rights, easements, privileges and appurtenances belonging to the  
granted estate are hereby conveyed.

For source of title, reference is made to a Warranty Deed from Gary M. Pomeroy  
Logging, Inc., and David A. Woodhead, dated July 17, 2009 and recorded in Book 11848, Page  
121 of the Penobscot County Registry of Deeds and a Warranty deed from G & D Properties,  
Inc., dated July 17, 2009 and recorded in Book 11848, Page 118 of said Registry.

The Grantees' mailing address is 4261 Union Street, Levant, Maine 04456.

WITNESS my hand and seal this 13<sup>th</sup> day of April, 2011.

WITNESS.  
  
\_\_\_\_\_

FROST SEPTIC & SONS, LLC  
  
By: Lawrence E. Frost  
Its: Manager

STATE OF MAINE  
PENOBSCOT COUNTY  
NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY  
April 13, 2011

Then personally appeared the above-named Lawrence B. Frost and acknowledged the foregoing instrument to be his free act and deed in his aforesaid capacity and the free act and deed of Frost Septic & Sons, LLC

Before me,

OFFICIAL COPY



Name: Christopher J. Austin /Attorney at Law

Maine Real Estate  
Transfer Tax Paid

PENOBSCOT COUNTY MAINE  
*Susan F. Bulley*  
Register of Deeds

Recording requested by:  
Once recorded please return to: NOT  
Smyth & Associates, P.A. AN  
P.O. Box 1010 OFFICIAL  
Kennebunk, ME 04043 COPY

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AN  
OFFICIAL  
COPY

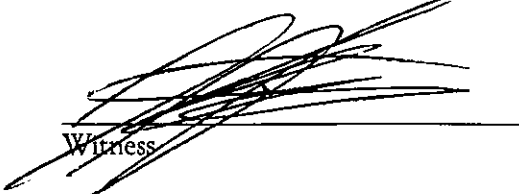
For Registrar Use Only

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AN **QUITCLAIM DEED** N  
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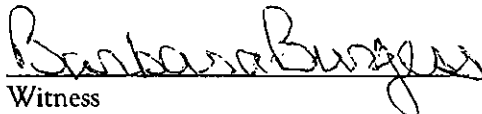
We, LAWRENCE E. FROST and ROBIN M. FROST, having a mailing address of 4261 Union Street, Levant, ME 04456, for nominal consideration, grant to LAWRENCE E. FROST and ROBIN M. FROST, Trustees, or their successors in trust, under the FROST LIVING TRUST dated June 3, 2019, and any amendments thereto, having a mailing address of 4261 Union Street, Levant, ME 04456; with QUITCLAIM COVENANTS, the land in the Town of Levant, in the County of Penobscot and State of Maine as described verbatim in a deed from Frost Septic & Sons, Inc. to Lawrence E. Frost and Robin M. Frost dated April 13, 2011 and recorded in the Penobscot County Registry of Deeds at Book 12448, Page 25.

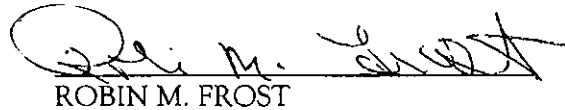
Legal Description: SEE "EXHIBIT A" ATTACHED  
Property Location: 4261 Union Street, Levant, Penobscot County

IN WITNESS WHEREOF, We, LAWRENCE E. FROST and ROBIN M. FROST, have hereunto set our hands and seals on June 3, 2019.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
LAWRENCE E. FROST

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
ROBIN M. FROST

STATE OF MAINE )  
)  
COUNTY OF PENOBSCOT )

June 3, 2019

Then personally appeared the above named LAWRENCE E. FROST and ROBIN M. FROST, who acknowledged the foregoing instrument to be their free act and deed.

Before me,

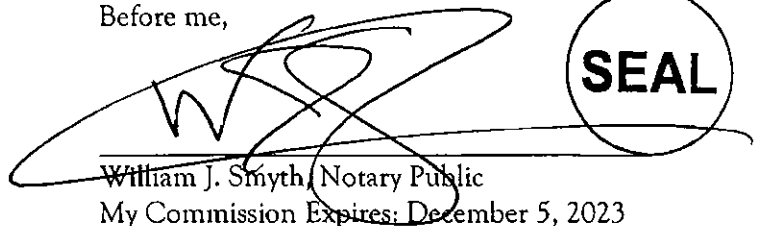
  
\_\_\_\_\_  
William J. Smyth, Notary Public  
My Commission Expires: December 5, 2023





EXHIBIT A

N O T

N O T

A N

A N

"The land, together with any buildings or improvements thereon, in Levant, Penobscot County, State of Maine, described as follows:

Being Lots 3, 4 and 8, as shown on the Final Plan of Abby-Gayle Estates Subdivision, recorded April 16, 2009 in the Penobscot County Registry of Deeds as File 2009-21.

Excepting and reserving the rights of others to use the easement described in a deed to Gary M. Pomeroy Logging, Inc. and David A. Woodhead, dated March 31, 2009 and recorded in Penobscot Registry of Deeds in Book 11724, Page 8, including the right for the owners, occupants and guests of Lot 1 as shown on said plan to use the easement.

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

For source of title, reference is made to a Warranty Deed from Gary M. Pomeroy Logging, Inc., and David A. Woodhead, dated July 17, 2009 and recorded in Book 11848, Page 121 of the Penobscot County Registry of Deeds and a Warranty deed from G & D Properties, Inc., dated July 17, 2009 and recorded in Book 11848, Page 118 of said Registry."

EXEPTING that portion of the above described premises transferred from Lawrence E. Frost and Robin M. Frost to Lawrence E. Frost, II, by Quitclaim Deed dated December 3, 2015 and recording in the Penobscot County Registry of Deeds at Book 14026, Page 326.

The within deed was prepared using a description provided to the drafter. No independent title search was performed and the drafter specifically makes no warranties regarding the accuracy of the information contained herein.

No Transfer Tax Paid

Susan F. Bulay, Register  
Penobscot County, Maine



EXHIBIT A

N O T

N O T

A N

A N

O F F I C I A L

O F F I C I A L

"The real estate located in PLYMOUTH, County of Penobscot, State of Maine, described as follows:

N O T

N O T

PARCEL 1: Being Lot A consisting of 2.02 acres, more or less, as shown on the Final Plan of Abby-Gayle Estates Subdivision, recorded on April 16, 2009, in Penobscot Registry of Deeds as File 2009-21C O P Y

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

Being the same property as conveyed in a Quitclaim Deed with Covenant from G & D Properties, Inc. to Gary M. Pomeroy Logging, Inc. dated July 16, 2014, recorded in the Penobscot County Registry of Deeds in Volume 13602, Page 218."

The within deed was prepared using a description provided to the drafter. No independent title search was performed and the drafter specifically makes no warranties regarding the accuracy of the information contained herein.

No Transfer Tax Paid

Susan F. Bulay, Register  
Penobscot County, Maine





QUITCLAIM DEED WITH COVENANT

LAWRENCE E. FROST and ROBIN M. FROST, of Levant, Penobscot County, State of

Maine, for consideration paid, grant to PETER D. GAWRYCH and BARBARA M.

GAWRYCH, husband and wife, of Levant, Penobscot County, State of Maine, with Quitclaim

Covenant, as joint tenants, the land, together with the buildings and improvements thereon, in

Levant, Penobscot County, State of Maine, described as follows:

See Exhibit A attached hereto.

For source of title, reference is made to the Warranty Deed granted by Frost Septic & Sons, LLC to Lawrence E. Frost and Robin M. Frost, dated April 13, 2011 and recorded in Book 12448, Page 25 of the Penobscot County Registry of Deeds.

The Grantees' mailing address is 27 Lower Lane, Levant, Maine 04456.

WITNESS our hands and seals this 24<sup>th</sup> day of August, 2012.

WITNESSES

Phillip D. Bucklew

Lawrence E. Frost  
LAWRENCE E. FROST

as to both

Robin M. Frost  
ROBIN M. FROST

STATE OF MAINE  
PENOBSCOT, ss.

N O T  
A N

August 24, 2012

Then personally appeared the above-named Lawrence E. Frost and acknowledged the foregoing instrument to be his free act and deed.

Before me,

N O T  
A N  
O F F I C I A L  
C O P Y

N O T  
A N

Philip D. Buckley  
Name: Philip D. Buckley  
Notary Public/Maine Attorney at Law

STATE OF MAINE  
PENOBSCOT, ss.

August 24, 2012

Then personally appeared the above-named Robin M. Frost and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Philip D. Buckley  
Name: Philip D. Buckley  
Notary Public/ Maine Attorney at Law

N O T  
A N EXHIBIT A A N  
N O T

A certain lot or parcel of land, situated in the Town of Levant, County of Penobscot, State of Maine, bounded and described as follows, to wit:

Beginning at a point being located N 65° 08' 22" E a distance of 401.19 feet from a found #4 rebar set at the northeasterly corner of Lot 5 as shown on a plan titled "Amended Plan of Lots 3, 4 & 8, Abby-Gayle Estates Subdivision, for Lawrence & Robin Frost, Union Street, Levant, Maine" dated June 8, 2012 and recorded in the Penobscot County Registry of Deeds in Plan Book 2012, Page 44; thence N 38° 00' W a distance of 300.0 feet; thence N 52° 00' E a distance of 435.6 feet; thence S 38° 00' E a distance of 300.0 feet; thence S 52° 00' W a distance of 435.6 feet to the point of beginning. Containing 3.00 acres.

Together with a sixty (60) foot wide right of way to be used in common with others for ingress and egress and overhead and underground utility services, said right of way being described as follows: Beginning at the intersection of Union Street and the northwest corner of Lot 5 as shown on said amended subdivision plan; thence along the easterly line of Union Street, N 29° 12' 34" W a distance of 60.0 feet; thence N 60° 33' 29" E and parallel with the northerly line of Lot 5 a distance of 497.58 feet; thence N 36° 00' E a distance of 337.67 feet to the westerly or southwesterly line of the above described 3.00 acre lot; thence along said southwesterly line of said 3.00 acre lot, S 38° 00' E a distance of 235.0 feet to the southerly most or southwesterly corner of said 3.00 acre lot; thence S 52° 00' W a distance of 60.0 feet; thence parallel with the southwesterly line of said 3.00 acre lot, N 38° 00' W a distance of 155.38 feet; thence S 36° 00' W a distance of 271.10 feet; thence S 60° 33' 29" W a distance of 70.88 feet to the found #4 rebar set at the northeasterly corner of said Lot 5 as shown on said amended subdivision plan; thence along the northerly line of said Lot 5, S 60° 33' 29" W a distance of 440.00 feet to the point of beginning.

The above described property was prepared from a July 2012 survey by David Pooler, Land Surveyor, P.A. of Holden, Maine. Bearings are oriented to the said Abby-Gayle Subdivision plan.

Being a portion of the lot depicted as the "Former Lots 3, 4 & 8" as shown on said amended subdivision plan and a portion of the premises as described in deed of Frost Septic & Sons, LLC to Lawrence E. Frost and Robin M. Frost, dated April 13, 2011 and recorded in the Penobscot County Registry of Deeds in Book 12448, Page 48.

**No Transfer Tax Paid**

PENOBSCOT COUNTY, MAINE  
*Susan F. Bulley*  
Register of Deeds



## Nicole Drake

---

**From:** Cesar, Heather <hcesar@rhfoster.com>  
**Sent:** Thursday, October 15, 2020 2:54 PM  
**To:** Nicole Drake; McLaughlin, Meghan  
**Subject:** RE: FROST: Information Request  
**Attachments:** Frost.pdf

Hi Nicole,

Not a problem. Here is the information I have.

**Location 1:** Propane- is a customer owned propane tank size is 1000g. No service work has been done to any of the units.

**Location 2:** Propane- this is a customer owned propane tank as well size is 120g- its says its for the concession stand. No service work has been done.

**Location 3:** Oil-States it's the brown house. No service work

**Location 4:** Oil- States it the shop. No service work

**Location 5:** Oil no activity since 2018

**Location 6:** on-rd diesel 3000g skid tank No service work (Not included w/ sale)

Please let me know if you need anything else,  
Heather C

---

**From:** Nicole Drake <Nicole@therockteam.com>  
**Sent:** Thursday, October 15, 2020 2:23 PM  
**To:** Cesar, Heather <hcesar@rhfoster.com>; McLaughlin, Meghan <mmclaughlin@rhfoster.com>  
**Subject:** RE: FROST: Information Request

All please. They are selling the property as a whole.

## Nicole Drake

### The Rock Team

**Licensed Associate Broker & Customer Care Coordinator**

Check us out on Facebook!

ERA Dawson-  
Bradford

417 Main Street  
Bangor, ME. 04401  
207.745.9614 -- Cell  
207.947.6788 -- Office  
207.941.1640 -- Fax

**The Rock Team greatly values and appreciates your business and we want you to know that if you have any questions or concerns, please call Michelle Weatherbee at 207-852-7625.**



R. H. Foster Energy, LLC  
P.O. Box 161, 81 Mecaw Road  
Hampden, ME 04444  
(207) 947-3835

# Delivery History

October 15, 2020

## DELIVERY HISTORY

Location 1

Frost Septic & Sons, LLC  
4261 Union St.  
Levant, ME 04456

Account Number

23630855

Delivery Address: Frost Septic & Sons, LLC  
4261 Union St  
Levant, ME

DATE	REF NUM	Quantity	REFERENCE	Price	TOTAL
10/16/19	39406	612.2	Propane	\$1.379	\$890.65
<b>Totals:</b>	<b>1</b>	<b>612.2</b>		<b>\$1.37899</b>	<b>\$890.65</b>



R. H. Foster Energy, LLC  
P.O. Box 161, 81 Mecaw Road  
Hampden, ME 04444  
(207) 947-3835

# Delivery History

October 15, 2020

## DELIVERY HISTORY

Location 1

Frost Septic & Sons, LLC  
4261 Union St.  
Levant, ME 04456

Account Number

23630855

**Delivery Address:** Frost Septic & Sons, LLC  
4261 Union St  
Levant, ME

DATE	REF NUM	Quantity	REFERENCE	Price	TOTAL
6/11/20	103131	672.0	Propane	\$1.539	\$1,091.09
<b>Totals:</b>	<b>1</b>	<b>672.0</b>		<b>\$1.539</b>	<b>\$1,091.09</b>



R. H. Foster Energy, LLC  
P.O. Box 161, 81 Mecaw Road  
Hampden, ME 04444  
(207) 947-3835

# Delivery History

October 15, 2020

## DELIVERY HISTORY

Location 2

Frost Septic & Sons, LLC  
4261 Union St.  
Levant, ME 04456

Account Number

23630855

**Delivery Address:** Frost Septic & Sons, LLC  
4261 Union St  
Levant, ME yer -Concession Stand

DATE	REF NUM	Quantity	REFERENCE	Price	TOTAL
6/19/19	1916900406	44.1	Propane	\$1.219	\$56.72
<b>Totals:</b>	<b>1</b>	<b>44.1</b>		<b>\$1.21905</b>	<b>\$56.72</b>



R. H. Foster Energy, LLC  
 P.O. Box 161, 81 Mecaw Road  
 Hampden, ME 04444  
 (207) 947-3835

# Delivery History

October 15, 2020

## DELIVERY HISTORY

**Location 2**

Frost Septic & Sons, LLC  
 4261 Union St.  
 Levant, ME 04456

Account Number
23630855

**Delivery Address:** Frost Septic & Sons, LLC  
 4261 Union St  
 Levant, ME yer -Concession Stand

DATE	REF NUM	Quantity	REFERENCE	Price	TOTAL
6/11/20	103130	66.6	Propane	\$1.539	\$108.14
9/9/20	110692	38.0	Propane	\$1.539	\$61.70
<b>Totals:</b>	<b>2</b>	<b>104.6</b>		<b>\$1.53901</b>	<b>\$169.84</b>



R. H. Foster Energy, LLC  
 P.O. Box 161, 81 Mecaw Road  
 Hampden, ME 04444  
 (207) 947-3835

# Delivery History

October 15, 2020

## DELIVERY HISTORY

Location 3

Frost Septic & Sons, LLC  
 4261 Union St.  
 Levant, ME 04456

Account Number
23630855

**Delivery Address:** Frost Septic & Sons, LLC  
 4261 Union St  
 Levant, ME 04456

DATE	REF NUM	Quantity	REFERENCE	Price	TOTAL
2/11/19	1903901062	307.1	HEATING OIL - DYED	\$2.309	\$709.09
<b>Totals:</b>	<b>1</b>	<b>307.1</b>		<b>\$2.30899</b>	<b>\$709.09</b>



R. H. Foster Energy, LLC  
P.O. Box 161, 81 Mecaw Road  
Hampden, ME 04444  
(207) 947-3835

# Delivery History

October 15, 2020

## DELIVERY HISTORY

Location 4

Frost Septic & Sons, LLC  
4261 Union St.  
Levant, ME 04456

Account Number

23630855

**Delivery Address:** Frost Septic & Sons, LLC  
4261 Union St  
Levant, ME

DATE	REF NUM	Quantity	REFERENCE	Price	TOTAL
2/11/19	1903901063	430.6	HEATING OIL - DYED	\$2.309	\$1,048.94
<b>Totals:</b>	<b>1</b>	<b>430.6</b>		<b>\$2.30901</b>	<b>\$1,048.94</b>

Nicole Drake

# Oil Consumption in Gallons

**From:** Corey Edkins <Corey@dysarts.com>  
**Sent:** Thursday, October 15, 2020 3:18 PM  
**To:** Nicole Drake  
**Subject:** RE: FROST: Information Request

Alright for all of last year and this year so far is 1238.7 for the house and 1535.8 for the business

Corey Edkins  
Dysarts Wholesale Dispatcher/ Dysart Card Support  
Email: corey@dysarts.com  
Phone: 207-922-1515

---

**From:** Nicole Drake <Nicole@therockteam.com>  
**Sent:** Thursday, October 15, 2020 2:58 PM  
**To:** Corey Edkins <Corey@dysarts.com>  
**Subject:** RE: FROST: Information Request

All please. They are selling the property as a whole.

**Nicole Drake**

**The Rock Team**

**Licensed Associate Broker & Customer Care Coordinator**

Check us out on Facebook!

ERA Dawson-  
Bradford

417 Main Street  
Bangor, ME. 04401  
207.745.9614 -- Cell  
207.947.6788 -- Office  
207.941.1640 -- Fax

The Rock Team greatly values and appreciates your business and we want you to know that if you have any questions or concerns, please call Michelle Weatherbee at 207-852-7625.

---

**From:** Corey Edkins <Corey@dysarts.com>  
**Sent:** Thursday, October 15, 2020 2:56 PM