

**PROPERTY DISCLOSURE**  
**(Non-Residential Properties)**

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 272 Bennoch Rd, Old Town, ME 04468

**SECTION I. UNDERGROUND STORAGE TANKS**

To the best of Seller's knowledge (check one):

- No underground storage facility for the storage of oil or petroleum products exists on the premises.
- An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. \_\_\_\_\_ . The underground facility  has  has not been abandoned in place.

**SECTION II. HAZARDOUS MATERIALS**

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

**None Known**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

**SECTION III. MATERIAL DEFECTS**

Material defects pertaining to the physical condition of the property:

**None Known**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(attach additional sheets as necessary)

Page 1 of 2 Buyer Initials \_\_\_\_\_

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

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**SECTION IV. ROAD MAINTENANCE**

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? Municipality

Road Association Name (if known): \_\_\_\_\_

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

*Thomas Shanos* 2/11/21

Seller Thomas Shanos Date Feb. 11, 2021

Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

N O T WARRANTY DEED N O T

A N A N

Brian C. Burke and Georgia Burke, husband and wife, both of Orland, County of Hancock, State of Maine, joint tenants, for consideration paid, grant to PENOBSCOT RENTALS, LLC with a mailing address of 60 Town Farm Road, Hampden, Maine 04444, its successors and assigns, with WARRANTY COVENANTS, a certain lot or parcel of land, together with any and all buildings and improvements thereon, situate in Stillwater Village in the City of Old Town, County of Penobscot, State of Maine, bounded and described as follows, to wit:

O F F I C I A L O F F I C I A L

Beginning at an iron rod driven into the ground on the westerly side of Bennoch Road at a point two hundred eighty-four (284) feet northerly measured along the westerly side of said Bennoch Road from an iron bolt driven into the ground on the said westerly side of Bennoch Road at a point agreed upon August 24, 1939, as a satisfactory bound by George E. Lewis and F. P. Sutton (representing the Helen Sutton Estate) between a lot heretofore conveyed to George E. Lewis and the Helen Sutton Farm; thence in a generally westerly direction and along the northerly line of land conveyed by Shirley Rackliff, et als to George E. Lewis by deed dated August 24, 1939, recorded in Penobscot County Registry of Deeds, and to a point in the old fence line marking the boundary line of property now or formerly of Clarence Pelletier and Luther Lewis land, so-called, at an iron rod; thence in a generally northerly direction and along the easterly line of said Pelletier land to the southerly line of Stillwater Avenue; thence in a generally northeasterly direction along the southerly line of Stillwater Avenue to a marked granite stone just north of an elm tree in the west line of Bennoch Road at or near the south line of Stillwater Avenue; thence southerly along the westerly line of the Bennoch Road two hundred eighty-six (286) feet and four (4) inches to an iron pipe set in the west line of the Bennoch Road and to the northeast corner of land conveyed by Imogene Lewis, et als to Jeanette G. Gray, by deed dated September 5, 1932, recorded in said Registry in Volume 1064, Page 274; thence running westerly in a line perpendicular to the Bennoch Road one hundred twenty (120) feet to an iron pipe hub; thence southerly on a line parallel to Bennoch Road three hundred sixty-three (363) feet to an iron pipe hub; thence easterly at right angles to the last described line one hundred twenty (120) feet to an iron pipe hub in the west line of Bennoch Road; thence southerly along the west line of said Bennoch Road to an iron rod and the point of beginning, together with all buildings thereon.

Excepting a lot of land conveyed by Lewis E. Parlin to Percy T. Dempsey and Helen A. Dempsey by deed dated October 31, 1946, and recorded in Penobscot County Registry of Deeds in Volume 1253, Page 458.

Also Excepting another lot of land conveyed by Lewis E. Parlin to Percy T. Dempsey and Helen A. Dempsey by deed dated August 4, 1947, and recorded in said Registry of Deeds in Volume 1269, Page 37.

Also excepting a lot of land conveyed by Lewis E. Parlin to Ada M. Haggett by deed dated June 8, 1948, and recorded in said Registry of Deeds in Volume 1286, Page 301.

Also excepting a lot of land conveyed by Lewis E. Parlin to Leo D. Perkins and Dorothy B. Perkins by deed dated March 22, 1949, and recorded in said Registry of Deeds in Volume 1297, Page 329.

Also excepting a parcel of land conveyed by Lewis E. Parlin to Leo D. Perkins and Dorothy B. Perkins by deed dated May 17, 1951, recorded in said Registry of Deeds in Volume 1356, Page 393.

Further excepting the premises conveyed by Viola M. Parlin to Albert M. Wells and Frances R. Wells by deed dated June 21, 1955, and recorded in said Registry of Deeds in Volume 1490, Page 195.

O F F I C I A L O F F I C I A L

C O P Y C O P Y

Being all and the same premises conveyed by Viola M. Parlin to George A. Pearson and M. Katherine Pearson by deed dated September 4, 1957, and recorded in the Penobscot County Registry of Deeds in Volume 1597, Page 148.

A N A N

EXCEPTING THEREFROM HOWEVER, certain lots or parcels of land situated in Old Town and in Orono, County of Penobscot, State of Maine, more particularly described in deed from said George A. Pearson and M. Katherine Pearson, to Charles E. Buck by deed dated January 20, 1971, recorded in said Penobscot County Registry of Deeds in Volume 2204, Page 387.

ALSO EXCEPTING THEREFROM HOWEVER, a certain lot or parcel of land situated in Old Town, County of Penobscot, State of Maine, more particularly described in deed from George A. Pearson and M. Katherine Pearson to John S. Emerson and Beverly A. Emerson, by deed dated November 3, 1985, recorded in Penobscot County Registry of Deeds in Volume 3876, Page 18.

ALSO SUBJECT TO any rights-of-way or takings from September 4, 1957, to date as recorded Penobscot County Registry of Deeds, in Volume 1794, Page 25, and Volume 3487, Page 135, and Easement to Bangor Hydro-Electric Company recorded in said Registry in Volume 4936, Page 86.

For Grantors' source of title, reference may be had to deed from M. Katherine Pearson to the Grantors herein dated August 28, 2000, recorded in the Penobscot County Registry of Deeds in Volume 7460, Page 29, and also corrective deed from M. Katherine Pearson to the Grantors herein dated October 10, 2002, recorded in said Registry of deeds in Volume 8413, Page 187. M. Katherine Pearson deceased January 18, 2006.

WITNESS our hands and seals this 11<sup>th</sup> day of July, 2016.

WITNESS:

Debra McCue

Georgia Burke  
Georgia Burke

to both

Brian C. Burke  
Brian C. Burke

STATE OF MAINE  
PENOBSCOT, ss.

July 11, 2016



Personally appeared the above-named Georgia Burke and Brian C. Burke and acknowledged the foregoing instrument to be their free act and deed. Before me,

Debra McCue  
Notary Public

Debra K. McCue  
Attorney At Law  
Maine Bar #8635

Maine Real Estate  
Transfer Tax Paid

Susan F. Bulay, Register  
Penobscot County, Maine



**Property Card: 272 BENNOCH ROAD**  
Old Town, ME

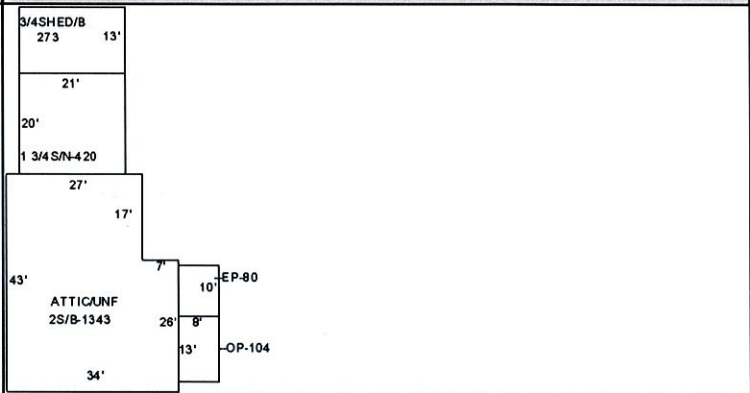


**Parcel ID:** 015-063-000

**Owner:** PENOBSCOT RENTALS, LLC  
**Co-Owner:**  
**Mailing Address:** C/O THOMAS SHANOS, P.O. BOX 371  
BREWER, ME 04412-0371

Valuation	Building Sketch
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**Deed**  
**Account #:** 2371  
**Acreage:** 0.71  
**Taxes:**  
**Land Value:** \$16,400  
**Building Value:** \$96,300  
**Total Value:** \$112,700  
**Last Year's Land Value:**  
**Last Year's Building Value:**  
**Last Year's Total Value:**  
**Exemption Amount:**  
**Net Assessment:**



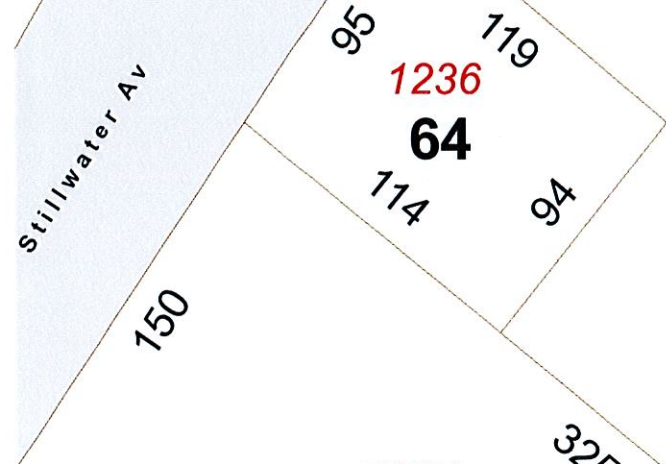
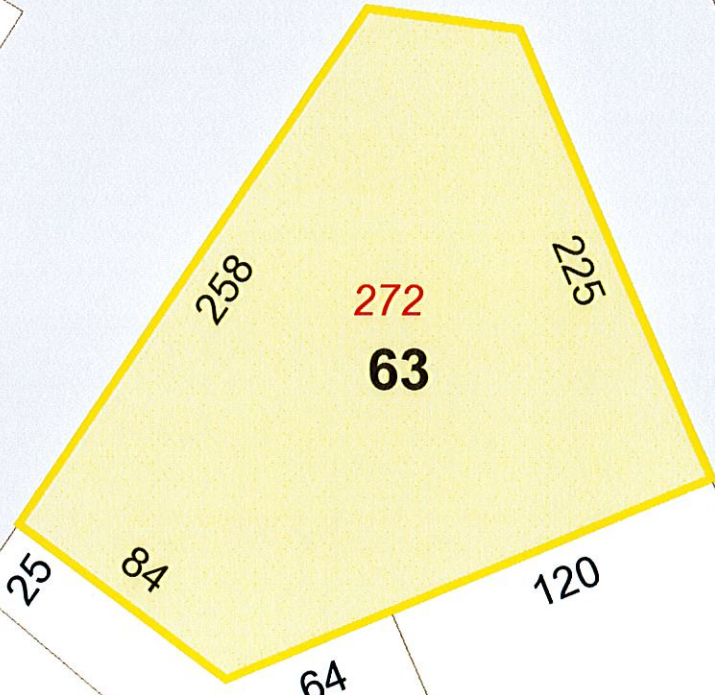
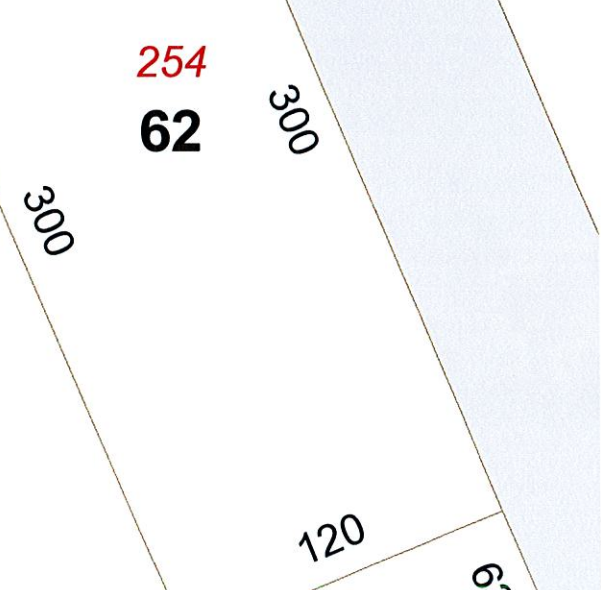
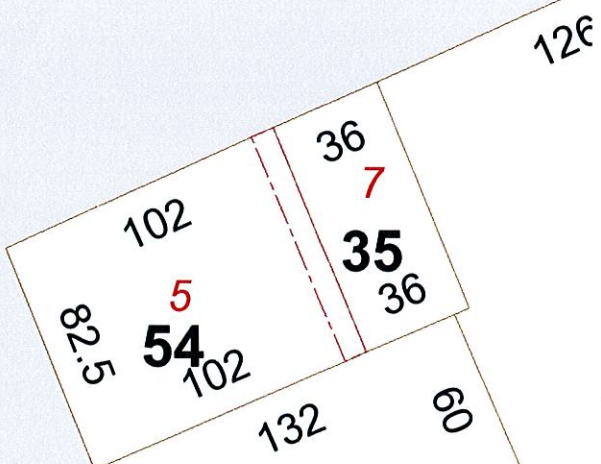
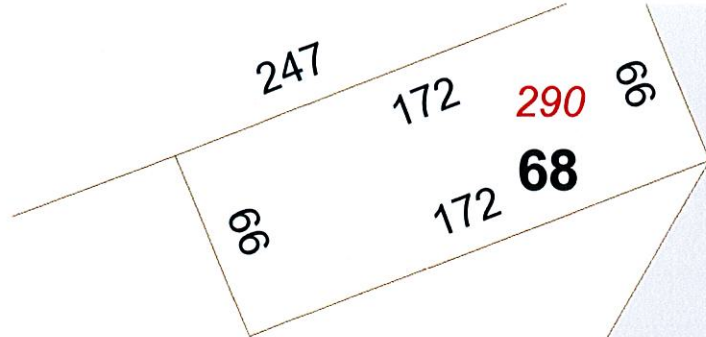
Building Information
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**Living Area (sqft):** 0  
**Basement Living Area:**  
**Number of Rooms:**  
**Number of Bedrooms:**  
**Number of Full Baths:**  
**Number of Half Baths:**  
**Bath Style:**  
**Attic:**  
**Wet Basement:**  
**Cooling Type:**  
**Cooling %:**  
**Foundation:**  
**Insulation:**  
**Kitchen Style:**  
**Roof Surface:**  
**Building Style:**

**Exterior Walls:**  
**Heat Type:**  
**Heat Percent:**  
**Topography:** Level  
**Utilities:** All Public  
**Street Surface:** 1  
**Sale Date:** 07/11/2016  
**Sale Price:** 75000  
**Book/Page:** B14212P194 07/11/16  
**Dwelling Units:**  
**Other Units:**  
**Stories:**  
**Year Built:**  
**Year Remodeled:**  
**Hearths:**  
**Number of Fireplaces:**  
**Zoning:** C-1 - COMMERCIAL BUS



Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



Stillwater Av

Bennoch Rd