

Know all Men by these Presents, That

The Masonic Hall Company, a corporation duly existing by law and having its principal place of business at Lincoln, county of Penobscot, State of Maine,

Vol. 928
MASONIC HALL CO.,
to
LINCOLN MASONIC FRATERNITY (Trus's of)

in consideration of one dollar and other valuable consideration, paid by The Trustees of the Lincoln Masonic Fraternity, a corporation duly existing by law and having its principal place of business at said Lincoln,

the receipt whereof is hereby acknowledge d , do hereby give , grant , bargain , sell and convey unto the said Trustees of the Lincoln Masonic Fraternity, its successors and assigns forever, the following designated and described real estate situated in Lincoln village, in said town of LINCOLN, namely; beginning at the junction of Main and School streets in said village, running thence on the southerly line of said School street to the northwesterly corner of the lot known as the Drew homestead lot, formerly occupied by James Drew; thence southerly along the westerly line of said Drew homestead to the northeasterly corner of the lot formerly occupied by E.S.Taylor, and formerly known as the Fish place; thence westerly along the northerly line of said Taylor place to the easterly line of said Main street; thence northerly along the easterly line of said Main street to the point of beginning. Meaning to convey hereby the same premises conveyed to it by the Trustees of the Lincoln Masonic Fraternity by deed dated July 27, 1903 and recorded in Penobscot Registry of Deeds, Book 732, page 272. This conveyance is not intended as a sale but is a conveyance without consideration from a holding company to Trustees for the benefit of a masonic Lodge.

To Have and to Hold, the aforegranted premises, with all the privileges and appurtenances thereof to the said Fraternity their successors and assigns forever. And it is covenanted with the said Grantee its successors (Except a mortgage to the Eastern Trust & Banking Company, dated October 10, 1903, recorded Book 736, page 60, which the grantee assumes and agrees to pay, that it has good right to sell and convey the same to the said Grantee and that it and its successors shall and will warrant and defend the same to the said Grantee its successors and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

In Witness Whereof, the said Masonic Hall Company has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Asa F. Richardson, its Treasurer, thereunto duly authorized.

~~THIS INSTRUMENT~~ ~~WAS~~ ~~RECORDED~~ this twenty-eighth day of September in the year of our Lord one thousand nine hundred and twenty.

Signed, Sealed and Delivered in presence of
George W. Thombs

Masonic Hall Company
by
Asa F. Richardson, (LS)
its Treasurer.



STATE OF MAINE
Penobscot ss. September 28, 1920. Personally appeared
the above named Asa F. Richardson Treasurer, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.
Before me, George W. Thombs, JUSTICE OF THE PEACE.

Received September 30, 1920 9 h 29 m A. M.

COMMERCIAL PR

formerly Map 5 Lot 89

MAP	BLOCK	LOT	STREET	SIDE
137	C-1	63	Corner of Main and Burton St. 63 Main Street	
X		38	OWNER	
			Trustee of The	

RECORD OF TRANSFER	DATE	BK	PG	I.R.S.	REMARKS
Trustee of Lincoln Masonic Fraternity	9/28/20	928	277		COURTESY
More					Family Home
C/O Gary Smart					OF ROBBER'S MANSION
PO Box 64 Lincoln					A 2 OFFICES
					supplemental Tax
					for 1975 Assessment
					Tab Card Was In W.
					Tax Exempt Cards
					Tax Bill for this Pr
					Did Not Go Out w.
					The Request Ones.

INTERIOR INSPECTED:

DATE:

AGREEMENT COMPUTATIONS

LAND TYPE	# OF ACRES	PRICE	TOTAL	DEPR.	COR. INF.	VALUE	DEPR.	ASSESSMENT
HOUSE LOT								
CLEARED FRONT								
REAR								
PASTURE FRONT								
REAR								
WOODS & SPROUT FRONT								
REAR								
WASTE FRONT								
REAR								

LOT COMPUTATIONS

FRONT	DEPTH	STREET PRICE	DEPTH	% FRONT FT. PRICE	TOTAL	DEPR.	COR. INF.	VALUE	DEPR.	ASSESSMENT	HILL	LAND FACTORS
170'	170'	177	118	177	120.36	1-16	177	177.39	177	17.240	ROUGH	NO CITY SEWER
300'	118	354	118	354	240.77	1-10	354	264.79	264.40	HIGH	NO CITY WATER	
										LOW	GRAVEL RD.	
										SWAMPY	DIRT RD.	
												NO RD.

Map No. 137 Lot No. 63

SUMMARY		
86	LAND	26,480
86	BLDGS.	43,800
86	TOTAL	70,280
87	LAND	
87	BLDGS.	
87	TOTAL	
88	LAND	
88	BLDGS.	
88	TOTAL	
89	LAND	
89	BLDGS.	
89	TOTAL	
90	LAND	26,480
90	BLDGS.	43,800
90	TOTAL	70,280
91	LAND	34,420
91	BLDGS.	7,290
91	TOTAL	41,710
92	LAND	
92	BLDGS.	
92	TOTAL	
93	LAND	
93	BLDGS.	
93	TOTAL	
94	LAND	
94	BLDGS.	
94	TOTAL	
95	LAND	
95	BLDGS.	
95	TOTAL	
96	LAND	37,860
96	BLDGS.	133,780
96	TOTAL	171,640
97	LAND	39,000
97	BLDGS.	185,700
97	TOTAL	224,700
98	LAND	57,200
98	BLDGS.	17,900
98	TOTAL	75,100
99	LAND	
99	BLDGS.	
99	TOTAL	
100	LAND	
100	BLDGS.	
100	TOTAL	

x13

PROPERTY LOCATED AT: 63 Main Street, Lincoln, ME 04457

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? N/A 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? N/A

IF PRIVATE:

INSTALLATION: Location: N/A
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: Public Water - water currently has had property professionally maintained property - (Whitney Energy)

Source of Section I information: Seller

Seller Initials GM Page 1 of 7 Buyer Initials _____

PROPERTY LOCATED AT: 63 Main Street, Lincoln, ME 04457

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?..... N/A 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:

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: Public Sewer

Source of Section II information: Seller

Seller Initials GM

Buyer Initials _____

PROPERTY LOCATED AT: 63 Main Street, Lincoln, ME 04457

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Steam/Oil			
Age of system(s) or source(s)	15 +/-			
Name of company that services system(s) or source(s)	Whitney Energy			
Date of most recent service call	Recent Service Call			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	When 3 tenants were leasing, avg. Bill was \$12,000 - \$14,000 per year.			
Malfunction per system(s) or source(s) within past 2 years	Over flow valve stuck - Replaced.			
Other pertinent information	M/N			

- 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: oil usage varies depending on tenants occupying property.

Source of Section III information: Seller no current tenants @ property

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 GM Page 3 of 7 Buyer Initials _____

PROPERTY LOCATED AT: 63 Main Street, Lincoln, ME 04457

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: 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: _____ Yes No Unknown

Comments: All Asbestos that hedge has been had knowledge of has been removed.

Source of information: Seller - Buyer is encourage to have the property professionally inspected for Asbestos

C. RADON/AIR - 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

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

Seller Initials GM

Buyer Initials _____

PROPERTY LOCATED AT: 63 Main Street, Lincoln, ME 04457

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? throughout the building Yes No

Comments: _____

Source of information: Seller

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: Seller

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 GM

Buyer Initials _____

PROPERTY LOCATED AT: 63 Main Street, Lincoln, ME 04457

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?.....

Tax Free Status..... Yes No Unknown

If Yes, explain: Currently owned by non-profit.

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: 1904 +/-

What year did Seller acquire property? 1920 per deed

Roof: Year Shingles/Other Installed: 2020 - 2018 +/-

Water, moisture or leakage: may have possible no current knowledge

Comments: Seller

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? Minor..... Yes No Unknown

Comments: Seller

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: Buyer is encouraged to obtain a Building

inspection on the property as Seller has limited knowledge of Property
Source of Section V information: Seller

Seller Initials GM

Buyer Initials _____

PROPERTY LOCATED AT: 63 Main Street, Lincoln, ME 04457.

SECTION VI – ADDITIONAL INFORMATION

Building Reports may be available from CES, Ted Occaner,
asbestos removal. All reports can be made available to Buyer.

Buyers are encourage to obtain a Building inspection, and to complete
any and all due dilige they deem necessary. This property is being
Sold "As is in its current condition"

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.

[Signature] 2/3/20 [Signature]
SELLER DATE SELLER DATE

[Signature] [Signature]
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: 63 Main Street, Lincoln, ME 04457

CHIMNEYS AND VENTS:

Has chimney(s) been inspected? Yes No [X] Unknown

If Yes, date:

Date chimney(s) last cleaned:

Direct/Power Vent(s): Yes [X] No Unknown

Has vent(s) been inspected? Yes No [X] Unknown

If Yes, date:

Comments: Buyer is encouraged to obtain a Building inspection

Source of information: Seller

METHAMPHETAMINE:

METHAMPHETAMINE - Current or previously existing: Yes [X] No Unknown

Comments: N/A

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? [X] Yes No Unknown

If No, who is responsible for maintenance? N/A

Road Association Name (if known): N/A

Seller [Signature] Date 2/3/21

Seller [Redacted] Date Seller [Redacted] Date

The undersigned hereby acknowledge receipt of the Property Disclosure Addendum.

Buyer _____ Date _____ Buyer _____ Date _____

Buyer _____ Date _____ Buyer _____ Date _____



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Trustees of the Lincoln Masonic Fraternity (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 63 Main Street
Lincoln, ME 04457

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)

GM (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.

GM (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.


[Signature] 2/3/21
Seller Date

Buyer Date

[Signature] 12/19/2020
Agent Date

Buyer Date

Agent Date

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