

PROPERTY LOCATED AT: 568 Hayes Rd Molunkus Twp

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 From Lake Unknown
 Drilled Dug Other Brought In by Owner

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: _____ 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: (Strike Section if Not Applicable):
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: Owner has Hand Pump from Lake and Also uses brought In by themselves.

Source of Section I information: Owner

Buyer Initials _____ Page 1 of 7 Seller Initials DT CJ

PROPERTY LOCATED AT: 568 Hayes Rd

SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

- outhouse system

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: _____ 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

Comments: - outhouse with carry out Bugs on Property
Source of Section II information: owner

Buyer Initials _____ Page 2 of 7 Seller Initials D.I C.T

PROPERTY LOCATED AT: 568 Hayes Rd

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Woodstove	Propane wall heaters		
Age of system(s) or source(s)	30 ± Reagency	5 + 10 Years		
Name of company that services system(s) or source(s)	OWN	OWN		
Date of most recent service call	As Need	—		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	used seasonall	used as needed		
Malfunction per system(s) or source(s) within past 2 years				
Other pertinent information	Crack in glass been that way 30 Year			

- 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: _____
 - 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 Section III information: Observation / own

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: _____

Buyer Initials _____ Page 3 of 7 Seller Initials D.T C.T

PROPERTY LOCATED AT: 568 Hayes Rd

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: OWN

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: OWNERS are not aware of Any Asbestos

Source of information: OWN

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: OWN

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: OWN

E. METHAMPHETAMINE - Current or previously existing:

..... Yes No Unknown

Comments: _____

Source of information: OWN

Buyer Initials _____

Seller Initials D.T. C.T.

PROPERTY LOCATED AT: 568 Hayner Rd

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: _____

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: Various Plumes on Property & Sheds

Source of information: Observation

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: OWN

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: See Deed

Source of information: Deed / own

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): \$75.00 Mattasenik Lake Association
- only Plowed by Person who Lives beyond Cottage Not Part of The Association Does

Buyer Initials _____ Page 5 of 7 Seller Initials D.T C.T

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

Year Principal Structure Built: 1962

What year did Seller acquire property? 1988

Roof: Year Shingles/Other Installed: Metal 1990 Installed

Water, moisture or leakage: None since Metal Roof

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: _____

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: None-direct current Unknown

Comments: - Property Has Remote Start Generator

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: _____

Comments: _____

Source of Section V information: own/ observation

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SECTION VI – ADDITIONAL INFORMATION

main
> 2021 Camp braced and leveled with 8x8, cement pds
crush rock. Insulated with 1 inch under

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.

SELLER 5/13/22 DATE SELLER David Thurston DATE

SELLER Catherine Thurston DATE SELLER 5/13/22 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



NAME

REMARKS

COUNTY AROOSTOOK

THURSTON DAVID & CATHERINE A

DATE

BOOK/PAGE

DATE

BOOK/PAGE

MAP NO. AR022

3/31/1999

PLAN NO. 04

LOT NO. 27

SUBD. LOT

EXEMPT

Account #

911 Road Name

LEASE NO.

Building 1 of 1

LEASE FROM

ADDRESS 445 HIGH ST

Std Lot Size

220 ft

Avg Depth 220

Front Ft Price \$250

Parcel Acres 1.31

RUMFORD

ME

04276

TA R5 WELS (MOLUNKUS), AROOSTOOK

Map AR022 Plan 04 Lot 27

Topography

Adj

0.00

Waterfront Front Feet 200 Depth Factor Excess Factor Topo Factor

First 200 fr ft 200 1.00 0.869 0.70 \$30,410

Next 200 fr ft 0 1.00 0.50 0.70 \$0

400+ fr ft 0 1.00 0.30 0.70 \$0

Waterfront Acres 1.00 Total Waterfront Value \$21,290

Topography Marshy Frontage, near outlet

Lake Name Mattaseunk Lake

Other Acres \$/ac Topography

0.00 0.00 0.00 0

0.00 0.00 0.00 0

0.00 0.00 0.00 0

Septic Type NoData \$0 Well Type

\$0

GPS Coordinates 1.31ac. Unclassified 30,570

Notes Total Buildings: 32,010

Next to Boat landing. Tree Growth Valuation: 0

Date Printed 5/10/2022 Total Property: 62,580

Total Growth Acres: 0.00

Total Acres: 1.31



MAINE REVENUE SERVICES
PROPERTY TAX DIVISION
P. O. BOX 9101
AUGUSTA, MAINE
04332-9101
(207) 624-5600

2021 UNORGANIZED TERRITORY PROPERTY TAX BILL
REAL ESTATE or PERSONAL PROPERTY

THURSTON DAVID & CATHERINE A
445 HIGH ST
RUMFORD, ME 04276

Property Account #
038060033-2

Ownership Percentage:
100.00%

Map AR022 Plan 04 Lot 27

Mill Rate: 0.00700

TA R5 WELS, Aroostook

Total Land Value	30,570	Acreage	1.31
Total Building Value	32,010		
Personal Property Valuation	0		
Exempt Valuation	0		
Taxable Value:	62,580		
Tax	438.06		
09/01/21 Payment	-438.06		
Amount Due:	0.00		

- * The above tax information is as of April 1, 2021. By law we must tax the owner of the parcel as of that date.
- * Tax is overdue if not paid by October 1, 2021 and interest is at the rate of 4.00% annually.
- * **Make checks payable to Treasurer State of Maine.**
- * Partial payments are accepted. Please call for forms.
- * If you would like a copy of the Unorganized Territory Fiscal report send request to Unorganized Territory Fiscal Administrator, State House Station #66, Augusta, ME 04333.
- * Note any address changes on the portion below.
- * Questions or concerns about your tax bill can be addressed by calling (207)624-5600.

DETACH THIS PORTION AND RETURN WITH PAYMENT

5/10/2022

Maine Revenue Services
P.O. Box 9101
Augusta, ME 04332-9101

2021 Unorganized Territory Tax Bill - Real Estate or Personal Property

Property Account #	038060033-2	2021 Taxes:	438.06
		Total Paid:	438.06
THURSTON DAVID & CATHERINE A		Interest to May 31, 2022:	0.00
445 HIGH ST		Total Costs:	0.00
RUMFORD, ME 04276		Total Due:	0.00

Map AR022 Plan 04 Lot 27

TA R5 WELS, Aroostook



2021



QUIT-CLAIM DEED WITH COVENANT

013837

HERBERT C. HAYNES, INC., a Maine corporation, a/k/a H.C. Haynes, Inc., with a mailing address of P.O. Box 96, Winn, Penobscot County, Maine, 04495, for consideration paid, grants to DAVID J. THURSTON and CATHERINE A. THURSTON, husband and wife, whose mailing address is 445 High Street, Rumford, Oxford County, Maine, 04276, with quit-claim covenants, as joint tenants, a certain lot or parcel of land, situated in Township A, Range 5 W.E.L.S. (Molunkus), Aroostook County, Maine bounded and described as follows:

SEE ATTACHED SCHEDULE A

This conveyance is subject to, or there is excepted from this conveyance as appropriate, all real estate or rights therein, if any, including without limitation, flowage rights, rights of way, easements, licenses, leases, and permits conveyed of record by the grantor herein or grantor's predecessors in interest and all real estate or rights therein, if any, acquired by the exercise of the power of eminent domain by the State of Maine or any political subdivision thereof or any other quasi-municipal or public utility entity having the power of eminent domain, which may be of record but not specifically referred to herein.

Also excepting and reserving from this conveyance all great ponds, and the property underlying said great ponds, falling in whole or in part within the property herein conveyed. Hereby conveying, however, as appurtenant to the above-described property, any right, title or interest that the grantor may ever be determined to hold in or to said great ponds, or the property underlying said great ponds, including the land lying between the high and low water lines, which may abut the premises conveyed herein.

8/1361
TLH0330

Also hereby conveying a right of way, in common with the Grantor and others, for all purposes of a way, including the right to install and maintain utility services, over the existing gravel road which crosses Grantor's land leading from Route 157 to the premises conveyed herein. Grantee by acceptance of this deed acknowledges that Grantor shall be under no obligation to maintain the road over the easement. This easement is subject to such conditions and restrictions as Grantor may impose from time to time concerning use of said road. The right of way conveyed herein is over roads shown on Map File 38, Pages 13A, 13B, 14A, 14B, 15A, 15B, 16A, 16B, and 17A.

Excepting and reserving to the Grantor, its licensees and assigns, a right of way for all purposes of a way, including the right to install and maintain utility services, over the existing gravel road which crosses Grantor's land leading from Route 157 to the premises conveyed herein.

Meaning and intending to convey a portion of the premises contained in a deed to Grantor herein from Edward D. Leonard III, Trustee of Land Exchange Trust under Declaration of Trust November 1, 1991 dated May 28, 1998 and recorded in the Southern Arrostook County Registry of Deeds in Vol. 3140, Page 109.

IN WITNESS WHEREOF, Herbert C. Haynes, Inc., has caused this instrument to be executed by Herbert C. Haynes, its President, hereunto duly authorized this 14th day of September, 1998.

Witness:

HERBERT C. HAYNES, INC.

By: Herbert C. Haynes
HERBERT C. HAYNES, Its
President

STATE OF MAINE
PENOBSCOT, ss.

Sept 14, 1998

Then personally appeared the above named Herbert C. Haynes, President, 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,

Kimberly J. Downs
Notary Public
Print Name:

Kimberly J. Downs



My Commission Expires July 9, 2000

Schedule A

H. C. Haynes, Inc. to David & Catherine Thurston
(As Joint Tenants)

Lot 27 - Mattaseunk Lake

A certain lot or parcel of land situated in TA R5 WELS, Aroostook County, Maine, more particularly described as follows, to wit:

That certain lot or parcel of land shown as Lot Number 27 on a survey by Prentiss and Carlisle Company dated October 8, 1990 and recorded in the Aroostook County Registry of Deeds, Southern District, in Map File 38 Page 13A. Said Lot Number 27 contains 1.32 acres, more or less.

Together with, as appurtenant, a deeded right of way in common with the Grantor herein and other Grantees from Route 157 to the conveyed premises. Said right of way shall be subject to the rights of the Grantor herein, shall be for the specific benefit for the owner of said Lot Number 27 and his successors in title and shall not be an assignable right of way except as appurtenant to the conveyance of said Lot Number 27 to a successor in title in its entirety.

RECEIVED AROOSTOOK. SS

98 SEP 29 AM 9:42

ATTEST: *Mary C. Bennett*
REGISTER OF DEEDS