

PROPERTY DISCLOSURE
(Non-Residential Properties)

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

PROPERTY LOCATED AT: 200 Penobscot Ave Millinocket me

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 by Seller

(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 by Seller

Hangover roof in back New Shingles 2021

(attach additional sheets as necessary)

DS
SL

Page 1 of 2 Buyer Initials _____ Seller Initials _____

PROPERTY LOCATED AT: 200 Penobscot Ave Millinocket ME 04462

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? _____

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.

DocuSigned by:
Stephen M Lind Jr 8/2/2022
A587EB8357D5481

Seller _____ Date _____

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 _____

Bk 11172 Pg 92 #37657
10-22-2007 @ 12:36p

DS
SL

QUITCLAIM DEED WITH COVENANT
A N A N

KNOW ALL MEN BY THESE PRESENTS, THAT KATAHDIN PROPERTIES, LLC, with a mailing address of 198 Wilkerness Drive, Medway, ME 04460, for consideration paid, hereby grants to STEPHEN M. LIND, JR., with a mailing address of 4704 Kernwood Avenue, Baltimore, Maryland 21212, with **QUITCLAIM COVENANT**, the following described real estate, to wit:

A certain CoE of parcel of land, together with the Early Improvements thereon, situated in **MILLINOCKET**, Penobscot County, State of Maine, and being more particularly described as follows, to wit:

Being Lot Numbered Seventeen (17), in Block Numbered Nineteen (19), as laid down on a Plan of Land of Great Northern Paper Company at Millinocket, in the County of Penobscot, and State of Maine, recorded in Penobscot Registry of Deeds in Plan Book Numbered Six (6), Page Numbered Thirty-nine (39).

This conveyance is made subject to the conditions, restrictions, covenants and reservations contained in the deed from Great Northern Paper Company to George H. Martin, Jr. and Elisabeth A. Martin, dated August 25, 1994, and recorded in Penobscot Registry of Deeds in Vol. 5721 Page 104.

For Grantor's source of title, see deed from Walter C. Corsa to Katahdin Properties, LLC, dated March 22, 2004, recorded in said Registry of Deeds in Vol. 9266, Page 58.

This conveyance is also made subject to any and all easements of record affecting the described premises.

Witness my hand and seal this 19th day of October, 2007.

Katahdin Properties, LLC

Maine Real Estate
Transfer Tax Paid

By: [Signature]
Walter C. Corsa, Member

By: [Signature]
Walter H. Corsa, Member

STATE OF MAINE
PENOBSCOT, ss.

October 19, 2007

Personally appeared the above named, Walter C. Corsa and Walter H. Corsa, and acknowledged the foregoing instrument to be their free act and deed, individually, and in said capacity.

Before me,

[Signature]
Noah H. Tanous, Attorney at Law

PENOBSCOT COUNTY, MAINE

[Signature]
Susan F. Bulley
Register of Deeds



TOWN OF MILLINOCKET
 197 PENOBSCOT AVE
 MILLINOCKET, ME 04462-1430



(3)

OFFICE HOURS
 Monday thru Friday
 7:30 AM - 4:00 PM

**THIS IS THE ONLY BILL
 YOU WILL RECEIVE**

2021-2022 REAL ESTATE TAX BILL	
CURRENT BILLING INFORMATION	
LAND VALUE	\$2,200.00
BUILDING VALUE	\$39,500.00
TOTAL: LAND & BLDG	\$41,700.00
MACHINERY & EQUIPMENT	\$0.00
FURNITURE & FIXTURES	\$0.00
TELECOMMUNICATIONS	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROP.	\$0.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$41,700.00
TOTAL TAX	\$1,355.25
LESS PAID TO DATE	\$0.00
TOTAL DUE →	\$1,355.25

S103449 P0 - 1of1

1355 LIND, STEPHEN M JR
 10235 GOLF COURSE RD
 OCEAN CITY, MD 21842-9719

ACCOUNT: 001249 RE
 MIL RATE: 32.50
 LOCATION: 200 PENOBSCOT AVENUE
 BOOK/PAGE: B11172P92 B9219P75 B4559P240

ACREAGE: 0.00
 MAP/LOT: U05-236

DS
 SL

FIRST HALF DUE: \$677.63
 SECOND HALF DUE: \$677.62

TAXPAYER'S NOTICE

INTEREST AT 6% PER ANNUM CHARGED AFTER 10/13/2021 AND 01/13/2022.

Notice is hereby given that your first payment of county, school and municipal property tax is due by 10/13/2021 and the second payment is due 01/13/2022. Interest will be charged on unpaid taxes at an annual rate of 6% beginning 10/14/2021 and 01/14/2022. As per State law, the ownership and valuation of all real and personal property subject to taxation shall be fixed as of April 1st.
 For this tax bill, that date is April 1, 2021.

INFORMATION

AS A RESULT OF THE MONEY OUR MUNICIPALITY RECEIVES FROM THE STATE LEGISLATURE THROUGH THE STATE MUNICIPAL REVENUE SHARING PROGRAM, HOMESTEAD EXEMPTION REIMBURSEMENT AND STATE AID TO EDUCATION, YOUR PROPERTY TAX BILL HAS ALREADY BEEN REDUCED BY 48%.
 As of June 30, 2021 the Town of Millinocket has outstanding bonded indebtedness in the amount of \$1,218,761.
 Information regarding changes OR information regarding valuations should be sent to the Assessor's Office, Municipal Bldg., (207) 723-7005. For information regarding payments, interest, cost changes and/or refunds, please contact the Tax Collector's office at (207) 723-7006.
 If your bank pays this tax bill please send this bill to your bank.
 After eight months and no later than a year from the date of commitment, a lien will be placed on all real estate for which taxes remain unpaid.

CURRENT BILLING DISTRIBUTION		
MUNICIPAL	\$636.97	47.0%
COUNTY	\$27.11	2.0%
SCHOOL	\$691.18	51.0%
TOTAL	\$1,355.25	100.0%

REMITTANCE INSTRUCTIONS

Taxes may be paid by mail or online at www.millinocket.org.
 Please make check or money order payable to
TOWN OF MILLINOCKET and mail to:
 TOWN OF MILLINOCKET
 197 PENOBSCOT AVE
 MILLINOCKET, ME 04462-1430
 If you would like a receipt, send a self-addressed stamped envelope with your payment.

By signing below I hereby authorize the Town of Millinocket to charge my card in the amount indicated PLUS service fees equaling \$1.00 for the first \$40.00 and 2.5% of any amount over \$40.00.

TOWN OF MILLINOCKET, 197 PENOBSCOT AVE, MILLINOCKET, ME 04462-1430

ACCOUNT: 001249 RE
 NAME: LIND, STEPHEN M JR
 MAP/LOT: U05-236
 LOCATION: 200 PENOBSCOT AVENUE
 ACREAGE: 0.00

Make checks payable to: Town of Millinocket

Payment by:

Visa Mastercard Discover AMEX

Card #:

Expiration date: /

CVV:

Signature: _____



INTEREST BEGINS ON 01/14/2022

DUE DATE	AMOUNT DUE	AMOUNT PAID
01/13/2022	\$677.62	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

TOWN OF MILLINOCKET, 197 PENOBSCOT AVE, MILLINOCKET, ME 04462-1430

ACCOUNT: 001249 RE
 NAME: LIND, STEPHEN M JR
 MAP/LOT: U05-236
 LOCATION: 200 PENOBSCOT AVENUE
 ACREAGE: 0.00

Make checks payable to: Town of Millinocket

Payment by:

Visa Mastercard Discover AMEX

Card #:

Expiration date: /

CVV:

Signature: _____



INTEREST BEGINS ON 10/14/2021

DUE DATE	AMOUNT DUE	AMOUNT PAID
10/13/2021	\$677.63	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

