PROPERTY DISCLOSURE

(Non-Residential Properties)

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

PROPERTY	LOCATED AT: _	181	Penubscut	Ave	Milling	clut	Me	04462
	SEC	CTION I	. UNDERGROU	ND STO	RAGE TAN	KS		
To the best of	f Seller's knowledg	e (check	one):					
. /	o underground stor			of oil or p	etroleum pro	oducts exis	ts on the	premises.
M Re	n underground oil aine Department of egistration Nooandoned in place.	of Enviro	onmental Protection	on under 3	88 M.R.S.A.	§561, et	seq., Stat	tion by the te of Maine as not been
		SECTIO	ON II. HAZARI	OUS MA	TEDIALS			
		SECTION	ON II. HAZAKI	JOUS WIA	HEMIALS			
representation	he Rules of the M ns regarding curre ove, except as follo	nt or pre						
х				-/-				
	\times							
							1	
-		(att	ach additional she	ets as nece	essary)	<u> </u>		
Buyer is enconcern.	ouraged to seek in	formation	n from profession	als regardi	ng any spec	ific hazaro	lous mate	rial issue or
		SEC	ΓΙΟΝ ΙΙΙ. ΜΑΤΙ	ERIAL DI	EFECTS			
		OLC	HON III. MARI			Table 2 The S		
Material defe Properto No Hed Properto Professi	ects pertaining to the part had had had had system is Reiny and Inspec	ne physic Wat 5015 tions	al condition of the	e property:	Buyers	mold Shovl	r As	bestos e/c
		(att	tach additional sh	eets as nec	essary)			
						DS		-DS
						RRB	$\int \int_{-\infty}^{\infty} \int_{-\infty}^{\infty} dx$	AB
Page 1	of 2 Buyer Initials			Seller	: Initials		C	
	Company, 417 Main Street Bangor		ransactions (zinForm Edition) 71	7 N Hanwood St. S	Phone: (207)947-33		f.com	Untitled

PROPERTY LOCATED AT: 181 Penobscut Ave Milling Ht ML 04462

	SECTION IV. ROA	AD MAINTENANCE	
Is access by means of a way ow			
has a right to pass?	•••••	Ye:	s 🗌 No 🗌 Unknown
If No, who is responsible fo	or maintenance?		
Road Association Name (if	known):		
The Seller agrees to provide appropriately changed with an a		changes in the information	on and this form will be
Celeste d Benjamin —B2653F68E3D6489	12/20/2022		
Seller	Date	Seller	Date
-Docusigned by: Robert R Benjamin	12/20/2022		
Seller	Date	Seller	Date
The undersigned hereby ackno purchase the Real Estate.	wledge receipt of this P	operty Disclosure prior to the	e preparation of an offer to
Buyer	Date	Buyer	Date
Buyer	Date	Buyer	Date

Page 2 of 2



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SHORT FORM QUITCLAIM DEED WITH COVENANT A N A N

Bangor Savings Bank; a Maine banking corporation with its principal office in Bangor, County of Penobscot, State of Maine, for consideration paid, grants to Carbo Lake Crows, Inc., of T4 Indian Purchase, County of Penobscot, State of Maine, with quitclaim covenants, that certain real property located in Millinocket, Penobscot County, Maine all as more particularly described on Exhibit A attached hereto and made a part hereof.

A N

OFFICIAL

mus E. Weelle

(UB

OFFICIAL

In witness whereof, Bangor Bavings Bank has caused the foregoing instrument to be signed in its corporate name and sealed by its undersigned officer, duly authorized, this 14th day of November, 2003.

WITNESS:

BANGOR SAVINGS BANK

By though there

Nancy Y. Harrison
Print or type name as signed

STATE OF MAINE

Penobscot County

November 14,2003

Personally appeared the above named Nancy Y. Harrison,

Asst. Vice President of Bangor Savings Bank, and acknowledged before me the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said corporation.

Notary Public/Attorney at Law

THOMAS E. NEEDHAM

Print or type name as signed

NOT A N

NOT EXHIBIT A

Certain lots or parcels of land Cto gether with the improvements the reon, located in Millinocket. Penobscot County, Maine, Bollnord and described as follows? P Y

First Parcel: Being lot numbered four (4) in block numbered twenty three (23) as laid down on a plan of land of Great Northern Paper Company at Millinocket, in the County of Penobscot, State of Maine, recorded in Pendbsoot Registry of Deeds in Mar Book number six (6) page thirty-nine (39).

Second Parcel: Being lot numbered three (3) in block numbered twenty-three (23) as laid down on a plan of land of Great Northern Paper Company at Millinocket, in the County of Penobscot, State of Maine, recorded in Penobscot Registry of Deeds in Plan Book number six (6) page thirty-nine (39).

Third Parcel: Being lots numbered one and two (1 & 2) in block numbered twenty-three (23) as laid down on a plan of land of Great Northern Paper Company at Millinocket, in the County of Penobscot. State of Maine, recorded in Penobscot Registry of Deeds in Plan Book number six (6) page thirty-nine (39).

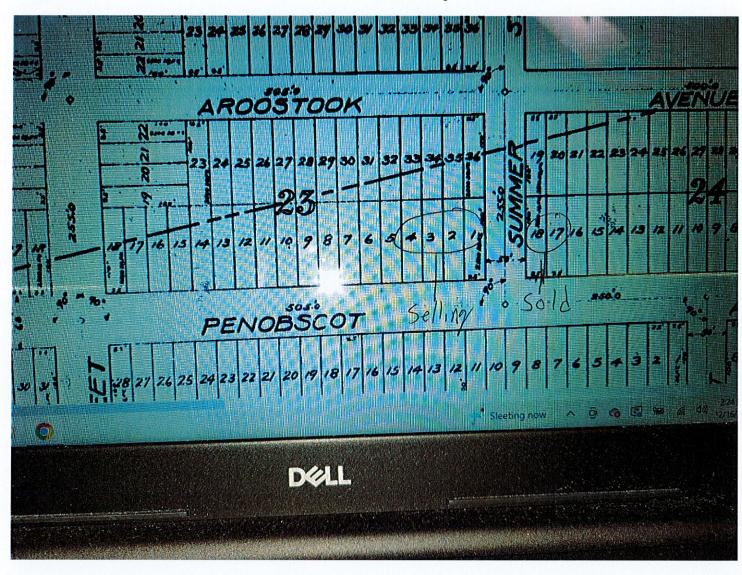
Fourth Parcel: Being lots numbered seventeen (17) and eighteen (18) in block numbered twentyfour, as laid down on a Plan of Land of Great Northern Paper Company at Millinocket, in the County of Penobscot and State of Maine, and recorded in Penobscot Registry of Deeds in Plan Book number six (6), page thirty-nine (39).

This above-described property is conveyed subject to, and with the benefit of, all agreements, conditions, restrictions, reservations and easements of record in the Penobscot County Registry of Deeds as of the date hereof, including those more particularly described in instruments recorded with said Registry in Book 794, Page 48; Book 794, Page 50; Book 794, Page 51; Book I 133, Page 290-91; Book 1205, Page 442; Book 2112, Page 575; Book 2238, Page 106; Book 3665, Page 59; Book 4571, Page 39.

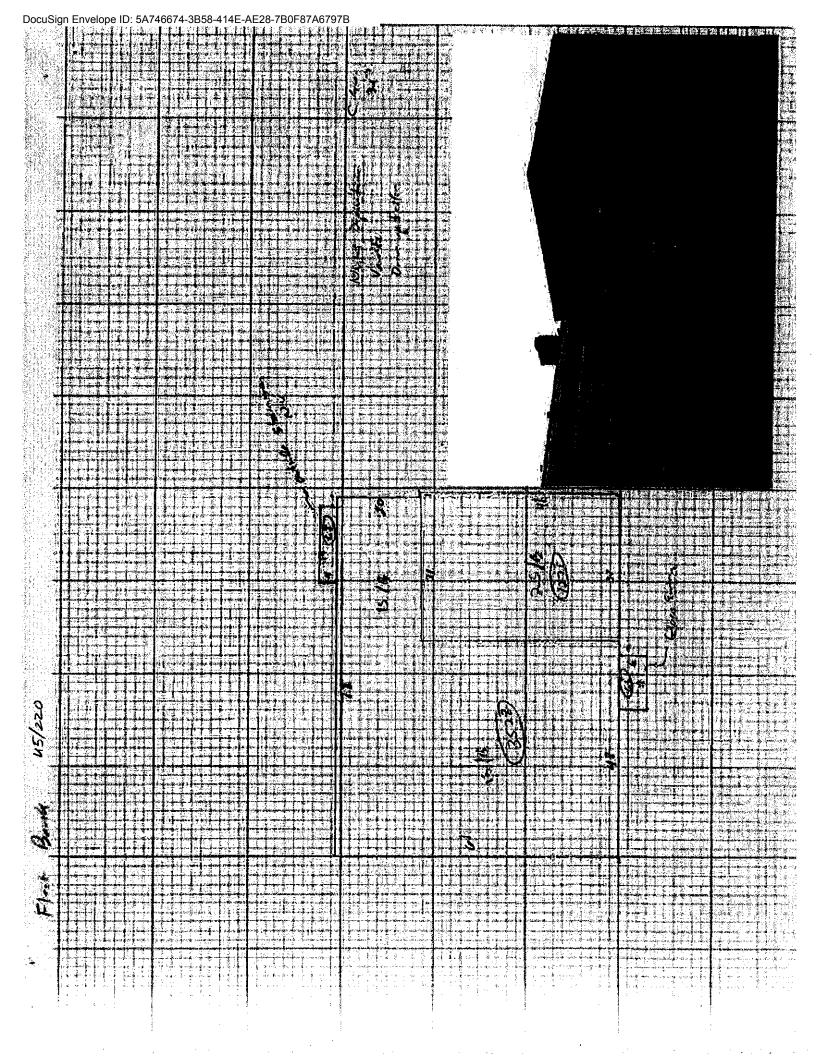
For title reference see deeds of Great Northern Paper Company to Millinocket Trust Company, dated October 18, 1910 and recorded in the Penobscot County Registry of Deeds in Book 794. Page 48, dated June 1, 1907 and recorded in said Registry in Book 794, Page 50, and dated January 30, 1907 and recorded in said Registry in Book 794, Page 51: Also see deed of Michael J. Bragdon, Ralph E. Bragdon, Jr. and Ethel M. Bragdon to The Merrill Trust Company, dated January 4, 1972 and recorded in said Registry in Book 2238, Page 106; Northeast Bank of Millinocket, formerly Millinocket Trust Company having merged with Norstar Bank, The Merrill Trust Company having merged with Norstar Bank as Merrill/Norstar Bank, January 1, 1988, all as evidenced by a Certificate of Mergers and Combinations issued by the Department of Professional and Financial Regulation, Bureau of Banking, dated January 7, 1994, and Merrill/Norstar Bank having changed its name to Fleet Bank of Maine, as evidenced by an Order Approving Name Change issued by the Department of Professional and Financial Regulation, Bureau of Banking, dated September 1, 1988; Also see deed of Fleet Bank of Maine to Bangor Savings Bank, dated June 22, 1998, and recorded in said Registry in Book 6730, Page 128.

> "Maine Real Estate Transfer Tax Paid"

(AB



RRB



Millinocket 7:56 AM

Town of Millinocket Tax Information Sheet As of: 12/15/2022

12/15/2022 Page 1

Account:

1231

Name:

TWO DUCKS ON AN ISLAND LLC

-DS RRB

Location:

181 PENOBSCOT AVENUE

Map and Lot:

U05-220

Sale Date: 03/04/2004

Deed Reference:

B9284P237 B9088P44 B6730P128

Sale Price: \$85,000

(AB

Land:

9,000 **Building:** 158,600

Total Acres: Tree Growth: 0.23

Soft: 0 Mixed: 0 Hard: 0

Exempt Total:

167,600

Farmland:

Open Space: Zoning:

14 - Downtown Comm Dev

SFLA:

Amount Mill Rate

Last Billed: 2023-1

4,944.20

29.500

Previous Billed: 2022-1

4,979.00

32.500

Outstanding Taxes

Year	Per Diem	Principal	Interest	Costs	Total
2023-1	0.2747	4,944.20	12.91	0.00	4,957.11
	0.2747	4,944.20	12.91	0.00	4,957.11
	2023-1 Per	riod Due			
	10/29/2022	2,472.10	12.91	0.00	2,485.01
	01/29/2023	2,472.10			2,472.10
					4,957.11

Information Given By:	
Title:	12/15/2022

All calculations are as of: 12/15/2022