

BK 14747 Pg324 #3617
02-23-2018 @ 10:03a

**NOT
QUITCLAIM DEED WITH COVENANT**

DEBBIE L. MERRITT, with a mailing address of **P.O. Box 234, Medway, ME 04460**, for consideration paid, hereby grants to **HIOA COLE and ALFRED COLE, JR.**, both with a mailing address of **4 Cedar Street, East Millinocket, ME 04430**, **AS JOINT TENANTS**, with **QUITCLAIM COVENANT**, the following described real estate, to wit:

A certain lot or parcel of land, together with any improvements thereon, situated in **MEDWAY**, Penobscot County, State of Maine, and being more particularly bounded and described as follows:

Beginning at the northerly corner of land conveyed by the deed of Zoel Landry to James Dientes, which is recorded in the Penobscot County Registry of Deeds in Book 3664 Page 128 and which corner lies on the southwesterly side of the Old Farm Road in Medway so-called;

Thence, along the north line of said Dientes on a magnetic bearing according to a survey plan entitled "Plan of Subdivision of land of Roy Powers, Medway, Maine, Eastern Division", by John M. Gavin in September 1964 and recorded in the Penobscot county Registry of Deeds in Plan Book 21 Page 130, South 74° 30' West 210 feet to the westerly corner of said Dientes;

Thence, along land of said Dientes, South 19° East 100 feet to a found iron bolt at the southerly corner of said Dientes;

Thence south 74° 36' 08" West 116.65 feet to a set iron rod, being Due North 10 feet from the north side of a spring or well;

✓ Thence South 60° 00' 00" West 264 feet to the West Branch of the Penobscot River, being 14 feet on said bearing from a set iron rod and stones;

Thence northwesterly along said river to land owned by Harold Beathem;

Thence northerly along line of said Harold Beathem to said Beathem's easterly corner of land;

Thence northwesterly along Beathem's line of land to land of Morris Day;

Thence northerly along line of said Morris Day to land owned by Rosaire Delodge;

Thence southerly along line of said Rosaire DeLodge to land owned by John Burleigh;

Thence westerly (rec. southerly) along line of said John Burleigh a distance of 100 feet;

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Thence southerly (rec. ^{N O T} easterly) along line of said ^{N O T} John Burleigh a distance of 200 feet;

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

Thence easterly (rec. ^{N O T} southerly) along line of said ^{N O T} John Burleigh a distance of 400 feet to said road at the easterly corner of said Burleigh, being at the easterly corner of Lot 46 according to said plan by John Gavin;

A N A N

Thence along said Road, southerly 200 feet to the point of beginning.

C O P Y C O P Y

SUBJECT TO the power line right of way belonging to Bangor Hydro-Electric Co. ✓

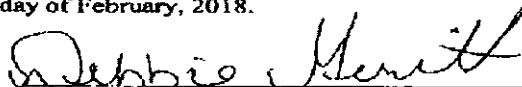
All above mentioned set iron rods are 5/8 inch in diameter and have attached red caps with the surveyor's number, 1276.

Further SUBJECT TO a well easement conveyed to James L. DiCentes and Jolayne R. DiCentes as described by instrument recorded in Book 3664, Page 128.

For grantor's source of title, see deed from Caroline V. Merritt, a/k/a Vera C. Merritt to Debbie L. Merritt, dated July 14, 2016, and recorded in the Penobscot County Registry of Deeds in Book 14211 Page 314.

This property is also conveyed subject to and with the benefit of any and all rights, easements privileges and appurtenances belonging to the granted estate.

Witness my hand and seal this 23rd day of February, 2018.

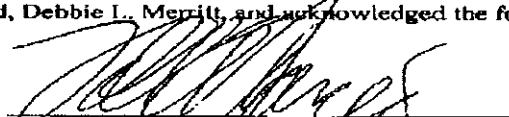

Debbie L. Merritt

STATE OF MAINE
PENOBSCOT, ss.

February 23, 2018

Personally appeared the above named, Debbie L. Merritt, and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Nolan H. Tanous, Attorney at Law

Maine Real Estate Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED

Town of Medway
Tax Information Sheet
As of: 08/16/2023

Account: 578 **Name:** COLE, HOA E & & COLE, ALFRED JR (JT)

Location: OLD FARM ROAD

Map and Lot: 016-019-B **Sale Date:** 07/14/2016

Deed Reference: B14747P324 02/23/2018 **Sale Price:** \$9,000

Land:	32,900	Total Acres:	5.2
Building:	0	Tree Growth:	Soft : 0 Mixed : 0 Hard : 0
Exempt	0	Farmland:	
Total:	<u>32,900</u>	Open Space:	
		Zoning:	2 - Commercial
		SFLA:	0

	Amount	Mill Rate
Last Billed : 2022-1	✓ 783.02	23.800
Previous Billed : 2021-1	835.66	25.400

There are no outstanding taxes.

Information Given By: _____
Title: _____ 08/16/2023

Building Value: 0 Location: OLD FARM ROAD
 Land Value: 32,900 Address: 4 CEDAR ST
 EAST MILLINOCKET, ME 04430

Total Assessment: 32,900
Tax: 783.02

Total Acres: 5.20 ✓

Book	Page	Map / Lot
14747	324	016-019-B

Land Detail:			Building Detail:					
Description	Units Factor	Value	Description	Floors	Sqft Grade	Condition	Phys Func Econ	Value
Commercial Dev	1.00	100%						27,000
Comm Rear Land 1-10	4.20	100%						5,880
Total Value of Land:								32,880
Total Value of Buildings:						0		

COLE, HOA E &
 COLE, ALFRED JR (JT)
 4 CEDAR ST
 EAST MILLNOCKET ME 04430

B14747P324

Property Data

Neighborhood	90 Misc Locations
Tree Growth Year	0
TG Exp	0
Current Use	
Zone/Land Use	2 Commercial

Secondary Zone

Topography	
1 Level	4 Rolling
2 Above St	5 Steep
3 Below St	6 Low
Utilities	
1 Dug Well	4 Drilled We
2 Water	5 Septic
3 Artesian	6 Shared Wel
Street	

1 Paved	4 Proposed	7 Landlocked
2 Semi Imp	5 None	8
3 Gravel	6 Paved ROW	9
Reval Survey		0
Sales Analysis		0

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Sale Data

Sale Date	7/14/2015
Price	9,000
Sale Type	
1 Land	4 Other
2 L & B	5 Moho
3 Building	6 L & Moho
Financing	
1 Convent	4 Seller
2 FHA/VA	5 Private
3 Assumed	6 Cash
4 Other	7 F/MHA
5 Other	8 Other
9 Unknown	

Notes:

Validity	
1 Valid	4 Liquid
2 Related	5 Split
3 Distress	6 Assemb
Verified	
1 Buyer	4 Other
2 Seller	5 None
3 Agent	6 Pub Rec
7 Lender	8 M/L S
8 M/L S	9 Family

Assessment Record

Year	Land	Buildings	Exempt	Total
2022	32,900	0	0	32,900

Land Data

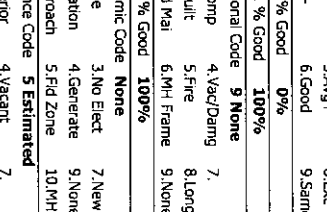
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
14.Dev off Paved				%		1.Open Space
15.Undev off Pave				%		2.Excess Frontag
16.Dev off Gravel				%		3.Topography
17.Undev off Grav				%		4.Site/Shape
18.Rear Land 1-10				%		5.Misimprovement
				%		6.Restriction
				%		7.Corner Influen
				%		8.View/Environme
				%		9.% Share
Square Foot				%		Acres
19.Rear Land 11-2				%		34.Orchard - Farm
20.Rear Land 21+				%		35.Crop Land - Fa
21.Commercial Dev				%		36.Wasteland
22.Commercial Und				%		41.Industrial Dev
23.Comm Rear Land				%		42.Industrial Und
				%		43.Ind Rear Land
				%		44.Ind Rear Land
				%		45.Ind Rear Land
				%		50.Soft Wood - Fa
Fract Acre				%		51.Mixed Wood - F
24.Comm Rear Land	21	1.00	100	%	0	52.Handwood - Far
25.Comm Rear Land	23	4.20	100	%	0	60.Soft Wood - TG
27.Comm Dev Acres				%		61.Mixed Wood - T
Acres				%		62.Hardwood - TG
28.OS - Ordinary				%		63.Water Areas
29.OS - Perm Prot				%		64.Wetlands
30.OS - Forever W				%		65.Ledges / Barre
31.OS - Public Ac				%		
32.OS - Managed F				%		
33.Pasture / Fiel				%		
Total Acreage					5.20	

Medway

Medway

Building Style	0	1.Convent	5.Long	9.Other	SF Brnt Living	0	0	0	Fin Brnt Grade	0	0	0	Layout	0	1.Typical	4.	7.
2.Ranch	6.Campbel	10.4 Unit	7.Salt Box	11.8 Unit	Heating Fuel	0	0	0	2.Inaded	5.	8.	3.Terrible	6.	9.			
4.Cape	8.A Frame	12.	Dwelling Units	0	Heat Type	100%	0	0	1.Elect	5.F/Wall	9.No Heat	Attic	0	1.Full Fin	4.1/4 Fin	7.	
Other Units	0	0	2.H Pump	6.PWA	3.Steam	7.GravyW	11.	10.No Heat	2.3/4 Fin	5.Fir/Seal	8.	2.3/4 Fin	5.Fir/Seal	8.			
Stores	0	0	4.Radiant	8.HWBB	4.Radiant	12.	3.1/2 Fin	6.No Attic	9.	Insulation	0	1.Full	4.Minimal	7.			
1.1	4.1.5	7.1.25	1.A/C	4.W&C Air	1.A/C	7.	1.Full	4.Minimal	7.	2.Heavy	5.None	8.	2.Heavy	5.None			
2.2	5.1.75	8.	3.H Pump	5.	3.H Pump	9.None	3.Capped	6.	9.	Unfinished %	0%	Grade & Factor	0 0%	1E Grade	4.B Grade	7.AAA Grad	
3.3	6.2.5	9.	Kitchen Style	0	1.Modern	4.Obsolete	7.	2.D Grade	5.A Grade	8.S.C Grade	9.Same	3.C Grade	6.AA Grade	9.Same			
1.Viny//A	5.Cement	9.Other	2.Typical	5.	8.	9.None	Phys. % Good	0%	Condition	0	1.Poor	4.Avg	7.V Gd				
2.Clay/Shi	6.Fiberpla	10.	3.Old Type	6.	9.None	7.	3.Avg.	6.Good	9.Same	SQFT (Footprint)	0	2.Fair	5.Avg+	8.Exc			
3.Composit	7.Brick/St	11.	Bath(s) Style	0	7.	8.	Funct. % Good	100%	Econ. % Good	100%	0.None	3.No Elect	7.New Home				
4.Asbestos	8.1-11//Pl	12.	1.Modern	4.Obsolete	7.	8.	1.Incomp	4.Yard/Damg	7.	2.O-Built	5.Fire	8.Lang/Term					
Roof Surface	0	0	2.Typical	5.	8.	9.None	3.Dfnd Mai	6.MH Frame	9.None	Econ. % Good	100%	0.None	3.No Elect	7.New Home			
1.Asphalt	4.Composit	7.	# Rooms	0	0	0	1.Owner	4.Agent	7.	Information Code	5 Estimate	1.Owner	4.Agent	7.			
2.Slate	5.Wood	8.	# Bedrooms	0	0	0	2.Relative	5.Estimate	8.	1.Owner	4.Agent	7.	2.Relative	5.Estimate			
3.Metal	6.Other	9.	# Half Baths	0	0	0	3.Tenant	6.Other	9.	2.Relative	5.Estimate	8.	3.Tenant	6.Other			
SF Masonry Trim	0	0	# Adcn Fixtures	0	0	0	Information Code	5 Estimate	7.	2.Relative	5.Estimate	8.	3.Tenant	6.Other			
OPEN-3-CUSTOM	0	0	# Fireplaces	0	0	0	1.Owner	4.Agent	7.	2.Relative	5.Estimate	8.	3.Tenant	6.Other			
Year Built	0	0					Information Code	5 Estimate	7.	2.Relative	5.Estimate	8.	3.Tenant	6.Other			
Year Remodeled	0	0					1.Owner	4.Agent	7.	2.Relative	5.Estimate	8.	3.Tenant	6.Other			
Foundation	0	0					Information Code	5 Estimate	7.	2.Relative	5.Estimate	8.	3.Tenant	6.Other			
1.Concrete	4.Wood	7.					1.Owner	4.Agent	7.	2.Relative	5.Estimate	8.	3.Tenant	6.Other			
2.C Block	5.Slab	8.					2.Relative	5.Estimate	8.	3.Tenant	6.Other	9.					
3.Br/Stone	6.Piers	9.					3.Tenant	6.Other	9.								
Basement	0	0															
1.1/4 Brnt	4.Full Brnt	7.															
2.1/2 Brnt	5.Crawl	8.															
3.3/4 Brnt	6.No Brnt	9.															
Brnt Car # Cars	0	0															
Wet Basement	0	0															
1.Dry	4.	7.															
2.Damp	5.	8.															
3.Wet	6.	9.No Brnt															

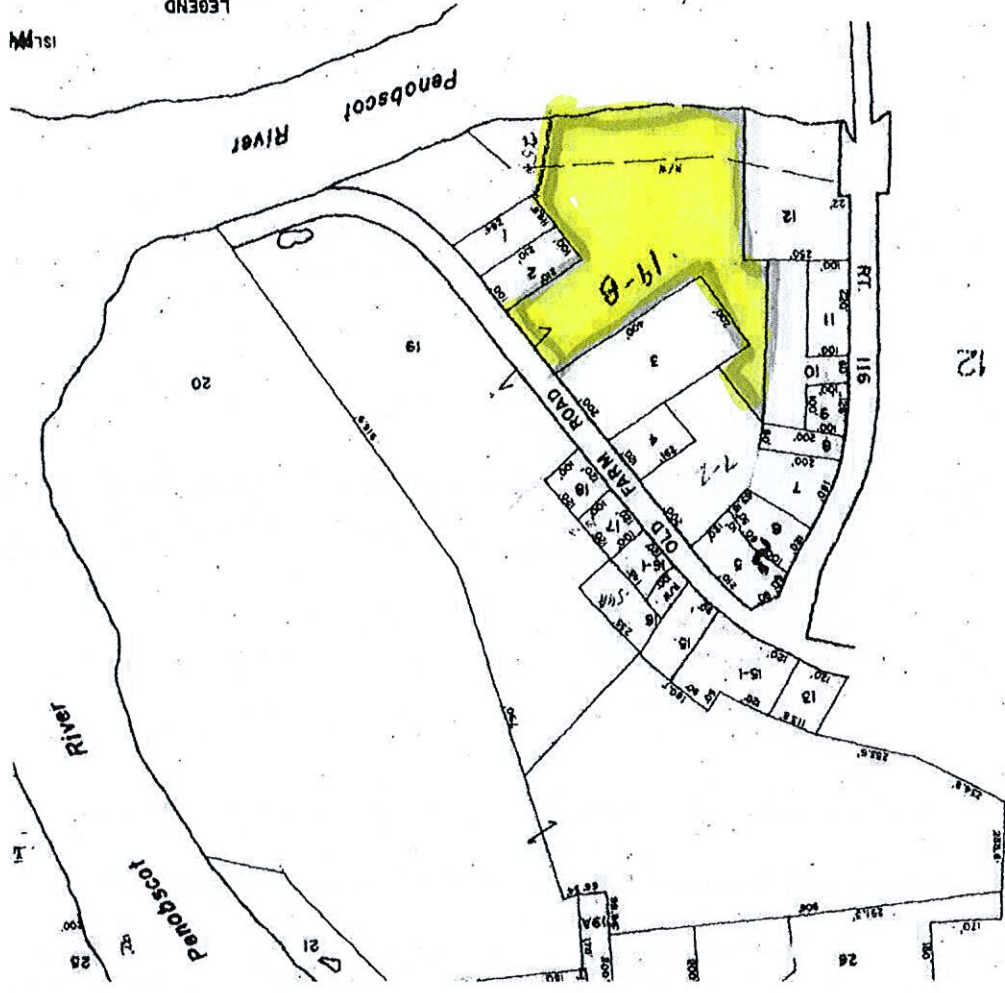
Date Inspected 6/30/2022



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.One Story Fram
					%	%	2.Two Story Fram
					%	%	3.Three Story Fr
					%	%	4.1 & 1/2 Story
					%	%	5.1 & 3/4 Story
					%	%	6.2 & 1/2 Story
					%	%	21.Open Frame Por
					%	%	22.End Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.Frame Bay Wind
					%	%	26.1SF+ Overhang
					%	%	27.Urfin Basement
					%	%	28.Urfin Attic
					%	%	29.Finished Attic

LEGEND
..... 2
PARCEL NUMBERS
15/14



12



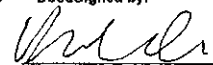
DISCLAIMER TO BUYERS & SELLERS DEED, ACREAGE/STRUCTURE SIZE

IMPORTANT BUYER & SELLER INFORMATION TO READ


ERA Dawson Bradford, The Nadeau Bragdon Team and Agents Andy Nadeau & Bruce Bragdon make NO representation concerning the accuracy or any location of the boundaries of the property under consideration, nor it's dimensions or acreage. Further, agents make no warranties or representations concerning the size or dimensions of any structures or the conformity of any structures on the property to applicable state or local laws or ordinances. Furthermore, Agents will not walk boundary lines to determine boundaries.

If you are in question of the aforementioned property including it's deed description, measurements, acreage or boundaries, structure size and proper permitting or location of the structures thereon, or feel there are points that need clarification in your evaluation of the property, ERA Dawson Bradford, The Nadeau Bragdon Team and Agents, Andy Nadeau & Bruce Bragdon recommend that you consider the employment of a land surveyor or attorney to advise you.

Buyers and Sellers agree to release and hold ERA Dawson Bradford, The Nadeau Bragdon Team, and Andy Nadeau and Bruce Bragdon harmless and will defend and indemnify Agents from any and all claims or damages relating to the property boundaries and dimensions, and the location or dimensions of any structure thereon, in any way arising from this transaction.

DocuSigned by:

B9315BE9FE8A4D6...

9/15/2023

DocuSigned by:

B9315BE9FE8A4D6...

Date
9/15/2023

Seller

Date

Buyer

Date

Buyer

Date

PROPERTY LOCATED AT: L19B Old Farm Road, Medway, ME 04460

**PROPERTY DISCLOSURE – LAND ONLY
(With Improvements)**

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 Unknown
 Drilled Dug Other _____

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: 09/21/2021 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? _____

Has the water been tested for radon?..... Yes No
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: Owner/Seller

IF PRIVATE: (Strike Section if not Applicable):

INSTALLATION: Location: _____

Installed by: unknown

Date of Installation: unknown

USE: Number of persons currently using system: unknown

Does system supply water for more than one household? Yes No Unknown

Comments: Water easement for neighbor (See deed). Water supplies all mobile home lots number of people using the water is unknown

Source of Section I information: Owner/Seller
Buyer Initials _____ Page 1 of 4 Seller Initials [Signature]

PROPERTY LOCATED AT: L19B Old Farm Road, Medway, ME 04460

SECTION II — WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

~~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 malfunction?..... 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: Not Sure

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: Unknow Installed by: Unknow

Date of last servicing of leach field: Unknow Company servicing leach field: Unknow

Have you experienced any malfunctions? NONE..... 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 system was designed for? Yes No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone?..... Yes No Unknown

Comments: _____

Source of Section II information: Owner/Seller

Buyer Initials _____

Seller Initials ^{DS} [Signature] ^{DS} [Signature]

PROPERTY LOCATED AT: L19B Old Farm Road, Medway, ME 04460

SECTION III -- 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 the DEP?..... Yes No Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

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: Owner/Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL..... Yes No Unknown

LAND FILL..... Yes No Unknown

RADIOACTIVE MATERIAL..... Yes No Unknown

METHAMPHETAMINE..... Yes No Unknown

Comments: _____

Source of information: Owner/Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION IV -- 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: lots are leased month to month/Bangor Hydro easement/Well water easement

Source of information: Owner/Seller

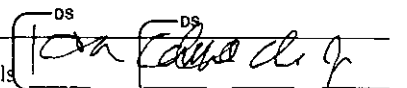
Is access by means of a way owned and maintained by the State, a county or a municipality over which the public has a right to pass?..... Yes No Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Buyer Initials _____

Seller Initials



PROPERTY LOCATED AT: L19B Old Farm Road, Medway, ME 04460

Are there any shoreland zoning, resource protection or other overlay zone

requirements on the property?..... Yes No Unknown

If Yes, explain: _____

Source of information: _____

Is the property the result of a division within the last 5 years (i.e. subdivision)?

Yes No Unknown

If Yes, explain: _____

Source of information: _____

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... Yes No Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?.....

Yes No Unknown

Has all or a portion of the property been surveyed?.....

Yes No Unknown

If Yes, is the survey available?.....

Yes No Unknown

Has the property ever been soil tested?.....

Yes No Unknown

If Yes, are the results available?.....

Yes No Unknown

Are mobile/manufactured homes allowed?.....

Yes No Unknown

Are modular homes allowed?.....

Yes No Unknown

Source of information: Owner/Seller

Additional information: Owner/Seller plows road in mobile home park

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... Yes No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

[Signature] 9-11-23
SELLER DATE

SELLER DATE

[Signature] 9-11-23
SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure 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

