

PROPERTY LOCATED AT: 645 Garland Road, Dexter, ME 04930

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 _____ 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: N/A 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: (Strike Section if Not Applicable):

INSTALLATION: Location: 10' back of east side deck

Installed by: Unknown

Date of Installation: December 31, 2019

USE: Number of persons currently using system: 0

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

Comments: Seller has never lived in the property and has limited knowledge of property.

Source of Section I information: Seller and Town of Dexter

Buyer Initials _____

Seller Initials DS
BS

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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: N/A

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? N/A

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: Unknown OR Unknown

Date installed: Unknown Date last pumped: Unknown Name of pumping company: Unknown

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: Unknown Name of company servicing tank: Unknown

Leach Field: Yes No Unknown

If Yes, Location: Unknown

Date of installation of leach field: Unknown Installed by: Unknown

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

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: N/A

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: Town of Dexter ha no record of septic system. Knowledge from estate of previous owner

Source of Section II information: Town of Dexter and previous owner estate

Buyer Initials _____

Seller Initials DS

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHA			
Age of system(s) or source(s)	2008			
Name of company that services system(s) or source(s)		A.E. ROBINSON		
Date of most recent service call	_2016			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	450 gallons	2018-2019		
Malfunction per system(s) or source(s) within past 2 years	Unknown			
Other pertinent information	NONE			

- 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: N/A
 - Date chimney(s) last cleaned: N/A
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: December 31, 2019

Comments: Seller has never lived in the property, has limited knowledge of the property

Source of Section III information: A.E. Robinson and seller

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? N/A
- 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): N/A Size of tank(s): N/A
- Location: N/A

Buyer Initials _____ Page 3 of 7 Seller Initials TS

PROPERTY LOCATED AT: 645 Garland Road, Dexter, ME 04930

What materials are, or were, stored in the tank(s)? N/A

Have you experienced any problems such as leakage: Yes No Unknown

Comments: **Seller has never lived in the property, has limited knowledge of the property**

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: **None known** Yes No Unknown

Comments: **Seller has never lived in the property, has limited knowledge of the property**

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: N/A By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: **Property is a manufactured home**

Source of information: **Town of Dexter and visual**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: N/A By: N/a

Results: N/A

If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: **Seller has never lived in the property, has limited knowledge of the property**

Source of information: **Seller**

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: **Seller has never lived in the property, has limited knowledge of the property**

Source of information: **Seller**

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Seller Initials RS

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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: N/A

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: Exterior trim

Source of information: TOWN OF HAMPDEN

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: None Known

Source of information: Seller has never lived in the property, has limited knowledge of the property

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: _____

Source of information: _____

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? N/A

Road Association Name (if known): N/A

Buyer Initials _____

Seller Initials BS

PROPERTY LOCATED AT: **645 Garland Road, Dexter, ME 04930**

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: N/A

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 tank

Year Principal Structure Built: 1977

What year did Seller acquire property? 2019

Roof: Year Shingles/Other Installed: 2002

Water, moisture or leakage: Unknown, signs of passed moisture

Comments: Seller has never lived in the property, has limited knowledge of the property

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: No basement

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: Property needs TLC

Source of Section V information: Seller has never lived in the property, has limited knowledge of the property

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SECTION VI — ADDITIONAL INFORMATION

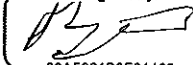
Paved driveway and walk ways, two decks, newer windows through out the home, newer heating system, fruit trees and garden spot.

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.

<small>DocuSigned by:</small> 		1/2/2020		
<small>00A502183F01402...</small>	SELLER	DATE	SELLER	DATE
	Brad Sletterink			

SELLER	DATE	SELLER	DATE
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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
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BUYER	DATE	BUYER	DATE
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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Brad Sletterink (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 645 Garland Road, Dexter, ME 04930

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)

(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.

(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

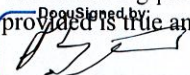
Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

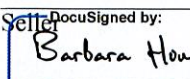
(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

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.


DocuSigned by:

1/2/2020
Seller **Brad Sletterink** Date

Buyer _____ Date

DocuSigned by:

1/2/2020
Agent **Barbara Houston** Date

Buyer _____ Date

Agent _____ Date

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WARRANTY DEED

SUZANNE E. PROVOST, of Dover-Foxcroft, County of Piscataquis, State of Maine, for consideration paid, grants to **BRAD A. SLETTERINK**, with a mailing address of P.O. Box 206, Garland, Maine 04939, with WARRANTY COVENANTS, the following described real estate located in **Dexter**, County of Penobscot, State of Maine, being more particularly bounded and described as follows, to wit:

A certain lot or parcel of land situated in said Dexter on the southerly side of the Garland Road, so-called, a/k/a Route #94, more specifically bounded and described as follows:

Beginning on the southerly side of said Road at the northwest corner of land now or formerly of Eugene Hutchinson; thence southerly by said Hutchinson's westerly line one hundred seventy (170) feet; thence westerly two hundred sixty (260) feet, more or less, to an iron pipe on the easterly line of land now or formerly of Leo Richard; thence northerly by said Richard's easterly line ten (10) rods, more or less, to the northeast corner of said Richard on the southerly side of said Road; thence easterly by said Road two hundred sixty (260) feet, more or less, to the point of beginning.

For source of title reference is hereby made to deed from Suzanne E. Provost, personal Representative of the Estate of Jeanette S. Getchell to Suzanne E. Provost, of even date to be recorded in the Penobscot County Registry of Deeds herewith.

This conveyance is made expressly subject to the real estate taxes assessed against said premises for the current municipal year, which taxes are to be prorated between the parties hereto as of the date of delivery of this deed.

This conveyance is made expressly subject to any and all encumbrances, if any, which appear in the public record.

Any and all other rights, privileges, and appurtenances belonging to the granted estate are hereby conveyed.

WITNESS my hand and seal this 20th day of December, 2019.

Signed, Sealed & Delivered
in presence of

[Signature]
Witness

[Signature]
Suzanne E. Provost

STATE OF MAINE
COUNTY OF PENOBSCOT

DATE: December 20, 2019

Then personally appeared the above-named Suzanne E. Provost, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]
David E. Gray, Esq./Attorney at Law
ME Bar Reg # 2761

Maine Real Estate
Transfer Tax Paid

Susan F. Bulay, Register
Penobscot County, Maine

Map Lot 401-016

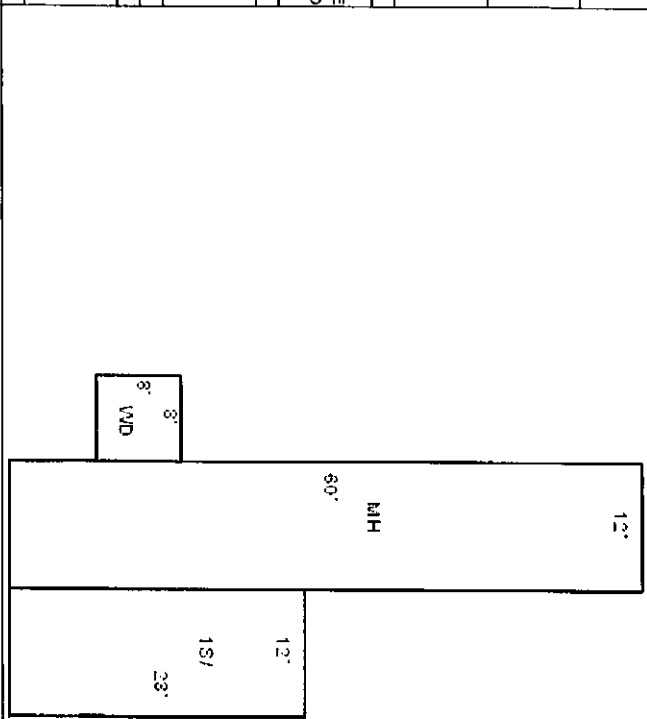
Account 2324

Location 645 GARLAND ROAD

Card 1 Of 1 12/20/2019

Dexter

SHED 10'X20'=20'0



Building Style	0 Not Code	4 Cape	8 Log	9 DW	10 Seasona	11 Permits	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100																																						
0 Not Code	1 Conv.	2 Ranch	3 R Ranch	Dwelling Units	Other Units	Stories	1.1	2.2	3.3	Exterior Walls	0 Not Code	1 Clapboard	2 WD. SH.	3 Compos.	Roof Surface	1 Asphalt	2 Slate	3 Metal	SF Masonry Trim	OPEN-3-CUSTOM	OPEN-4-CUSTOM	Year Built	Year Remodeled	Foundation	1 Concrete	2 C Block	3 Br/Stone	Basement	1 1/4 Bmt	2 1/2 Bmt	3 3/4 Bmt	Bmnt Gar # Cars	Wet Basement	1 Dry	2 Damp	3 Wet	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100



Date Inspected 7/01/2008

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
997 12 Mobile Home	1974	12x60	3 100	5	0	% 100	
1 One Story Frame	2002	336	2 100	4	0	% 100	
68 Wood Deck	1996	64	2 100	4	0	% 100	
24 Frame Shed	1985	200	2 100	4	0	% 100	



