

PROPERTY LOCATED AT: 255 Worcester Highway, Kingsbury

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 none

~~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: No well on site.

Source of Section I information: Sellers

Buyer Initials _____ Page 1 of 7 Seller Initials [Signature] [Signature]

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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: _____

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: No Septic on Site.

Source of Section II information: Sellers

Buyer Initials _____

Seller Initials BLU

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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)	<u>None</u>			
Age of system(s) or source(s)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Malfunction per system(s) or source(s) within past 2 years				
Other pertinent information				

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: _____

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? N/A 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? N/A Yes No Unknown
 Age of tank(s): N/A Size of tank(s): N/A
 Location: None

Buyer Initials _____

Seller Initials [Signature] ^{DS} BLU

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

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

Comments: None.

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 Yes No Unknown

Comments: Sellers have no knowlege of asbestos.

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? N/A Yes No Unknown

Are test results available? N/A Yes No

Results/Comments: Unknown

Source of information: Sellers

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: No well existing.

Source of information: Sellers

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

Comments: None.

Source of information: Sellers

Buyer Initials _____

Seller Initials [Signature] DS
BLU

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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: N/A

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: Wood interior, unsure of any paint other than door.

Source of information: Sellers.

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: N/A

Source of information: Sellers

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? _____

Road Association Name (if known): _____

Buyer Initials _____

Seller Initials [Signature] ^{DS} BU

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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: _____

Year Principal Structure Built: 1968

What year did Seller acquire property? 1993

Roof: Year Shingles/Other Installed: 1968

Water, moisture or leakage: limb went through bay. damage was repaired

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: Rock, Pillars

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 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: Has some bad logs & deterioration.

Source of Section V information: Sellers

Buyer Initials _____

Seller Initials [Signature] BLU

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SECTION VI – ADDITIONAL INFORMATION

Wood Stove belongs to a family member and does not convey.

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.

[Signature] 6/2/2020
SELLER DATE

DocuSigned by:
Bruce C. Lewis 6/14/2020
SELLER DATE

SELLER DATE

SELLER 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

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Charles Lewia and Bruce Lewia (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT _____

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.

Buyer	_____	Date	_____	Seller	<u>Charles Lewia</u>	Date	6/14/2020
Buyer	_____	Date	_____	Seller	<u>Bruce C. Lewia</u>	Date	_____
Buyer	_____	Date	_____	Seller	_____	Date	_____
Buyer	_____	Date	_____	Seller	_____	Date	_____
Agent	_____	Date	_____	Agent	<u>Michelle Weatherbee</u>	Date	6/13/2020

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REALTOR®
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Pauline Rock

Phone: 207.947.6788

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Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com



Listing Packet

Unofficial Copy 1877

WARRANTY DEED

BRUCE C. LEWIA of Chesapeake, Virginia, and CHARLES H. LEWIA of Pittsfield, County of Somerset, State of Maine, for consideration paid, grant a one-half undivided interest in common to BRUCE C. LEWIA, of Chesapeake, Virginia (mailing address: 557 Rivergate Road, Chesapeake, Virginia 23322), and a one-half undivided interest in common to CHARLES H. LEWIA, of Pittsfield, County of Somerset, State of Maine (mailing address: 25 Dyer Street, Skowhegan, ME 04976), with warranty covenants, to the land in Kingsbury, Piscataquis County, Maine, described as follows:

All of my right, title and interest in and to a certain lot or parcel of land situated in Kingsbury, County of Piscataquis and State of Maine, and described as follows, to-wit:

Located beside gravel highway and beginning at a point on said highway at a set post, thence running along said highway, west 40 rods to a set post, then running south 7 rods to a post, then east 24 rods to post, then running south 3 rods to post; then running east 16 rods to post; then running north 10 rods to post and point of beginning.

The said lot or land to contain 2 acres of land, more or less, being a parcel of land surrounded by land of Nensie V. Leavitt and the main highway and is conveyed with the reservation that said Nensie V. Leavitt retains the right to use an old logging road that runs from highway to woods as a way to cross from highway to her land beyond.

For grantor's source of title reference is made to deed of distribution from Bruce C. Lewis and Charles H. Lewis, co-peterson representatives of the Estate of Charles J. Lewis, to these grantees, dated November 16, 1993, and recorded in Book 922, Page 206 of the Piscataquis County Registry of Deeds.

The purpose of this deed is to partition the property currently held by the grantors herein as joint tenants so that each one shall hold a one-half undivided interest in common.

There is no consideration.

WITNESS our hands and seals this 20 day of MARCH 1997.

Janne Post

Charles H. Lewis

No Transfer Tax Paid

Property Record Card - Township	Kingsbury					County	Piscataquis
Name	Address	Owner	Date	Book	Page	Sale Price	Map 02
LEWIA, BRUCE C. & CHARLES C.	13837 VIA VINCI	LEWIA	January 1, 1965	360	183		Lot 10
	DELRAY BEACH FL 33446	LEWIA	January 1, 1993	900	256		Suffix 00
	CAMPBELL ROAD	LEWIA	January 1, 1993	922	306		On-Code 00
Account #							
		LEWIA		1978	181		

Year Classified
Tree Growth Notes
Next Year Review
General Notes

Date of Review	Review by	Date Entered	Entered by		
				Exempt	
Review Comment				Card	of
	Std Lot Size	Std Depth	Avg Depth	Front Foot Price	Parcel Acres
Land Valuation	1.0 ac		0	\$0	2.30
Base Type Test	Base Lot	Unit Value	Factor	Base lot Value	
Developed Paved Road	1	\$18,000	1.00	\$18,000	
Acreage	1.3			\$830	
Wet Land/Barren		0	100.00	0	
Waterfront Front Feet	0	Depth Factor	Excess Factor		
First 250 fr. ft.				\$0	
Next 300 fr. ft.	0			0.00	\$0
550+ fr. ft.	0			0.00	\$0
Waterfront Acres	0.00	Total Waterfront Value		\$0	
Classified Tree Growth	SW	0	\$113	\$0	
	MW	0	\$157	\$0	
	HW	0	\$174	\$0	
Other		Acres	\$/ac		
		0	\$0	\$0	
		0	\$0	\$0	
		0	\$0.00		
Paving	\$0	Drilled Well	\$0	Other	\$0
Land Comments	Property Type	Depth	Total Value Land	\$18,830	
	OT				
			Value Buildings	\$24,680	
Notes			Additional Cards	\$0	
Date Printed			Total Value	\$43,510	

CONSTRUCTION DETAILS

Foundation	1	Posts
Basement	1	None
Framing	3	Log
Roof	3	Boards Asphalt Shingles
Interior	2	Log Camp Style
Exterior	3	Log
Floors	2	Boards No Cover
Heating	1	Wood
Plumbing	1	None
Lighting	1	None
Total	18	Survey by
Grade	1.8	
Cond.	85%	

Functional Obsol%	
Total Factor	0
Current Cost Factor	1.55

ADDS/DEDUCTS

NoBasementArea	(\$4,412)
Finished Area	\$0
Loft Area	\$0
Finished Loft Area	\$0
No Heat Area	\$0
Other	(\$2,130)
Total Adds/Deducts	(\$6,542)
Economic Obsol%	
Area	
Access	
No Electric Services	
Topo	
Total	0
Factor	1

211100055

MAP 02

LOT 10

SUFFIX 00

ON CODE 00

LEWIA, BRUCE C. & CHARLES C.

Stories	Grade	Area	Cost Rep.
1st	1.8	462	\$17,740
1st Add	2	140	\$3,820
OP	2	140	\$2,820
	0		\$0
	0		\$0
	0		\$0
Mh	L	W	\$0

Total Cost Rep	\$24,380
Adjustment	(\$6,542)
Adjusted Cost Rep	\$17,838
Current Cost Factor	27650
Condition	85%
Functional Factor	1
Economic Factor	1
Cost Rep Less Dep	\$23,500
Plus Outbuildings	\$1,180
Total Value Buildings	\$24,680

14	1 ST	5
(140)	(462)	OP
10	1 ST AD	21
		(105)
		22

Outbuilding		SHED	WOOD				
Floors	Foundation						
Ext. Walls	Roof	Log					
Interior	Wall-Height	Asph Shngl					
Electricity	Other	STD					
Other Cost		None					
Total Cost	Size	\$14.10					
Area	12*15						
Cost of Rep	180	\$2,538.00					
Unit Additions		\$0.00					
Unit Cost		\$0.00					
Cost Factor	3934						
Phys/Func/Ec%	0.6	0.5	1				
RCNLD	\$1,180.00						

Town of Kingsbury

2019 Tax Bill

Please Remit To:

KINGSBURY PLANTATION
 ELIZABETH A. MORIN, TAX COLLECTOR
 255 WORCESTER HIGHWAY
 KINGSBURY, ME 04942

Where your tax dollars are spent:

Without State Aid for Education and
 State Revenue Sharing your tax bill w
 ould have been 0.20% higher.

Education: 2.41%

Municipal Appropriation: 89.62%

County Tax: 7.97%

The rate of taxation is: \$5.00 per \$1000.00

DISCOUNT: 2.0% ON ALL TAXES PAID IN FULL BEFORE SEPTEMBER 30, 2019

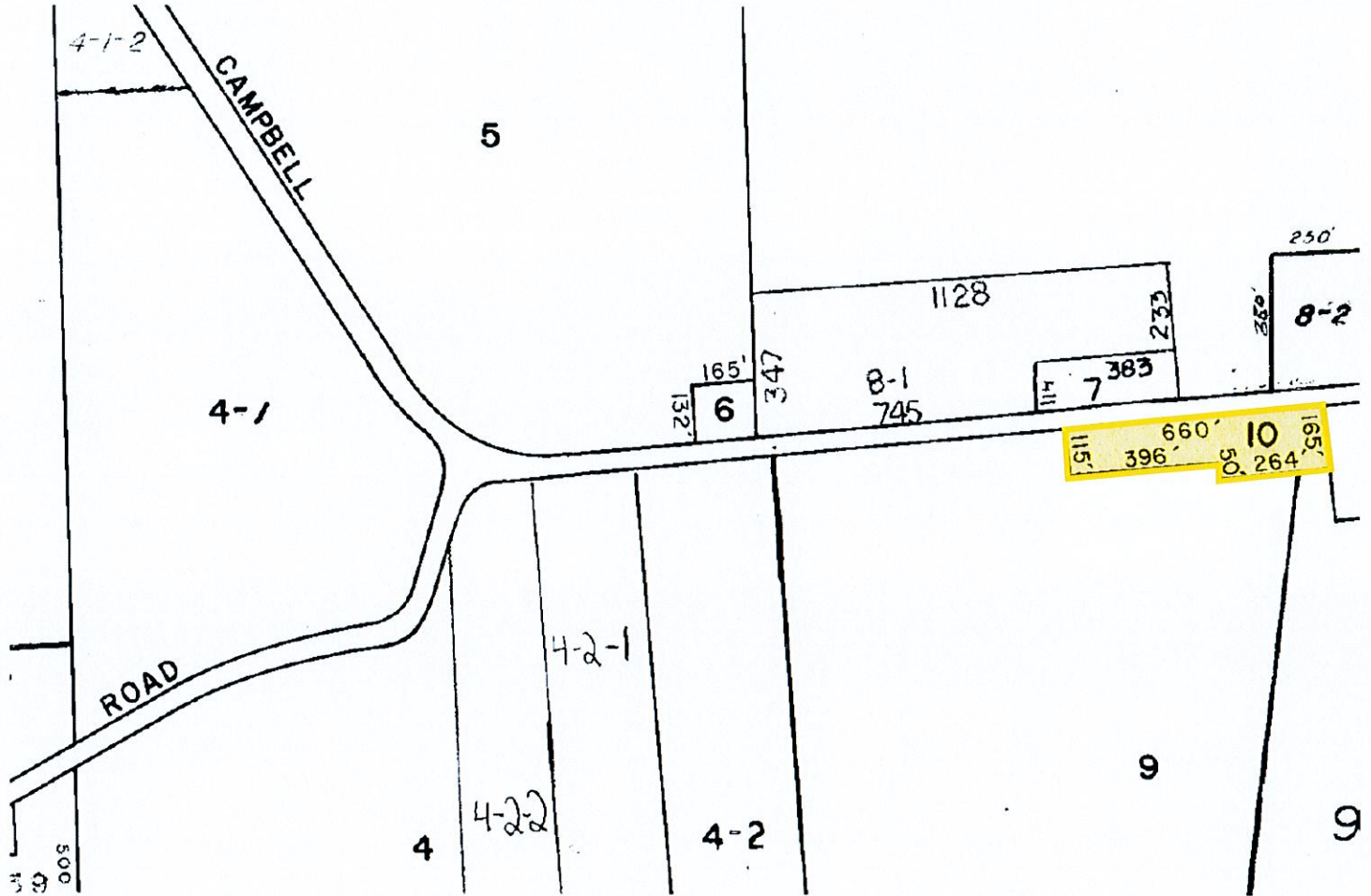
9% INTEREST ON ALL TAXES REMAINING UNPAID AFTER OCTOBER 1, 2019

PH# 207-277-3760 FOR RECEIPT SEND S.A.S.E.

02-10-00-00	B 1978 P 181	Value of Real Estate	Value of Personal Property	Net Taxable	Taxes
LEWIA, BRUCE C. & CHARLES C.		Land \$18,830		Real \$43,510	Real \$217.55
		Buildings \$24,680	M&E \$0	Personal \$0	Personal \$0.00
13837 VIA VINCI		Total \$43,510	F&F \$0	Total \$43,510	Total \$217.55
DELRAY BEACH	FL 33446	Exempt \$0	Other \$0	(Physical Location)	
		Net \$43,510	Total \$0	CAMPBELL ROAD	
Acres 2.3					

255 Worchester Highway, Kingsbury

Map: 02 Lot: 10

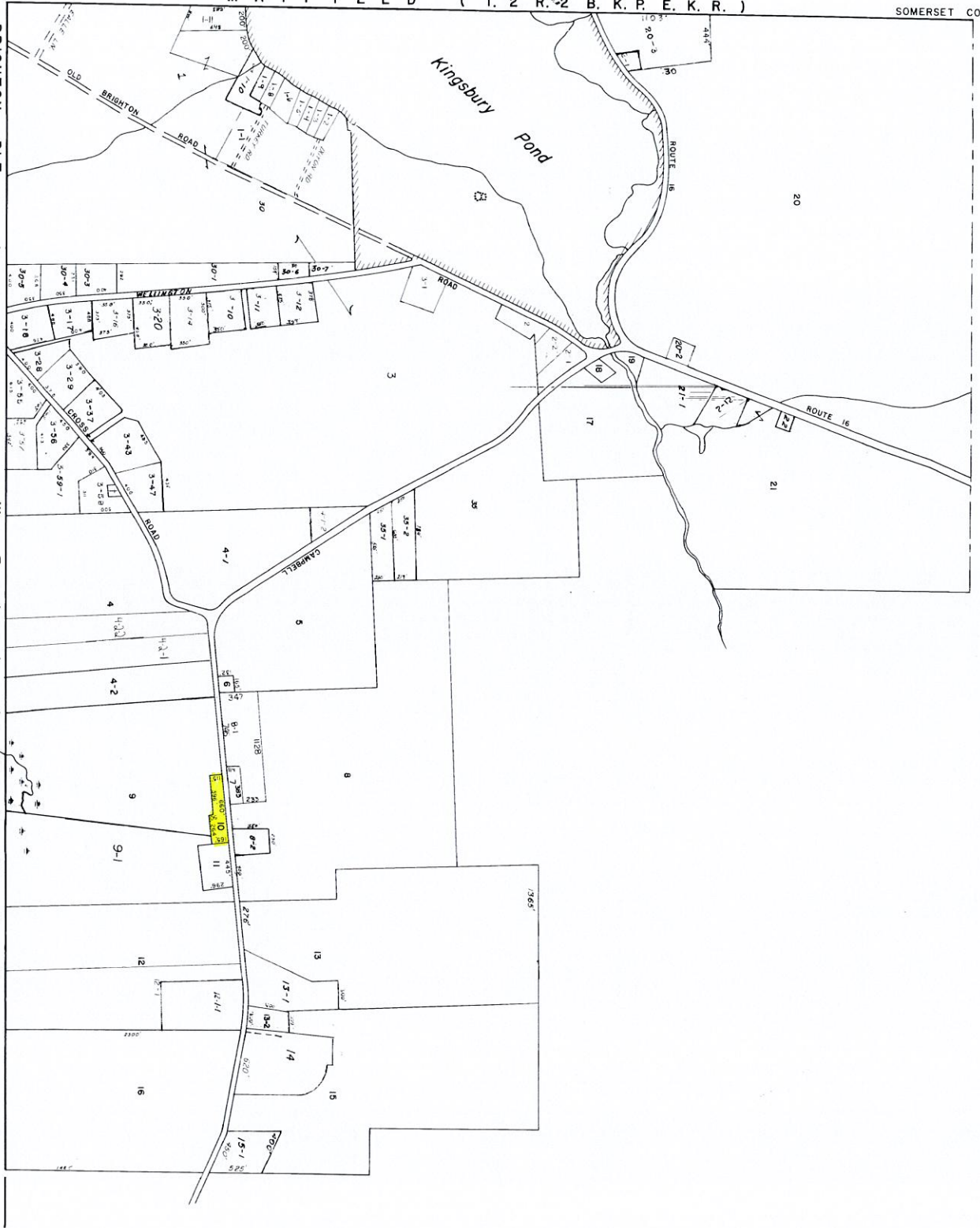


SOMERSET CO.

MAYFIELD (T. 2 R. 2 B. K. P. E. K. R.)

BRIGHTON PLT.

W E L L I N G T O N



LEGEND
 PARCEL NUMBERS 2
 ADJACENT MAPS 2
 MATCH LINE 2
 For Assessment Purposes
 Not to be used for Conveyances

SOMERSET CO.
 PISCATAQUIS CO.

PROPERTY MAP
 KINGSBURY PLANTATION
 PISCATAQUIS COUNTY, MAINE
 PREPARED BY
 JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
 SCALE: 1 INCH = 500 FEET