

PROPERTY LOCATED AT: Lot 12-17 Whiting Rd , Garland,

**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 no well- dry sink


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- dry sink

Source of Section I information: seller

Buyer Initials \_\_\_\_\_ Page 1 of 7 Seller Initials  \_\_\_\_\_

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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: Out house

Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: \_\_\_\_\_

Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_

Location: Back side of camp OR  Unknown

Date installed: 1990's 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: out house on backside of camp

Source of Section II information: seller

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<b>SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)</b>				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Wood Stove			
Age of system(s) or source(s)	UNK			
Name of company that services system(s) or source(s)	Owner			
Date of most recent service call	Annually			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	UNK- seasonal			
Malfunction per system(s) or source(s) within past 2 years	none			
Other pertinent information	Ideal Maine Stove			

- 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: Ideal Maine Woodstove

Source of Section III information: 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? \_\_\_\_\_
- 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): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_
- Location: \_\_\_\_\_

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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: 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: \_\_\_\_\_  Yes  No  Unknown

Comments: \_\_\_\_\_

Source of information: seller

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

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: \_\_\_\_\_

Source of information: seller

**D. RADON/WATER** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

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: \_\_\_\_\_

Source of information: seller

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

Comments: \_\_\_\_\_

Source of information: seller

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PROPERTY LOCATED AT: Lot 12-17 Whiting Rd , Garland,

**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: \_\_\_\_\_

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: \_\_\_\_\_

Source of information: seller

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: \_\_\_\_\_

Source of information: seller

**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? Whiting Rd Trail- Garland Trailhawks

Road Association Name (if known): Garland Trailhawks- Seasonal road

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PROPERTY LOCATED AT: Lot 12-17 Whiting Rd , Garland,

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: none- propane tank convey

Year Principal Structure Built: 1960 +/-

What year did Seller acquire property? 2001

Roof: Year Shingles/Other Installed: 2013 +/-

Water, moisture or leakage: none

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: \_\_\_\_\_

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: generator hook-up  Unknown

Comments: generator hook-up

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: none known

Comments: \_\_\_\_\_

Source of Section V information: seller

Buyer Initials \_\_\_\_\_

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**SECTION VI – ADDITIONAL INFORMATION**


**Furnishings negotiable**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

DocuSigned by:  
 7/9/2021  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
Nathan C Grove

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 Nathan C Grove (hereinafter "Seller")

AND \_\_\_\_\_ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT Lot 12-17 Whiting Rd , Garland,

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>Nathan C Grove</u> <small>DocuSigned by: 7/9/2021</small>	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller <u>Shonne T Wright</u> <small>DocuSigned by: 7/9/2021</small>	Date
Agent	Date	Agent <u>Shonne T Wright</u>	Date

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REALTOR®  
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Shonne Wright

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Whiting Rd



N O T N O T  
A N A N  
O F F I C I A L O F F I C I A L  
C O P Y C O P Y  
**WARRANTY DEED**  
**JOINT TENANCY**

KNOW ALL MEN BY THESE PRESENTS THAT I, DEAN R. THOMPSON, whose mailing address is 11 Acadia Street, Dexter, Maine 04930, in consideration of one dollar and other valuable consideration paid by WILLIAM M. GROVE, whose mailing address is P. O. Box 8103, Bangor, Maine 04930 and NATHAN C. GROVE, whose mailing address is Durham, New Hampshire, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, **with warranty covenants**, unto the said WILLIAM M. GROVE and NATHAN C. GROVE, **as joint tenants**, their heirs and assigns, forever, two certain lots or parcels of land, with the buildings thereon and contents therein, situated in Garland, County of Penobscot, State of Maine, bounded and described as follows:

PARCEL ONE: STARTING at an iron pin driven in the ground at the intersection of the southerly line of the Whiting Road, so-called, with the easterly line of the "Notch Road", so-called; THENCE easterly on the southerly line of said Whiting Road a distance of Three Hundred Thirty (330) feet, more or less, to an iron pin driven in the ground and a boulder; THENCE southerly at right angles to the said Whiting Road, a distance of Two Hundred (200) feet, more or less, to an iron pin driven in the ground; THENCE westerly, parallel with said Whiting Road, a distance of Three Hundred Thirty (330) feet, more or less, to said "Notch Road", and an iron pin driven in the ground; THENCE northerly, on, by and along said "Notch Road", a distance of Two Hundred (200) feet, more or less, to the POINT OF BEGINNING. Meaning and intending to convey all and the same premises as described in a deed from Gladys M. Whiting to Dean R. Thompson, dated October 15, 1969, recorded in the Penobscot County Registry of Deeds in Book 2170, Page 524.

PARCEL TWO: STARTING at an iron pin driven in the ground, at the intersection of the easterly line of the "Notch Road", so-called, with the southerly line of certain other lands of Dean R. Thompson, and being Parcel One described herein; THENCE southerly, on said easterly sideline of said Notch Road, a distance of One Hundred Twenty (120) feet, more or less, to an iron pin driven in the ground; THENCE easterly a distance of Three Hundred Thirty (330) feet, more or less, to an iron pin driven in the ground; THENCE, northerly, a distance of One Hundred Twenty (120) feet, more or less, to an iron pin marking the southeast corner of Parcel One herein; THENCE, westerly, on, by, and along the southerly line of Parcel One, a distance of Three Hundred Thirty (330) feet, more or less, to an iron pin in the easterly sideline of said Notch Road and to the POINT OF BEGINNING. Meaning and intending to convey all and the same premises as described in a deed from Gladys M. Whiting to Dean R. Thompson, dated March 16, 1970, recorded in the Penobscot County Registry of Deeds in Book 2179, Page 735.

This deed is given in full satisfaction of the terms of the Land Installment Contract between Dean R. Thompson and William M. Grove, dated December 5, 2000, recorded in the Penobscot County Registry of Deeds in Book 7550, Page 165.

IN WITNESS WHEREOF, I, Dean R. Thompson, have hereunto set my hand and seal  
this 22 day of October 2001

OFFICIAL  
COPY

OFFICIAL  
COPY

Sylvia Chase  
Witness

Dean R. Thompson  
DEAN R. THOMPSON

OFFICIAL  
COPY

OFFICIAL  
COPY

STATE OF MAINE  
PENOBSCOT, SS

October 22, 2001

Personally appeared the above-named DEAN R. THOMPSON and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Donna J. Shorey  
Notary Public

Donna J. Shorey  
Typed or printed name



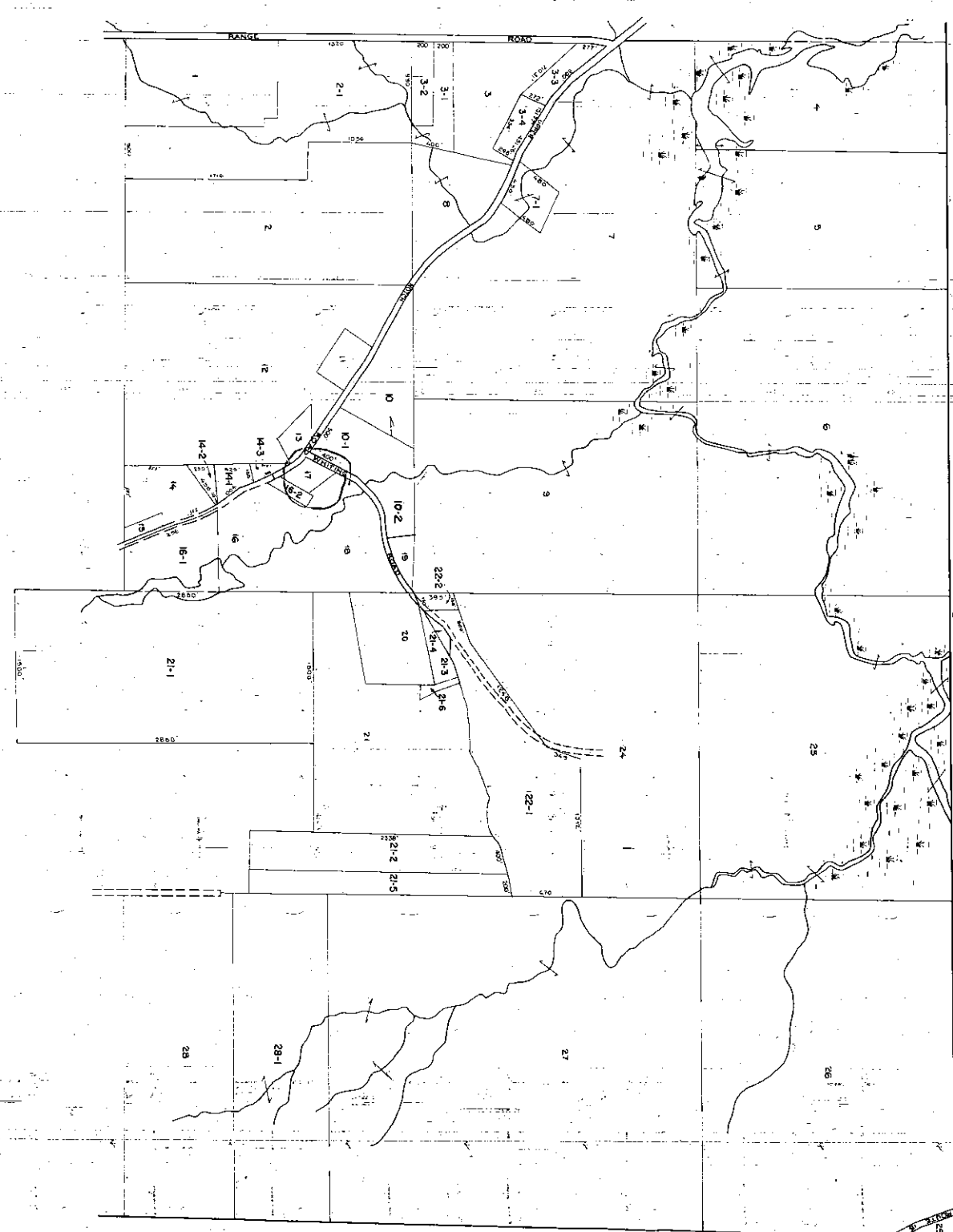
“Maine Real Estate  
Transfer Tax Paid”

PENOBSCOT COUNTY, MAINE

Susan F. Bulay  
Register of Deeds



LOT 2 FOX CROFT  
D O V E R



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

TOWN OF SARLAND  
PENOBSCOT COUNTY, MAINE  
JAMES W. SEWALL COMPANY  
SCALE 1 INCH = 500 FEET

CHARLESTON RANGE

