

PROPERTY LOCATED AT: 117 Eagle Cove Ln, Beddington, ME 04622**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 water source

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 water source

Source of Section I information: seller

Buyer Initials _____

Page 1 of 7

Seller Initials   _____

PROPERTY LOCATED AT: 117 Eagle Cove Ln, Beddington, ME 04622**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: outhouse/privy located in outbuildingTank 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 NoIf Yes, are they available? Yes NoIs System located in a Shoreland Zone? Yes No UnknownComments: No septic tank- septic plan available but would need to be resubmitted to planning boardSource of Section II information: seller

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Page 2 of 7

Seller Initials JSCS

PROPERTY LOCATED AT: 117 Eagle Cove Ln, Beddington, ME 04622**SECTION III – HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	propane heater			
Age of system(s) or source(s)	unknown			
Name of company that services system(s) or source(s)	unknown			
Date of most recent service call	02/22/2022			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	unknown			
Malfunction per system(s) or source(s) within past 2 years	none			
Other pertinent information	none			

Are there fuel supply lines? Yes No UnknownAre any buried? Yes No UnknownAre all sleeved? Yes No UnknownChimney(s): Yes NoIf Yes, are they lined: Yes No UnknownIs more than one heat source vented through one flue? Yes No UnknownHad a chimney fire: Yes No UnknownHas chimney(s) been inspected? Yes No Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct/Power Vent(s): Yes No UnknownHas vent(s) been inspected? Yes No Unknown

If Yes, date: _____

Comments: metal chimney is attached to exterior wall- no longer in useSource of Section III information: visual inspection by agent**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 UnknownIf 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 UnknownAre tanks registered with DEP? Yes No Unknown

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

Location: _____

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Page 3 of 7

Seller Initials DS CS

PROPERTY LOCATED AT: 117 Eagle Cove Ln, Beddington, ME 04622

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: _____

B. ASBESTOS — Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? Yes No UnknownIn the ceilings? Yes No UnknownIn the siding? Yes No UnknownIn the roofing shingles? Yes No UnknownIn flooring tiles? Yes No UnknownOther: _____ Yes No UnknownComments: noneSource 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 UnknownAre test results available? Yes NoResults/Comments: noneSource 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 UnknownAre test results available? Yes NoResults/Comments: none.Source of information: seller**E. METHAMPHETAMINE** - Current or previously existing: Yes No UnknownComments: none.Source of information: seller

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Page 4 of 7

Seller Initials ES

PROPERTY LOCATED AT: 117 Eagle Cove Ln, Beddington, ME 04622**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: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:TOXIC MATERIAL: Yes No UnknownLAND FILL: Yes No UnknownRADIOACTIVE MATERIAL: Yes No UnknownOther: none.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: sellerIs 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 UnknownIf No, who is responsible for maintenance? Association & home ownerRoad Association Name (if known): Beddington Lake Association

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Page 5 of 7

Seller Initials DSCS

PROPERTY LOCATED AT: 117 Eagle Cove Ln, Beddington, ME 04622

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: propane tanks
 Year Principal Structure Built: 1985
 What year did Seller acquire property? 2005
 Roof: Year Shingles/Other Installed: 1985

Water, moisture or leakage: appears to be some around the windows in the loftComments: buyers are encouraged to do their own inspections and due diligence

Foundation/Basement:

Is there a Sump Pump? Yes No UnknownWater, moisture or leakage since you owned the property: Yes No UnknownPrior water, moisture or leakage? Yes No Unknown

Comments: _____

Mold: Has the property ever been tested for mold? Yes No UnknownIf Yes, are test results available? Yes No

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

Has all or a portion of the property been surveyed? Yes No UnknownIf Yes, is the survey available? Yes No Unknown

Manufactured Housing - Is the residence a:


Mobile Home Yes No UnknownModular Yes No UnknownKnown defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
 Yes No UnknownComments: buyers are encouraged to do their own inspections and due diligence

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may
 have an adverse impact on health/safety: Stairs to the right of the camp should not be used due to
 deterioration. Sellers put in new stairs to the left of the camp, to access the beach.

Comments: none.Source of Section V information: sellers

Buyer Initials _____

Page 6 of 7

Seller Initials 


PROPERTY LOCATED AT: 117 Eagle Cove Ln, Beddington, ME 04622**SECTION VI — ADDITIONAL INFORMATION**none.

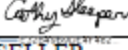
ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

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:

 2/22/2022
 SELLER DATE
 David Sleeper

DocuSigned by:

 2/22/2022
 SELLER DATE
 Cathy Sleeper

 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

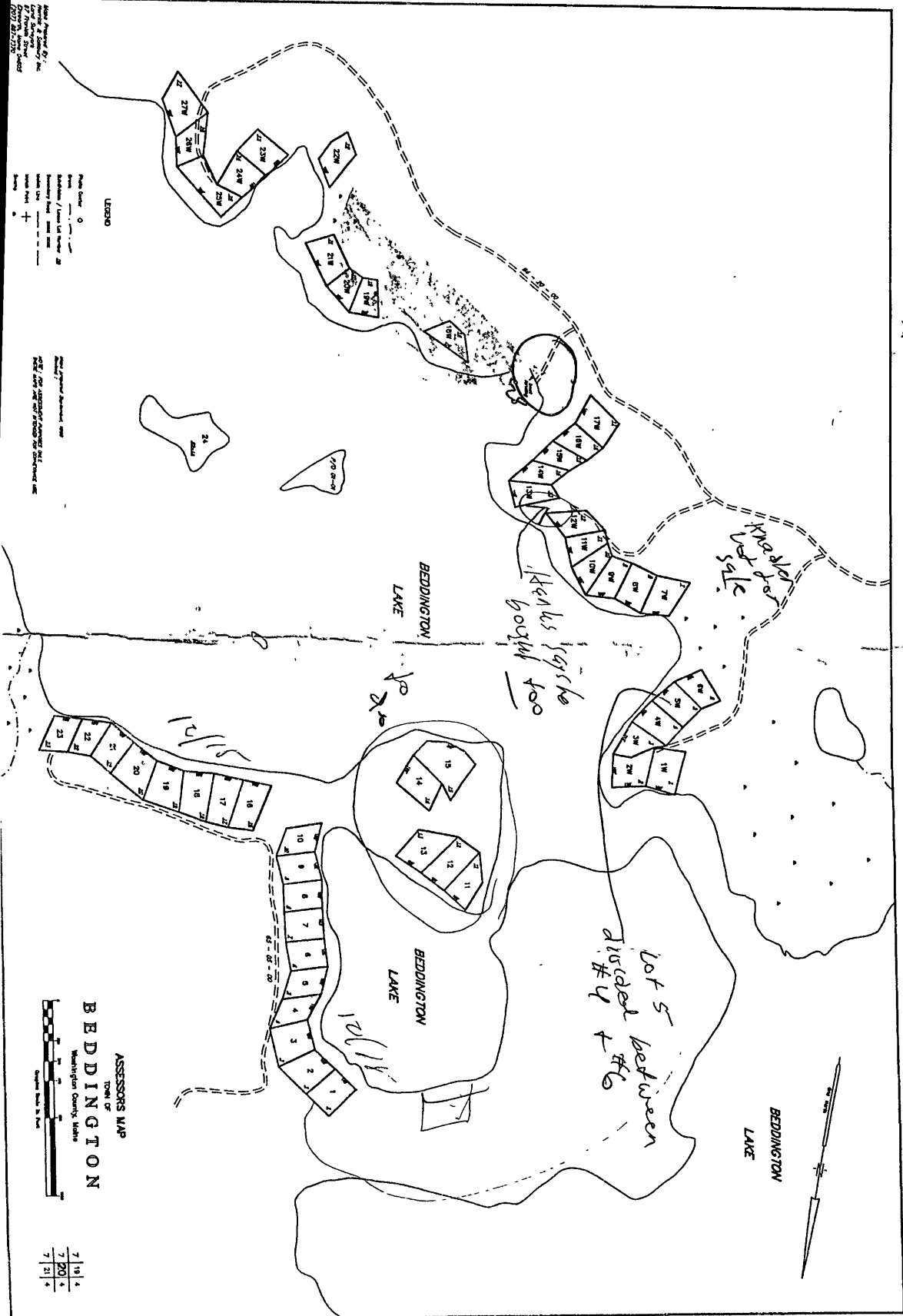
 BUYER DATE



Map Prepared By:
Planning & Zoning Dept.
777 North 20th St.
Coeur d'Alene, ID 83814
2007 2012 2017

Legend
Area Under 0
Boundary / Area Under 20
Boundary Area Under 40
Boundary Area Under 60
Boundary Area Under 80
Boundary Area Under 100
Boundary Area Under 120
Boundary Area Under 140
Boundary Area Under 160
Boundary Area Under 180
Boundary Area Under 200

Map Prepared By:
Planning & Zoning Dept.
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Coeur d'Alene, ID 83814
2007 2012 2017



ASSESSORS MAP
TOWN OF
BEDDINGTON
Washington County, Idaho
Scale: 1" = 100'

7	18	4
7	20	4
7	21	4



QUITCLAIM DEED

International Paper Realty Corporation, a Delaware corporation with a place of business in Montvale, New Jersey, for consideration paid, releases to **David C. Sleeper** and **Cathy A. Sleeper**, both of South Thomaston, Knox County, Maine, whose mailing address is PO Box 21, 75 Elm Street, South Thomaston, Maine 04858, as Joint Tenants, the land in **Beddington, Washington County, Maine**, more particularly bounded and described in **Schedule A** attached hereto and hereby incorporated by reference.

IN WITNESS WHEREOF, International Paper Realty Corporation has caused the foregoing instrument to be signed and sealed by L. H. Ronnie, Jr., its President, duly authorized, this 17th day of March, 2005.

Witness:

Kathleen M Willem

International Paper Realty Corporation

By L. H. Ronnie, Jr.
L. H. Ronnie, Jr., President
duly authorized

STATE OF New Jersey

Bergen County

MARCH 17th, 2005

Personally appeared the above named L. H. Ronnie, Jr., in his capacity as President of International Paper Realty Corporation, and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said International Paper Realty Corporation.

TRANSFER TAX PAID

Johanna Curry
Notary Public

JOHANNA CURRY
Notary Public, State of New Jersey
My Commission Expires October 5, 2005



Print or type name as signed

Doc#: 3891
Bk: 2995 Pg: 280

SCHEDULE A

A certain lot or parcel of land located on the easterly shore of Beddington Lake, Beddington, Washington County, Maine, more particularly described as **Lot 19** on the plan of lots of St. Regis Paper Company dated April 1971, recorded in Plan Book 16, Page 40 of the Washington County Registry of Deeds, and which lots are currently leased by this Grantor and which is wholly contained within the bounds of land conveyed by this Grantor to this Grantee by deed of substantially even date to be recorded, SUBJECT TO the same conditions and restrictions set forth in said other deed to be recorded, which conditions and restrictions are incorporated herein.

By acceptance of this deed, Grantee covenants and agrees, on behalf of Grantees, their heirs, representatives, successors and assigns, as the case may be, that the lot conveyed herein shall be deemed merged with and a part of the abutting lot to be sold to Grantee by Grantor by deed of substantially even date and that neither lot can be sold, leased or divided separate from the other for a period of five (5) years from the date hereof. This restriction is a covenant running with the land and shall be binding upon Grantees, their heirs, representatives, successors and assigns, as the case may be.

Received
Recorded Register of Deeds
Apr 13, 2005 11:47:44A
Washington County
Sharon D. Strout

QUITCLAIM DEED

International Paper Realty Corporation, a Delaware corporation with a place of business in Montvale, New Jersey, for consideration paid, releases to **David C. Sleeper** and **Cathy A. Sleeper**, both of South Thomaston, Knox County, Maine, whose mailing address is PO Box 21, 75 Elm Street, South Thomaston, Maine 04858, as Joint Tenants, the land in **Beddington, Washington County, Maine**, more particularly bounded and described in Schedule A attached hereto and hereby incorporated by reference.

IN WITNESS WHEREOF, International Paper Realty Corporation has caused the foregoing instrument to be signed and sealed by L. H. Ronnie, Jr., its President, duly authorized, this 17th day of MARCH, 2005.

Doc#: 3892
Bk: 2995 Pg: 282

Witness:
Kathleen M. Williams

International Paper Realty Corporation

By L. H. Ronnie, Jr.
L. H. Ronnie, Jr., President
duly authorized

NO TRANSFER TAX PAID

STATE OF New Jersey

Bergen County

MARCH, 17th, 2005

Personally appeared the above named L. H. Ronnie, Jr., in his capacity as President of International Paper Realty Corporation, and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said International Paper Realty Corporation.

Johanna Curry
Notary Public

JOHANNA CURRY
Notary Public, State of New Jersey
My Commission Expires October 5, 2005

SEAL

Print or type name as signed

SCHEDULE A

A certain lot or parcel of land situated in Beddington, Washington County, Maine, located on the easterly shore of Beddington Lake, consisting of land presently leased by this Grantor and an adjacent parcel, bounded and described as **Lot 19A** contained within that development depicted on the disposition plan prepared by Plisga & Day Land Surveyors entitled DISPOSITION PLAN SP FORESTS LLC TO INTERNATIONAL PAPER REALTY CORPORATION STATE ROUTE 9, BEDDINGTON LAKE EAST BEDDINGTON, MAINE, dated March 23, 2004, as amended, recorded in the Washington County Registry of Deeds in Cabinet 3, Drawer 14, Pages 14-19, inclusive, a portion of which is currently leased by this Grantor and which is wholly contained within the bounds of land conveyed by this Grantor to this Grantee by deed of substantially even date to be recorded herewith.

The conveyance shall not include any land abutting or lying beyond the boundaries of the lots as shown on said plans, notwithstanding any provisions of law relating to the ownership of land underlying abutting roads or ways which abut a lot shown on a plan. This reservation shall not be construed to reserve any title to the land lying under any portion of any road or way which lies within the boundaries of the lot herein conveyed as shown on said plans. There is, however, hereby conveyed those certain rights of way and easements appurtenant to the Premises as set forth in the Declaration of Covenants referred to below, subject to the terms and conditions therein.

The above described lot is conveyed subject to the following:

- a. Rights-of-way over existing roadways, driveways, easements and appurtenances thereto to be reserved by Grantor for access to remaining lands of the Grantor and/or for the benefit of other lots and lot owners within the development and any notes, conditions, and restrictions set forth on the above plans of the development.
- b. Terms and conditions of the Covenants and Bylaws of the Beddington Lake East Homeowners Association recorded in Washington County Registry of Deeds in Book 2989, Page 157. By acceptance of this deed, Grantee acknowledges and agrees to comply with the terms and conditions of the same.
- c. Rights reserved by SP Forests, L.L.C. its deed to International Paper Realty Corporation dated April 14, 2004, and recorded in said Registry in Book 2866, Page 10.
- d. Rights reserved by Champion International Corporation in its deed to Champion Realty Corporation dated September 4, 1998, and recorded in said Registry in Book 2307, Page 30.
- e. Any and all municipal, state, or federal laws, regulations, and ordinances including, without limitation, permits and approvals heretofore issued by any federal, state, or municipal government authority (compliance with, application for the transfer of any such permits, or approvals shall be the sole responsibility of the Grantee), including but not limited to the terms and conditions of the Department of Environmental Protection Project Modification Findings of Fact and Order #L-147-L3-C-M dated February 14, 2005, and recorded in said

Registry in Book 2982, Page 13, modifying that certain Order #L-81-0147-15080, dated August 13, 1971.

- f. Any and all encumbrances, easements, servitudes, rights of way, flowage rights, restrictions, licenses, leases, reservations, covenants and all other rights in third parties of record or acquired through prescription or adverse possession, including but not limited to those easements and rights of way noted on said plans.
- g. Any current or future governmentally imposed or required zoning, subdivision, environmental, and other land use restrictions and regulations, including but not limited to any that restrict Grantee's ability to build upon or use the lot and any relating to wetlands protection.
- h. Rights, if any, relating to the construction and maintenance in connection with any public utility wires, poles, pipes, conduits and appurtenances thereto, on, under or across the lot.
- i. Any condition which a physical examination or adequate survey of the lot might reveal.
- j. All outstanding governmental fees, assessments and charges.
- k. Standard title insurance exceptions in the State of Maine.
- l. All claims and rights of governmental authorities in and to any portion of the lot lying in the bed of any streams, creeks, waterways or great ponds, or other submerged lands or riparian rights.
- m. Utility easements, to the extent the same affect the lot conveyed herein, granted to American Telephone and Telegraph Company recorded in said Registry of Deeds in Book 390, Page 75; and granted to Bangor-Hydro Electric Company recorded in Book 1513, Page 64 and Book 1599, Page 196; and granted to New England Telephone and Telegraph Company, recorded in Book 1095, Page 123.
- n. Easement from Champion International Corporation to C & D Corporation, dated April 30, 1986, recorded in the Washington County Registry of Deeds in Book 1431, Page 209.
- o. Lease from Champion International Corporation dated July 1, 1986, recorded in the Washington County Registry of Deeds in Book 1954, Page 277.

Received
Recorded Register of Deeds
Apr 13, 2005 11:48:21A
Washington County
Sharon D. Strout