

PROPERTY LOCATED AT: 357 Lamb Farm Rd, Baileyville,

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?

~~None~~

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: next to house / under a big box

Installed by: n/a

Date of Installation: n/a

USE: Number of persons currently using system: 0

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

Comments: new hot water tank 2020, well dried last summer

Source of Section I information: Sellers

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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: UNKNOWN

Tank Type: Concrete Metal Unknown Other: _____

Location: in front of (road side) of shed OR Unknown

Date installed: n/a Date last pumped: n/a Name of pumping company: n/a

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: n/a

Date of last servicing of tank: n/a Name of company servicing tank: n/a

Leach Field: Yes No Unknown

If Yes, Location: n/a

Date of installation of leach field: n/a Installed by: n/a

Date of last servicing of leach field: n/a Company servicing leach field: n/a

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

Comments: n/a

Source of Section II information: Sellers

Buyer Initials _____

Seller Initials JM TM

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>Rinnai heater - new 2019, sellers did not use</u>			
Age of system(s) or source(s)	<u>2 yrs</u>			
Name of company that services system(s) or source(s)	<u>n/a</u>			
Date of most recent service call	<u>n/a</u>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<u>unk.</u>			
Malfunction per system(s) or source(s) within past 2 years	<u>no</u>			
Other pertinent information	<u>n/a</u>			

- 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: n/a

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: n/a

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: n/a Yes No Unknown

Comments: n/a

Source of information: sellers

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? _____

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

Are test results available? Yes No

Results/Comments: n/a

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: n/a

Source of information: sellers

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: n/a

Source of information: sellers

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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: exterior

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: n/a

Source of information: sellers + deed

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

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PROPERTY LOCATED AT: 357 Lamb Farm Rd, Baileyville,

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 tank

Year Principal Structure Built: 1950

What year did Seller acquire property? 2019

Roof: Year Shingles/Other Installed: metal 4 1/2 years ago

Water, moisture or leakage: no

Comments: n/a

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: n/a

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

Comments: n/a

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: no

Comments: n/a

Source of Section V information: sellers

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SECTION VI – ADDITIONAL INFORMATION

n/a

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.

Todd Morris 9/11/21
SELLER DATE
Todd Morris

Jennifer R. Morris 9/11/21
SELLER DATE
Jennifer R. Morris

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 Todd Morris, Jennifer R. Morris (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 357 Lamb Farm Rd, Baileyville,

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.

_____	Date	DocuSigned by: <u>Todd Morris</u>	9/14/2021
Buyer	_____	Seller <u>Todd Morris</u>	Date
_____	Date	DocuSigned by: <u>Jennifer R. Morris</u>	9/14/2021
Buyer	_____	Seller <u>Jennifer R. Morris</u>	Date
_____	Date	Seller	Date
Buyer	_____	Seller	Date
_____	Date	DocuSigned by: <u>Nancy Roe</u>	9/13/2021
Agent	_____	Agent <u>Nancy Roe</u>	Date

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REALTOR®
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Nancy Roe

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**WARRANTY DEED
DLN#1001940082558**

KNOW ALL MEN BY THESE PRESENTS, that DANIEL A. CROWE and JOAN L. CROWE, both of Princeton, County of Washington, State of Maine, for consideration paid, GRANT to JENNIFER R. MORRIS and TODD MORRIS, both of Hampden, County of Penobscot and State of Maine [mailing address: 39 Wheelden Heights, Hampden, Maine 04444], as JOINT TENANTS, with WARRANTY COVENANTS, the land, together with any improvements thereon, in Baileyville, County of Washington, State of Maine, bounded and described as follows:

SEE ATTACHED EXHIBIT A

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

This conveyance is made subject to the property taxes assessed against the premises which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A. §558.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Jennifer R. Morris and Todd Morris, their heirs and assigns, to their own use forever.

WITNESS our hands and seals this 23 day of December 2019.

Signed, Sealed and Delivered
In the Presence of

[Signature]
Witness

[Signature]
DANIEL A. CROWE

to both
Witness

[Signature]
JOAN L. CROWE

State of Maine
Penobscot, ss.

December 23, 2019

SEAL

Then personally appeared the above-named Daniel A. Crowe and Joan L. Crowe and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Notary Public/Attorney-at-Law

Type or print name

JANE M. ROBINSON
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 6TH, 2021

TRANSFER TAX PAID

EXHIBIT A

Property: 357 Lamb Farm Road, Baileyville, Maine
Map/Lot: 13-22

A certain lot or parcel of land with buildings thereon located on the northwest shore of Squirrel Point, in the Town of Baileyville, Washington County, Maine more particularly described as follows:

Beginning at a 5/8" rebar set about 560 feet south of the tip of Squirrel Point on the west side of Squirrel Point Road (assumed to be three rods wide);

Thence South $83^{\circ} 11' 22''$ West generally along a row of spruce saplings (1993) for a distance of 120.93 feet to a 5/8" rebar set at the base of a squared birch;

Thence continuing eleven feet, more or less, to the 203.5 foot elevation contour (NGVD 1929) on the shore of Grand Falls Flowage;

Thence southeasterly along said contour 202', more or less;

Thence South $64^{\circ} 38' 09''$ East ten feet, more or less, to a 5/8" set rebar. A tie line between these last two shorefront rebars has a bearing of S $18^{\circ} 49' 35''$ E for a distance of 204.65 feet;

Thence South $64^{\circ} 38' 09''$ East, a distance of 100.40 feet to a 5/8" mbar set on the right of way of Squirrel Point Road;

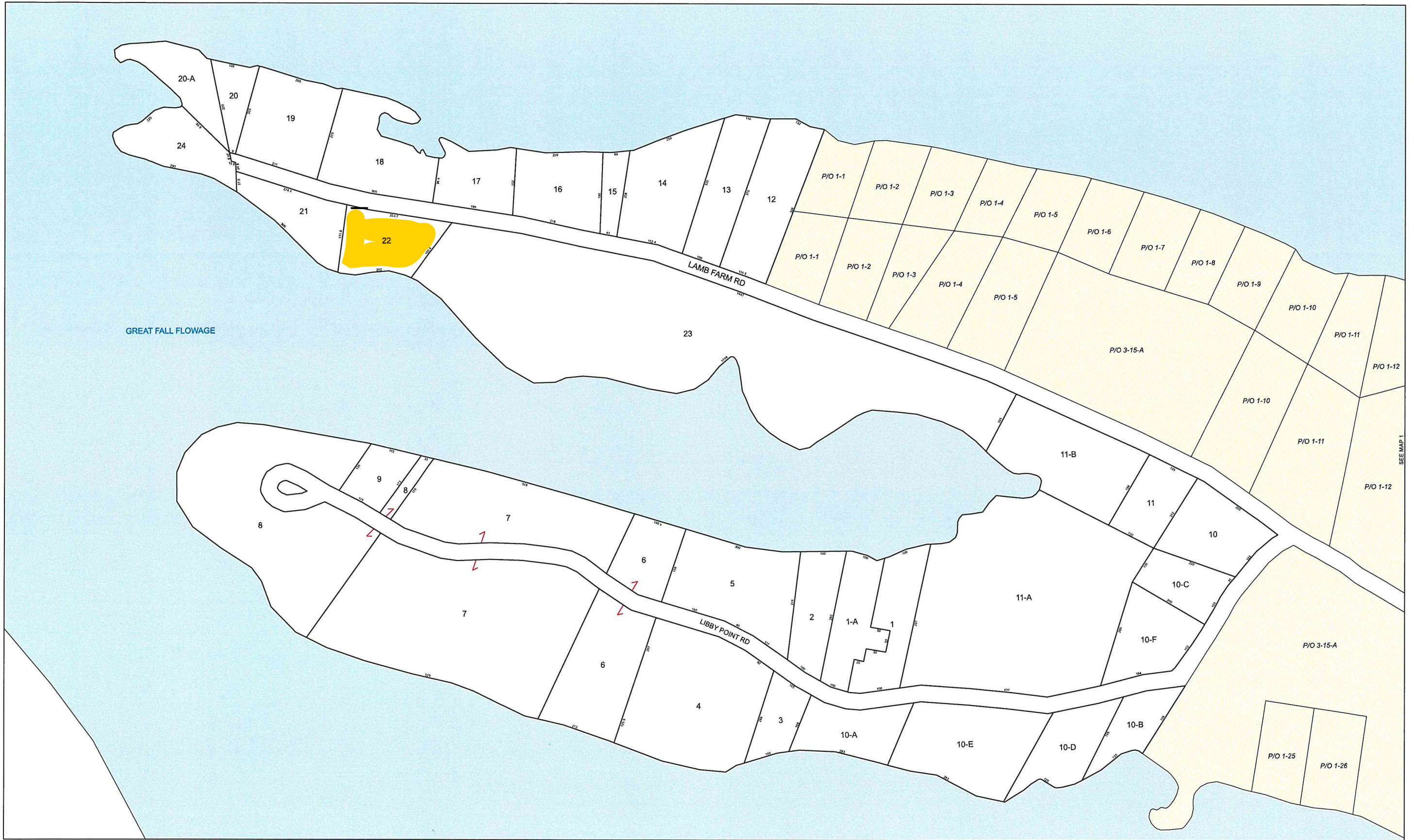
Thence North $08^{\circ} 18' 45''$ West for a distance of 253.71 feet to the point of beginning.

Said property contains 0.52 acres, more or less, according to a Category 1, Condition III survey and preliminary sketch by Cook Land Services (Proj. PS42693). Bearings are based on Magnetic North observed with a hand compass in 1999. The foregoing conveyance specifically does not include and Wagner Timber Partners, LLC, reserves hereby any and all right, title and interest in and to the roadway adjacent to the parcel conveyed herein.

And being a portion of the premises in a deed from Suntrust Banks, dated June 30, 1999 to Wagner Timber Partners, LLC and recorded in the Washington County Registry of Deeds in Book 2354, Page 01.

Meaning and intending to convey all and the same premises as described in a deed dated April 9, 2001, from Wagner Timber Partners, LLC, to Daniel A. Crowe and Joan L. Crowe and recorded in the Washington County Registry of Deeds in Book 2515, Page 298.

Received
Recorded Register of Deeds
Dec 30, 2019 11:11:01A
Washington County
Sharon D. Strout



Map prepared by LatLong Logic, LLC for the Town of Baileyville (October 2018).








BAILEYVILLE
Washington County

SCALE: 1 in = 100 ft
0 100 200



LEGEND

-  Parcel boundary
-  Easement/Right-of-Way
-  Historic/Subdivision lot line
-  Transmission line ROW
-  Parcel hook
- 2-1 Parcel number
- 150 Survey dimension (Feet)
- 1 Subdivision lot number

The information on this map is for assessment purposes only, is not a legal survey, and is not intended to be used for conveyance.

Additional copies can be obtained from:
Baileyville Assessor's Office
63 Broadway
Baileyville, Maine 04694
(207) 427-3442



PROPERTY MAPS
Map Sheet
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