

DocuSign Envelope ID: 105A2966-AD69-489D-A1D9-513A3ABBB04A

PROPERTY LOCATED AT: 598 Quaker Hill Rd, Albion,

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: _____ 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: right side of property near shed

Installed by: Pottles

Date of Installation: 1986

USE: Number of persons currently using system: 3 people 2 weeks/yr

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

Comments: camp used seasonally in the fall

Source of Section I information: seller

Buyer Initials _____

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Seller Initials JP PP

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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: left rear of home OR Unknown

Date installed: 1986 Date last pumped: 5 yrs ago Name of pumping company: Bill McKenzie

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: beyond tank

Date of installation of leach field: 1986 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: septic system used seasonally 2 weeks/yr

Source of Section II information: seller

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Seller Initials  

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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)	Wood Stove			
Age of system(s) or source(s)	1986			
Name of company that services system(s) or source(s)	owner			
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	seasonal use			
Malfunction per system(s) or source(s) within past 2 years	none			
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: **Wood fireplace used seasonally in the fall 2 weeks/yr**

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: _____

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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: _____

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: none known

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: seller

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 _____

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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: 1985

What year did Seller acquire property? 1986

Roof: Year Shingles/Other Installed: 2005

Water, moisture or leakage: none yet- covered w tarp on one side

Comments: new shingles needed in the near future

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

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

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 defects or hazardous materials caused by insect or animal infestation inside or on the residential structure Yes No Unknown

Comments: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: roof shingles needed in the near future

Comments: _____

Source of Section V information: seller

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SECTION VI – ADDITIONAL INFORMATION

Camp was only used seasonally for 2 weeks in the fall. Some furnishings convey- bed, sofa, table

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: Joseph Pacheco 7/17/2022
SELLER DATE
Joseph Pacheco

DocuSigned by: Patricia Pacheco 7/17/2022
SELLER DATE
Patricia Pacheco

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

Know all Men by these Presents

BOOK 2918 PAGE 311

That Bruce Marks and Lavina Marks of Albion, County of Kennebec, State of Maine

03496

in consideration of one dollar and other valuable considerations

paid by Joseph Pacheco and Patricia Pacheco of Taunton, County of Bristol, Commonwealth of Massachusetts

the receipt whereof we do hereby acknowledge, do hereby give, grant,

bargain, sell and convey unto the said

Joseph Pacheco and Patricia Pacheco

**TRANSFER
TAX
PAID**

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever.

A certain lot or parcel of land situated in Albion, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Beginning at a point on the easterly side of the Quaker Hill Road, in said Albion, marking the southwesterly corner of land belonging to Steven and Cheryl Belden; thence traveling in an easterly direction, along an old fence and flag line of occupation, shown as a straight line on a plan entitled " Quaker Hill Subdivision" by Central Maine Surveying dated July 1978, S 60° E, a distance of 1358 feet, more or less to an iron pin; thence turning at an angle to the right and traveling S 30° W, along the land of Bruce and Lavina Marks, a distance of 318 feet, more or less to an iron pin; thence turning at an angle to the right and traveling N 61° W, along the land of Bruce and Lavina Marks, a distance of 1323 feet, more or less, to the easterly side of said Quaker Hill Road; thence turning at an angle to the right and traveling along the easterly side of said Quaker Hill Road, N 22° E, a distance of 97 feet, N 24° E, a distance of 199 feet and N 25° E, a distance of 55 feet for a total of 351 feet to the point of beginning of the lot herein conveyed.

Also conveyed with this lot is an existing camp on cedar posts.

Being a part of the same property described in a deed to Bruce E. Marks et al from Conrad Harding et al dated April 21, 1977 and recorded Kennebec County Registry of Deeds book 1988 page 352.

Conrad Harding

FORM 2918 PAGE 312

To Have and to Hold the aforementioned and bargained premises with all the privileges and appurtenances thereof, to the said

Joseph Pacheco and Patricia Pacheco

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And we do COVENANT with the said Grantee, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all incumbrances,

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid, and that we and our heirs shall and will

warrant and defend the same to the said Grantee, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said

Bruce E. Marks and Lavina Marks (husband and wife)

joining in this deed as Grantor B, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 6th day of February in the year of our Lord one thousand nine hundred and eighty six.

Signed, Sealed and Delivered in presence of

Bruce E. Marks

Bruce E. Marks
Lavina Marks

Lavina Marks

State of Maine, Kennebec } ss. February 6 1886

Personally appeared the above named

Bruce E. Marks and Lavina Marks

the former and latter of their free act and deed. and acknowledged Before me,



Edward R. Craft

Notary Public

RECEIVED KENNEBEC SS.
1906 MAR -7 AM 9:00
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