

DocuSign Envelope ID: D5770438-D077-4E2C-B106-D2256236BC00

PROPERTY LOCATED AT: 131 Stagecoach Road, 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 holding tank

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: large holding tank outside of outhouse building which pumps water into the shower/sink/toilet. No water into the camp

Source of Section I information: seller

Buyer Initials _____

Page 1 of 7

Seller Initials SG

DocuSign Envelope ID: D5770438-D077-4E2C-B106-D2256236BC00

PROPERTY LOCATED AT: 131 Stagecoach Road, Kingsbury,

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: Continued... See Addendum Date, problem 1

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: outhouse has no tank, owners use Lyme which is found in tote in the outhouse building

Source of Section II information: seller

Buyer Initials _____

Page 2 of 7

Seller Initials SG

PROPERTY LOCATED AT: 131 Stagecoach Road, Kingsbury,

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 main floor			
Age of system(s) or source(s)	unknown			
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)	as needed			
Malfunction per system(s) or source(s) within past 2 years	no			
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: only 3 yrs old, barely used
 Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: _____

Comments: Wood stove in camp, new piping for chimney 2021, has hardly been used
 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: _____

Buyer Initials _____ Page 3 of 7 Seller Initials SG

DocuSign Envelope ID: D5770438-D077-4E2C-B106-D2256236BC00

PROPERTY LOCATED AT: 131 Stagecoach Road, Kingsbury,

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**

Buyer Initials _____

Page 4 of 7

Seller Initials

^{DS}
SG

DocuSign Envelope ID: D5770438-D077-4E2C-B106-D2256236BC00

PROPERTY LOCATED AT: 131 Stagecoach Road, Kingsbury,

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: na

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? private road

Road Association Name (if known): _____

Buyer Initials _____

Seller Initials SG

DocuSign Envelope ID: D5770438-D077-4E2C-B106-D2256236BC00

PROPERTY LOCATED AT: 131 Stagecoach Road, Kingsbury,

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: 1993

What year did Seller acquire property? 2019

Roof: Year Shingles/Other Installed: 2021

Water, moisture or leakage: no

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

Comments: _____

Electrical: Fuses Circuit Breaker Other: generator runs camp 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: no

Comments: _____

Source of Section V information: seller

Buyer Initials _____

Page 6 of 7

Seller Initials SG

DocuSign Envelope ID: D5770438-D077-4E2C-B106-D2256236BC00

PROPERTY LOCATED AT: 131 Stagecoach Road, Kingsbury,

SECTION VI – ADDITIONAL INFORMATION

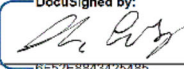
Outhouse building has large water holding tank which is pumped into the building to sink and shower. Set up for generator, but new owners will need to provide a generator. Hook up in shed. 4 outlets in the camp. Generator runs entire home as needed.

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:  8/8/2022
SELLER DATE 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



ADDENDUM

PROPERTY: **131 Stagecoach Road, Kingsbury,**

1) Date, problem -

NO ADDENDUM

Addendum

Receipt # 105209



BK 2826 PG 105
instr # 2022-176
01/12/2022 09:31:57 AM
2 Pages

RELEASE DEED

I Joshua Morin, of Kingsbury Plantation Maine for consideration paid, release my interest to Shannon Gray of Parkman Maine, a certain lot or parcel of land, together with any improvements thereon, located in Kingsbury Plantation, county of Piscataquis and State of Maine, situated easterly of and abutting the easterly line of Mayfield Township being more particularly bounded and described as follows:

ME REAL ESTATE TRANSFER
TAX PAID

Parcel one: Being lot No. eight in the first range of lots in said Kingsbury as surveyed by Eleazer Coburn and delineated on a plan of survey dated May 30, A.D. 1828, Containing one hundred (100) acres, More or less and being the same premises conveyed to Joshua Morin and Shannon Gray by deed dated November 19, 2019, and recorded in Piscataquis registry of deeds book 2651 page 313.

Excepting the following parcel conveyed by Ambrose G. McCarthy, Jr. to Gerald W. Beauford, et al., by deed dated February 17, 1993, and recorded in Book 884, page 217 of said registry of Deeds and therein described as follows:

Bounded on the East, South and West by the easterly, southerly and westerly lines of land acquired by Ambrose G. McCarthy, Jr. from Dimond Occidental Forest, Inc. by Deed dated October 8, 1992, and recorded in said registry in book 872 page 88 and bounded on the north by the southerly line of a county road running through said land so acquired by said McCarthy, containing Thirty-Three (33) acres more or less.

Being the same premises conveyed To Joshua Morin and Shannon Gray from the inhabitants of Kingsbury Plantation in deed book 2651 page 313 dated November 19, 2019 and recorded in the registry of deeds in Piscataquis county.

Parcel two: Bounded on the East, South and West by the easterly, southerly and westerly lines of land acquired by Ambrose G. McCarthy, Jr. from Dimond Occidental Forest, Inc. by Deed dated October 8, 1992, and recorded in said registry in book 872 page 88 and bounded on the north by the southerly line of a county road running through said land so acquired by said McCarthy, containing Thirty-Three (33) acres more or less.

Shannon Gray
625 State Highway
Parkman 04443

BK: 2826 PG: 105

Being the same premises Conveyed to Joshua Morin and Shannon Gray from the inhabitants of Kingsbury Plantation in deed book 2651 page 309 dated November 19, 2019 and recorded in the registry of deeds in Piscataquis county.

The purpose of this deed is to release any interest Joshua Morin has in these two parcels of land with any improvements that maybe made to this property and give to Shannon gray theses parcels of land free and clear.

Joshua Morin
Joshua Morin

Date: 1/10/22

State of Maine

County of Piscataquis, ss

Personally, appeared the above-named Joshua Morin

And acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,

Brenda J. Hartford

Notary Public

Printed name: Brenda J. Hartford

com Exp. 09-23-2024

PISCATAQUIS COUNTY
RECORDED
01/12/2022 09:31:57 AM
LINDA M. SMITH
REGISTER OF DEEDS

BK: 2826 PG: 106