

PROPERTY LOCATED AT: 79 N Dexter Rd, Parkman, ME 04443-3122

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 hand side of home OR Unknown

Date installed: unk Date last pumped: unk 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: unk Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: _____

Date of installation of leach field: unk Installed by: _____

Date of last servicing of leach field: unk 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: _____

Source of Section II information: Seller

Buyer Initials _____

Seller Initials [Signature]

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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)	FHA			
Age of system(s) or source(s)	1 yr.			
Name of company that services system(s) or source(s)	McKusick			
Date of most recent service call	2021			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Approx 1200 k1/017			
Malfunction per system(s) or source(s) within past 2 years	NO			
Other pertinent information	client not here winters - unsure of exact consumption			

- 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: _____

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 _____

Seller Initials JK

PROPERTY LOCATED AT: 79 N Dexter Rd, Parkman, ME 04443-3122

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 _____

Seller Initials DS

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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: _____

Source of information: _____

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? _____

Road Association Name (if known): Town of Parkman

Buyer Initials _____

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Seller Initials JD

PROPERTY LOCATED AT: 79 N Dexter Rd, Parkman, ME 04443-3122

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 for stove

Year Principal Structure Built: 2020

What year did Seller acquire property? 2021 (took 1 yr to arrive)

Roof: Year Shingles/Other Installed: 2020 shingles

Water, moisture or leakage: NO

Comments: client purchased home in 2020 - Delivered 2021

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: _____

Comments: _____

Source of Section V information: Seller

Buyer Initials _____

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Seller Initials [Signature]

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SECTION VI – ADDITIONAL INFORMATION

[Handwritten scribbles and lines across the section header area]

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.

[Signature] 8/20/22 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



ME REAL ESTATE TRANSFER
TAX PAID

Receipt # 102101
ERECORDED

BK 2773 PG 108
Instr # 2021-3405
06/02/2021 02:55:51 PM
2 Pages

WARRANTY DEED

DLN# 1002140146359

GERALD CHINI, of 208 Alexander Drive, Bracey, VA 23919, for consideration paid, GRANTS to **DEBORAH A. LETIZIA**, whose mailing address is 3 Crow Hill Road, Parkman, ME 04443, with **WARRANTY COVENANTS**, the following described real estate located in the Town of Parkman, County of Piscataquis and State of Maine, bounded and described as follows:

BEGINNING at a post driven in the southerly line of the highway leading from Dexter to Parkman Corner two hundred (200) feet westerly from the northwesterly corner of the land of Kenneth F. Johnson; thence westerly along the southerly line of said highway one hundred (100) feet to a post driven in the line of said highway; thence southerly at right angles one hundred (100) feet to a post driven in the ground; thence easterly in a line parallel with said highway one hundred (100) feet to a post driven in the ground; thence northerly one hundred (100) feet to the point of BEGINNING.

ALSO, certain real estate situated in said Parkman, bounded and described as follows, to wit:

BEGINNING at a post driven in the southerly line of the highway leading from Dexter to Parkman Corner in the northwesterly corner of land of Kenneth F. Johnson: thence westerly along the southerly line of said highway two hundred (200) feet, more or less, to a post driven in the northeasterly corner of the above described parcel; thence southerly along the easterly line of the above described parcel one hundred (100) feet to a post driven in the southeasterly corner of the above described parcel; thence easterly two hundred (200) feet, more or less, to the westerly line of said Johnson land; thence northerly along the westerly line of said Johnson land one hundred (100) feet to the point of beginning.

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

Being the same premises as described in the deed from Diane Chini to Gerald Chini, dated April 22, 2008 and recorded in the Piscataquis County Registry of Deeds, Book 1920 Page 36.

The preparer of this deed did not conduct a title search as part of the preparation of this deed.

BK: 2773 PG: 108

WITNESS my hand and seal this 11 day of May 2021.

Gerald Chini
GERALD CHINI

Virginia
STATE OF ~~MAINE~~
COUNTY OF Mecklenburg, ss

May 11, 2021

Personally appeared the above named Gerald Chini and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Darlene G. Jasser
Notary Public

Darlene G. Jasser
(Print Name and Affix Seal)



PISCATAQUIS COUNTY
RECORDED
06/02/2021 02:55:51 PM
LINDA M. SMITH
REGISTER OF DEEDS

BK: 2773 PG: 109