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PROPERTY LOCATED AT: 2286 Edinburg Rd, Argyle Twp, ME 04401-3525**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: Rain water system ready to install for new owner

Source of Section I information: Owner has never lived in the home

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ERA Dawson Bradford Company, 417 Main Street Bangor ME 04401
 Patricia Quirk

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

Phone: (207)992-4090

Fax:

2286 Edinburg Rd

PROPERTY LOCATED AT: 2286 Edinburg Rd, Argyle Twp, ME 04401-3525**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: in front of the house by the kitchen window 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 ☐ No~~~~If Yes, are they available? ☐ Yes ☐ No~~~~Is System located in a Shoreland Zone? ☐ Yes ☐ No ☐ Unknown~~Comments: Composting ToiletSource of Section II information: Owner has never lived in the home

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PROPERTY LOCATED AT: 2286 Edinburg Rd, Argyle Twp, ME 04401-3525**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)	2/1994			
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)				
Malfunction per system(s) or source(s) within past 2 years				
Other pertinent information				

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: Wood Stove onlySource of Section III information: Owner has never lived in the home**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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What materials are, or were, stored in the tank(s)? _____

Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ UnknownComments: the owner is not aware of any tanksSource of information: Owner has never lived in the home**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 ☐ Unknown

Comments: _____

Source of information: _____

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 ☐ No

Results/Comments: _____

Source of information: Owner has never lived in the home**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 ☐ No

Results/Comments: _____

Source of information: _____

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: Owner has never lived in the home

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PROPERTY LOCATED AT: **2286 Edinburg Rd, Argyle Twp, ME 04401-3525****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 ☐ NoComments: **Owner is not aware of any lead based paint**Source of information: **Owner has never lived in the home****G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other:

Source of information:

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 ☐ UnknownIf Yes, explain: **Owner is not aware of and restrictions except shore land zoning etc**

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):

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PROPERTY LOCATED AT: **2286 Edinburg Rd, Argyle Twp, ME 04401-3525**

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: **2001+-**

What year did Seller acquire property? **2021**

Roof: Year Shingles/Other Installed: **2021**

Water, moisture or leakage: **none**

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: _____

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: _____

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: _____

Comments: _____

Source of Section V information: _____

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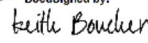
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PROPERTY LOCATED AT: 2286 Edinburg Rd, Argyle Twp, ME 04401-3525**SECTION VI — ADDITIONAL INFORMATION****Owner has never lived in the home**ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ 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:

 11/30/2021
 SELLER _____ DATE _____ SELLER _____ DATE _____
Keith Boucher

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 _____

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2286 Edinburg Rd

NOT NOT
AN AN
OFFICIAL OFFICIAL
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WARRANTY DEED

Gary W. Baker and Mary M. Baker of Hudson, Penobscot County, Maine, for consideration paid, grant Midland Trust Company as Custodian FBO Keith Boucher #7214602 of Haverhill, Essex County, Massachusetts (whose mailing address is 512 Washington Street, Haverhill, MA 01832) with Warranty Covenants, as the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Richard Baker to the grantor(s) herein, dated November 21, 2006, recorded in Penobscot Registry of Deeds, Book 10748, Page 161.

Any and all other rights, easements, privileges and appurtenance 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., sec. 558.

Witness our hands and seals this 21 day of May, 2021.

WITNESS:

Gary W. Baker
Mary M. Baker

Marv M. Baker

STATE OF MAINE
COUNTY OF PENOBSCOT, ss

May 21, 2021

Then personally appeared the above-named Gary W. Baker and Mary M. Baker and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public/Justice of the Peace
Commission Expiration:

File No : 2021-3469

Amber L. Cobb
Notary Public, State of Maine
My Commission Expires April 26, 2028

Bk 16031 Pg227 #16230

NOT
 A N
 O F F I C I A L "Exhibit A" F F I C I A L
 C O P Y C O P Y

A certain lot or parcel of land, together with any improvements thereon, situated in Argyle Township, Penobscot County, Maine, more particularly described as follows:

A N
 Begin at a point in the east line of the Argyle Road, so called, where the same is intersected by the north line of land formerly known as the Bill Mitchell lot; thence north on said road line 100 feet to a stake set in said road line; thence at right angles easterly to the Penobscot River; thence at about right angles southerly along the bank of said River to said north line of the Mitchell lot; thence at about right angles westerly along said north line of said Mitchell lot to the point of beginning.

Maine Real Estate Transfer Tax Paid
 SUSAN F. BULAY, REGISTER
 PENOBSCOT COUNTY MAINE E-RECORDED