

PROPERTY LOCATED AT: Lot 6, Brandy Pond, T39 MD, ME 04408

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 Lake water 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: _____

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: _____

Source of Section I information: Information provided to the best of Seller's knowledge

Buyer Initials _____ Page 1 of 7 Seller Initials DS

PROPERTY LOCATED AT: Lot 6, Brandy Pond, T39 MD, ME 04408

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: Outhouse

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: Side of house approx 30' away 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: _____

Source of Section II information: **Information provided to the best of Seller's knowledge**

Buyer Initials _____

Seller Initials DS

PROPERTY LOCATED AT: Lot 6, Brandy Pond, T39 MD, ME 04408

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 boiler			
Age of system(s) or source(s)	1981			
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 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: Direct vent wood boiler

Source of Section III information: Information provided to the best of Seller's knowledge

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 DTSON

PROPERTY LOCATED AT: Lot 6, Brandy Pond, T39 MD, ME 04408

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: **Information provided to the best of Seller's knowledge**

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: **Information provided to the best of Seller's knowledge**

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: **Information provided to the best of Seller's knowledge**

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: **Information provided to the best of Seller's knowledge**

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

Comments: _____

Source of information: _____

Buyer Initials _____

Seller Initials 

PROPERTY LOCATED AT: Lot 6, Brandy Pond, T39 MD, ME 04408

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: **Information provided to the best of Seller's knowledge**

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: **Information provided to the best of Seller's knowledge**

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: **Homeowners Association \$350/year to maintain seasonal road**

Source of information: **Information provided to the best of Seller's knowledge**

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 _____

Seller Initials DS

PROPERTY LOCATED AT: Lot 6, Brandy Pond, T39 MD, ME 04408

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: 1981

What year did Seller acquire property? 1

Roof: Year Shingles/Other Installed: 1981 Metal roof

Water, moisture or leakage: none

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 Unknown

Comments: Generator in shed with underground wire to camp for power

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: None known

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None known

Comments: _____

Source of Section V information: Information provided to the best of Seller's knowledge

Buyer Initials _____

Seller Initials DS

PROPERTY LOCATED AT: Lot 6, Brandy Pond, T39 MD, ME 04408

SECTION VI — ADDITIONAL INFORMATION

Seasonal camp on 1.5 acres of land with 210 feet of owned lake shore frontage. Generator is in shed.

Wires are underground to camp from shed.

Thousands of miles of snowmobile and ATV trails. Camp is only 28 miles from the town of Milford. No restrictions on boats.

\$350 annual taxes. \$350 annual HOA.

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:
GTS 6/14/2023
SELLER DATE SELLER DATE
Glynn T. Shafer, Jr.

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



BOOK: OR 7230 PAGE:509, # OF PGS: 2
09/13/2022 12:52:14 PM INSTR#: 2022013514
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX NOT PAID
eRecorded Document

RELEASE DEED

DLN: 1002240209785

RACHEL L. SHAFER, of North Stonington, New London County, Connecticut, for consideration paid, releases to GLYNN T. SHAFER, JR., whose mailing address is ~~164~~ ^{51 QS RS} Cedar Drive Whitehog Hill Road, North Stonington, Connecticut 06359, all right, title and interest in and to a the land, together with any buildings and improvements thereon, situated in Township 39 M.D., Hancock County, Maine, bounded and described as follows:

Lot 6 depicted on the plan entitled "Brandy Pond Division – Hancock County, Maine – for Hale Lot Owners" (Sheet 1 of 2) prepared by G.S. Vitalia, dated September 3, 1991 and recorded in the Hancock County Registry of Deeds at Plan File 25, No. 85A.

TOGETHER WITH and SUBJECT TO all rights, easements, reservations, conditions, covenants, restrictions and other matters set forth in the deed from Cassidy Timberlands, LLC and Prentiss & Carlisle Company, Inc. to Glynn T. Shafer, Jr. and Rachel L. Shafer, dated November 22, 2010 and recorded in Book 5528, Page 166 of the Hancock County Registry of Deeds.

Being the same premises conveyed to Glynn T. Shafer and Rachel L. Shafer, by deed of Cassidy Timberlands, LLC and Prentiss & Carlisle Company, Inc., dated November 22, 2010 and recorded in Book 5528, Page 166 of the Hancock County Registry of Deeds.

WITNESS my hand and seal this 13th day of August, 2022

Rachel L. Shafer
Rachel L. Shafer

STATE OF CONNECTICUT
COUNTY OF New London ss.

Aug 1, 2022

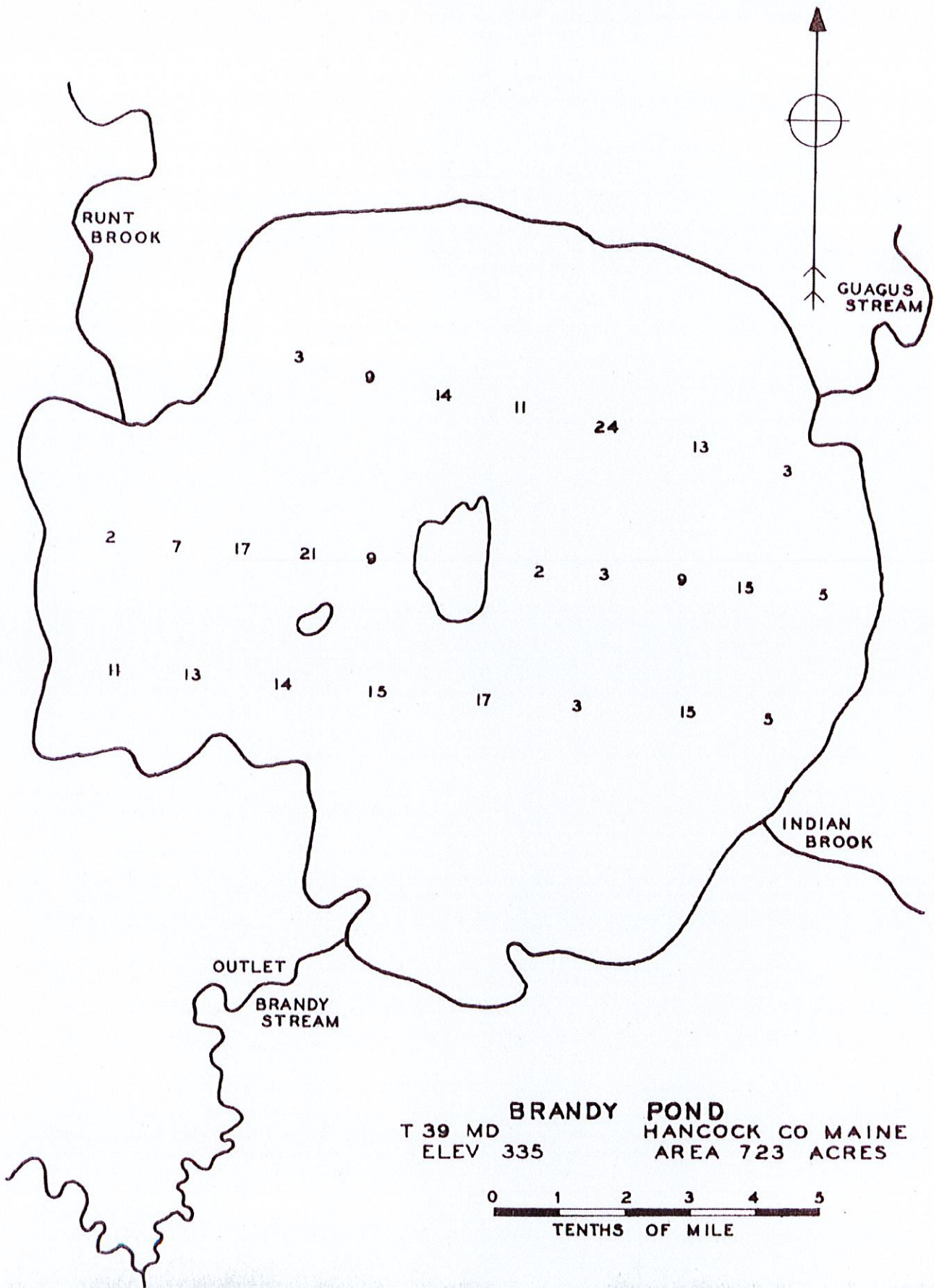
Then personally appeared the above-named, Rachel L. Shafer and acknowledged the foregoing instrument to be her free act and deed.

Glenda L. Spencer
Attorney at Law/Notary Public

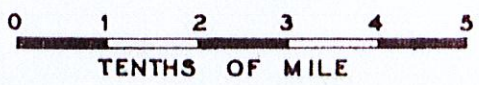
Glenda L. Spencer
Print Name



HANCOCK COUNTY



BRANDY POND
 T 39 MD HANCOCK CO MAINE
 ELEV 335 AREA 723 ACRES



BRANDY POND
T39 MD, Hancock Co.
U.S.G.S. Saponac, Me.

Fishes

Yellow perch	Minnows
Chain pickerel	Common shiners
Hornpout (bullhead)	Banded killifish
White suckers	

Physical Characteristics

Area - 723 acres	Temperature
	Surface - 74° F.
Maximum depth - 24 feet	20 feet - 71° F.

Suggested Management

Brandy Pond is a shallow, warm-water pond. Temperatures along the shore were as high as 86° F. Temperature of the main inlet was 74° with the warmest weather yet to come during the month of August.

The pond should be managed for the pickerel, yellow perch, and bullhead fisheries. Stocking of this pond is not recommended.