

## 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 the Seller and any Buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.**

15 Farm Road

PROPERTY LOCATED AT: Avon,

### 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: ☐ Yes ☒ No ☐ N/A

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: Sept. 2016 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? installed radon/ur mitigation

• IF PRIVATE:

INSTALLATION: Location: drill well east of home, dug well south of home

Installed BY: unknown on dug well

DATE of Installation: 20180727

USE: Number of Persons currently using system? 2 and up to 70 animals

Does system supply water for more than one household? \_\_\_\_\_ ☐ Yes ☒ No ☐ Unknown

COMMENTS: Radon/ur detected last year, not present in 1999

Source of SECTION I information: owners

### SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☐ Private ☐ Quasi-Public \_\_\_\_\_ ☐ Unknown

• IF PUBLIC OR QUASI-PUBLIC:

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:

TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: \_\_\_\_\_

Tank Size: ☐ 500 Gal. ☒ 1000 Gal. ☐ Unknown ☐ Other: \_\_\_\_\_

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: \_\_\_\_\_

Location: west of home OR ☐ Unknown Date of Installation: \_\_\_\_\_

Date Last Pumped: 11-11-2015 Name of Company Pumping Tank: Harris Septic

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: Harris Septic

LEACH FIELD: \_\_\_\_\_ ☐ Yes ☐ No ☐ Unknown

IF YES: Location: west of home

Date of installation of leach field: unknown Installed by: Mike Pond

Date of Last Servicing of leach field: \_\_\_\_\_ Name of Company Servicing leach field: \_\_\_\_\_

Have you experienced any malfunctions? \_\_\_\_\_ ☐ Yes ☒ No

If yes, give the date and describe the problem & what steps were taken to remedy: \_\_\_\_\_

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? ☐ Yes ☒ No

IF YES, is it available? \_\_\_\_\_

Is System located in a Shoreland Zone? \_\_\_\_\_ ☐ Yes ☐ No ☐ Unknown

Is System located in a Coastal Shoreland Zone? \_\_\_\_\_ ☐ Yes ☐ No ☐ Unknown

COMMENTS: \_\_\_\_\_

Source of SECTION II information: owners

2018 Page 1 of 3 - SPD Seller(s) Initials [Signature] Buyer(s) Initials \_\_\_\_\_

**SECTION III. HEATING SYSTEM(S)/SOURCES(S)**

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<b>forced hot water</b>	<b>wood</b>	<b>solar hot water</b>	
Age of system(s)/source(s)	<b>2000</b>	<b>30+ years</b>	<b>2008</b>	
Name of company that services system(s)/source(s)	<b>Ed Fontaine</b>	<b>Ed Fontaine</b>	<b>Vaugh Woodruff</b>	
Date of most recent service call	<b>10/09/2016</b>	<b>10/09/2016</b>		
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	<b>50 gallons</b>	<b>11 to 12 cords</b>		
Malfunction per system(s)/ source(s) within past 2 years	<b>none</b>	<b>none</b>	<b>none</b>	
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, lined: ☒ Yes ☐ No ☐ Unknown Last Cleaned: **Oct-2016 3' 18"**  
 Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ Unknown Had a chimney fire: ☐ Yes ☒ No ☒ Unknown  
 Has chimney been inspected? ☒ Yes ☐ No ☐ Unknown; If Yes, when: **2007** Direct/Power Vent: ☐ Yes ☐ No ☐ Unknown

COMMENTS: **top of chimney above roof installed in 2007**Source of SECTION III information: **owners****SECTION IV. HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

**A. UNDERGROUND STORAGE TANKS - Current or previously existing:**Are there now, or have there ever been, any underground storage tanks on your property? ☐ Yes ☒ No ☐ UnknownIF YES: Are tanks in current use? ☐ Yes ☐ No ☐ Unknown

IF NO above: How long have tank(s) been out of service? \_\_\_\_\_

What materials are, or were, stored in the tank(s)? \_\_\_\_\_

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

Have you experienced any problems such as leakage? \_\_\_\_\_

Are tanks registered with the Dept. of Environmental Protection? ☐ Yes ☐ No ☐ UnknownIf tanks are no longer in use, have tanks been abandoned according to D.E.P.? ☐ Yes ☐ No ☐ Unknown

COMMENTS: \_\_\_\_\_

Source of information: **owners****B. ASBESTOS - Current or previously existing:**• as insulation on the heating system pipes or duct work? ☐ Yes ☐ No ☐ Unknown 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 ☐ UnknownCOMMENTS: **barn siding is masonite**Source of information: **owner****C. RADON/AIR - Current or previously existing:**Has the property been tested? ☒ Yes ☐ No ☐ UnknownIF YES: Date: **Sept 2016** By: **State of Maine**Results: **no radon** 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****D. RADON/WATER - Current or previously existing:**Has the property been tested? ☒ Yes ☐ No ☐ UnknownIF YES: Date: **Sept & Oct 2016** By: **State of Maine and A & L Lab**Results: **Above state level** If applicable, What remedial steps were taken? **Bubbler For Radon Point of Entry**Has the property been tested since remedial steps? ☒ Yes ☐ No ☐ UnknownAre test results available? ☒ Yes ☐ No Results & Comments: **above state standards after remediation safe levels**Source of information: **owners****E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (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 the basis for the determination: \_\_\_\_\_

Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: ☒ Yes ☐ No

IF YES, describe: \_\_\_\_\_

Are you aware of any cracking, peeling or flaking paint? ☒ Yes ☐ NoCOMMENTS: **Extensive Renovations**Source of information: **owners**

PROPERTY LOCATED AT **15 Farm Road, Avon,**

F. 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: **owner**

**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 way, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ Unknown

IF YES: Explain: **public ROW to cemetery, eastment for Mt. Blue Water Company**

Is access by means of a non-public way? ☐ Yes ☐ No ☐ Unknown If YES, who is responsible for maintenance? \_\_\_\_\_

What is your source of information: **owners**

Are there any tax exemption or reduction 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: **Homestead** Forest Management and Harvest Plan available? ☐ Yes ☒ No ☐ Unknown

• Is this house currently covered by a flood insurance policy? (not a determination of flood zone) ☐ Yes ☐ No ☐ Unknown

• Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: **propane tank**

• Year Principal Structure Built: **1700 1800'S** What year did Seller acquire property? **1999**

• Roof: Year Shingles/Other Installed: **1968 metal**

Water, moisture or leakage: **no**

Comments: \_\_\_\_\_

Foundation/Basement: Sump Pump: ☒ Yes ☐ No ☐ Unknown Comments: \_\_\_\_\_

• Water, moisture or leakage since you owned the property: ☒ Yes ☐ No ☐ Unknown Comments: **curtain drain installed**

Prior water, moisture or leakage? ☒ Yes ☐ No ☐ Unknown Comments: **no water since installed**

• 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

• Has all or a portion of the property been surveyed? ☐ Yes ☐ No ☒ Unknown If YES, is the survey available? ☐ Yes ☐ No

• Manufactured Housing: 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: \_\_\_\_\_

Source of SECTION V information: **owners**

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☐ No

**SECTION VI. ADDITIONAL INFORMATION**

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.

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.

SELLER

**James V. James**

SELLER

**Ellen W Foster**

DATE

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



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Page 3 of 3 - SPD



# LEAD PAINT ADDENDUM

TO CONTRACT DATED November 22, 2016 BETWEEN  
James V. James, Ellen W Foster (hereinafter "Seller")  
AND Riverweb (hereinafter "Buyer")  
FOR PROPERTY LOCATED AT 15 Farm Road, Avon,

Said contract is further subject to the following terms:

## Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

## Seller's Disclosure (check one)

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

## Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

## Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller  
James V. James

Date

11.21.16

Buyer

Date

Seller  
Ellen W Foster

Date

11-21-16

Buyer

Date

Agent  
Mark Schoenthaler

Date

11/21/16

Agent

Date



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Mark Schoenthaler

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Phone: (207)864-3900

Fax: 207 474 2037



## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that We, **JOHN T. MacDONALD** and **LOUISE J. MacDONALD**, both of Avon, Maine 04966, for consideration paid, do hereby grant to **JAMES V. JAMES** and **ELLEN W. JAMES**, both of HCR 81, Box 384, Searsmont, Maine 04973, with warranty covenants, as joint tenants, the land in Avon, Franklin County, State of Maine, bounded and described as follows, to wit:-

Maine Real Estate  
Transfer Tax Paid

Commencing on the southerly side of Route 149, so-called, at the northeasterly corner of land now or formerly of H. Cecil Voter; thence along the southerly side of said Route 149 five thousand (5,000) feet, more or less, easterly to land now or formerly of Hinkley; thence southerly along the westerly side of said Hinkley land one hundred fifty (150) feet, more or less, to the middle of Sandy River, so-called; thence southwesterly and westerly along the midpoint of said Sandy River eighteen hundred (1800) feet, more or less, to the northwesterly corner of land now or formerly of Stanton Parlin; thence from the midpoint of said Sandy River southerly along the westerly side of said Parlin land seventy-five (75) feet, more or less, to the northerly side of Route 4, so-called; thence along the northerly side of said Route 4 fourteen hundred fifty (1450) feet, more or less, to the southeasterly corner of land of the Town of Avon Cemetery, so-called; thence northerly along the easterly side of said Cemetery one hundred seventy-five (175) feet, more or less, to the northeasterly corner of said Cemetery land; thence southwesterly along the northwesterly side of said Cemetery land and the northwesterly side of land formerly of Herman Tyler and later of Guy Haines and Mal Sibulkin twelve hundred (1200) feet, more or less, to the northerly side of said Route 4; thence westerly along the northerly side of said Route 4 fourteen hundred fifty (1450) feet, more or less, to land now or formerly of Wendell Cook and Lawrence Cook; thence northerly along the easterly side of said land now or formerly of said Cooks two thousand (2,000) feet, more or less, to the middle of said Sandy River; thence in a northeasterly arc along the middle of said Sandy River thirteen hundred fifty (1350) feet, more or less, to a point in center of said Sandy River; thence easterly along the middle of said Sandy River five hundred (500) feet, more or less, to the southeasterly corner of land of said H. Cecil Voter; thence northeasterly along land of said H. Cecil Voter seven hundred fifty (750) feet, more or less, to the southerly side of said Route 4 and the point and place of beginning.

Meaning and intending to convey and hereby conveying all and the same premises described in a deed from H. Cecil Voter and Erlon C. Voter to Erlon C. Voter and Sonja M. Voter dated January 2, 1964 and recorded in Franklin County Registry of Deeds in Book 384, Page 499, the said Erlon C. Voter being deceased on October 21, 1973.

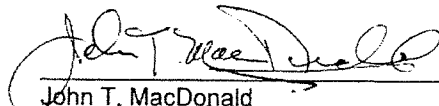
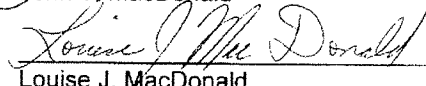
EXCEPTING AND RESERVING, however, a certain lot or parcel of land conveyed by said Erlon & Sonja Voter to Walter F. Newell by deed dated January 18, 1966 and recorded in said Registry of Deeds in Book 397, Page 55.

ALSO EXCEPTING AND RESERVING a certain lot or parcel of land conveyed by said Erlon and Sonja Voter by deed to Harley and Lucille Oliver dated May 1972 and recorded in said Registry of Deeds in Book 445, Page 78.

FURTHER EXCEPTING AND RESERVING all land on the northerly side of Route 149 and being approximately seven (7) acres, more or less.

MEANING AND INTENDING TO CONVEY and hereby in any event conveying the same premises conveyed to John T. MacDonald and Louise J. MacDonald by warranty deed of Sonja M. Voter dated May 3, 1974, recorded at Book 477, Page 202, Franklin County Registry of Deeds.

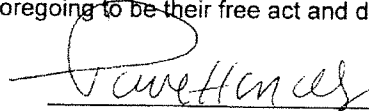
WITNESS our hands and seals this 30<sup>th</sup> day of April, A.D., 1999.

  
John T. MacDonald  
  
Louise J. MacDonald

State of Maine  
Franklin, ss.

April 30<sup>th</sup>, 1999

Personally appeared the above-named John T. MacDonald and Louise J. MacDonald and acknowledged the foregoing to be their free act and deed, before me.

  
Notary Public  
Name: Don H. Mills  
Comm. Expires: 11/9/2005

Franklin County  
Received: April 30, 1999  
Time: 12 H 30 M P M  
Attest:  
Register Susan A Black

*12/1/00*

## Island Farms

Some building measurements:

House: 4,000+ square ft.

Shop (upper building): 100'x36'

Dairy Barn: 132'x36' ; Milk Room 15'x14'

Hay Barn: 78'x42'

Carriage Barn (High use area): 60'x24'

Covered Manure Pit: 50'x52'

Greenhouse: 21'x72'

Multiuse building, High use area and Manure Pit: 36' x 84'

Equipment list

Tractors:

JD 6300 MFWD w/ 640 loader 80 hp

JD 4030 w/148 loader 80 hp

JD 3020 70 hp

Massey Ferguson 1085 85 hp

IH 454 w/loader 50 hp

Allis Chalmers G cultivating tractor 10 hp

Trojan Bucket 4wd loader 62 hp

Cat 931B crawler/loader

Equipment:

2 Bale huggers, hay spear, pallet forks

Knight 8014 Side Slinger manure spreader

Kuhn FC 250 mower/conditioner



Kuhn FC 302 mower/conditioner

New Holland 169 23' hay tender

Kuhn GA 4121 GTH hay rake

JD 430 round baler

JD 336 square baler w/kicker

Elho Baler Wrapper

Kuhn EL81 7' rototiller

60" Williams Tool System Cultivator

10' Kongskilde 3K Cultivator

IH 2 row planter

2 Stanhay Robin precision seeders

1 Cole MX Multiflex Planter

JD 71 Corn planter, 4 Units, w/Fertilizer hoppers

Red Dragon 4 head Flame Weeder

JD 709 Bush Hog Harrow

JD 350 4 bottom reset plow

3 bottom plow

Post hole digger

Hay conveyor

Great Dane Semi 48 foot trailer w 4cylinder Carrier Thermo cold reefer  
unit, insulated for use as root cellar

Pequea 918 hay wagon

4 hay wagons

Farmco 720HL feed wagon

Powder River Cattle Squeeze Chute w/sweep tub, alley and pregnancy  
check gate, with scale This likely not needed, if we do not retain  
the cow operation.

Hino FA cabover flat bed truck, 18' body, diesel

BerVac SA 88TRC snow blower, 88"

3 Troybilt Horse rototillers

Irrigation pump, pipes, sprinklers, etc...

Lots of fencing, pumps, cattle equipment, etc... Portable sheep and  
chicken fencing, chargers.