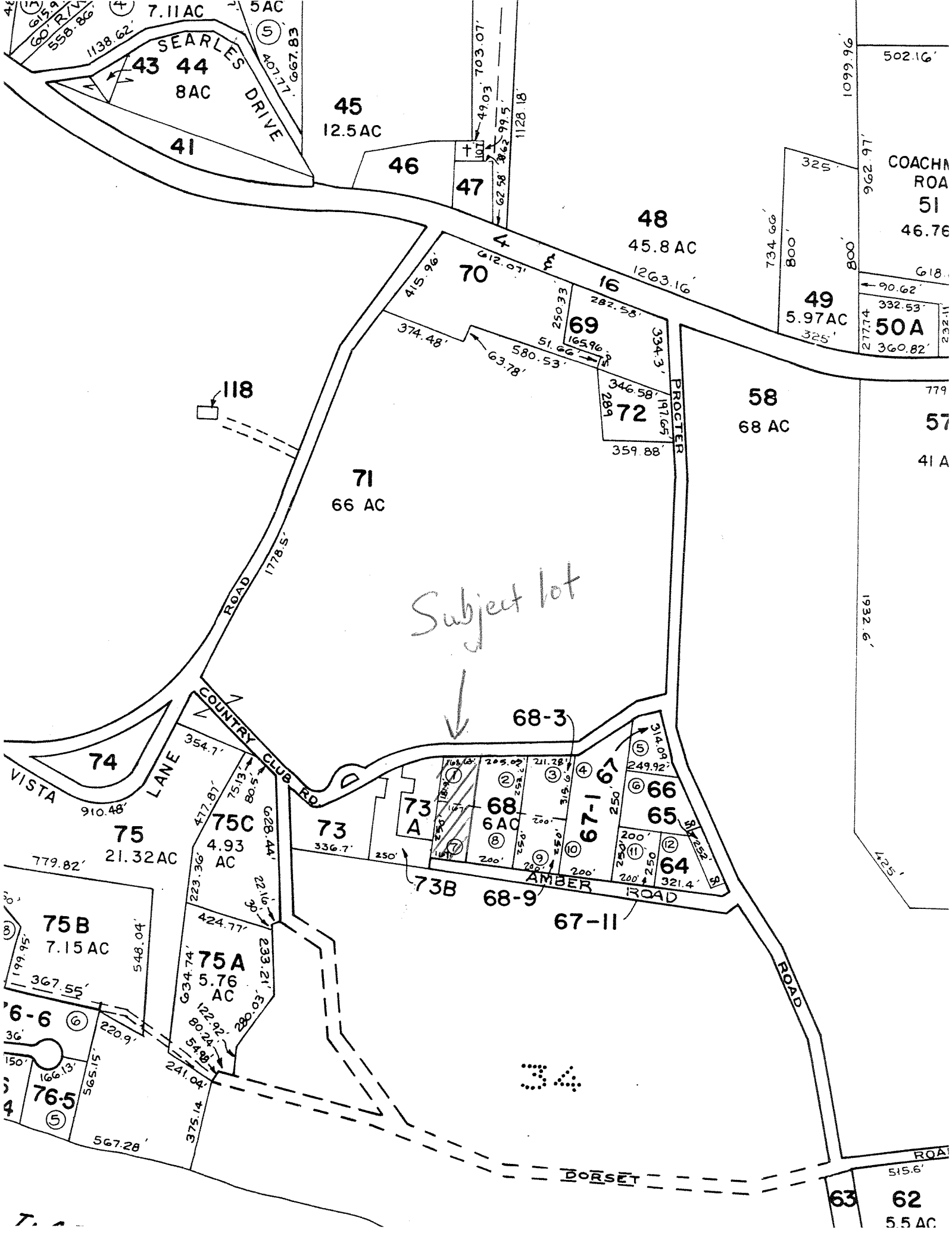




Subject lot



34

PERSONAL REPRESENTATIVE'S
DEED of DISTRIBUTION

I, **James A. Jannace**, having a mailing address of PO Box 196, Rangeley, Maine 04970, **Duly Appointed and Acting Personal Representative of the Estate of Anthony J. Jannace, Jr.**, deceased, as shown by the probate records of County of Franklin, State of Maine, by the powers conferred by law, and every other power, in distribution of the Estate, grant to **Christopher Fitzgerald** and **Sean Fitzgerald**, both having a mailing address of 362 Pine Point Road, Scarborough, Maine 04074, being the persons entitled to distribution, all right, title and interest of said Estate in and to the real property in **Rangeley**, in the County of Franklin, State of Maine, described as follows:

PARCEL ONE: Two certain lots or parcels of land, with any buildings thereon, situated in Rangeley, County of Franklin and State of Maine as shown on Plan entitled "Rangeley Golf Estates. S. C. Noyes Co., Rangeley, Maine. Surveyed by B. Lambert, October 1, 1971", which said Plan is recorded in the Franklin County Registry of Deeds in Book 134½, Page 25, and was approved by the Town of Rangeley on November 29, 1971; and being specifically Lots No. 1 and No. 7 thereon; **SUBJECT, HOWEVER**, to the following Restrictions, Covenants and Conditions, which shall run with the land and be binding upon the within named grantees, their heirs and assigns, forever:

The within named grantees, by acceptance of this deed, hereby covenant with Robert J. Taggart and Dorothy B. Taggart that they will not build any building or buildings within fifty (50) feet of the property lines of said Lots No. 1 and No. 7, except for the south line of Lot No. 1 and the north line of Lot No. 7; nor use or permit to be used said lots for commercial purposes for a period of fifty (50) years from May 13, 1985.

The within named grantees, by acceptance of this deed, hereby covenant with the said Taggarts that they will comply with the Plumbing Code of the State of Maine.

The within named grantees, by acceptance of this deed, hereby covenant with Robert J. Taggart and Dorothy B. Taggart that they will not build any building without first obtaining in writing from said Taggarts, approval as to the size and exterior appearance of such building; said building must be for the use and occupation of one family and any garage must be attached thereto.

The within named grantees, by acceptance of this deed, hereby acknowledge that Amber Road, as shown on said Plan, is a private road to be shared, used and maintained by abutting owners until such time as said Amber Road is taken over by the Town of Rangeley.

The within named grantees, by acceptance of this deed, hereby covenant with the said Robert J. Taggart and Dorothy B. Taggart that they will erect no clothes lines or fences on said Lots No. 1 and No. 7, and that there shall be no vans, trucks nor abandoned cars parked on said lots.

The within named grantees, by acceptance of this deed, hereby covenant with the said Robert J. Taggart and Dorothy B. Taggart that they will not sub-divide or sell said Lots No. 1 and No. 7 separately.

Said Lots No. 1 and No. 7 herein conveyed are a part and part only of the real estate described in Warranty Deed dated December 1, 1980 from S. C. Noyes & Company to Robert J. Taggart and Dorothy B. Taggart as recorded in the Franklin County Registry of Deeds in Book 642, Page 207, to which deed reference is hereby made for source of title.

Being all and the same premises as conveyed by Robert J. Taggart and Dorothy B. Taggart to Anthony J. Jannace, Jr. and Nancy A. Jannace by deed dated May 13, 1985 and recorded in the Franklin County Registry of Deeds in Book 833, Page 15.

PARCEL TWO: Two certain lots or parcels of land, with any buildings thereon, situated in Rangeley, County of Franklin and State of Maine as shown on Plan entitled "Rangeley Golf Estates. S. C. Noyes Co., Rangeley, Maine. Surveyed by B. Lambert, October 1, 1971", which said Plan is recorded in the Franklin County Registry of Deeds in Book 134½, Page 25, and was approved by the Town of Rangeley on November 29, 1971; and being specifically Lots No. 2 and No. 8 thereon; SUBJECT, HOWEVER, to the following Restrictions, Covenants and Conditions, which shall run with the land and be binding upon the within named grantees, their heirs and assigns, forever:

The within named grantees, by acceptance of this deed, hereby covenant with Robert J. Taggart and Dorothy B. Taggart that they will not build any building or buildings within fifty (50) feet of the property lines of said Lots No. 2 and No. 8, except for the south line of Lot No. 2 and the north line of Lot No. 8; nor use or permit to be used said lots for commercial purposes for a period of fifty (50) years from May 13, 1985.

The within named grantees, by acceptance of this deed, hereby covenant with the said Taggarts that they will comply with the Plumbing Code of the State of Maine.

The within named grantees, by acceptance of this deed, hereby covenant with Robert J. Taggart and Dorothy B. Taggart that they will not build any building without first obtaining in writing from said Taggarts, approval as to the size and exterior appearance of such building; said building must be for the use and occupation of one family and any garage must be attached thereto.

The within named grantees, by acceptance of this deed, hereby acknowledge that Amber Road, as shown on said Plan, is a private road to be shared, used and maintained by abutting owners until such time as said Amber Road is taken over by the Town of Rangeley.

The within named grantees, by acceptance of this deed, hereby covenant with the said Robert J. Taggart and Dorothy B. Taggart that they will erect no clothes lines or fences on said Lots No. 2 and No. 8, and that there shall be no vans, trucks nor abandoned cars parked on said lots.

The within named grantees, by acceptance of this deed, hereby covenant with the said Robert J. Taggart and Dorothy B. Taggart that they will not sub-divide or sell said Lots No. 2 and No. 8 separately.

Said Lots No. 2 and No. 8 herein conveyed are a part and part only of the real estate described in Warranty Deed dated December 1, 1980 from S. C. Noyes & Company to Robert J. Taggart and Dorothy B. Taggart as recorded in the Franklin County Registry of Deeds in Book 642, Page 207, to which deed reference is hereby made for source of title.

Being all and the same premises as conveyed by Robert J. Taggart and Dorothy B. Taggart to

Taggart to Anthony J. Jannace, Jr. and Nancy A. Jannace by deed dated May 13, 1985 and recorded in the Franklin County Registry of Deeds in Book 833, Page 18.

WITNESS my hand and seal this 8th day of August, 2014

Margot Joly

James A. Jannace
James A. Jannace, Personal Representative
of the Estate of Anthony J. Jannace, Jr.

STATE OF MAINE

FRANKLIN, ss.

8/7, 2014

Then personally appeared the above-named James A. Jannace in his said capacity and acknowledged the foregoing instrument to be his free act and deed,

Before me,

Margot Joly
Notary Public Attorney at Law

ESTATES/Jannace

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.

38 Country Club Rd, Tax map 7 Lot 68- 1 & 7

PROPERTY LOCATED AT: Rangleley.

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: _____ 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:

INSTALLATION: Location: by the road

Installed BY: unknown DATE of Installation: 1985

USE: Number of Persons currently using system? 2

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

COMMENTS: owners have not lived in home

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: _____ OR ☐ Unknown Date of Installation: 1985
Date Last Pumped: unknown Name of Company Pumping Tank: _____
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: 1985 Installed by: _____

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? yes

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: owner and HHE 200

2018 Page 1 of 3 - SPD Seller(s) Initials RS SP 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)	forced hot water			
Age of system(s)/source(s)	1985			
Name of company that services system(s)/source(s)	Burgess			
Date of most recent service call				
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	SK Fuels			
Malfunction per system(s)/ 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, lined: ☐ Yes ☐ No ☐ Unknown Last Cleaned: unknown
 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: _____ Direct/Power Vent: ☐ Yes ☒ No ☐ Unknown

COMMENTS: _____

Source of SECTION III information: _____

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: owner**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 ☐ Unknown

COMMENTS: _____

Source of information: owner**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**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: owner**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 ☒ No

COMMENTS: _____

Source of information: owner

PROPERTY LOCATED AT 38 Country Club Rd, Tax map 7 Lot 68- 1 & 7, Rangeley,

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

OTHER: _____

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

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: see deed

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: owner

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: _____ 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: _____

• Year Principal Structure Built: 1985 metal What year did Seller acquire property? 8/14

• Roof: Year Shingles/Other Installed: metal roof installed 8 or 9 years ago

Water, moisture or leakage: none old leak in sunroom by chimney

Comments: _____

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

• Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown Comments: _____

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

• 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: owner

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

Christopher Fitzgerald

DATE

4-29-18

SELLER

Sean Fitzgerald

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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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Christopher Fitzgerald, Sean Fitzgerald (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 38 Country Club Rd, Tax map 7 Lot 68- 1 & 7, Rangeley,

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.

Christopher Fitzgerald Date 4/20/15
Seller Christopher Fitzgerald

Buyer

Date

Sean Fitzgerald Date 4-29-15
Seller Sean Fitzgerald

Buyer

Date

Mark Schoenthaler Date _____
Agent Mark Schoenthaler

Agent

Date



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