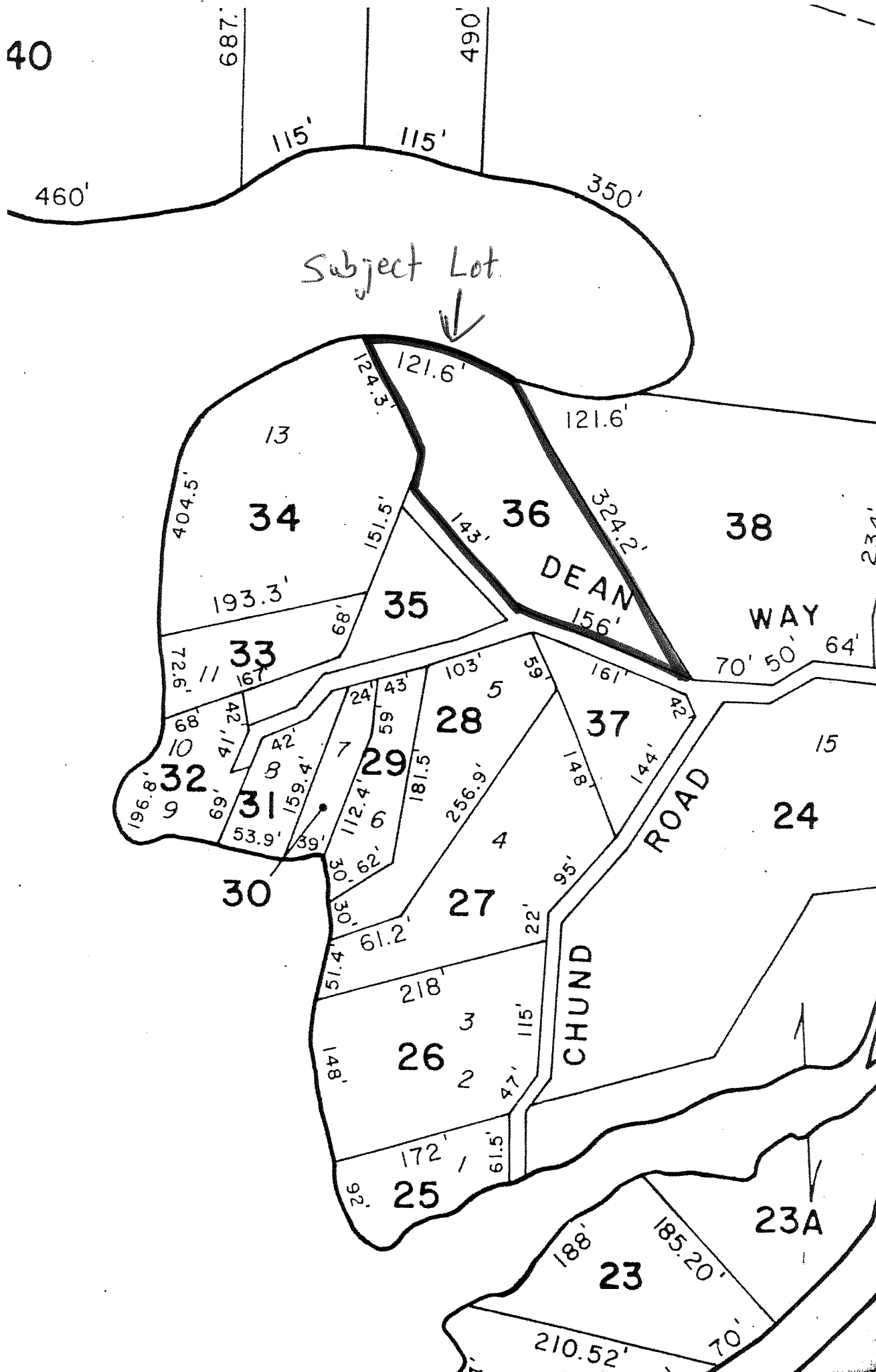




PROPERTY DISCLOSURE

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.

13 Dean Way

PROPERTY LOCATED AT: Dallas Pkt,

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☐ Private ☒ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other from lake

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: ☐ Yes ☐ No
 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? not used for drinking water

• IF PRIVATE:

INSTALLATION: Location: pump house located by water's edge

Installed BY: owner

DATE of Installation: every summer

USE: Number of Persons currently using system? 2

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

COMMENTS:

Source of SECTION I information: owner

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: 750 gal steel
 Tank Size: ☐ 500 Gal. ☐ 1000 Gal. ☐ Unknown ☐ Other: _____
 Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____
 Location: behind camp OR ☐ Unknown Date of Installation: _____
 Date Last Pumped: summer 2011 Name of Company Pumping Tank: Brackets
 Have you experienced any malfunctions? ☐ Yes ☒ No
 If yes, give the date and describe the problem: _____

Date of Last Servicing of tank: summer 2011 Name of Company Servicing Tank: _____

LEACH FIELD: ☒ Yes ☐ No ☐ Unknown

IF YES: Location: behind camp

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

Date of Last Servicing of leach field: unknown 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? no

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

2018

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Seller(s) Initials

DS

MLH

DS

ME

Buyer(s) Initials

Allied Realty, P.O. Box 1202 Rangeley ME 4970

Mark Schoenthaler

Phone: (207) 864-3900

Fax: 207 474 2037

13 Dean Way -

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PROPERTY LOCATED AT 13 Dean Way, Dallas Plt,

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	wood stove			
Age of system(s)/source(s)	unknown			
Name of company that services system(s)/source(s)	none			
Date of most recent service call				
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	used seasonally			
Malfunction per system(s)/source(s) within past 2 years	none			
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: owner**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

2018

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Seller(s) Initials

DS
MLH

DS

Buyer(s) Initials

ME S

PROPERTY LOCATED AT **13 Dean Way, Dallas Plt,**

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

OTHER: _____

LAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownSource 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 ☐ UnknownIF YES: Explain: **see deed- the right to launch a boat at York's Landing**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 and deed**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 ☐ UnknownIF 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: **1900** What year did Seller acquire property? **34 years**• Roof: Year Shingles/Other Installed: **unknown**Water, moisture or leakage: **none**

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.

DocuSigned by:
Marsha L Hardy

4/13/2018

3F5C2D9E8RC455...

DocuSigned by:

Marsha L Hardy

DATE

C5E34A8R34BA...

Mark E Smith

4/13/2018

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 Marsh L. Hardy, Mark E Smith (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 13 Dean Way, Dallas Plt,

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).

X 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).

X 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.

DocuSigned by:
 _____ 4/13/2018
 Seller Marsh L. Hardy Date
 _____ 4/13/2018 Date
 Seller Mark E Smith Date
 _____ 4/13/2018 Date
 Agent Mark Schoenthaler Date

 Buyer Date

 Buyer Date

 Agent Date



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BOOK 846 PAGE 228

MAINE REAL ESTATE
TAX PAID

05499 Know all Men by these Presents

That WE, JAMES J. RODGERS and ELAINE E. RODGERS, both of 315 Edgewood Drive, R.D. #3, New Holland, Pennsylvania 17557,

in consideration of One Dollar (\$1.00) and other Valuable Considerations,

paid by MARK E. SMITH and MARSHA L. COTE, both of 35 Rocky Pond Road, Princeton, Massachusetts 01541,

the receipt whereof we do hereby acknowledge, do hereby give, grant,

bargain, sell and convey unto the said MARK E. SMITH and MARSHA L. COTE,

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, a certain lot or parcel of land with "Lazy Bones" Cottage thereon, situated in Dallas Plantation, Franklin County, Maine, bounded and described as follows:

Being a part and part only of Lot No. 14 as shown on Plan "York Land Company, Loon Lake, Dallas Plantation, Maine, September, 1962, David N. Perkins, Surveyor," as recorded in the Franklin County Registry of Deeds in Book 1281, Pages 22 and 23. Commencing at an iron stake on the shore of Loon Lake in the Northeasterly corner of Lot No. 13 with "Edgewood" Cottage thereon, which is the point of beginning; thence in a general Easterly direction, and along the shore of Loon Lake, and on compass course South 72° 25' East the distance of 121.62 feet to another iron stake; thence in a general Southerly direction, and at a 60° 24' angle to the previously described compass course, the distance of 324.2 feet to another iron stake in the Northerly side line of the "Access Road" to "Edgewood;" thence at less than a right angle and in a general Westerly direction the distance of 93 feet to an iron stake in the Northerly sideline of said "Access Road;" thence continuing on in a general Westerly direction the distance of 63 feet to another iron stake in the Northerly side line of said "Access Road;" thence continuing on in a Northwesterly direction and along said "Access Road" to the entrance to the driveway to "Edgewood" the distance of 143.0 feet to an iron stake; thence in a Northerly direction, and along the Easterly sideline of said Lot 13, the distance of 33.05 feet to another iron stake; thence continuing on along the Easterly sideline of said Lot 13 the distance of 124.3 feet to the iron stake on the shore of Loon Lake which is the point of beginning. Said parcel herein conveyed adjoins said Lot 13 with "Edgewood" Cottage thereon and is in accordance with the survey of Allison E. Tucker, dated October, 1971.

FURTHER CONVEYING the right to use Yorks' Landing at Yorks' Lodge for the purpose of launching a boat, to the said Grantees, their heirs and assigns.

Reference for title is hereby made to the Warranty Deed dated March 1, 1972 from Yorks and Yorks Land Company, Inc. to James J. Rodgers and Elaine E. Rodgers as recorded in the Franklin County Registry of Deeds in Book 446, Page 394.

Further reference is hereby made to Quit Claim Deed of even date herewith from Yorks and Yorks Land Company, Inc. to the said James J. Rodgers and Elaine E. Rodgers, to be recorded in the Franklin County Registry of Deeds.

BOOK 846 PAGE 229

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said MARK E. SMITH and MARSHA L. COTE.

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And we do COVENANT with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all incumbrances,

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that we and our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said JAMES J. RODGERS and ELAINE E. RODGERS, wife of the said James J. Rodgers,

joining in this deed as Grantors, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this ninth day of August in the year of our Lord one thousand nine hundred and eighty-five.

Signed, Sealed and Delivered
in presence of

Robert L. King
+ Both

James J. Rodgers
James J. Rodgers
Elaine E. Rodgers
Elaine E. Rodgers

State of Maine.

Franklin

ss.

August 9, 1985.

Personally appeared the above named

JAMES J. RODGERS and ELAINE E. RODGERS

the foregoing instrument to be their free act and deed.

and acknowledged

Before me,

My Commission expires 2/27/88.

Kathryn C. Moberg
Kathryn C. Moberg
Notary Public

Franklin County
Received: August 14, 1985
Time: 10 H 15 M A. M.
Attest:
Register