

Lot 3 + 4 Available

ALAZES FIELD  
NE 37° 03' E

STEPHEN J. RAUCH  
BK 526 P. 166

BLAZES  
FOUNTAIN

LOT 8  
3.59 Ac.

2.10 Ac

187

2,41 AC,



235 Ac.

LEI  
E-114: 445

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- 1.) THIS PLAN IS INTENDED TO KEEP SURVEY OF CATEGORY I CONDITION
- 2.) KUKLINSKI'S DEED REFERENCE IS
- 3.) COUNTER LINES TAKEN FROM U.S. QUADRANGLE, 75 MINUTE SERIES
- 4.) BUILDING SITES MUST MEET 50' MINIMUM SETBACK IF NO
- 5.) OWNERS OF LOT 2 AND 8 MUST RUNNIG THROUGH LOTS. ANY 4 OF THE BROOK MAY REQUIRE D.

DATE: \_\_\_\_\_

TP

LOT 2 TO BE ACCESSED BY COMMON DRIVEWAY FROM LOT 1. LOT 5 AND 6 TO BE ACCESSED BY PRIVATE SO LEFT RIGHT OF WAY AS SHOWN HEREIN IN FULL.

MADRID

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## 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.**

506 East Madrid Road

PROPERTY LOCATED AT: Madrid Twp,

### 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: 1999 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? bleached well to eliminate coliform

• IF PRIVATE:

INSTALLATION: Location: Behind camp

Installed BY: Mike Pond Excavation DATE of Installation: 1988

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: \_\_\_\_\_

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

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

Location: right front yard OR ☐ Unknown Date of Installation: 1997

Date Last Pumped: \_\_\_\_\_ 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: north of camp

Date of installation of leach field: 1997 Installed by: Mike Pond Excavation

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

2018 Page 1 of 3 - SPD Seller(s) Initials MS LT

Buyer(s) Initials \_\_\_\_\_

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

Mark Schoenthaler

Phone: (207)864-3900

Fax: 207 474 2037

506 East Madrid

PROPERTY LOCATED AT 506 East Madrid Road, Madrid Twp,

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	monitor			
Age of system(s)/source(s)	20+ years			
Name of company that services system(s)/source(s)	Wilbur Heating			
Date of most recent service call				
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	kerosene 300 gals yrly			
Malfunction per system(s)/source(s) within past 2 years				
Other pertinent information	heat alarm			

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: \_\_\_\_\_  
 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

Buyer(s) Initials

PROPERTY LOCATED AT **506 East Madrid Road, Madrid Twp,**

## F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownSource of information: **owner**

OTHER: \_\_\_\_\_

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: **ROW to back lot**Is access by means of a non-public way? ☒ Yes ☐ No ☐ Unknown If YES, who is responsible for maintenance? **owner**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 ☐ 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: **1998** What year did Seller acquire property? **1997 & 1998**• Roof: Year Shingles/Other Installed: **1998**Water, moisture or leakage: **small staining around vent pipe**

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.

2/12/2018

589AA1EDE30B44C

SELLER

Signed by:

Warren A Hood

57618BFF-8022493...

SELLER

Lucille A Hood

DATE

2/12/2018

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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WARRANTY DEED

Lot 5  
Lot 8

I, Stanley P. Kuklinski, of Wilton, Franklin County, State of Maine, for consideration paid, grant to Warren A. Hood and Lucille A. Hood, of RR#2 Box 1823-14, Turner Maine 04282, Androscoggin County, State of Maine, with WARRANTY COVENANTS, as joint tenants, a certain lot or parcel of land situated in the Town of Madrid, Franklin County, State of Maine, more particularly bounded and described as follows:

Being Lot #4, Lot #5, and Lot #8 as depicted on a plan entitle "Grand Views Subdivision of Land of Stanley P. Kuklinski" drawn by Acme Engineering and Design, Inc., dated May, 1996 and recorded in the Franklin County Registry of Deeds at Plan #3189.

Said property is more particularly bounded and described as follow:

Maine Real Estate  
Transfer Tax Paid

Beginning at an iron rebar set on the Northwestly bounds of the East Madrid Road and at the Southerly corner of Lot #6 as depicted on said plan, thence South 40°43'39" West along the Northwestly bounds of said East Madrid Road One-Hundred Thirty-Two and Thirty-Four Hundreths (132.34) feet to an iron pin located at the Easterly corner of Lot #4 as depicted on said plan; thence South 40°43'39" West along the Northwestly bounds of said East Madrid Road Two Hundred (200) feet to an iron pin located at the Easterly corner of Lot #3 as depicted on said plan; thence North 47°40'47" West along the Northeastly bounds of said Lot #3, Five-Hunderd Ninety-One and Forty-Five Hundreds (597.45) feet to an iron rebar located at the Northerly corner of Lot #3; thence South 38°47'09" West along the Northwestly bounds of said Lot #3, One- Hundred Ten and Seventy-One Hundreths (110.71) feet to an iron rebar located at the Northerly corner of Lot #2 as depicted on said plan, thence South 38°47'09" West along the Northwestly bounds of Lot #2 as depicted on said plan, One-Hundred Forteen and Ninty-Nine Hundreths (114.99) feet to an iron rebar located at the Northerly corner of Lot #1 as depicted on said plan; thence South 38°47'09" West along the Northwestly bounds of said Lot #1, Seventy and Thirty-One Hundreths (70.31) feet to an iron rebar located on line of land now or formerly of Glenn A. Richards; thence North 15°27'20" West along land of said Richards, One Hundred (100) feet to an iron rebar located on line of land now or formerly of Craig W. Reynolds; thence North 05°27'05" East along land of said Reynolds and Blazes Found, Five Hundred Sixty (560) feet to an iron pin set on line of land now or formerly of Steven J. Rauch; thence South 81°22'26" East along said Rauch land and Blazes Found, Four Hundred Forty-Nine and Seventy-Seven Hundreths (449.77) feet to an iron rebar located at the Northwestly corner of Lot #7 as depicted on said plan; thence South 38°47'09" West along the Northwestly bounds of said Lot #7, Fifty-Seven and Thirty Eight Hundreths (57.38) feet to an iron rebar located at the Northerly corner of Lot #6 as depicted on said plan; thence South 38°47'09" West along the Northwestly bounds of said Lot #6, One-Hundred Four and Fifty-Soven Hundreths (104.57) feet to an iron rebar located at the Westerly corner of Lot #6 as depicted on said plan; thence South 57°45'54" East along the Southwestly bounds of said Lot #6, Six-Hundred Five and Twelve Hundreths (605.12) feet to an iron rebar located on the Northwestly bounds of the East Madrid Road and the point of beginning.

BK 1778PG 119

WARRANTY DEED

007613

Lot 6

STANLEY P. KUKLINSKI, of Strong, County of Franklin and State of Maine, for consideration paid, grants to WARREN A. HOOD and LUCILLE A. HOOD, of Turner, County of Androscoggin and State of Maine, and whose mailing address is RR2, Box 1823-14, Fish Street, Turner, Maine 04282, with Warranty Covenants, as Joint Tenants, a certain lot or parcel of land situated in the Town of Madrid, County of Franklin, State of Maine, more particularly bounded and described as follows:

Being Lot #6 as shown on plan captioned "Grand View Subdivision of Land of Stanley P. Kuklinski" drawn by Acme Engineering & Design, Inc., dated May, 1996, and recorded in the Franklin County Registry of Deeds as Plan #3189.

Being subject to the notes, exceptions and reservations set forth on said Plan.

Being a portion of the premises described in a deed from Freemont J. Ross to Stanley P. Kuklinski dated March 17, 1996, recorded in said Registry of Deeds in Book 1580, Page 248.

Witness my hand and seal this 9<sup>th</sup> day of August, 1998.

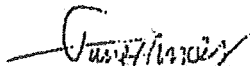
  
\_\_\_\_\_  
Stanley P. Kuklinski

STATE OF MAINE  
FRANKLIN, ss.

August 9, 1998

Then personally appeared the above named Stanley P. Kuklinski and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public / ~~Attorney~~ Paul H. Mills  
did acknowledge  
but did not prepare deed?

FRANKLIN, SS REC'D.

98 AUG 18 PM 1:11

ATTEST-REGISTER

*Susan A Black*

Maine Real Estate  
Transfer Tax Paid

Notary Public / Attorney Paul H. Mills

BK 1701 PG 150

All courses, distances, and measurements are taken from the aforesaid map. References made to a Deed to Freemont J. Ross to Stanley P. Kuklinski dated March 17, 1996, and recorded in the Franklin County Registry of Deeds at Book 1580 Page 248.

By acceptance of this deed, the grantee hereby agrees to comply with, and indemnify and hold harmless the grantor from, all conditions of the subdivision approved by the Town of Madrid, including the conditions as set forth in Note #6 on the aforesaid map.


WITNESS my hand and seal this 25 day of September, 1997.

  
Stanley P. Kuklinski

STATE OF MAINE  
Franklin, ss.

September 25, 1997

Then personally appeared the above-named Stanley P. Kuklinski and acknowledged the foregoing instrument to be his free act and deed,

  
Notary Public SEAL

DAWN E. BROWN  
NOTARY PUBLIC  
EXPIRES NOVEMBER 27, 1999

Stan Kuklinski  
Witness

FRANKLIN, SS REC'D.

97 SEP 25 PM 3:36

ATTEST-REGISTER *Susan A. Black*