

[illegible]
$$\frac{2}{\pi}$$

PROPERTY LINE
CLEAR5 HOUSE
BY 2.02'

PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: **429 Main Street, Sandy River Plt,**

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.

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

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 ☐ Unknown

IF 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 ☐ Unknown

If tanks are no longer in use, have tanks been abandoned according to D.E.P.? ☐ Yes ☐ No ☐ Unknown

Comments: _____

Source of information: _____

B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):

☐ Yes ☐ No ☒ Unknown

Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? ☐ Yes ☒ No

Source of information: **previous disclosure**

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION II. 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: **a share driveway with abutter**

Is access by means of a non-public way? ☒ Yes ☐ No ☐ Unknown If YES, who is responsible for maintenance? **both lot owners**

Source of information: **deed and owner**

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? ☒ Yes ☐ No ☐ Unknown

IF YES: Explain: **shoreland zone**

Source of information: **owners**

Is the subject property the result of a division of property within the last five years (for example, subdivision)? ☐ Yes ☒ No ☐ Unknown

IF YES: Explain: _____

Source of information: **owners**

Are you receiving a tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront? ☐ Yes ☒ No ☐ Unknown

IF YES: Explain: _____ Forest Management and Harvest Plan available? ☐ Yes ☒ No ☐ Unknown

Has property ever been soil tested? ☒ Yes ☐ No ☐ Unknown If YES, are the results available? ☐ Yes ☒ No ☐ Unknown

Are mobile/manufactured homes allowed? ☒ Yes ☐ No ☐ Unknown Are modular homes allowed? ☒ Yes ☐ No ☐ Unknown

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

ATTACHMENTS ☐ Yes ☐ No

Source of information: **owners**

Additional Information: _____

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

SELLER

John M Meleedy

I/We have read and received a copy of this disclosure 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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Meleedy - Main



WARRANTY DEED

RAYMOND E. VEILLEUX, of P.O. Box 116, Freeport, Maine 04032, for consideration paid, grants to JOHN M. MELEEDY and JANETTE M. MELEEDY, of 269 Bedford Street, Lakeville, Massachusetts 02347, with **warranty covenants**, as joint tenants and not as tenants in common, the following described real estate:

A certain lot or parcel of land in Sandy River Plantation, Franklin County, State of Maine, being a certain lot or parcel of land lying on the northerly sideline of State Route No. 4 and on the southerly shore of Sandy River Ponds, so-called, being generally Lots 29 and 30 as depicted on "Plan of Lots on Sandy River Ponds", Sandy River Plantation, Franklin County, Maine, dated August 1947, by S. Pease, and recorded in Franklin County Registry of Deeds in Plan Book 118 1/2, Page 65, and also being depicted as Lot H, containing 1.69 acres, more or less, in a certain plan entitled "Resurvey of Sandy River Ponds Subdivision for Cousineau, Inc.", prepared by Acme Engineering and Design, Inc., dated September 12, 1996, recorded in said Registry of Deeds as Plan P#3339. Said parcel herein conveyed being more particularly bounded and described as follows: COMMENCING at a 5/8 inch rebar set in the ground on the northerly sideline of said Route No. 4 and marking the southeasterly corner of the parcel herein conveyed and the southwesterly corner of Lot I as depicted on the aforesaid plan; thence generally westerly following the northerly sideline of said Route No. 4 two hundred and fifty-five hundredths (200.55) feet, more or less, to a 5/8 inch rebar set in the ground on the northerly sideline of said Route No. 4 and marking the southwesterly corner of Lot H herein conveyed and the southeasterly corner of Lot G as depicted on the aforesaid plan; thence North 07° 31' 29" East following the common boundary between Lot H herein conveyed and Lot G as depicted on the aforesaid plan, three hundred seventy-four and ninety two hundredths (374.92) feet, more or less to a 5/8 inch rebar set in the ground on the southerly shore of Sandy River Ponds; thence generally easterly following the shoreline of Sandy River Ponds at high water mark two hundred two (202) feet, more or less, to a 5/8 inch rebar set in the ground on the shore of Sandy River Ponds (the straight line course and distance between the two aforesaid shoreline corner markers being South 79° 30' 06" East a distance of two hundred and zero hundredths (200.00) feet); thence South 07° 35' 19" West following the common boundary between Lot H herein conveyed and Lot I as depicted on the aforesaid plan, a distance of three hundred eighty-five and forty seven hundredths (385.47) feet, more or less, to the 5/8 inch rebar set in the ground on the northerly sideline of said State Route No. 4 marking the point of beginning.

The above described premises herein conveyed is a portion and only a portion of the premises described in Quitclaim Deed from Georgia Pacific Corporation to Cousineau, Inc., being an assumed name registered with the Maine Secretary of States Office for Cousineau Lumber, Inc., dated November 30, 1993, recorded in said Registry of Deeds in Book 1417, Page 220.

ALSO HEREBY CONVEYING to the within Grantees, their heirs and assigns forever, a right of way to be held in common with the owners of Lot I, said right of way to be for all

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purposes, including the establishment, maintenance and repair of utilities of all types as necessary, and for ingress and egress to Lot I and over Lot H herein conveyed, as depicted on the aforesaid plan, and being eighteen (18) feet in width with the point of intersection of its easterly sideline with the northerly line of Route No. 4, being situated twenty-five (25) feet westerly of the southeasterly corner of Lot H as depicted on the aforesaid plan and then said right of way extending northerly to the course of the former location of Route No. 4 now an abandoned road and then to turn easterly into Lot I as depicted on the aforesaid plan, for the purpose of ingress and egress to and from Lot I and for the establishment, maintenance and repair of all utilities.

By acceptance and recording of this deed the owners of Lot H, their heirs and assigns forever, hereby covenant and agree that they will share equally in the cost of maintaining and repairing the right of way herein conveyed, and the within Grantees are hereby conveyed the right to enter onto Lot I for the purpose of maintaining and repairing said right of way. Said right of way herein conveyed shall be the only access from Route No. 4 onto Lot I, and said Lot I may not be accessed directly from Route No. 4.

Each lot within the Sandy River Ponds Subdivision, including the lot herein conveyed, is conveyed subject to the condition and restriction that in order to maintain proper phosphorous and erosion controls the cleared opening on any lot may not exceed 10,000 square feet, said cleared opening being identified of "proposed building envelope" on the aforesaid survey of the lot herein conveyed as depicted on the aforesaid re-survey of Sandy River Ponds Subdivision recorded as Plan P#3339.

Lot H is part of a subdivision approved pursuant to Maine Land Use Regulation Commission Subdivision Permit SP3261 which is recorded in said Registry of Deeds in Book 1728, Page 147. Reference is also hereby made to Affidavit dated January 27, 1998, recorded in said Registry of Deeds in Book 1728, Page 155. Use of this lot is subject to applicable conditions of that Subdivision Permit approval, and is specifically subject to the following restrictions:

- (1) No building or other such construction may be undertaken on any lot without first obtaining an approved Building Permit from the Maine Land Use Regulation Commission;
- (2) All structures must be set back a minimum of 100 feet from the normal high water mark of all water bodies, 50 feet from all access roads and rights of way, and a minimum of 15 feet from all other property boundary lines; and
- (3) No lot shall be further divided or reconfigured without the written approval of the Maine Land Use Regulation Commission in accordance with 12 M.R.S.A. §681 et seq. and applicable requirements of the Commission.

Meaning and intending to convey and hereby conveying the premises described in a deed from Cousineau Lumber, Inc. to Raymond E. Veilleux and Linda J. Veilleux as

joint tenants dated December 30, 2002, recorded in said Registry of Deeds in Book 2229, Page 217. Linda J. Veilleux subsequently conveyed her interest therein to Raymond E. Veilleux by deed dated May 4, 2005, recorded in said Registry of Deeds in Book 2603, Page 10.

Witness my hand and seal this 29th day of Sept, 2017.

Jack Chaney
Witness

Raymond E. Veilleux
Raymond E. Veilleux

STATE OF MAINE

County of Cumberland

Sept 29, 2017

Personally appeared the above named Raymond E. Veilleux and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Carrie Ryder
Notary Public

Name: Carrie Ryder

SEAL

Carrie Ryder
Notary Public, Maine
My Commission Expires May 08, 2024

Received
Franklin County Registry of Deeds
Susan A Black, REGISTER

Don Fowler