

## 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.**

**47 Rock Pond**

**PROPERTY LOCATED AT:** Sandy River Pkt,

### 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: water maintained by Rock Pond Condo Association

Installed BY: \_\_\_\_\_ DATE of Installation: \_\_\_\_\_

USE: Number of Persons currently using system? \_\_\_\_\_

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

COMMENTS: **Association maintained**

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: **Association maintained**

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

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

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

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: **Association maintained**

Date of installation of leach field: \_\_\_\_\_ 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? \_\_\_\_\_

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

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

COMMENTS: **Association maintained**

Source of SECTION II information: **owners**

2018

Page 1 of 3 - SPD

Seller(s) Initials

DS  
GNS WE

Buyer(s) Initials

PROPERTY LOCATED AT 47 Rock Pond, Sandy River Plt,

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	electric basboard	fireplace		
Age of system(s)/source(s)	1986			
Name of company that services system(s)/source(s)				
Date of most recent service call				
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))				
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: \_\_\_\_\_  
 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: **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 ☐ Unknown

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

Source of information: **owners****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: **owners****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: **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 ☒ No

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

Source of information: **owners**

2018

Page 2 of 3 - SPD

Seller(s) Initials

GNS WE

Buyer(s) Initials

PROPERTY LOCATED AT **47 Rock Pond, Sandy River Plt,**

## 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: **owners****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: **Rock Pond Owners Association, restrictive covenants**Is access by means of a non-public way? ☒ Yes ☐ No ☐ Unknown If YES, who is responsible for maintenance? **ROA**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 ☐ 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: **1986** What year did Seller acquire property? **5/12**

• Roof: Year Shingles/Other Installed: \_\_\_\_\_

Water, moisture or leakage: \_\_\_\_\_

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: \_\_\_\_\_

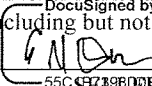
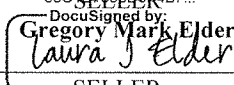
Source of SECTION V information: \_\_\_\_\_

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. **2/14/2018**

DocuSigned by:  
  
 55C4B719B00F4B7...  
 DocuSigned by:  
  
 DB2467344545F...  
**SELLER**  
**Laura Jean Elder**

DATE

**2/14/2018**

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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Page 3 of 3 - SPD



**LEAD PAINT DISCLOSURE/ADDENDUM**

AGREEMENT BETWEEN Gregory Mark Elder, Laura Jean Elder (hereinafter "Seller")  
 AND \_\_\_\_\_ (hereinafter "Buyer")  
 FOR PROPERTY LOCATED AT 47 Rock Pond, Sandy River 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).

☒ 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	<u>Gregory Mark Elder</u>	<u>2/14/2018</u>
	<u>Laura J Elder</u>	<u>2/14/2018</u>
Seller	<u>Mark Schoenthaler</u>	<u>2/13/2018</u>
Agent	<u>Mark Schoenthaler</u>	

Buyer	_____	Date
Buyer	_____	Date
Agent	_____	Date



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**WARRANTY DEED**  
**Joint Tenancy**  
**Maine Statutory Short Form**

**Know All by these Presents,**

**That we, Judith K. Marquis and Keith F. Nelson, of Chestnut Hill,**  
Massachusetts, for consideration paid, grant to:

**Gregory Mark Elder and Laura Jean Elder**

whose mailing address is: 19 Holbrook Road, Yarmouth, Maine 04096, with **warranty covenants, as joint tenants**, the land in Sandy River Plantation, County of Franklin, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in Sandy River Plantation, County of Franklin, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Witness our hands and seals this 4<sup>th</sup> day of May, 2012.

**Signed, Sealed and Delivered**  
**in the presence of**

.....  
*[Signature]*  
to Keith

.....  
*Judith K. Marquis*  
**Judith K. Marquis**  
.....  
*Keith F. Nelson*  
**Keith F. Nelson**

**State of Maine,**  
**County of Cumberland ss.**

May 4, 2012

Then personally appeared before me the above named Judith K. Marquis and Keith F. Nelson and acknowledged the foregoing instrument to be their free act and deed

.....  
*[Signature]*  
**Attorney at Law / Notary Public**

Printed Name: Rachel L. Bochar d

Maine Real Estate  
Transfer Tax Paid

**EXHIBIT A**  
**47 Rock Pond Road, Sandy River Plantation, Maine**

Certain real estate located in Sandy River Plantation, Franklin, County, Maine, being Unit 1018 at Rock Pond Condominium, a condominium established in accordance with the Maine Condominium Act, Chapter 31 of Title 33 of the Revised Statutes of Maine, 1964, as the same may be amended from time to time, together with said Unit's percentage interest and all other appurtenant rights in Common Elements and Limited Common Elements, all as more specifically described in the Declaration of Condominium of Rock Pond Condominium dated July 21, 1986, and recorded in the Franklin County Registry of Deeds on October 3, 1986 in Book 922, Page 269, as amended (I) by Amended and Restated Declaration of Condominium of Rock Pond Condominium dated December 8, 1986, and recorded in said Registry of Deeds in Book 934, Page 189, and by (II) Amendment to Declaration of Condominium to Create an Additional Unit dated July 9, 1987, and recorded in said Registry of Deeds, in Book 976, Page 86, and by (III) Amendment to Declaration of Condominium to Create Additional Units dated December 15, 1987, and recorded in said Registry of Deeds in Book 1007, Page 271, and by (IV) Amendment to Declaration of Condominium to Create Additional Units dated June 14, 1988, and recorded in said Registry of Deeds in Book 1035, Page 118, and by (V) Amendment to Declaration of Condominium to Create Additional Units dated September 16, 1988, and recorded in said Registry of Deeds in Book 1058, Page 88, and by (VI) Amendment to Declaration of Condominium to Create Additional Units dated December 1, 1988, and recorded in said Registry of Deeds in Book 1072, Page 154, and by (VII) Amendment to Declaration of Condominium to Create Additional Units dated April 14, 1989, and recorded in said Registry of Deeds in Book 1094, Page 43, and by (VIII) Amendment to Declaration of Condominium to Create Additional Units, dated September 25, 1989, and recorded in said Registry of Deeds in Book 1123, Page 344, as delineated on the Plats and Plans of Rock Pond Condominium recorded in said Registry of Deeds on Plans numbered 901-907, as amended by Amended Plats and Plans of Rock Pond Condominium recorded in said Registry of Deeds as Plans numbered 1053-1056, and as Plans numbered 1163-1168, as further amended by Amended Plat and Plans of Rock Pond Condominium recorded in said Registry of Deeds as Plans numbered 2188-2192.

The above-described premises shall not be further subdivided without the prior written approval of the Maine Land Use Regulation Commission, as established in accordance with Title 127 Chapter 206-A, Sections 681 through 689, Maine Revised Statutes Annotated, nor without the prior written approval of the Maine Board of Environmental Protection.

Said Unit and appurtenances are conveyed subject to and with the benefit of;

- 1) all of the terms, provisions, conditions, restrictions, covenants, obligations, reservations and encumbrances contained or referred to in said Declaration and said Plats and Plans, all of which are incorporated herein as the same may be amended or modified from time to time;
- 2) all of the terms, provisions, conditions, restrictions, easements, covenants, obligations, reservations and encumbrances contained or referred to in the General Declaration of Covenants and Restrictions dated July 21, 1986 and recorded in said Registry of Deeds in Book 922, Page 224;

- 3) all of the terms, provisions, conditions, restrictions, easements, covenants, obligations, reservations and encumbrances contained or referred to in Declaration of Covenants and Restrictions for Rock Pond Nonprofit Maintenance Corporation dated July 21, 1986 and recorded in said Registry of Deeds in Book 922, Page 249, as amended by Amended and Restated Declaration of Covenants and Restrictions for Rock Pond Nonprofit Maintenance Corporation, dated December 8, 1986 and recorded in Book 934, Page 168;
- 4) terms and conditions of Department of Environmental Protection Order dated September 27, 1985 and recorded in said Registry of Deeds in Book 859, Page 206 and re-recorded in Book 860, Page 235;
- 5) terms, conditions, restrictions and covenants set forth in document entitled Subdivision Permit SP 3123 executed by Maine Land Use Regulation Commission on November 4, 1985 and recorded in said Registry of Deeds in Book 860, Page 228, as amended by Amendment A to Subdivision Permit SP 3123 dated October 2, 1986, and recorded in said Registry of Deeds in Book 922, Page 213, and as amended by Amendment B to Subdivision Permit SP 3123 dated September 23, 1988, and recorded in said Registry of Deeds in Book 1088, Page 47.

Being the same premises conveyed to the Grantors by warranty deed from Saddleback Mountain Inc. dated October 14, 1989 and recorded in the Franklin County Registry of Deeds in Book 1126, Page 186.

FRANKLIN COUNTY  
*Susan A. Black*  
Register of Deeds

*Bath Savings  
Bath Co*