

PROPERTY LOCATED AT: 65 East Madrid Road, Phillips,**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 Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A OR UNKNOWN IF NEEDED.**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: 2008 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? none

IF PRIVATE:

INSTALLATION: Location: left side of home near generatorInstalled by: Burns Well DrillingDate of Installation: 2006USE: Number of persons currently using system: up to 20Does system supply water for more than one household? ☐ Yes ☒ No ☐ UnknownComments: pump replaced in 2008Source of Section I information: owner

Seller Initials ^{DS}
CSB

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Buyer Initials _____

PROPERTY LOCATED AT: 65 East Madrid Road, Phillips,**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 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____Location: front of deck by fire pit OR ☐ UnknownDate installed: 2006 Date last pumped: _____ Name of pumping company: _____Have you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: n/aDate of last servicing of tank: 2008 Name of company servicing tank: Bradbury ConstructionLeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: left front of house beyond septic tankDate of installation of leach field: 2006 Installed by: Bradbury ConstructionDate of last servicing of leach field: 2008 Company servicing leach field: _____Have you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: noneDo you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ NoIf Yes, are they available? ☒ Yes ☐ NoIs System located in a Shoreland Zone? ☐ Yes ☒ No ☐ UnknownIs System located in a Coastal Shoreland Zone?..... ☐ Yes ☒ No ☐ UnknownComments: leach field expanded to accommodate large groupsSource of Section II information: ownerSeller Initials DS
LGB

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Buyer Initials _____

PROPERTY LOCATED AT: 65 East Madrid Road, Phillips,**SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	BB hot water	direct vent heater		
Age of system(s) or source(s)	2006	2008		
Name of company that services system(s) or source(s)	Valley Gas	Valley Gas		
Date of most recent service call	01/14/2019			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	2018 - 448 gals	2018 158 gals		
Malfunction per system(s) or source(s) within past 2 years	none	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, are they lined: ☐ Yes ☒ No ☐ 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: n/aDate chimney last cleaned: n/aDirect/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 - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, are tanks in current use? ☐ Yes ☐ No ☐ UnknownIf no longer in use, how long have they been out of service? n/aIf tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☐ UnknownAge of tank(s): n/a Size of tank(s): n/a

Location: _____

DS
 Seller Initials LCB

Buyer Initials _____

PROPERTY LOCATED AT: 65 East Madrid Road, Phillips,What materials are, or were, stored in the tank(s)? noneHave you experienced any problems such as leakage: ☐ Yes ☒ No ☐ UnknownComments: to the best of his knowledge owner states no underground tanksSource of information: owner**B. ASBESTOS** — Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: none ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: owner**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ UnknownIf Yes: Date: n/a By: n/aResults: none

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: owner never testedSource of information: owner**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ UnknownIf Yes: Date: n/a By: n/aResults: none

If applicable, What remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: owner never testedSource of information: ownerSeller Initials DS
LGB

PROPERTY LOCATED AT: 65 East Madrid Road, Phillips,**E. LEAD-BASED PAINT/PAINT HAZARDS** — (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 basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/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**F. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: _____

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 ways, trails, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: see deed

Source of information: _____

Answer only one of the following sets of questions depending on the type of property:

If the subject property consists of at least one, but not more than four, residential dwelling units:

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☒ Yes ☐ No ☐ UnknownIf No, who is responsible for maintenance? n/a

For all other properties:

Are there any abandoned or discontinued town ways, any public easements or any private roads located on the property or abutting the property? ☐ Yes ☒ No ☐ UnknownIf Yes, describe: n/aIf Yes, who is responsible for maintenance (including road association, if any): noneSeller Initials DS
CSB

PROPERTY LOCATED AT: 65 East Madrid Road, Phillips,

Are there any tax exemptions or reductions 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: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownIs house now covered by 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: 2018What year did Seller acquire property? 2008Roof: Year Shingles/Other Installed: 2006Water, moisture or leakage: none

Comments: _____

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☒ No ☐ Unknown

Comments: _____

Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☐ NoElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownHas all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing – Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ UnknownKNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: noneSource of Section V information: owner

Seller Initials

DS
LGB

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Buyer Initials _____

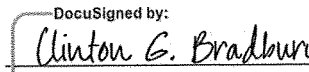
PROPERTY LOCATED AT: 65 East Madrid Road, Phillips,**SECTION VI – ADDITIONAL INFORMATION**

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, FAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

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.

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.

DocuSigned by:

 SELLER _____ DATE _____
 Clinton Bradbury

SELLER _____ DATE _____

SELLER _____ DATE _____

SELLER _____ 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 _____

BUYER _____ DATE _____

BUYER _____ DATE _____



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Clinton Bradbury (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 65 East Madrid Road, Phillips,

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.

Clinton G. Bradbury 4/11/2019
 Seller Clinton Bradbury Date

Seller _____ Date

Mark Schoenthaler 4/9/2019
 Agent Mark Schoenthaler Date

Agent _____ Date



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RELEASE DEED

On July 11, 2008, IndyMac Bank, F.S.B., Pasadena, California was closed by the Office of Thrift Supervision ("OTS") and the Federal Deposit Insurance Corporation was appointed as Receiver for IndyMac Bank, F.S.B. ("Receiver"). Pursuant to 12 U.S.C. §1821(d)(2)(A)(i), the Receiver, by operation of law, succeeded to all of the rights, title, and interests of the failed institution, IndyMac Bank, F.S.B., in and to all of its assets. **The Federal Deposit Insurance Corporation, as Receiver for IndyMac Bank, F.S.B.** hereby releases and quitclaims, without covenant, representation or warranty, any and all of its right, title and interest to **Clinton G. Bradbury**, and his heirs and assigns, with a mailing address of 15 Serenity Lane, Peru, Maine 04290, the following described real estate, to wit:

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on the easterly side of the East Madrid Road in the Town of Philips, County of Franklin, State of Maine, and being all of Lot #2 as shown on "Plan for William Reynolds and John Gardiner" dated December 1982, prepared by Reed Surveying and recorded in the Franklin County Registry of Deeds as Plan No. 256.

Excepting from the above described premises are those portions thereof described in the following deeds:

1. Premises conveyed by Jeremy J. Brooks and Valerie M. Brooks to Frank C. Berry and Kathryn C. Berry by deed dated November 21, 2006, recorded at Book 2846, Page 90 of the Franklin County Registry of Deeds; and
2. Premises conveyed in a mortgage deed from Jeremy J. Brooks and Valerie M. Brooks to Indymac Bank, FSB by Mortgage Deed dated April 7, 2006, recorded at Book 2745, Page 1 of the Franklin County Registry of Deeds with further reference being had to a Judgment of Foreclosure dated October 26, 2007, recorded at Book 2979, Page 69 of the Franklin County Registry of Deeds and to the Foreclosure Judgment Deed recorded at Book 3009, page 64 of the Franklin County Registry of Deeds.

The purpose of this Release Deed is to release and quitclaim any and all of Grantor's right, title, and interest, whether at law or in equity, in the above described premises under the Mortgage from Jeremy J. Brooks and Valerie M. Brooks to IndyMac Bank, F.S.B. dated April 7,

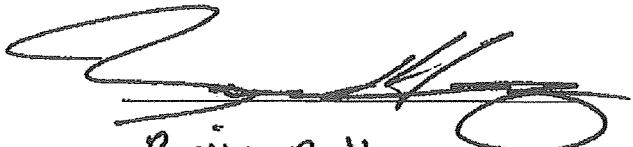
Maine Real Estate
Transfer Tax Not Necessary

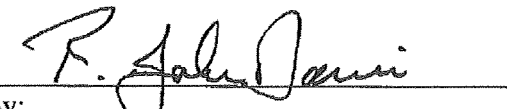
2006, and recorded on April 11, 2006, in the Franklin County Registry of Deeds in Book 2745, Page 3620 or any other source.

IN WITNESS WHEREOF, said Federal Deposit Insurance Corporation, as Receiver for Indymac Bank, F.S.B., has caused this instrument to be signed and sealed by R. JOHN DAVIS, its Attorney-In-fact who is thereunto duly authorized this 24 day of April, 2012.

Witness

FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER FOR OF INDYMAC BANK, F.S.B.

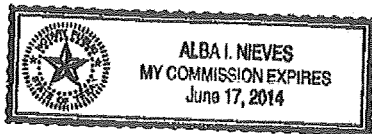

Richard Henry

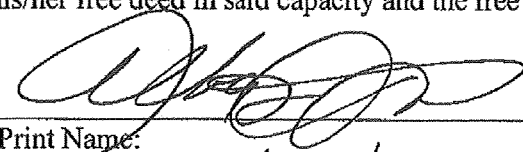

By: R. JOHN DAVIS
Its: Attorney-In-Fact **ATTORNEY IN FACT**

STATE OF TEXAS
COUNTY OF DALLAS

April __, 2012

Then appeared before me said R. JOHN DAVIS in his/her capacity as Attorney-In-fact for the Federal Deposit Insurance Corporation, as Receiver for Indymac Bank, F.S.B., and declared the foregoing instrument to be his/her free deed in said capacity and the free act and deed of said corporation in said capacity.




Print Name: Alba Nieves

*Rec: Don Beaupain
Capt.*

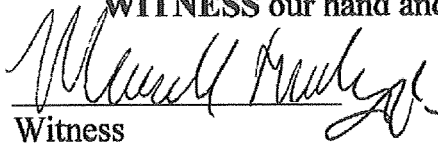
FRANKLIN COUNTY
Susan O. Black
Register of Deeds

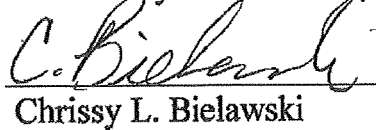
WARRANTY DEED

MAINE STATUTORY SHORT FORM

KNOW ALL PERSONS BY THESE PRESENTS, That CHRISSY L. BIELAWSKI of Canton, Maine, County of Oxford, State of Maine, for consideration paid, grants to CLINTON G. BRADBURY, of Dixfield, Maine, whose mailing address is P.O. Box 562, Dixfield, Maine 04224 with **WARRANTY COVENANTS**, the land in Philips, County of Franklin, State of Maine, described on the attached **EXHIBIT A**.

WITNESS our hand and seals this 14th day of November, 2008.


Witness


Chrissy L. Bielawski

STATE OF MAINE
COUNTY OF OXFORD

November 14, 2008

Personally appeared the above-named Chrissy L. Bielawski, who on oath acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public/Attorney at Law
Maura H. Horodyski

MAINE REAL ESTATE
TRANSFER TAX PAID

Exhibit A

A certain lots or parcel of land, together with any buildings and improvements thereon, situated in the Town of Phillips, County of Franklin, State of Maine bounded and described as follows, to wit:

A certain lot or parcel of land situated on the easterly side of the East Madrid Road in the Town of Phillips, County of Franklin, State of Maine, and being all of Lot #2 as shown on "Plan for William Reynolds and John Gardiner" dated December 1982, prepared by Reed Surveying and recorded in the Franklin County Registry of Deeds as Plan No. 256.

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1. Premises conveyed by Jeremy J. Brooks and Valerie M. Brooks to Frank C. Berry and Kathryn C. Berry by deed dated November 21, 2006, recorded at Book 2846, Page 90, of the Franklin County Registry of Deeds.

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Meaning and intending to convey the same premises conveyed to Chrissy L. Bielawski from Jeremy J. Brooks by Warranty Deed dated August 22, 2008 and recorded in the Franklin County Registry of Deeds in Book 3064, Page 210.

FRANKLIN COUNTY
Susan A. Black
Register of Deeds

*Rodway & Nordyski
Mexico*

