

Subject lot ↑

PROPERTY MAP
DALLAS PLANTATION
 FRANKLIN COUNTY, MAINE
 PREPARED BY
JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
 SCALE: 1 INCH = 100 ± FEET

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Paul D Vitucci (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 102 Loop Road, 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).

____ 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.

Paul D Vitucci 5/7/2019
 Seller Paul D Vitucci Date
Frances A Cannizzo 5/7/2019
 Seller Frances A Cannizzo Date
Mark Schoenthaler 5/7/2019
 Agent Mark Schoenthaler Date

 Buyer Date

 Buyer Date

 Agent Date



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PROPERTY LOCATED AT: 102 Loop Road, Dallas Plt,**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: 2016 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: right side of homeInstalled by: unknownDate of Installation: 1991

USE:

Number of persons currently using system: 2Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of Section I information: owners

Seller Initials DS PDV FAC

Page 1 of 7

Buyer Initials _____

PROPERTY LOCATED AT: 102 Loop Road, Dallas Plt,**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: **left back of home** OR ☐ UnknownDate installed: 1991 Date last pumped: 1999 Name of pumping company: unknownHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: n/aDate of last servicing of tank: unknown Name of company servicing tank: _____Leach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: **back left of home**Date of installation of leach field: 1991 Installed by: unknownDate of last servicing of leach field: unknown 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 ☐ Unknown

Comments: _____

Source of Section II information: ownerSeller Initials DS PDU FAC

Page 2 of 7

Buyer Initials _____

PROPERTY LOCATED AT: 102 Loop Road, Dallas Plt,**SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	baseboard hot H2O		propane stove	
Age of system(s) or source(s)	1991		14 years	
Name of company that services system(s) or source(s)	Dead River		Dead River	
Date of most recent service call	Sept. 2017			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1/18-12/18 499 gal	1/17-12/17 313 gals	2018 33 gals 2017 72 gals	
Malfunction per system(s) or source(s) within past 2 years	none		none	
Other pertinent information	Presidential Plan			

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: _____

Date chimney last cleaned: _____

Direct/Power Vent: ☒ Yes ☐ No ☐ UnknownComments: direct vent to gas viewing stoveSource of Section III information: owners**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/aLocation: no tanks
 Seller Initials DS PDV DS FAC

Page 3 of 7

Buyer Initials _____

PROPERTY LOCATED AT: 102 Loop Road, Dallas Plt,What materials are, or were, stored in the tank(s)? n/aHave you experienced any problems such as leakage: ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: owners**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: ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: owners**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ UnknownIf Yes: Date: n/a By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: n/aSource of information: owner**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ UnknownIf Yes: Date: n/a 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: ownerSeller Initials DS PDV DS FAC

Buyer Initials _____

PROPERTY LOCATED AT: 102 Loop Road, Dallas Plt,**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: home owner association and power easementSource of information: owners and deedAnswer 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? Highland Overlook Land Owners Association

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: Loop Road is a private road.If Yes, who is responsible for maintenance (including road association, if any): Highland OverlookLand Owners AssociationSeller Initials DS PDV DS FAL

Page 5 of 7

Buyer Initials _____

PROPERTY LOCATED AT: 102 Loop Road, Dallas Plt,

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: 1991What year did Seller acquire property? 1999Roof: Year Shingles/Other Installed: 2009Water, 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 ☐ 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: ownersSeller Initials PDV FAC

Page 6 of 7

Buyer Initials _____

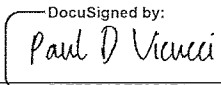
PROPERTY LOCATED AT: 102 Loop Road, Dallas Plt,**SECTION VI – ADDITIONAL INFORMATION**

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST 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.

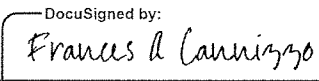
Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

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:

 5/7/2019
 SELLER 51E7D54CEF654F4... DATE

SELLER DATE

Paul D Vitucci

DocuSigned by:

 5/7/2019
 SELLER F45731992A08463... 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



WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, JUSTINE E. AMERAULT of P.O. Box 743, Rangeley, Maine 04970, for consideration paid, do hereby grant to PAUL D. VITUCCI and FRANCES A. CANNIZZO of 227 Harmony Drive, Massapequa Park, NY 11762-3545, with warranty covenants, as joint tenants, land in Dallas Plantation, Franklin County, State of Maine, and the right to use certain land in Rangeley, Franklin County, State of Maine, the premises bounded and described as follows, to wit:-

Maine Real Estate
Transfer Tax Paid

Being Lot #20, as shown on a Plan entitled "Rangeley Overlook—Section B," dated January 22, 1975, prepared by Acme Engineering and Design, Inc., and recorded in the Franklin County Registry of Deeds in Plan Book 138½, Page 1.

Together with the right to travel in common with others by foot or vehicle, over and along the 50 foot wide access road which runs along lot 9 and connects with the 50 foot wide road shown on the Plan entitled "Section A, Plan of Rangeley Overlook, Ansel L. Hill, Surveyor," recorded in the same Registry at Plan Book 132½, Page 72, and over and along the 50 foot wide road shown on the last cited Plan to the northeast corner of Lot 1 as shown on said Plan at the Rangeley-Rangeley Plantation town line, and thence over and along the right of way leading to State Route No. 4, described in the deed from Lynwood Ellis et al to David P. Morel et al dated September 29, 1969, and recorded in the same Registry in Book 422, Page 404.

ALSO conveying the right to travel in common with others, by foot or vehicle, over and along the rights of way known as the "Winter Road" and the "Morel Road" from the Rangeley Overlook subdivision, as shown on the Plan of Rangeley Overlook, Section "B," by Acme Engineering & Design, Inc., recorded in the Franklin County Registry of Deeds in Book 138½, Page 1, to State Route No. 4. The "Morel Road" is shown as a sixty (60) feet wide right of way on said plan, and its location is also shown on the plan entitled "Kane Property in Rangeley & Dallas Plantation, Maine," dated November, 1973, and recorded in the Franklin County Registry of Deeds in Book 136½, Page 4. The "Winter Road" extends easterly from a corner in the Morel Road, crossing Lot 1 and Lot 3 on said Kane plan. Reference may be had to the deed of Lahmer Lynds and Rebecca H. Lynds to Lakeview Cabins, Inc., dated July 5, 1986, and recorded in the Franklin County Registry of Deeds in Book 904, Page 283, and to the deed of Lakeview Cabins, Inc., to Carli S. Burr, III, dated September 5, 1986, and recorded in the Franklin County Registry of Deeds in Book 918, Page 34. Reference may also be had to the plan entitled "Plan of Winter Road in Rangeley Overlook for Lakeview Cabins, Inc.," dated August 29, 1986, prepared by Acme Engineering & Design, Inc.

By acceptance of this deed, the grantee hereunder assumes for herself, her heirs and assigns the responsibility to maintain, in common with the owners of other lots abutting thereon, that portion of the street or road that abuts the above described lot in at least the same condition as it now exists, so as to be safe and passable for vehicles.

Hereby conveying the right to use the shoreline of Common Area 1 as shown on a Plan entitled "Map of Land of Lakeview Cabins, Inc., d/b/a Lakeview Condominiums," by D. Bruce Verrill Associates, Inc., dated October 9, 1984, and recorded in the same Registry as plan P-626 for the limited purposes of boating on and swimming in Rangeley Lake. This right of use of shoreline of Common Area 1 is for transient purposes only, and does not include any right to store personal property on Common Area 1, or to engage in any activities other than those that are reasonably related to such temporary swimming and boating activities. ALSO HEREBY CONVEYING the right to use the 30' right of way which borders the southerly most boundary of the Lakeview Condominium property, along the southerly boundaries of Lots 7, 8 and 9 as shown on said plan P-626 for access to and from Common Area 1.

Warranty Deed - Amerault to Vitucci and Cannizzo - Page two

The premises herein conveyed shall be subject to the following covenants and restrictions:

1. The premises shall be used for residential purposes only.
2. The dwelling, excluding garage and outbuildings, shall contain not less than 600 square feet of floor space on the ground floor.
3. Exterior construction of buildings shall be of shingle, clapboard, aluminum siding, or other good exterior siding used in the building trade, but in no event shall tar paper, asphalt or similar siding be used.
4. Any metal chimneys used in the construction of a building shall bear an Underwriters Laboratories Inc. label of approval.
5. Mobile homes, or tents for living purposes, are prohibited on said Lot.
6. All sewage and waste from the land hereby conveyed shall be disposed of through a septic tank of standard design properly proportioned for its per capita demand, from which drains shall lead underground of sufficient length to dispose of the overflow by underground percolation and shall otherwise conform to the plumbing laws of the State of Maine.
7. Said parcel of land may not be further divided without the written approval of the Maine Land Use Regulation Commission, as established in accordance with Title 12, Chap. 206A, §§ 681-689, M.R.S.A.
8. These Covenants and Restrictions as herein stated are part of the land and are to be conveyed with the land in all future transfers of title.
9. The above described Lot shall be subject to the right of the local utility companies, power, telephone, water and sewage, to establish and maintain utility lines along the road by said Lot.
10. All utility lines servicing the above described Lot shall be installed underground only.
11. Lot #20 is part of a subdivision approved pursuant to a Land Use Regulation Commission Subdivision Permit, which is recorded in the same Registry of Deeds. Use of this Lot is subject to the conditions of that subdivision approval.
12. No construction may be undertaken on any Lot without first obtaining an approved building permit from Land Use Regulation Commission.
13. All structures must be set back a minimum of 50' from access roads and rights of way, and a minimum of 15' from all other property boundary lines.

These are the same premises conveyed to Justine Amerault under the name of Justine Ayers by warranty deed of Lakeview Cabins, Inc. dated July 19, 1997 recorded at Book 977, Page 228 as supplemented by deed of August 29, 1988 recorded at Book 1053, Page 197, Franklin Registry of Deeds.

Also conveying all rights and easements as set forth in easement deed from Highlands Overlook Landowners Association to Justine Ayers (n/k/a Justine Amerault) dated October 10, 1992 recorded at Book 1338, Page 103, Franklin Registry of Deeds, subject to covenants and restrictions as set forth therein.

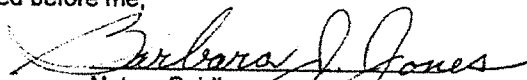
Witness my hand and seal this 4th day of December, A.D., 1999.


Justine E. Amerault


State of Maine
Franklin, SS.

December 4th, 1999

Personally appeared the above-named Justine E. Amerault and acknowledged the foregoing to be her free act and deed before me,


Notary Public
Name: BARBARA J. JONES
Comm. Expires: 10-11-05

FRANKLIN COUNTY


Register of Deeds

SEAL

201. Book 977