

PROPERTY LOCATED AT: 74 Furbish Road, Rangeley,

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: Dec 2018 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? nothing to date

IF PRIVATE:

INSTALLATION: Location: left front of home near the road

Installed by: unknown

Date of Installation: September 5, 2019

USE: Number of persons currently using system: 1

Does system supply water for more than one household? Yes No Unknown

Comments: _____

Source of Section I information: owner

Seller Initials 

Buyer Initials _____

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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: back of home OR Unknown

Date installed: 1986 Date last pumped: _____ Name of pumping company: Brackett's Pumping

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: 6/2019 Name of company servicing tank: Bill Mercier

Leach Field: Yes No Unknown

If Yes, Location: back right of home

Date of installation of leach field: 20190905 Installed by: unknown

Date of last servicing of leach field: 6/2019 Company servicing leach field: Bill Mercier

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No


If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Is System located in a Coastal Shoreland Zone?..... Yes No Unknown

Comments: line from septic tank to distribution box replaced with heavier pipe.

Source of Section II information: owner

Seller Initials 

Buyer Initials _____

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SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHA	woodstove	electric baseboard	
Age of system(s) or source(s)	2010	1986		
Name of company that services system(s) or source(s)	Dead River			
Date of most recent service call	08/13/2018			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	2018 473 gals			
Malfunction per system(s) or source(s) within past 2 years	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: _____
 Date chimney last cleaned: not known
 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 - 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 Unknown
 If no longer in use, how long have they been out of service? n/a
 If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
 Are tanks registered with DEP? Yes No Unknown
 Age of tank(s): n/a Size of tank(s): n/a
 Location: n/a

Seller Initials 

Buyer Initials _____

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What materials are, or were, stored in the tank(s)? _____

Have you experienced any problems such as leakage: Yes No Unknown

Comments: to the owners knowledge there are no under ground storage tanks

Source 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 Unknown

In the 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: 12/18 By: Building inspector

Results: above State standard

If applicable, what remedial steps were taken? installed radon mitigation

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: Feb 2019 mitigation installed and tested

Source of information: owner

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: n/a

Results: none


If applicable, What remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: _____

Source of information: owner

Seller Initials 

Buyer Initials _____

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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 Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE 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 Unknown

If Yes, explain: restrictive covenants and home owner association, deeded access to Rangeley Lake

Source of information: owner

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 Unknown


If No, who is responsible for maintenance? _____

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 Unknown

If Yes, describe: right of way to Rangeley Lake that is gated

If Yes, who is responsible for maintenance (including road association, if any): _____

Seller Initials 

Buyer Initials _____

PROPERTY LOCATED AT: 74 Furbish Road, Rangeley,

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 Unknown

Is 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: 1986

What year did Seller acquire property? 08/2004

Roof: Year Shingles/Other Installed: Metal 2003

Water, moisture or leakage: water infiltration around vent pipe gasket

Comments: _____

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

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 Unknown

Manufactured Housing – Is the residence a:

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: Previous mold removed in basement. Dehumidifier installed and windows in basement left open during spring/summer

Source of Section V information: owner

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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:

9/5/2019
SELLER _____ DATE _____
597B19111144C...
Jeff Strong

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.

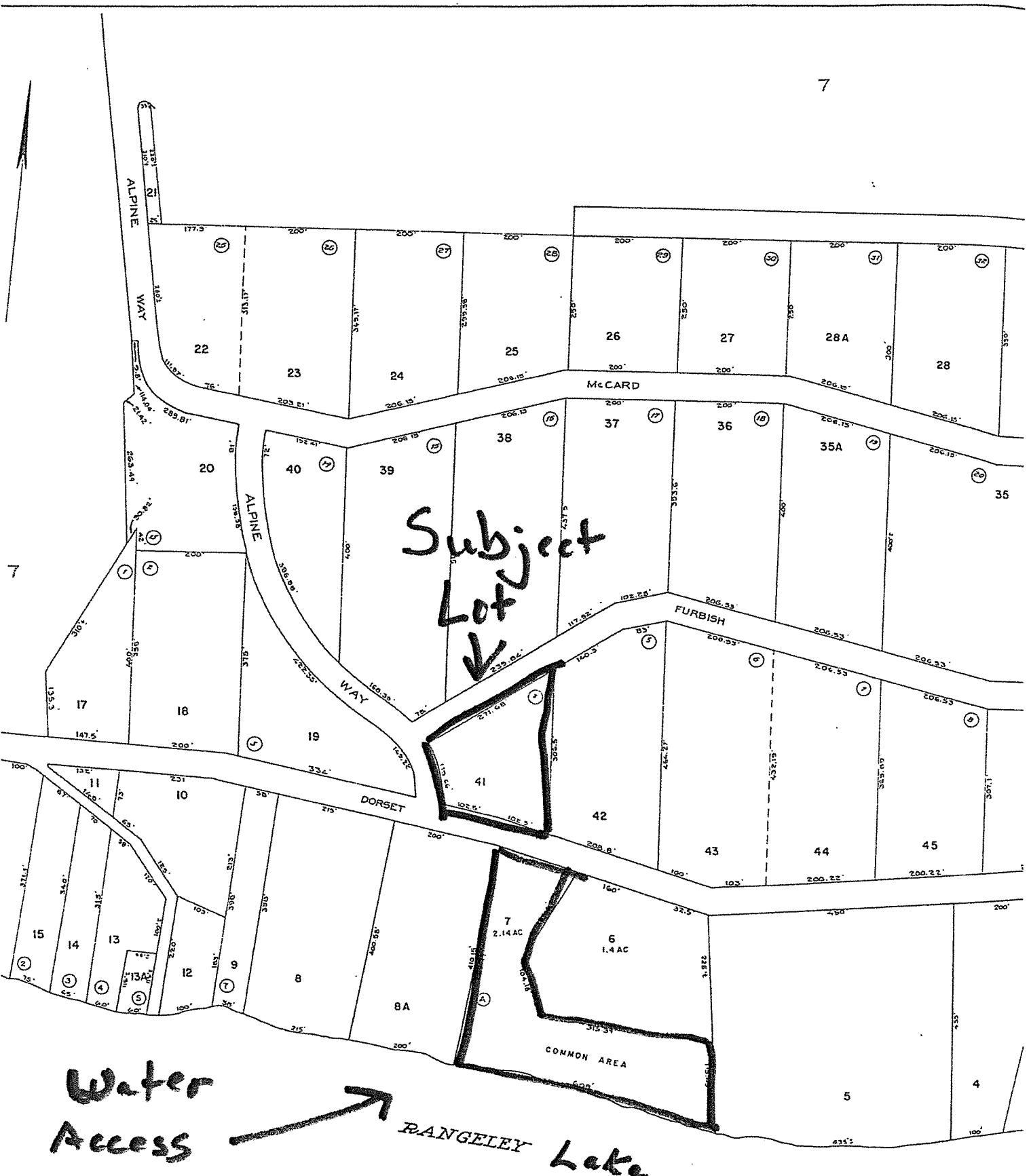
BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____





Subject
Lot
↓

Water
Access

→ RANGELEY Lake

LEGEND
 RCCL NUMBERS 1
 JACENT MAPS 2
 TCH LINE

APR 0 1 2014

LAK
 SCALE
 0

WARRANTY DEED

I, **MARGUERITE C. STRONG**, whose mailing address is P.O. Box 1171, Rangeley, Maine 04970, for consideration paid, hereby grant to **JEFF STRONG**, whose mailing address is 67 Burroughs Road, North Reading, Massachusetts 01864, with **Warranty Covenants**, a certain lot or parcel of land with buildings thereon located in the Town of Rangeley, County of Franklin and State of Maine, bounded and described as follows, to wit: -

See **Exhibit A** attached hereto for a more particular description.

Witness my hand and seal this 9th day of August, 2004.

Maine Real Estate
Transfer Tax Paid

Witness [Signature]

[Signature]
Marguerite C. Strong

Commonwealth of Massachusetts

County of Middlesex, ss.

August 9th, 2004

Then personally appeared the above named Marguerite C. Strong, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]
Notary Public, Attorney at Law
RUSSELL J. FLEMING
Type or Print Name

SEAL

**EXHIBIT A
STRONG to STRONG**

A certain lot or parcel of land, together with the buildings thereon, situated in the Town of Rangeley, County of Franklin and State of Maine, as shown on the Plan of "Rangeley Alpine Acres, Rangeley, Maine, S. C. Noyes Co., Rangeley, Maine, August 1960, David N. Perkins, Surveyor," which said Plan is recorded in the Franklin County Registry of Deeds in Book 126 ½, Page 25; and being Lot Number Four (4), subject, however to the following Exceptions, Reservations, Restrictions, Covenants, and Assessments which shall run with the land and be binding upon the Within Named Grantees, their heirs and assigns forever.

EXCEPTING AND RESERVING HEREFROM all existing rights of way, Proctor Spring rights, reservoir water rights, well rights and water privileges previously granted and;

EXCEPTING AND RESERVING HEREFROM Alpine Way, Amber Road, McCard Road, Furbish Road and Dorset Road as shown on said Plan, for the use of the Within Named Grantees and any and all subsequent Grantees. Part of Alpine Way and all of McCard Road and Furbish Road have been taken over as Town Roads by the Town of Rangeley and have been deeded to the Town of Rangeley by S. C. Noyes & Company.

The Within Named Grantees, by acceptance of this Deed, hereby covenant that they will not allow said parcel of land to be used, or permitted to be used, for building and operating a hotel, motel or restaurant for a period of fifty (50) years from 12-15-1986, and this restriction shall bind their heirs and assigns forever.

The Within Named Grantees, by acceptance of this Deed, hereby covenant that they will not build any buildings or buildings within fifty (50) feet of the property line of adjacent owners.

The Within Named Grantees, by acceptance of this Deed, hereby covenant with S. C. Noyes & Company that they will not build any building or buildings without first obtaining in writing from said S. C. Noyes & Company approval as to the exterior appearance of such building or buildings; said building or buildings must be for the use and occupation of only one (1) family.

The Within Named Grantees, by acceptance of this Deed, hereby covenant that they will not use or permit to be used the above described parcel of land for commercial purposes for a period of fifty (50) years from 12-15-1986.

The Within Named Grantees, by acceptance of this Deed, hereby covenant that they will comply with the Plumbing Code of the State of Maine and put in a septic system.

Upon payment of an annual fee to Alpine Acres Association, with other landowners, the Within Named Grantees shall have the use of the Alpine Park on the shore of Rangeley Lake for the purpose of loading and unloading boats, swimming and temporary parking for any vehicles used to haul a boat; and this right to use same shall apply only to members of a landowner's family, his heirs and assigns; the annual fees shall be based on taxes, maintenance and other costs involved.

Reference for title is hereby made to Warranty Joint Tenancy Deed from Daniel L. Wilson and Nancy M. Wilson to William W. Tompson and Susan A. Tompson, dated December 15, 1986,

recorded in the Franklin County Registry of Deeds in Book 941, Page 123, together with the buildings thereon.

Meaning and intending to convey and hereby conveying that same premises conveyed by warranty deed of William W. Thompson and Susan A. Tompson to John S. Strong, Jr., and Marguerite C. Strong, dated August 27, 1997 and recorded in the Franklin County Registry of Deeds in Book 1695, Page 80. Marguerite C. Strong acquired title as surviving joint tenant upon the death of her husband, John S. Strong, Jr.

Ret: M. Hunt

FRANKLIN COUNTY
Susan O. Black
Register of Deeds