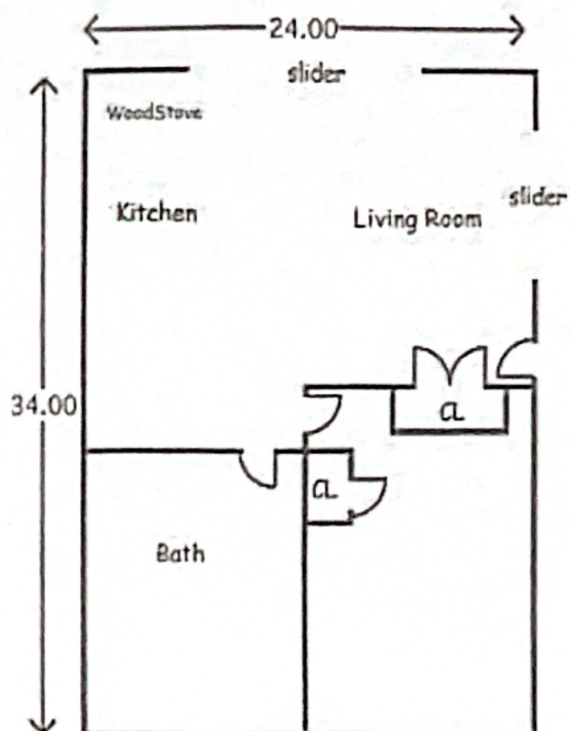
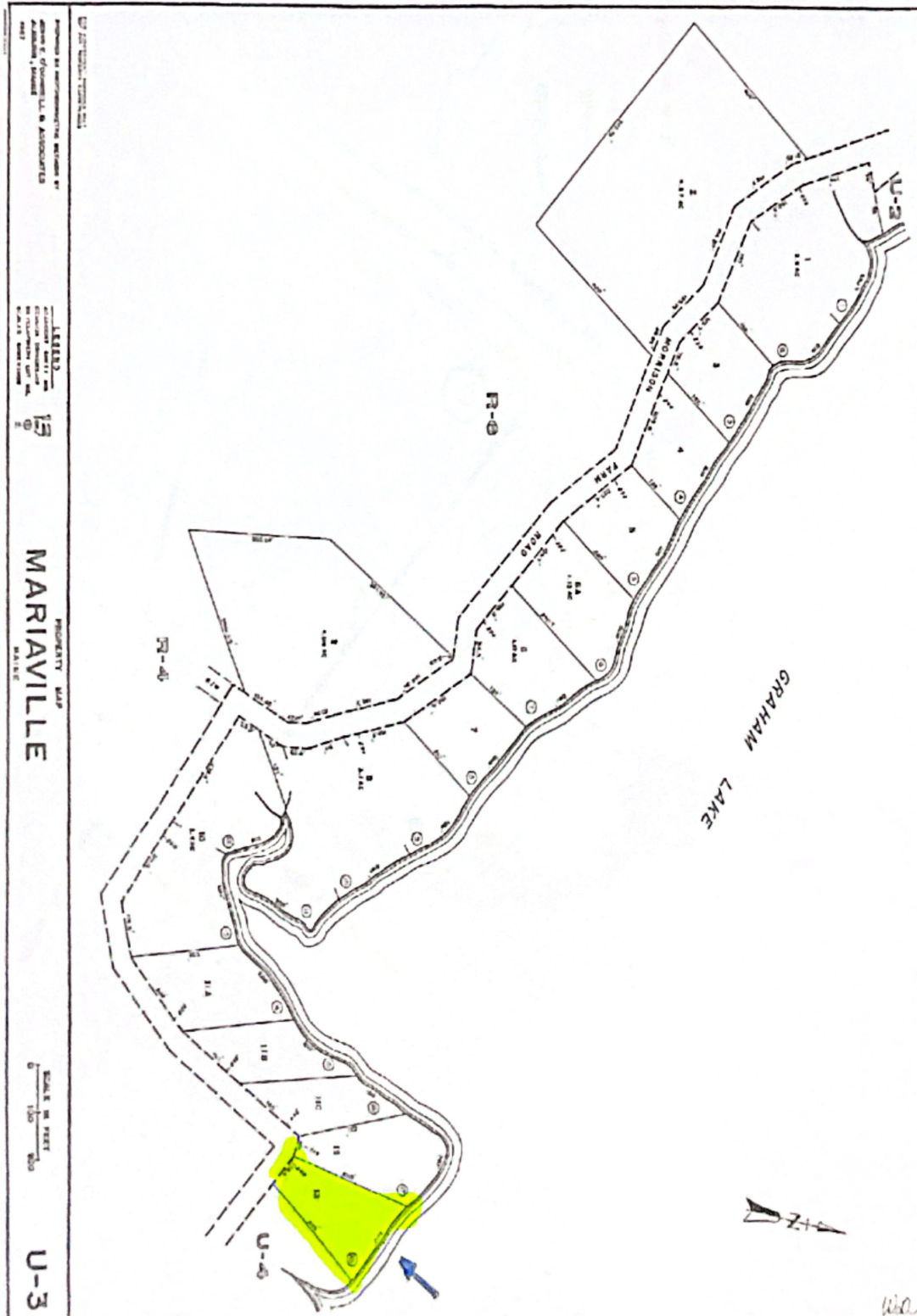
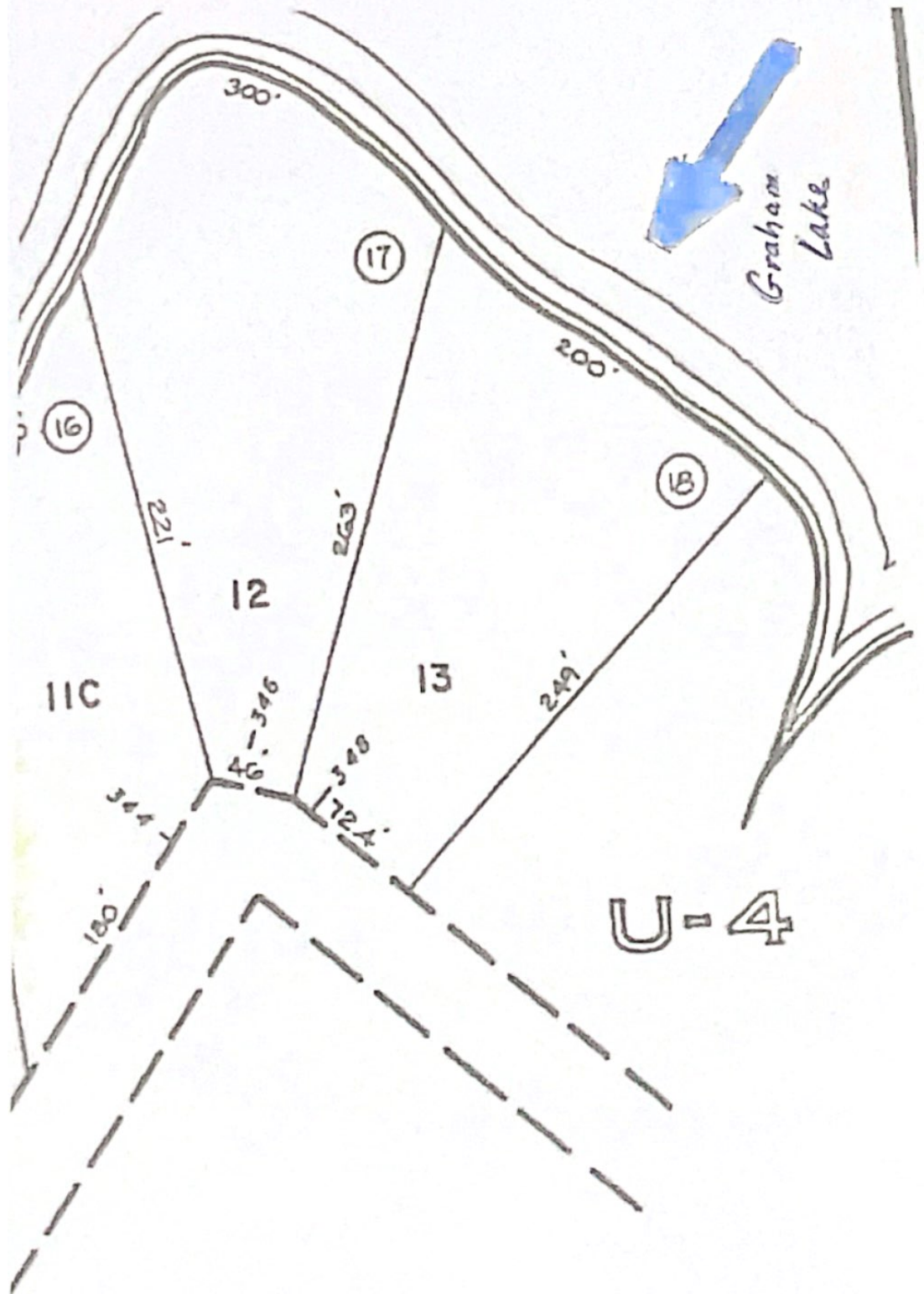


GLA - 816 sq ft
Not Drawn to Exact Scale
For Representational
Purposes Only



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QUITCLAIM DEED with COVENANT

WAYNE D. SINCLAIR, with a mailing address of 193 Lighthouse Road, Stockton Springs, Maine 04981, for consideration paid, grants to SETH M. PAYER, with a mailing address of Flat 412, Maritime House, Old Town, Clapham Common, London UK SW40J, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in Mariaville, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS my/our hand(s) and seal(s) this 3rd day of September, 2020.

Witness

Wayne D. Sinclair
WAYNE D. SINCLAIR

STATE OF MAINE
COUNTY OF HANCOCK, ss.

September 3, 2020

Personally appeared the above named, Wayne D. Sinclair, and acknowledged the foregoing instrument to be his free act and deed.

Before Me,

Richard C Cleary
Attorney at Law
Bar ID#. 7730

Richard C Cleary
Notary Public

Printed Name

Commission Expiration

Exhibit A

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in Mariaville, County of Hancock, State of Maine, bounded and described as follows, to wit:

"Lot #18 according to Plan entitled "Sterling Forest Products", Graham Lake, Mariaville, Maine, dated February 7, 1967", prepared by "A. B. Herrick & Sons, Blue Hill, Maine," and recorded in the Hancock County, Maine, Registry of Deeds on June 22, 1967, Plan Book 10, Page 140.

"And the said grantees do hereby for themselves, their heirs, assigns, executors and administrators and as a separate covenant each does for himself, his heirs, assigns, executors and administrators covenant with the said James C. Van Loon, Jr. and David Honey, their heirs, assigns, executors and administrators and as a separate covenant they do for themselves, their heirs, assigns, executors and administrators that they will within five years from the date of these presents at their own cost erect and furnish in a good substantial and workman-like manner upon the parcel herein conveyed, a dwelling house or cottage at the value of \$2500.00 at least, exclusive of any garage or out buildings and that said premises and any buildings to be erected thereon shall not at any time be used for the purpose of any trade, manufacture or business of any description or as a school, hospital or other charitable institution or as a hotel or as a place of public resort and that no buildings or parts of a building shall be located within twenty feet of the exterior of boundary lines of the above described premises except a boathouse on the shore of Graham Lake and that no building shall be erected or maintained on the said premises or any excavation made on said premise for the use of any outside privy one year after electrical power line is built and service provided over poles and wires to be erected along the said right of way running by the above described premises; and that no more than two detached dwelling houses shall be erected on any one whole lot as shown on the lot map of this subdivision. No septic tank, dry well or other sewerage disposal structure, excavation, or construction shall be placed or used within sixty (60) feet of high water mark of Graham Lake or within one hundred (100) feet of any existing well nor constructed within one hundred (100) feet of any septic tank, dry well, other sewerage disposal structure or construction then located.

Together with and as appurtenant to the above described premises a right of way, for all purposes of a right of way, including an easement for the transmission of electrical energy and voice by wires and poles, from route 181 leading from Ellsworth to Amherst to the above described premises over the roadway as now laid out and over the 50 foot right of way as laid out on said plan:

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

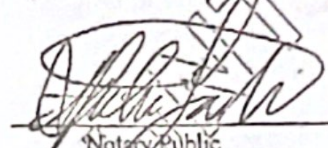
Being all and the same premises as conveyed in a deed from the Estate of Marjorie Lang Grindall to Wayne Douglas Sinclair dated June 6, 2019 and recorded in Book 6956, Page 898 at the Hancock County Registry of Deeds.

DigiSign Verified: 7F57FC8A-103E-4EE6-A460-36F22338261E
Book: OR 6956 Page: 899 Instrument #: 2019007387

STATE OF MAINE
HANCOCK, ss.

The foregoing instrument was acknowledged before me this 6th day of June 2019 by
Benjamin L. Scott, Personal Representative of the Estate of Marjorie Lang Grindall.

Before me,


Notary Public
Stephen D. Foster
NOTARY PUBLIC
State of Maine
My Commission Expires 3/20/2020
Notary: Type or print name

HANCOCK

WLS

PROPERTY LOCATED AT: 348 Morrison Farm Road, Mariaville, ME 04605

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 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. STRIKE, 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 (if any): ☐ N/A ☐ Yes ☒ No ☐ Unknown
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: fall 2026 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: (Strike Section if Not Applicable):

INSTALLATION: Location: Facing lake, on right side of drive, 20' from Morrison Farm Road

Installed by: Well Driller reg.ID 0053

Date of Installation: May 20, 2002

USE: Number of persons currently using system: 2

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

Comments: _____

Source of Section I information: owner, previous property disclosure

Buyer Initials _____ Page 1 of 8 Seller Initials JAP _____

כט 1.001 טעלעווער סיסטעם (ווערסטעלע) יעדעס און ווערסטעלע

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Empire LP	wood stove		
Age of system(s) or source(s)	2009	2009		
TYPE(S) of Fuel	propane	wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	unk - seasonal use	unk - seasonal use		
Name of company that services system(s) or source(s)	Dead River	n/a		
Date of most recent service call	n/a	n/a		
Malfunctions per system(s) or source(s) within past 2 years	n/a	n/a		
Other pertinent information	n/a	n/a		

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(s) been inspected? ☐ Yes ☐ No ☒ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown

Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Comments: amount of fuel is unknown as current owner has used the property seasonally

Source of Section III information: **owner, previous property disclosure**

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? _____

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): _____ Size of tank(s): _____

Location. _____

PROPERTY LOCATED AT: 348 Morrison Farm Road, Mariaville, ME 04605

What materials are, or were, stored in the tank(s)? n/a

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

Comments: seller has no knowledge of underground storage tanks

Source of information: owner, previous property disclosure

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, previous disclosure

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 ☐ Unknown

Are test results available? ☐ Yes ☐ No

Results/Comments: _____

Source of information: _____

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 ☐ Unknown

Are test results available? ☐ Yes ☐ No

Results/Comments: _____

Source of information: _____

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☐ No ☒ Unknown

Comments: seller has no knowledge of methamphetamine on the property

Source of information: owner, previous property disclosure

Buyer Initials _____

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Seller Initials JMP

PROPERTY LOCATED AT: 348 Morrison Farm Road, Marlville, ME 04605

F. 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: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: seller has no knowledge of hazardous materials on the property

Source of information: owner, previous property disclosure

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

SECTION V - ACCESS TO THE PROPERTY

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, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: ROW to cross Morrison Farm Road

Source of information: owner, previous property disclosure

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? property owners - approximately \$200/year

Road Association Name (if known): informal

Source of information: owner, previous property disclosure

Buyer Initials _____

Page 5 of 8

Seller Initials SAH

SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from: (a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☒ Yes ☐ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?
23009C0584D

Relevant Panel Number: 584D Year: 2016 (Attach a copy)

Comments: Structure was removed from the special flood hazard area per LOMA 8/28/20

Source of Section VI information: owner/FEMA map

Buyer Initials _____ Page 6 of 8 Seller Initials JMP

PROPERTY LOCATED AT: 348 Morrison Farm Road, Marlaville, ME 04605

SECTION VII - GENERAL INFORMATION

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 the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: propane tank

Year Principal Structure Built: 1989/2020 What year did Seller acquire property? 2020

Roof: Year Shingles/Other Installed: 2020 - metal roof

Water, moisture or leakage: n/a

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

Comments: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: residence was rewired and new circuit breaker panel in 2023

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 defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

☐ Yes ☒ No ☐ Unknown

Comments: _____

Buyer Initials _____

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Seller Initials JMP

PROPERTY LOCATED AT: 348 Morrison Farm Road, Mariaville, ME 04605

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: none noted

Comments: property has been renovated in 2020 to present

Source of Section VII information: owner/previous property disclosure

SECTION VIII - ADDITIONAL INFORMATION

Property had extensive renovation since 2019 including new concrete foundation, floor joists, carrying beam. Also, hot water heater, shower, holding tank, floor, roof and exterior painting. More recent updates include new wiring/circuit breaker panel and front deck.

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.

<u>Seth M. Payer</u>	<u>08/27/2026</u>		
SELLER	DATE	SELLER	DATE
Seth M. Payer			

SELLER	DATE	SELLER	DATE
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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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BUYER	DATE	BUYER	DATE
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