

PROPERTY LOCATED AT: 455 Bayside Rd, Ellsworth, 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: _____ 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: Front of the house to the right

Installed by: Unknown

Date of Installation: Unknown

USE: Number of persons currently using system: 0

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

Comments: Sellers inherited the property and have not lived there in years

Source of Section I information: Personal Representative

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PROPERTY LOCATED AT: 455 Bayside Rd, Ellsworth, ME 04605**SECTION II - WASTE WATER DISPOSAL**TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown~~IF PUBLIC OR QUASI PUBLIC (Strike Section if Not Applicable):~~~~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 (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☒ Unknown ☐ Other: _____Tank Type: ☐ Concrete ☐ Metal ☒ Unknown ☐ Other: _____Location: behind the house OR ☐ UnknownDate installed: Unknown Date last pumped: _____ Name of pumping company: _____~~Have you experienced any malfunctions? ☐ Yes ☐ No~~~~If Yes, give the date and describe the problem: _____~~Date of last servicing of tank: Unknown Name of company servicing tank: _____Leach Field: _____ ☐ Yes ☐ No ☒ Unknown~~If Yes, Location: _____~~~~Date of installation of leach field: _____ Installed by: _____~~~~Date of last servicing of leach field: _____ Company servicing leach field: _____~~~~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 ☐ UnknownComments: Sellers inherited the property and have not lived there in yearsSource of Section II information: Personal Representative

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PROPERTY LOCATED AT: 455 Bayside Rd, Ellsworth, ME 04605**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	Boiler	Wood Stove		
Age of system(s) or source(s)	06/12/2024	Unknown		
TYPE(S) of Fuel	Propane	Wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Unknown	Unknown		
Name of company that services system(s) or source(s)	Alfred Roderick Plumbing &			
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☐ Yes ☐ No ☒ UnknownAre all sleeved? ☐ Yes ☐ No ☒ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☐ Yes ☐ No ☒ UnknownIs more than one heat source vented through one flue? ☐ Yes ☐ No ☒ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☐ No ☒ Unknown~~If Yes, date: _____~~~~Date chimney(s) last cleaned: _____~~Direct and/or Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☒ Unknown~~If Yes, date: _____~~Comments: Sellers inherited the property and have not lived there in yearsSource of Section III information: Personal Representative**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: _____~~

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PROPERTY LOCATED AT: 455 Bayside Rd, Ellsworth, ME 04605~~What materials are, or were, stored in the tank(s)?~~~~Have you experienced any problems such as leakage? ☐ Yes ☐ No ☐ Unknown~~Comments: Sellers inherited the property and have not lived there in yearsSource of information: Seller**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 ☒ Unknown~~Other: ☐ Yes ☐ No ☐ Unknown~~Comments: Sellers inherited the property and have not lived there in yearsSource of information: Personal Representative**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: Sellers inherited the property and have not lived there in yearsSource of information: Seller**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: NoneSource of information: Seller**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☐ No ☒ UnknownComments: NoneSource of information: Personal Representative

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PROPERTY LOCATED AT: 455 Bayside Rd, Ellsworth, 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 ☒ NoComments: NoneSource of information: Seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☐ No ☒ UnknownLAND FILL: ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown~~Other:~~ _____Source of information: Personal Representative**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: _____

Source of information: SellerIs 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? _____

Road Association Name (if known): N/ASource of information: Personal Representative

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PROPERTY LOCATED AT: 455 Bayside Rd, Ellsworth, ME 04605**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?

Zone XRelevant Panel Number: 23009C0768D Year: 2016 (Attach a copy)Comments: NoneSource of Section VI information: **Personal Representative & FEMA Website**Buyer Initials _____ Page 6 of 8 Seller Initials KM

PROPERTY LOCATED AT: 455 Bayside Rd, Ellsworth, 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 ☐ UnknownIf Yes, explain: Homestead Exemption & Other ExemptionIs a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownIs 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 TankYear Principal Structure Built: 1900 What year did Seller acquire property? 1964Roof: Year Shingles/Other Installed: Approx 10 years agoWater, moisture or leakage: UnknownComments: Sellers inherited the property and have not lived there in years

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 ☒ UnknownComments: occasional water on basement floorMold: Has the property ever been tested for mold? ☐ Yes ☐ No ☒ Unknown~~If Yes, are test results available? ☐ Yes ☐ No~~Comments: Sellers inherited the property and have not lived there in yearsElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: Sellers inherited the property and have not lived there in yearsHas 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 ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

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

..... ☐ Yes ☐ No ☒ UnknownComments: Sellers inherited the property and have not lived there in years

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PROPERTY LOCATED AT: 455 Bayside Rd, Ellsworth, ME 04605KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Sellers inherited the property and have not lived there in yearsComments: NoneSource of Section VII information: Personal Representative

SECTION VIII - 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.

SELLER	DATE	<u>Karen McDonald</u>	<u>07/15/2026</u>
<u>Estate of Chester Seavey</u>		SELLER	DATE
		<u>Karen McDonald, PR</u>	

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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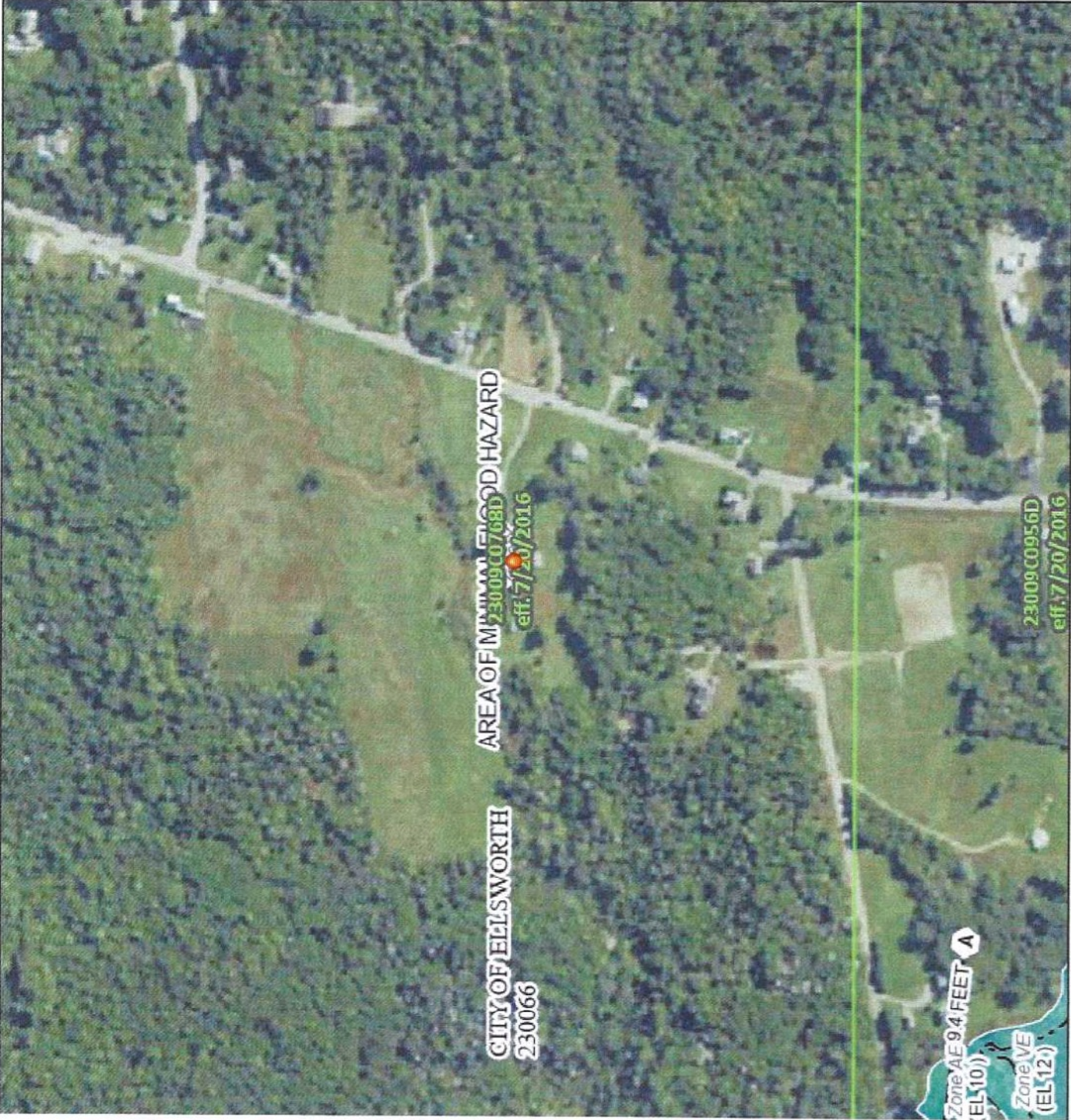
BUYER	DATE	BUYER	DATE
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National Flood Hazard Layer FIRMette



68°25'34"W 44°30'21"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, AE, AG, AH, VE, AR

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee, See Notes, Zone X

Area with Flood Risk due to Levee Zone L

OTHER AREAS OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone X

OTHER AREAS

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/8/2026 at 7:37 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Know All Men by These Presents, ⁶²⁴¹ ^{BOOK 973 PAGE 91}

That we, LESLIE H. REMICK and NANCY REMICK, husband and wife,
both of Ellsworth, County of Hancock, State of Maine,

in consideration of One Dollar and other valuable considerations,

paid by CHESTER A. SEAVEY and WILMA D. SEAVEY, husband and wife,
both of said Ellsworth,

the receipt whereof we do hereby acknowledge, do hereby give, grant,
bargain, sell and convey unto the said

CHESTER A. SEAVEY and WILMA D. SEAVEY

as joint tenants and not as tenants in common, and their heirs and assigns, and the
survivor of them, and the heirs and assigns of the survivor of them, forever, certain
lots or parcels of land, together with the buildings thereon,
situated in Ellsworth, Hancock County, Maine, and bounded and
described as follows:

FIRST LOT: Beginning at the southeast corner of the George E.
Fullerton homestead lot and on the north line of the Willis Pratt
lot; thence northerly eleven rods and thirteen feet to a stake;
thence at right angles, westerly on the line of land of George E.
Fullerton, fifty-seven rods and thirteen feet to a stake and stone;
thence at right angles, southerly and following the line of land
now or formerly of Charles Doyle, eight rods to land of Willis Pratt;
thence at right angles, easterly following said Pratt's line fifty-
one rods, more or less, to a stake; thence southeasterly, six rods
to place of beginning, containing three acres, more or less.

Reserving herefrom, however, a right of way across said lot
one rod wide to land of George E. Fullerton.

SECOND LOT: Beginning at the southeast corner of the estate
of the late George Fullerton and on the line of the late Thomas
Fullerton; thence running North $84\frac{1}{2}^{\circ}$ West, thirty-six rods to a
stump in the fence marked "B"; thence North $5\frac{1}{2}^{\circ}$ East to a stake
marked J.A.D.J.G; thence South $84\frac{1}{2}^{\circ}$ East thirty-six rods to a stake
in Lewis Remick's line; thence southerly on said Remick's line nine
rods to the place of beginning, containing two acres, more or less.

THIRD LOT: Beginning in the South line of Lewis D. Remick's
lot, lying West of the highway leading from Ellsworth to Trenton,
and in the West line of said road; thence northerly in the West
line of said road, five rods and five feet; thence Westerly six
rods to said Remick's West line to a stake and stones; thence south-
erly in said Remick's West line six rods to said Remick's Southwest
corner; thence easterly about twenty feet to the place of beginning,
and containing nineteen square rods, more or less.

FOURTH LOT: Bounded on the North by land of the late George E. Fullerton; on the East by land of Willis L. Pratt; on the South by land of Henry Betts and Henry C. Ray, and on the West by land formerly of Willis L. Pratt, and containing one acre, the three lots last described being same conveyed in deed from Willis L. Pratt, late of Ellsworth to Grace A. Fullerton, dated May 3, 1916, and recorded in said Registry of Deeds in Book 522, Page 367.

FIFTH LOT: Beginning at the Southwest corner of the late L. D. Remick's Homestead, at a stake and stone; thence easterly and always following the northerly line of the George Fullerton right of way, five rods and twelve feet, to the County Road; thence northerly by said road, six rods to a stake and stone; thence westerly, and-always parallel to said Fullerton's private way, nine rods to stake and stone; thence South 7° West, six rods to the place of beginning, containing forty-four and one-fourth square rods.

Excepting, however, and reserving from the above described lots, a certain lot beginning at the junction of the driveway to said Norton's house with the road leading to Oak Point, so-called, and thence running northerly by said highway road one hundred feet to the line between said Norton's land and land of Adelbert Patten; thence westerly on said Patten and Norton line one hundred and fifty-one feet to a corner; thence southerly one hundred feet to said Norton driveway; thence easterly by said driveway one hundred seven feet to the place of beginning.

Being all and the same premises described in deed from Irving R. Bradford, et al to the Grantors herein, dated May 15, 1962 and recorded in Book 908, Page 216, of the Hancock County Registry of Deeds.

Us here and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

CHESTER A. SEAVEY and WILMA D. SEAVEY

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And we do represent with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all incumbrances,

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that we and our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said LESLIE H. REMICK and NANCY REMICK, being husband and wife, each

joining in this deed as Grantors, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 19th day of November in the year of our Lord one thousand nine hundred and sixty-four.

Signed, Sealed and Delivered in presence of

Leslie H. Remick

Nancy Remick

State of Maine, Hancock, ss.

November 19, 1964.

Personally appeared the above named

Leslie H. Remick

and acknowledged

the foregoing instrument to be his free act and deed.

Before me,

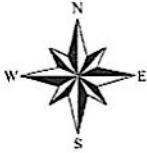
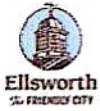
H. Theo Smith

Notary Public

STATE OF MAINE, HANCOCK COUNTY REGISTRY OF DEEDS.

Rec'd Nov 20 1964 at 9h. m. A. M. and recorded in Book 973 Page 91 by *Dennis E. Patten* Register.

NOTE: This deed form is copied from Maine Civil Officer, 8th Edition (Sullivan)



455 Bayside Road, Ellsworth, ME

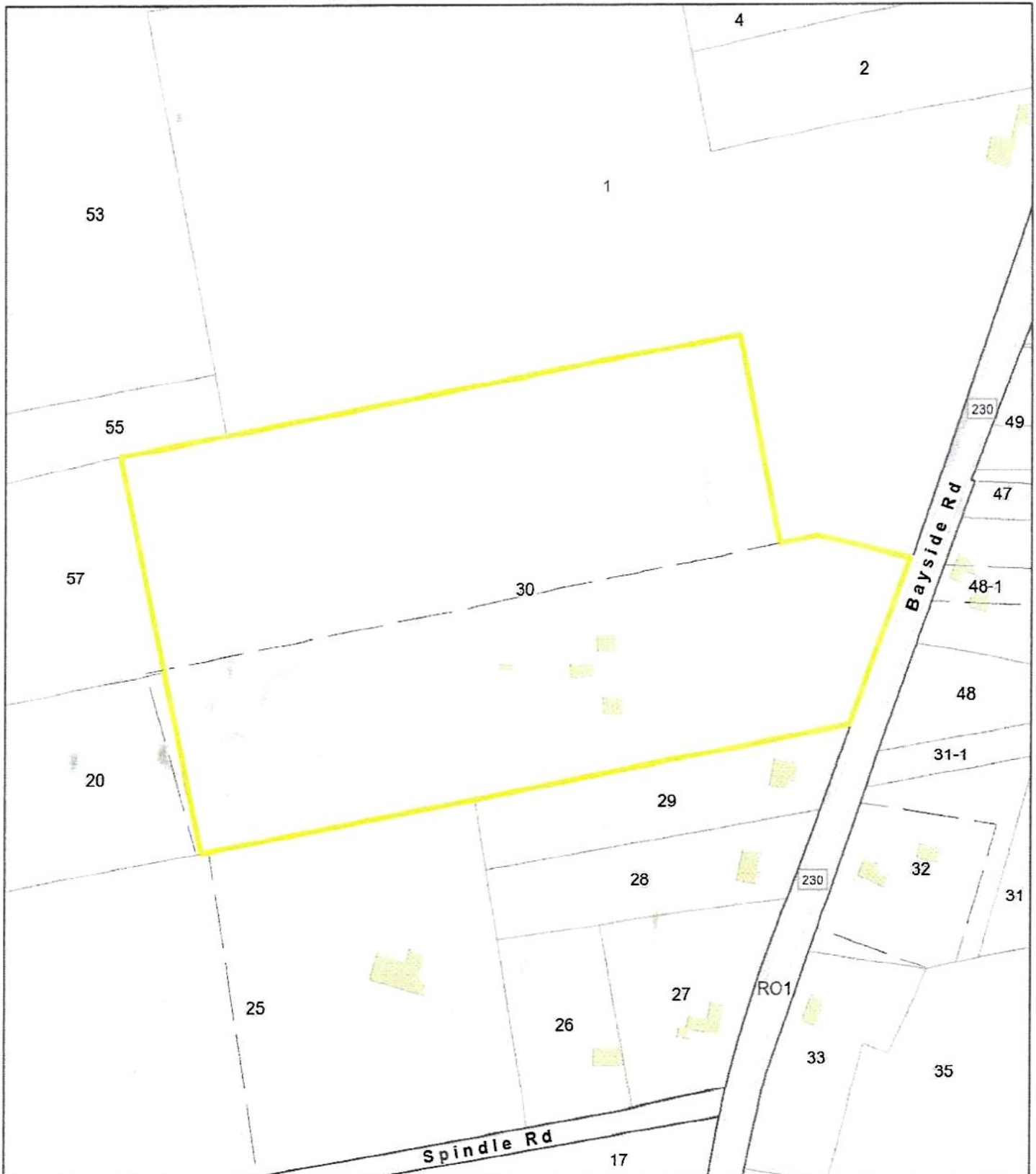
Map/Lot: 005-030-000-000



1 inch = 225 Feet

www.cai-tech.com

June 19, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.