

PROPERTY LOCATED AT: 1069 Newbury Neck Road, Surry, ME**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: n/a 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: Behind the fence by the garage

Installed by: P.L. Jones

Date of Installation: Unknown

USE: Number of persons currently using system: 1-2

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

Comments: n/a

Source of Section I information: Seller

Buyer Initials \_\_\_\_\_

Page 1 of 8

Seller Initials

P.L. Jones

PROPERTY LOCATED AT: 1069 Newbury Neck Road, Surry, ME

## 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: Front of house OR ☐ Unknown

Date installed: unknown Date last pumped: 2025 Name of pumping company: Haslam

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

If Yes, give the date and describe the problem: n/a

Date of last servicing of tank: 2025 Name of company servicing tank: Haslam

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Front of house on the front lawn

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

Date of last servicing of leach field: n/a Company servicing leach field: n/a

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

Comments: Shared system with neighbor- See easement

Source of Section II information: Seller

Buyer Initials \_\_\_\_\_

Page 2 of 8

Seller Initials

Kennedy

PROPERTY LOCATED AT: 1069 Newbury Neck Road, Surry, ME**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                                                              | <b>Forced hot air</b> | <b>Heat Pump</b>     |          |          |
| Age of system(s) or source(s)                                                  | <b>2025</b>           | <b>5-6 years old</b> |          |          |
| TYPE(S) of Fuel                                                                | <b>oil</b>            |                      |          |          |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) |                       |                      |          |          |
| Name of company that services system(s) or source(s)                           | <b>RH Foster</b>      |                      |          |          |
| Date of most recent service call                                               |                       |                      |          |          |
| Malfunctions per system(s) or source(s) within past 2 years                    | <b>none</b>           | <b>none</b>          |          |          |
| 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 ☐ UnknownIf Yes, date: n/aDate chimney(s) last cleaned: n/aDirect and/or Power Vent(s): ..... ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, date: n/aComments: n/aSource of Section III information: Seller**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 ☐ UnknownIf Yes, are tanks in current use? ..... ☐ Yes ☒ No ☐ UnknownIf no longer in use, how long have they been out of service? ..... ☐ Yes ☒ No ☐ UnknownIf tanks are no longer in use, have tanks been abandoned according to DEP? ..... ☐ Yes ☒ No ☐ UnknownAre tanks registered with DEP? ..... ☐ Yes ☒ No ☐ Unknown

Age of tank(s): ..... Size of tank(s): .....

Location: .....

Buyer Initials \_\_\_\_\_

Page 3 of 8

Seller Initials

Kennedy

PROPERTY LOCATED AT: 1069 Newbury Neck Road, Surry, ME

What materials are or were stored in the tank(s)?  
 Have you experienced any problems such as leakage? Yes No Unknown  
 Comments:  
 Source of information:

**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: none

Source of information: Seller

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown  
 If Yes: Date: 06/26 By: Alliance Home Inspections

Results: Above the limit

If applicable, what remedial steps were taken? Putting Radon System in

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown  
 Are test results available? ☐ Yes ☐ No

Results/Comments:

Source of information: Seller

**D. RADON/WATER** - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown  
 If Yes: Date: n/a By: n/a

Results: n/a

If applicable, what remedial steps were taken? n/a

Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ Unknown  
 Are test results available? ☐ Yes ☒ No

Results/Comments:

Source of information: seller

**E. METHAMPHETAMINE** - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: none

Source of information: Seller

Buyer Initials \_\_\_\_\_

Seller Initials

Initial  
Kennedy



PROPERTY LOCATED AT: 1069 Newbury Neck Road, Surry, ME**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

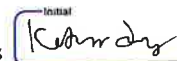
Comments: \_\_\_\_\_

Source of information: Seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ UnknownLAND FILL: ..... ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ..... ☐ Yes ☒ No ☐ UnknownOther: No Known Hazardous MaterialsSource of information: Seller**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 ☐ UnknownIf Yes, explain: driveway is owned by neighbor, easement for septic system, easement for front of property for parkingSource of information: Deed and 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 ☐ UnknownIf No, who is responsible for maintenance? n/aRoad Association Name (if known): n/aSource of information: seller

Buyer Initials \_\_\_\_\_

Page 5 of 8

Seller Initials



PROPERTY LOCATED AT: 1069 Newbury Neck Road, Surry, ME**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 ☐ UnknownIf Yes, explain: n/aHave any flood events affected a structure on the property? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, explain: n/aHas any flood-related damage to a structure occurred on the property? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, explain: n/aHas there been any flood insurance claims filed for a structure on the property? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, indicate the dates of each claim: n/aHas 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 ☐ UnknownIf Yes, indicate the date of each payment: n/aIs 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

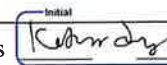
If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

n/aRelevant Panel Number: n/a Year: n/a (Attach a copy)Comments: n/aSource of Section VI information: **FEMA Flood Maps**

Buyer Initials \_\_\_\_\_

Page 6 of 8

Seller Initials





# National Flood Hazard Layer FIRMette

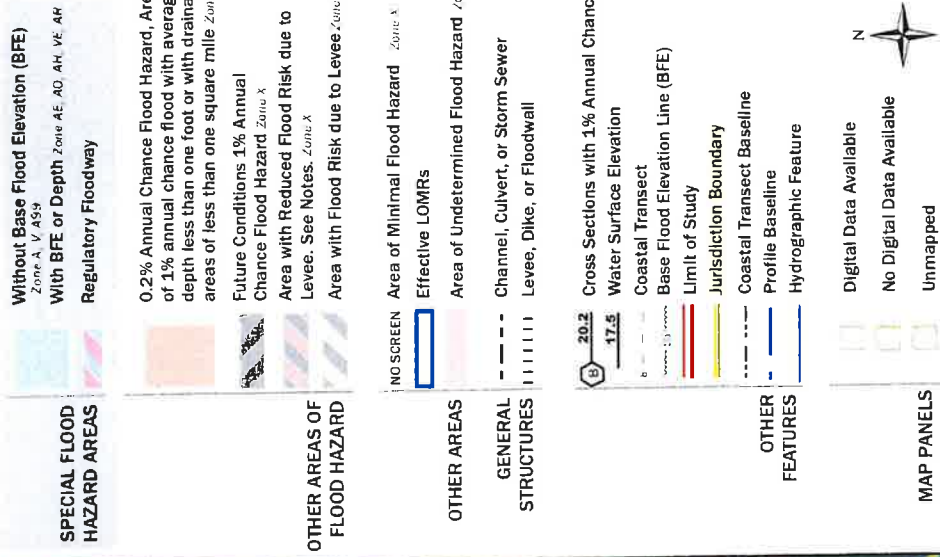


68°28'36"W 44°26'29"N



## Legend

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



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 **5/12/2026 at 6:20 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.

PROPERTY LOCATED AT: 1069 Newbury Neck Road, Surry, ME**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: n/aIs 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 ☐ UnknownIf Yes, explain: n/a

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

Year Principal Structure Built: 1990 What year did Seller acquire property? 2017Roof: Year Shingles/Other Installed: UnknownWater, moisture or leakage: noneComments: none

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: fixed far wall-dug out and patched- leaks occasionallyMold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ..... ☐ Yes ☒ No

Comments: \_\_\_\_\_

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ Unknown

Comments: \_\_\_\_\_

Has 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:

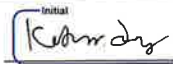
Mobile Home ..... ☐ Yes ☒ No ☐ UnknownModular ..... ☐ Yes ☒ No ☐ Unknown

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

..... ☐ Yes ☒ No ☐ UnknownComments: none

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Page 7 of 8

Seller Initials 



PROPERTY LOCATED AT: 1069 Newbury Neck Road, Surry, ME  
 KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: No known material defects

Comments: none  
 Source of Section VII information: Seller

**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.

Signed by: Kathryn Long 7/9/2026  
 SELLER DATE SELLER DATE  
**Kathryn L. Long**

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

**MORGAN**  
**BAY**

3

65



## How much Paper Does a Paper

SCALE  $r = 200$  : APRIL, 1977



OR BK 6731 PGS 254 - 255  
INSTR # 2017003470  
HANCOCK COUNTY, ME

03/20/2017 02:33:43 PM  
JULIE A. CURTIS  
REGISTER OF DEEDS

## DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

KATHRYN L. LONG, of 53 Glen Mary Road, Apartment #4, Bar Harbor, ME 04609, duly appointed and acting Personal Representative of the ESTATE OF PERRY L. LONG, deceased, whose Will was duly admitted to probate in the Probate Court for Hancock County, Maine, Docket #2015-374 by the power conferred by law and every other power, in distribution of the estate, grants to KATHRYN L. LONG of 53 Glen Mary Road, Apartment #4, Bar Harbor, ME 04609, being the person entitled to distribution, the land described in a Special Warranty Deed by HomeEq Servicing Corporation to Perry L. Long, said deed recorded in Book 3796, Page 134 of the Hancock County, Maine Registry of Deeds, wherein said premises were described as follows:

"That certain lot or parcel of land, together with buildings thereon, situated in Surry, Hancock County, Maine, bounded and described as follows:

Beginning at an iron pipe driven in the ground on the westerly side of the Newbury Neck Road (which iron pipe marks the northeast corner of land of Wayne A. Moon and Jean E. Moon); thence running in a generally westerly direction, 328 feet, more or less, to an iron post driven in the ground (which iron post marks the southeast corner of land conveyed by Esther I. Canico to Keith W. Morse by deed dated May 29, 1991, and recorded in the Hancock County, Maine Registry of Deeds in Book 1864, Page 156); thence running in a generally northerly direction along the easterly line of said Keith Morse land and land of Melissa Morse et al, 103 feet to an iron post driven in the ground on the southerly line of land of Howard Morse et al; thence running in a generally easterly direction, but always following the southerly line of land of said Howard Morse et al 328 feet, more or less, to a spruce tree on the westerly side of the Newbury Neck Road; thence running in a generally southerly direction along the southerly side of said Newbury Neck Road, 103 feet, more or less, to the point of beginning.

Excepting and reserving, however, from the above described premises and all rights of way duly recorded in the said Registry of Deeds.

Subject to and with the benefit of any and/or all rights, restrictions, covenants and easements of record, insofar as the same may be in force and applicable.

Grantor covenants that it is seized and possessed of the said land and has the right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

The following reservations from the exceptions to this conveyance and the warranty of title made herein shall apply.



1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property hereafter the "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located.
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that the same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments of this and all prior years due to any charge(s) in land usage (including but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and,
6. Any conditions that would be revealed by a physical inspection and survey of the Property.

WITNESS my hand this 18 day of February, 2017.

ESTATE OF PERRY L. LONG

By:

Kathryn L. Long  
KATHRYN L. LONG

FEBRUARY 18, 2017

STATE OF MAINE  
COUNTY OF HANCOCK, ss.

Personally appeared the above-named Kathryn L. Long, Personal Representative, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

STACY GRANT  
Notary Public, Maine  
My Commission Expires April 20, 2018

Stacy Grant  
Notary Public

Name of Notary: Stacy Grant

Commission Expires: 4/20/18

**QUITCLAIM DEED WITH COVENANT**

**DLN: 2687262**

**COTE PROPERTIES, LLC**, a Maine limited liability company with a principal place of business at 1076 Newbury Neck Road, Surry, Maine 04684, for consideration paid, grants to **MST HOLDINGS, LLC**, a Maine limited liability company with a principal place of business at 424 Odlin Road, Bangor, Maine 04401, with Quitclaim Covenant, the land, together with any buildings and improvements thereon, in Surry, Hancock County, State of Maine, described as follows:

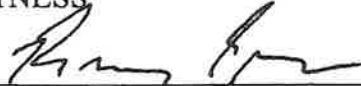
**See Exhibit A attached hereto and made a part hereof.**

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

For Grantor's source of title, reference may be had to a deed given by Beverly J. Long to Cote Properties, LLC, dated May 4, 2017, and recorded in Book 6757, Page 27 of the Hancock County Registry of Deeds.

IN WITNESS WHEREOF, Cote Properties, LLC has caused this instrument to be signed as an instrument under seal by Seth M. Cote, its Member hereunto duly authorized, this 6th day of May, 2025.

WITNESS

  
\_\_\_\_\_

**COTE PROPERTIES, LLC**

  
By: Seth M. Cote  
Its: Member  
Hereunto Duly Authorized

STATE OF MAINE  
COUNTY OF PENOBSCOT

May 6, 2025

Then personally appeared the above-named Seth M. Cote and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Cote Properties, LLC.

Before me,



Notary Public/Maine Attorney-at-law

Type or Print Notary Name: Elizabeth H. Ouellette

My Commission Expires: \_\_\_\_\_



EXHIBIT A

Certain lots or parcels of land together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Surry, Hancock County, Maine and being the same premises as described in a deed from Sylvia A. Long to Beverly J. Long, dated September 23, 2016 and recorded in Book 6648, Page 283 of the Hancock County, Maine, Registry of Deeds and which premises are bounded and described as follows:

Parcel One: Beginning at a stake driven in the ground at land of Eleanor and Leon Carter on the Newberry Neck Road;

Thence southerly along said road 50 feet, more or less, to an iron stake driven in the ground;

Thence easterly 27 feet, more or less, to an iron stake driven in the ground at the shore of Union River Bay;

Thence northerly along said shore 50 feet, more or less, to an iron stake driven in the ground;

Thence westerly along said Carters' land 36 feet, more or less, to the point or place of beginning.

Parcel Two: Beginning at an iron post driven in the eastern bank of the Newberry Neck Road marking the southwestern corner of land of Royce R. and Louise M. Grey;

Thence in a southerly direction 50 feet, more or less, to an iron pipe driven in the ground;

Thence easterly 29 feet, more or less, to an iron stake driven in the ground;

Thence northerly 50 feet, more or less, along Union River Bay to an iron stake driven in the ground at land of said Grey;

Thence westerly 27 feet, more or less, to the place of beginning. Subject to the reservation to Lizzie D. Carter the right to enter upon and walk across Parcel Two to the Shore.

Also hereby conveying an easement for the purpose of allowing four (4) vehicles to park on the premises now or formerly of Wayne A. Moon and Jean E. Moon described in the deed recorded in Hancock County Registry of Deeds in Book 1233, Page 305, being the easement conveyed in the deed from Wayne A. Moon and Jean E. Moon to Sylvia A. Long, dated June 27, 1997, recorded in said Registry in Book 2661, Page 89.

Also hereby conveying the septic easement described in the instrument from Erica J. Wallace to Sylvia A. Long, dated November 13, 1997, recorded in Hancock County Registry of Deeds in Book 2691, Page 78. Said easement is for the installation, use, maintenance, repair, replacement and/or enlargement of a septic system located on the premises now or formerly of Erica J. Wallace described in the deed recorded in said Registry in Book 2608, Page 283, subject to the condition that any soil disturbance is properly returned to its original condition.

## EASEMENT

I, ERICA J. WALLACE, whose mailing address is Newbury Neck Road, Surry, County of Hancock, State of Maine 04684, for consideration paid, GRANT to SYLVIA A. LONG, whose mailing address is 4 Amherst Street, Augusta, County of Kennebec, State of Maine 04333, her heirs and assigns, a Septic Easement on the premises described in a deed from Glenn A. Danico to the Grantor dated November 14, 1996 and recorded at Book 2608, Page 283 of the Hancock County Registry of Deeds.

Said EASEMENT is for the installation, use, maintenance, repair, replacement and/or enlargement of a septic system as designed for Sylvia Long by Jane M. Magiera, Site Evaluator #208 dated July 13, 1996 with the condition that any soil disturbance is properly returned to its original condition.

Said Easement is appurtenant to the property described in a Deed from Royce R. Grey, a/k/a/ Royce R. Gray to Sylvia A. Long dated August 11, 1990 and recorded at Book 2412, Page 254 of the Hancock County Registry of Deeds.

Said Easement is in common with all others having rights thereto.

WITNESS my hand and seal this 13 day of November, 1997.

  
ERICA J. WALLACE

STATE OF MAINE  
HANCOCK, ss.

November 13, 1997

Personally appeared the above-named ERICA J. WALLACE and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
Notary Public/Attorney at Law

ADA F. RICHARDSON  
Notary Public, Maine  
My Commission Expires August 24, 2002

97 NOV 13 PM 2:17

REGISTER OF DEEDS  
HANCOCK COUNTY SS.

 MARILYN ROBINSON PLATNER - ATTORNEY AT LAW - 20 OAK STREET - ELLSWORTH, MAINE 04605

REGISTER

SEAL

Not: Sylvia Long  
PO Box 81  
Surry 04684

10078

BK 266 / PG 089

## EASEMENT

WE, WAYNE A. MOON and JEAN E. MOON, whose mailing address is Surry, County of Hancock, State of Maine 04684, for consideration paid, GRANT to SYLVIA A. LONG, whose mailing address is 4 Amherst Street, Augusta, County of Kennebec, State of Maine 04333, her heirs and assigns, an Easement for the purpose of allowing four (4) vehicles to park on the premises described in a deed from Elizabeth D. Carter to the Grantors dated August 20, 1975 and recorded at Book 1233, Page 305 of the Hancock County Registry of Deeds. Said Easement is appurtenant to and runs with the premises described in Deed of Royce R. Gray to Sylvia A. Long recorded at Book 2412, Page 254 of the Hancock County Registry of Deeds.

WITNESS our hands and seals this 27th day of June, 1997.

*Wayne A. Moon*  
WAYNE A. MOON

*Jean E. Moon*  
JEAN E. MOON

STATE OF MAINE  
HANCOCK, ss.

June 27, 1997

Personally appeared the above-named JEAN E. MOON and acknowledged the foregoing instrument to be her free act and deed.

Before me, *Diane C. McNeal*  
Notary Public, Attorney at Law

SEAL

Diane C. McNeal, Notary Public  
State of Maine  
My Commission Expires 7/17/99

97 JUN 27 PM 12:48

REGISTER OF DEEDS  
HANCOCK COUNTY SS.

*Marilyn Bronson*  
BRONSON PLATNER - ATTORNEY AT LAW - 20 OAK STREET - ELLSWORTH, MAINE 04605

REGISTER

*Doc: Larry Long - C. 11108*



STATE OF MAINE  
HANCOCK, ss.

GLENN A. DANICO, et al.

Plaintiff

vs

WAYNE A. MOON, et al.

Defendant

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JUDGMENT  
(INVOLVES TITLE TO REAL ESTATE)

On February 20, 2002, this Court granted Defendant's Motion for Summary Judgment, without hearing, on the grounds that the Plaintiffs filed no response to said Motion for Summary Judgment.

NOW THEREFORE, it is ORDERED, ADJUDGED AND DECREED:

1. Judgment on all counts for Defendants.
2. The Plaintiffs and every person claiming through or under them be barred from all claims to any right, title, interest or estate to the driveway crossing Defendants land (adjacent to Defendant's northerly line) situated in the town of Surry, in that part known as Newbury Neck, County of Hancock, State of Maine, being more particularly and especially described in the deed from Lizzie D. Carter, a/k/a Elizabeth D. Carter to Wayne A. Moon and Jean E. Moon, dated August 22, 1975, and recorded in the Hancock County, Maine, Registry of Deeds in Book 1233, Page 305.
3. The plaintiffs and every person claiming through or under them have acquired no rights in the above described driveway by either adverse possession or prescription.
4. The following provisions are set forth pursuant to 14 M.R.S.A., §2401.
  - a. Names and addresses of parties and counsel of record:  
Wayne A. Moon and Jean E. Moon, RR # 1, Box 855, Surry, Maine,  
04684.  
William S. Silsby, Jr., Esq., Silsby & Silsby, PO Box 97, Aurora, Maine,  
04408.  
Glenn A. Danico, PO Box 114, Surry, Maine, 04684.  
Erica Wallace, PO Box 179, Harrington, Maine, 04643.
  - b. The Docket Number is RE-00-03.

c. The Court finds that all parties have received notice of the proceedings in accordance with the applicable provisions of the Maine Rules of Civil Procedure.

d. The property is situated in the town of Surry, in that part known as Newberry Neck, County of Hancock, State of Maine, and being more particularly and especially described in the deed from Lizzie D. Carter, a/k/a Elizabeth D. Carter to Wayne A. Moon and Jean E. Moon, dated August 20, 1975, and recorded in the Hancock County, Maine, Registry of Deeds in Book 1233, Page 305.

e. The plaintiff is responsible for recording the attested copy of the Judgment and for paying the appropriate recording fees.

5. The Clerk is specifically directed, pursuant to M.R. Civ.P., Rule 79(a), to enter this judgment on a civil docket by notation, incorporating it by reference.

August 28  
Dated September 2002.

Joseph M. Jabar  
Joseph M. Jabar, Justice  
Superior Court

#### CLERK'S CERTIFICATE OF ABSENCE OF APPEAL:

No timely appeal of this Judgment entered by the Court on Sept. 19, 2002, and in accordance with the Maine Rules of Civil Procedure was made by any party.

Dated: Oct. 8, 2002.

Rosemary Merchant  
Rosemary K. Merchant, Clerk  
Superior Court  
Hancock County

A TRUE COPY.

Attest Rosemary Merchant  
Clerk of Courts

SEAL

*Ret. S+S*

FILED &  
ENTERED

AUG 29 2002

SUPERIOR COURT  
HANCOCK COUNTY

HANCOCK COUNTY  
HANCOCK COUNTY

WARRANTY DEED

BEVERLY J. LONG, of Surry, County of Hancock, State of Maine, for consideration paid, grants to COTE PROPERTIES, LLC., a Maine limited liability company, with a place of business at 1076 Newbury Neck Road, Surry, County of Hancock, State of Maine, with warranty covenants, the land in Surry, County of Hancock, State of Maine, described in Exhibit A attached hereto.

Reference is made to the deed dated September 23, 2016, from Sylvia A. Long to Beverly J. Long, and recorded in the Hancock County Registry of Deeds, Book 6648, Page 283.

This conveyance is made subject to the property taxes assessed against the premises which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36, M.R.S.A. §558.

WITNESS my hand this 4 day of May, 2017.

Witness

Beverly J. Long

STATE OF MAINE  
COUNTY OF Hancock

May 4th, 2017

Personally appeared the above-named Beverly J. Long and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public

Type or Print Name

Bridgette M. Shorey  
Notary Public, State of Maine  
My Commission Expires April 25, 2020

EXHIBIT "A"

Property of Beverly J. Long  
To be conveyed to Cote Properties, LLC  
Newbury Neck Road  
Surry, Maine

Certain lots or parcels of land together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Surry, Hancock County, Maine and being the same premises as described in a deed from Sylvia A. Long to Beverly J. Long, dated September 23, 2016 and recorded in Book 6648, Page 283 of the Hancock County, Maine, Registry of Deeds and which premises are bounded and described as follows, to wit:

Parcel One: Beginning at a stake driven in the ground at land of Eleanor and Leon Carter on the Newberry Neck Road;

Thence southerly along said road 50 feet, more or less, to an iron stake driven in the ground;

Thence easterly 27 feet, more or less, to an iron stake driven in the ground at the shore of Union River Bay;

Thence northerly along said shore 50 feet, more or less, to an iron stake driven in the ground;

Thence westerly along said Carters' land 36 feet, more or less, to the point or place of beginning.

Parcel Two: Beginning at an iron post driven in the eastern bank of the Newberry Neck Road marking the southwestern corner of land of Royce R. and Louise M. Grey;

Thence in a southerly direction 50 feet, more or less, to an iron pipe driven in the ground;

Thence easterly 29 feet, more or less, to an iron stake driven in the ground;

Thence northerly 50 feet, more or less, along Union River Bay to an iron stake driven in the ground at land of said Grey;

Thence westerly 27 feet, more or less, to the place of beginning. Subject to the reservation to Lizzie D. Carter the right to enter upon and walk across Parcel Two to the shore.

Meaning and intending to convey the same premises described in the deed from Royce R. Grey a/k/a Royce R. Gray to Sylvia A. Long, dated June 8, 1995, recorded in Hancock County Registry of Deeds in Book 2412, Page 254.



Also hereby conveying an easement for the purpose of allowing four (4) vehicles to park on the premises now or formerly of Wayne A. Moon and Jean E. Moon described in the deed recorded in Hancock County Registry of Deeds in Book 1233, Page 305, being the easement conveyed in the deed from Wayne A. Moon and Jean E. Moon to Sylvia A. Long, dated June 27, 1997, recorded in said Registry in Book 2661, Page 89.

Also hereby conveying the septic easement described in the instrument from Erica J. Wallace to Sylvia A. Long, dated November 13, 1997, recorded in Hancock County Registry of Deeds in Book 2691, Page 78. Said easement is for the installation, use, maintenance, repair, replacement and/or enlargement of a septic system located on the premises now or formerly of Erica J. Wallace described in the deed recorded in said Registry in Book 2608, Page 283, subject to the condition that any soil disturbance is properly returned to its original condition.

HANCOCK COUNTY

Exhibit A

- Wooden 100ft wharf
- 80ft Aluminum gangway
- Two main wooden floats
- One dingy float (wooden)
- 5 moorings, 5 mooring balls, and 5 winter sticks
- Picnic tables/umbrellas (all)
- Brick fire pit
- 20x30 Frame Ten-Eureka
- 2 Lobster tanks (Fiberglass)
- 1 Fiberglass display lobster tank
- Lobster Shack building (10.5 ft x 21.5 ft)
- Aluminum 3 burner cooker
- 6 Refrigerators
- 1 Standup freezer
- All of the Lobster Shack apparel on hand (left from last season)
- Ford box truck
- Green Kawasaki Mule
- Red Kawasaki Mule (if I take payments over)
- Two lobster scales
- 3 stock pots
- White propane over/stove top
- 15 Lobster 90# crates
- 38' x 100' parcel of land
- 2 microwaves
- Access to garage including storage and use for refrigeration and store at 1069 Newbury Neck Road, Surry
- Use of parking on beginning of law on Beverly's property (house lot across from road)
- Two filing cabinets (black/pink)
- As long as I own Perry's I will have access to the septic tank on Beverly's land

- All remaining dishes, silverware, cups, and crockpots
- All remaining stock (including paper goods, food and supplies, calculators and misc. items)
- Use of washer and dryer for towels at Beverly's house
- White work towels
- Plastic shelves in garage at 1069 Newbury Neck Road, Surry, Maine
- (2) 2200 watt Ryobi generators
- Any and all supplies left at shack currently
- Shed on dock
- All trash cans associated with the restaurant
- 2 water pumps (from ocean to lobster tanks)
- Any and all miscellaneous
- The name "Perry's Lobster Shack"
- Phones/phone #(207) 667-1955 for business
- Any website that relates to said business, and any social media
- All transferrable licenses and permits
- All goodwill that relates to said business

COUNTY