

PROPERTY LOCATED AT: 68 Joy Road, Gouldsboro, ME 04607

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: 2014 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? na

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: rear of home - clearly marked
Installed by: Lord Well Drilling
Date of Installation: December 2014

USE: Number of persons currently using system: 0 currently
Does system supply water for more than one household? Yes No Unknown

Comments: water tested in 2014 when drilled and passed.

Source of Section I information: owners
Buyer Initials _____ Page 1 of 8 Seller Initials LJ JL

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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 left when facing home OR Unknown

Date installed: 1990's Date last pumped: unk Name of pumping company: na

Have you experienced any malfunctions? Yes No

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

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: Front left when facing home

Date of installation of leach field: 1990's Installed by: Paul Joy Construction

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 Unknown

Comments: _____

Source of Section II information: owners

Buyer Initials _____

Seller Initials LJ JL

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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	OHW baseboard			
Age of system(s) or source(s)	10 years			
TYPE(S) of Fuel	oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	unk			
Name of company that services system(s) or source(s)	Hometown			
Date of most recent service call	unk			
Malfunctions per system(s) or source(s) within past 2 years	n/a			
Other pertinent information	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: _____

Source of Section III information: **owners**

SECTION IV - HAZARDOUS MATERIAL

'The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown

 If Yes, are tanks in current use? Yes No 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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~~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: owners

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: owners have no knowledge of asbestos in the home

Source of information: owners

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: August 2014 By: Perkins Home Inspections

Results: satisfactory

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: owners

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: owners have no knowledge of methamphetamine on the property.

Source of information: owners

Buyer Initials _____

Seller Initials SL JL

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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: owners

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: owners have no knowledge of hazardous materials on the property.

Source of information: owners

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 granted for private drive for neighbor

Source of information: owners

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? _____

Road Association Name (if known): _____

Source of information: _____

Buyer Initials _____

Seller Initials LT LD

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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?

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section VI information: owners, FEMA

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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: n/a

Year Principal Structure Built: 1823 What year did Seller acquire property? 2002

Roof: Year Shingles/Other Installed: 2005

Water, moisture or leakage: none

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: occasional dampness

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: _____

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 _____

Seller Initials AT LD

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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: _____

Source of Section VII information: owners

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.

Linda Joy 05/27/2026
SELLER DATE
Linda Joy

June Ledwith 05/27/2026
SELLER DATE
June Ledwith

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



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Linda Joy, June Ledwith (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 68 Joy Road, Gouldsboro, ME 04607

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the Seller (check one below):
 _____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

- (c) Buyer has received copies of all information listed above.
- (d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.
- (e) Buyer has (check one below):
 _____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 _____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.


Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

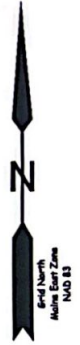
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____	Date	<u>Linda Joy</u>	<u>05/27/2026</u>
Buyer		Seller <u>Linda Joy</u>	Date
_____	Date	<u>June Ledwith</u>	<u>05/27/2026</u>
Buyer		Seller <u>June Ledwith</u>	Date
_____	Date	Seller	Date
Buyer		Seller	Date
_____	Date	<u>Kiki Katsiaticas</u>	<u>5/28/26</u>
Agent		Agent <u>Kiki Katsiaticas</u>	Date

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Notes:
 - Dasher #14 rebar found.
 - Dasher #15 rebar w/surveyor's ID #1336 set.
 - The boundary line of the Joy & Ledwith lot, shown herein, is marked, in part, by the remains of a wire fence.
 - Not all property corners were set.
 - An investigation has been made as to the status of the Joy Road.



Lower West Bay Pond

Hartwell & Juenich
 First Parcel
 Book 7287 Page 496

N07°21'10"E
 600.0'

Lot to be conveyed
 p/o Book 3473 Page 219
 7.6 Acres

30' Right of Way
 and Book 7438 Page 394

Remaining land of
 Joy & Ledwith
 Book 3473 Page 219

Hartwell & Juenich
 Second Parcel
 Book 7287 Page 496

30' Right of Way
 and Book 7438 Page 394

N57°13'E
 303.0'

148.0'
 N58°30'E

281.0'

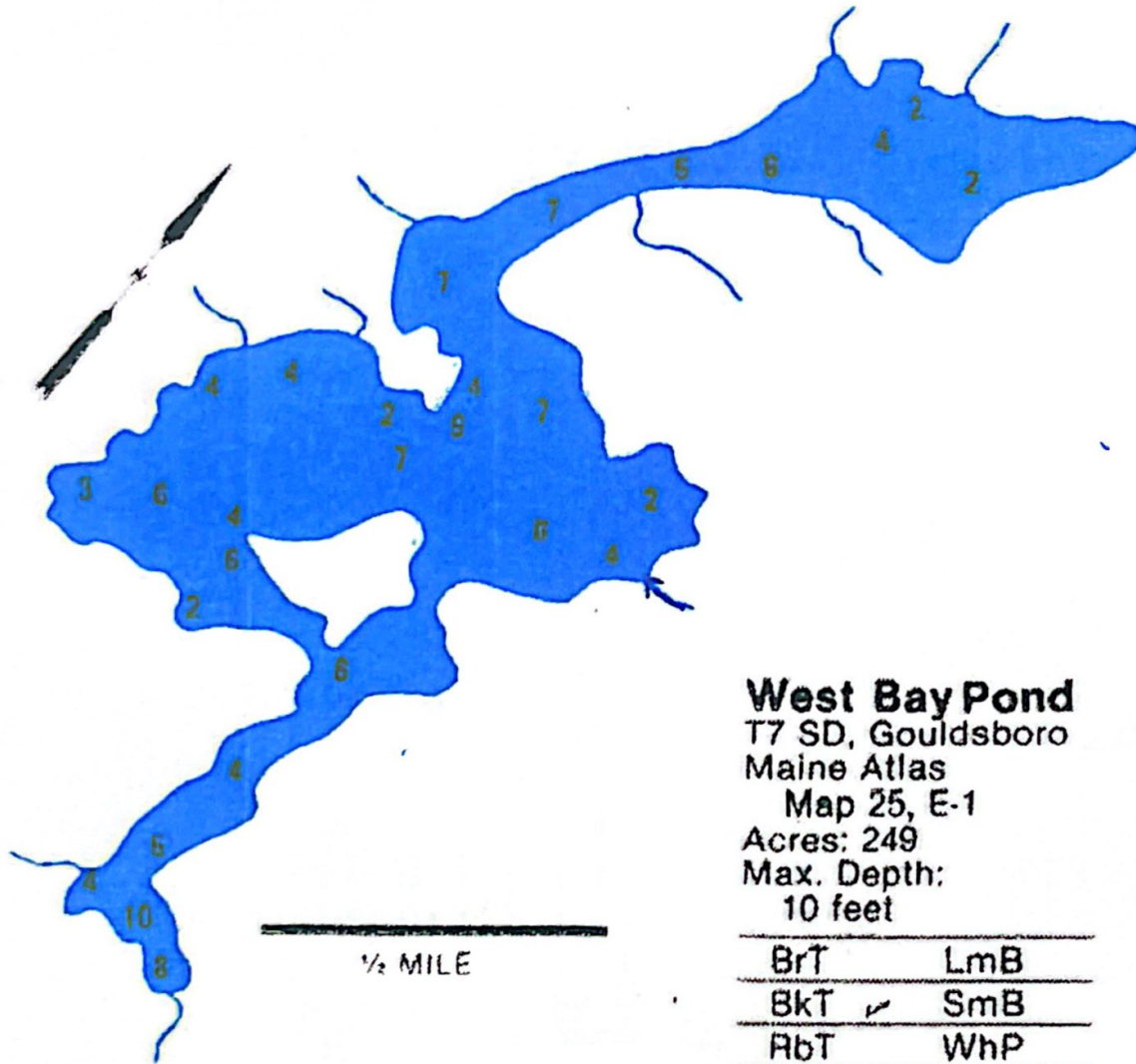
N62°24'E
 346.1'

Joy Road

Sibley Land Surveying
 13 School Street
 PO Box 58
 Ellsworth, Maine 04605
 (207) 647-4471



Plan of survey for
 Linda A. Joy
 Joy Road - Lower West Bay Pond
 Gouldsboro, Maine
 Scale: 1"=60' March 31, 2026



E Pic

West Bay Pond

T7 SD, Gouldsboro

Maine Atlas

Map 25, E-1

Acres: 249

Max. Depth:

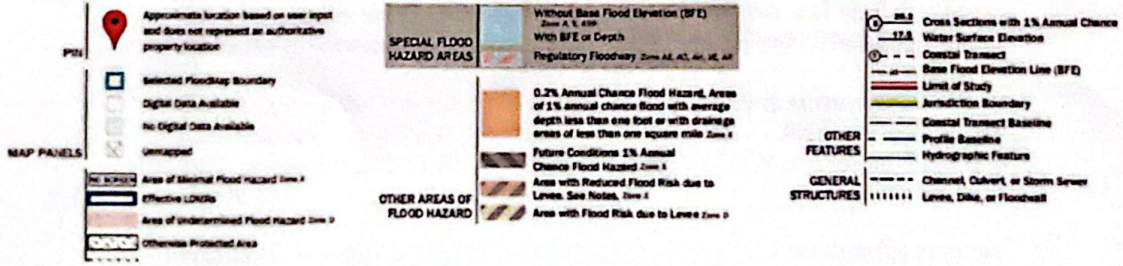
10 feet

BrT	LmB
BkT ✓	SmB
RbT	WhP
Sal	Csk
Tog	WhF
Smt	Dia



USDA, USGS The National Map, Orthoimagery, Data refreshed June, 2024

Powered by Esri



WARRANTY DEED

GOODWIN A. JOY, of Huntington Valley, County of Montgomery, State of Pennsylvania, for consideration paid, grants to **PAUL R. JOY and LINDA A. JOY**, husband and wife, both of Gouldsboro, Hancock County, State of Maine, as joint tenants, a one-half undivided interest and to **CHRIS and JUNE LEDWITH**, husband and wife, both of Cornish, York County, State of Maine, as joint tenants, a one-half undivided interest, with warranty covenants, a certain lot or parcel of land, together with any improvements thereon, in Gouldsboro, County of Hancock, State of Maine, bounded and described as follows:

Located on the westerly side of West Bay Pond, so-called, and bounded on the east by the same; on the south by land of Robert Joy; on the west and north by land of Bingham heirs, containing ten acres, more or less, together with all buildings thereon.

Excepting from the above described, a lot of land described as conveyed in a deed from Robert C. Joy to Paul R. Joy and Linda A. Joy, as joint tenants, dated March 25, 1977, and recorded in Book 1288, Page 79 of Hancock County, Maine, Registry of Deeds.

Reference is made to the right of way conveyed to Everard Joy and Jean Joy described in the deed recorded in the Hancock County Registry of Deeds on March 17, 1992 in Book 1918, Page 585. Reference is also made to right of way to Everard Joy and Jean Joy described in deed recorded at said Registry of Deeds in Book 2012, Page 297.

Reference is made to the life interest in the premises reserved by Louisa E. Joy and described in the deed from Louisa E. Joy to Goodwin A. Joy recorded in the Hancock County Registry of Deeds in Book 2484, Page 032.

Being a portion of the Second Lot conveyed to Robert C. Joy and Louisa E. Joy by deed recorded in the Hancock County Registry of Deeds on August 11, 1977 in Book 1294, Page 589. That said Louisa E. Joy being the surviving joint tenant.

For Grantor's source of title, reference may be had to the deed from Louisa E. Joy to Goodwin A. Joy, dated January 16, 1996, and recorded in the Hancock County Registry of Deeds in Book 2484, Page 032.

MAINE REAL ESTATE
TRANSFER TAX PAID

In witness whereof, Goodwin A. Joy has hereunto set his hand and seal this 30TH day of NOVEMBER, 2002.

Witness:

Goodwin A. Joy

X *Goodwin A. Joy*
GOODWIN A. JOY

STATE OF PENNSYLVANIA

Montgomery County

NOVEMBER 30TH, 2002

Personally appeared the above named Goodwin A. Joy and acknowledged before me the foregoing instrument to be his free act and deed.

William T. Park

Notary Public/Attorney at Law

William T. Park

Print or type name as signed

HANCOCK COUNTY

NOTARIAL SEAL
WILLIAM T. PARK, Notary Public
Abington Twp., Montgomery County
My Commission Expires November 12, 2006

SEAL

HANCOCK COUNTY

Ret: Paul Joy
44 Joy Rd
Loudsboro 04607