

PROPERTY LOCATED AT: 40 Wells Cove Lane, Brooklin, 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: 05/11/2026 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? None needed

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: On the lot across the street

Installed by: Unknown

Date of Installation: Unknown

USE: Number of persons currently using system: 4-6

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

Comments: The well is owned and maintained by the three owners on Wells Cove Lane.

Source of Section I information: Seller

Buyer Initials _____

Seller Initials DS

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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: NA

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? NA

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: Systems are located in the back yard between cottage and main house OR Unknown

Date installed: Unknown Date last pumped: Summer 24 Name of pumping company: Percy Brown & Son

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: None

Date of last servicing of tank: August 2024 Name of company servicing tank: Percy Brown & Son

Leach Field: Yes No Unknown

If Yes, Location: Beyond the guest house, toward the back yard.

Date of installation of leach field: 05/20/2026 Installed by: Unknown

Date of last servicing of leach field: Unknown Company servicing leach field: NA

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: None

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: There are two septic tanks and one leach field. The tank for the main house was replaced four years ago. See inspection report.

Source of Section II information: Seller, inspection report

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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	FHA			
Age of system(s) or source(s)	Unknown			
TYPE(S) of Fuel	Oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Not used			
Name of company that services system(s) or source(s)				
Date of most recent service call	05/17/2026			
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information	See below			

- 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: **Unknown**
- Date chimney(s) last cleaned: **Unknown**
- Direct and/or Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: **NA**

Comments: **Seller uses the property seasonally and does not use the FHA heating system.**

Source of Section III information: **Seller, inspection report**

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? **NA**
- 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): **NA** Size of tank(s): **NA**
- Location: **NA**

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

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

Comments: None

Source 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 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: None 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: NA By: NA

Results: NA

If applicable, what remedial steps were taken? NA

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

Are test results available? Yes No

Results/Comments: None

Source 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: _____

Source of information: _____

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

Comments: None

Source of information: Seller

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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: NA

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: NA

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: See inspection report

Source of information: Seller, inspection report

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: None

Source 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 Unknown

If Yes, explain: ROW and deed restrictions

Source of information: Deed

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? Three Point Corp LLC

Road Association Name (if known): None

Source of information: Seller, public record

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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: NA

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

If Yes, explain: NA

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

If Yes, explain: NA

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: NA

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: NA

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: 23009C1164D Year: 2016 (Attach a copy)

Comments: House and cottage are not in the flood zone.

Source of Section VI information: Seller, 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: NA

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: NA

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: None

Year Principal Structure Built: 1935 What year did Seller acquire property? 2019

Roof: Year Shingles/Other Installed: Majority of the main house reshingled Nov 2020

Water, moisture or leakage: A window in the guest cottage leaked and was repaired in 2024

Comments: Maintenance and necessary shingle repair done regularly

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: None

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? Yes No

Comments: None

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: None

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: None

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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

Comments: None

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

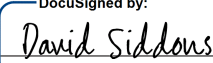
Window in living room removed for air conditioning unit. Window is in the garage.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

DocuSigned by:		5/20/2026	
			
SELLER	DATE	SELLER	DATE
David Buckley Siddons			

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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Tax Lot Information

Lot	Name	Book	Page
1	REDDING, JAMIE	7280	823
2	CONARY-BROWN, MELISSA TASHA	6985	916
3	LOWE, RACHEL		
4	LOWE, JOHN H. HEIRS	7025	390
5-A	WHITE, J STEVEN	1457	312
6	HAMILTON, DUNCAN F	7146	812
6-1	CAMMAROTO, PAUL	7094	837
6-2	HAMILTON, ANDREW D & AMY L (1/2 TIC)	7225	760
7	PRITCHARD REVOCABLE TRUST 1999	3978	190
8	WHITE, J STEVEN	4889	327
9	120 REACH ROAD, LLC	2146	311
11	VOLUZ, ELAINE	3980	42
12	STOOKEY, JOHN HOYT (TRUSTEE)	6931	62
13	ANDREWS, GRACE (HEIRS)	192	48
14-1	AMBACH, LUCY E. REVOCABLE TRUST	7227	898
14-2	STUART, LAURA S. & HELEN S JONES	5891	9
14-3	EMORY, BENJAMIN R	5891	14
16	CENTER HARBOR YACHT CLUB		
17	WILKINSON, BRADFORD W	1604	535
18	HEATHER T TOULMIN REVOCABLE TRUST	7137	688
19	WILKINSON, BRADFORD W (1/2 INT)	7137	688
20	WILKINSON, BRADFORD W	6213	23
21	ELLISON, KATHLEEN M	6837	295
22	HOOPER, JOHN K	2677	220
23	TOULMIN, JOHN H	7137	683
24	DENNY, JAMES J (TRUSTEE)	3960	120
25	CREIGHTON, MICHAEL W	2354	327
26	CENTER HARBOR YACHT CLUB		
28	NEEL, JAMES ADGER & KAREN HOERNER		
29	N L APFELYARD, TRUSTEE	2883	584
30	BLACK, DOROTHEA R. & STEPHEN R. LOGOWITZ (TRUSTS)	787	552
31	GAGLIARDI, DONALD J	884	463
32	KIRCHHEIS, SUSAN D (TRUSTEE)	1404	284
34-1	HEWITT, PETER	2874	314
35	HOOPER, JOHN K	4354	18
36	PARSON, STEPHEN P. TRUSTEE OF STEPHEN P PARSON TRUST	7191	255
37	CENTER HARBOR YACHT CLUB	753	42
39	SCHOETTLE, KARL R JR. & KATHERINE I. TRUSTEES	7234	254
40	DODGE, JOHN H	6317	275
41	SPERRY, ARTHUR B		
42	WAKE INVESTMENTS II, LLC	7077	606
44	SIDDONS, PHILLIP KEMBLE	2221	329
44-A	SIDDONS, PHILLIP KEMBLE	2221	329
45	MARSHALL, ELIOT L	5186	86
49	HUNTANCY TRUST	2076	264
49-A	DODGE, ALLEN P	5412	214
50	GRIES, SUSAN D		
51	ELIZABETH DAWSON ET AL	6129	109
52	CREIGHTON, MICHAEL	2354	327
53	MOORMAN, MARGARET A	986	195
55	HENRY, WANDA (TRUSTEE)	6714	58
56	LUPFER, JONATHAN B (1/2 INT)	3495	284
56-A	DERAY, ANN ELIZABETH (33%)	7235	710
57	STURTEVANT, WILLIAM NORTH III	7119	510
58	STAPLES, MARGARET	892	352
59	GAGLIARDI, ALISON F	2095	53
60	SIDDONS, DAVID BUCKLEY (TRUSTEE)	7145	256
63	STRIBLING, EMILY BLAIR	7229	997
64	BROWN, ALEXANDRA HART	7058	151
65-A	BOCHAT, MARCUS A	2074	19
66-A	BROCK, VALERIE A TRUSTEE	7297	377
66-B	BROCK, VALERIE A TRUSTEE	7297	377
66-D	Fowle, Ronald W	1673	313
69	SIERCK, SUSAN A	1183	705
70	SIERCK, ALEXANDER W	1568	649
71	SIERCK, ALEXANDER W	1566	450
72	PORTER, AARON S	2027	333
74	SIROIS, RICHARD	1665	395
75-2	THE LYON'S DEN, LLC	1450	211
77	SARSFIELD, VIRGINIA	2836	221
78	CARTER, A. NOTA Life Estate	7234	986
79	BAUER, GREGORY, LESSEE	6951	994
80	PALMER, RUTH D	4524	9

Tax Map Legend

- Town Boundaries ±
- Tax Lots
- Watercourse ±
- Waterbody
- Atlantic Ocean

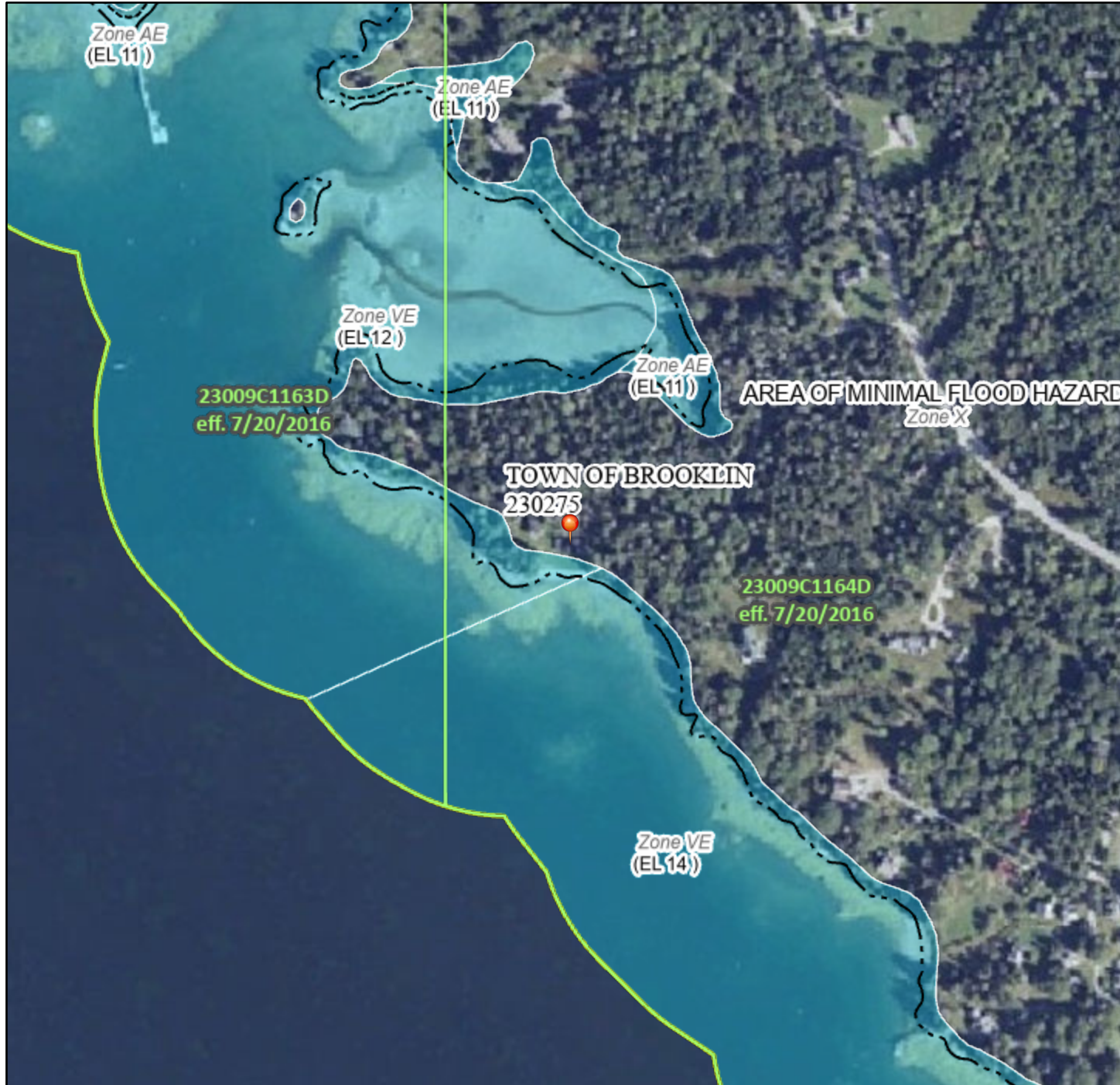
Prepared by

 www.NMGIS.com
 Spencer Caron - GISP #57270
 Fort Kent, Maine

National Flood Hazard Layer FIRMMette



68°35'52"W 44°16'15"N



68°35'15"W 44°15'50"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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

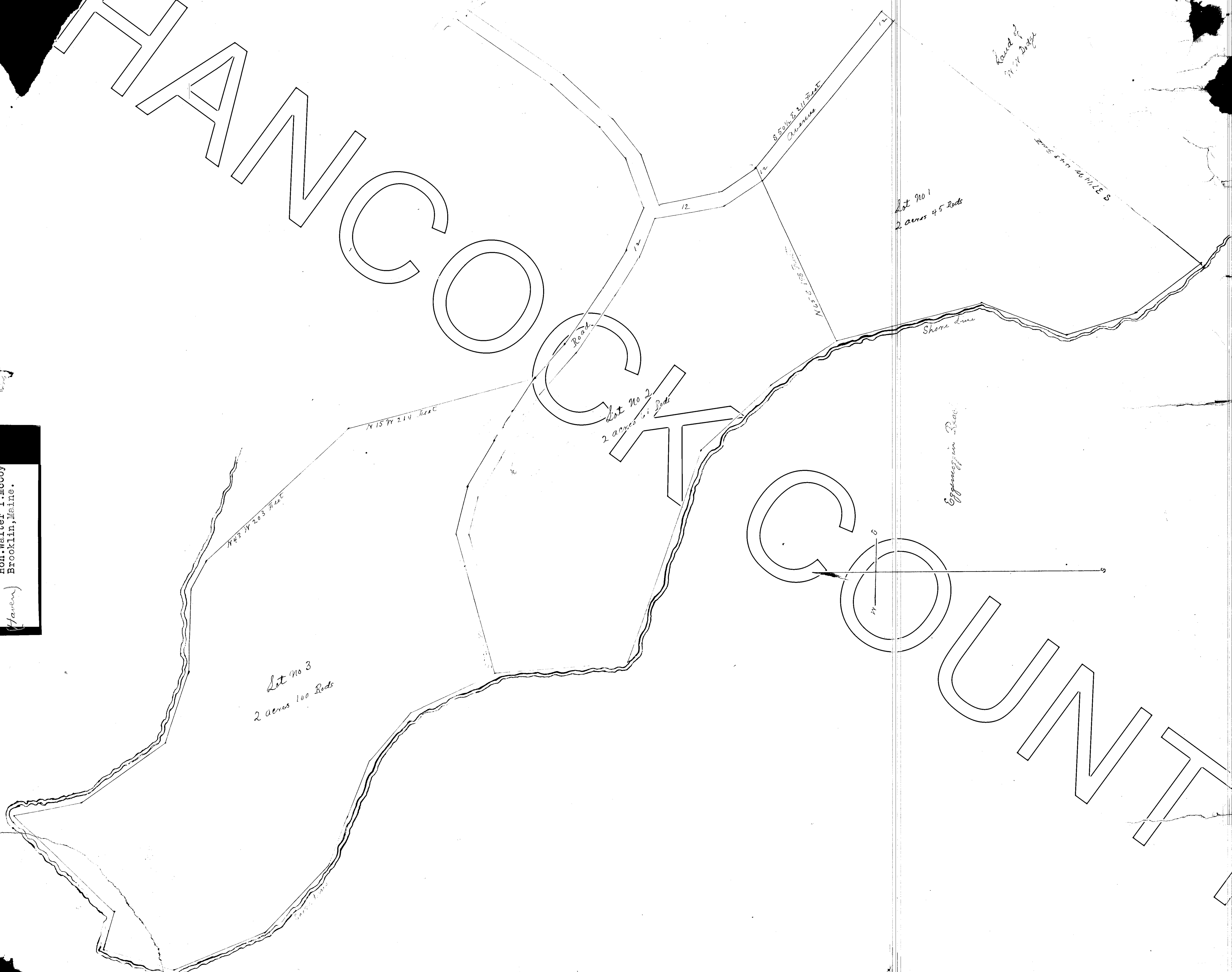
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/18/2026 at 1:06 AM** 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.

HANCOCK COUNTY

Land of
Hon. Walter I. McCoy
Brooklin, Maine.
(Haven)



COUNTY

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After recording return to:
William A. Turner, Esq.
Cohen Pollock Merlin/Turner, P.C.
3350 Riverwood Parkway, Suite 1600
Atlanta, GA 30339-3359

TRUSEE'S DEED
(Trust to Beneficiary Trust)

DAVID BUCKLEY SIDDONS, residing at 3231 Bekalea Drive, Louisville, TN 37777, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE OF THE ANNE RIVERS SIDDONS REVOCABLE TRUST DATED APRIL 6, 2005, AS AMENDED AND RESTATED U/A DATED SEPTEMBER 10, 2014, AS FURTHER AMENDED AND RESTATED U/A DATED JULY 2, 2019, AND AS FURTHER AMENDED AND RESTATED U/A DATED SEPTEMBER 10, 2019 (the "Trust"), by the power conferred by law, and every other power, hereby grant to **DAVID BUCKLEY SIDDONS, residing at 3231 Bekalea Drive, Louisville, TN 37777, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE OF THE WELLS COVE TRUST UNDER ARTICLE III. OF THE TRUST,** all of Grantor's interest in real property situated in Brooklin, County of Hancock, and State of Maine, BEING Lot No. 2 of a plan made in 1924 by John-G. Eaton, Surveyor, marked "Plan of Land of Walter I. McCoy and Associates in Brooklin on Eggemoggin Reach" and recorded at the Hancock County Registry of Deeds, together with any and all improvements thereon, bounded and described in Exhibit A attached hereto and incorporated herein by reference, subject to those restrictions listed in said Exhibit A, and any restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record (the "Property").

For Grantor's source of title reference may be made to (1) Warranty Deed dated June 15, 2016 from Anne R. Siddons, as to all of her undivided interest, as recorded in the Hancock County Register of Deeds in OR Book 6614, Pages 192 - 197; and (2) Corrective Warranty Deed dated February 13, 2017 from Anne Rivers Siddons, as to all of her undivided interest, as recorded in the Hancock County Register of Deeds in OR BOOK 6728, Pages 16-21.

IN WITNESS WHEREOF, DAVID BUCKLEY SIDDONS, has hereunto set his hand and seal as of the date shown.

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WITNESS:

[Handwritten signature]

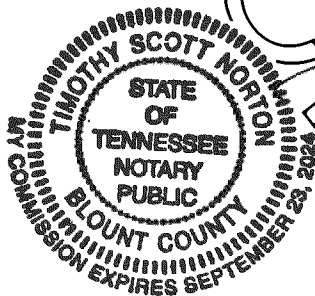
THE ANNE RIVERS SIDDON'S TRUST

By: *[Handwritten signature]* (SEAL)
David Buckley Siddons, Trustee

State of Tennessee
County of Blount

Date: 7-26, 2021

Personally appeared before me the above-named David Buckley Siddons, Trustee, personally known to me (or ~~proved~~ to me on the basis of satisfactory evidence) and acknowledged the foregoing instrument to be his free act and deed in his said capacity.



[Handwritten signature]
Notary Public
Print name: timothy S Norton

Doc #1978369

COUNTY

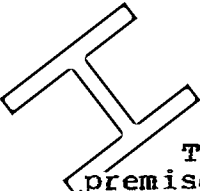
EXHIBIT "A"

"Beginning at a stake and stones at the North corner of lot No. 1; thence North thirty-four and one half degrees West (N. $34\text{-}1/2^\circ$ W.) thirty-nine (39) feet to a stake and stones; thence North seven and three fourths degrees West (N. $7\text{-}3/4^\circ$ W.) forty-eight (48) feet to a stake and stones at the South side of the existing road; thence by the South side of the said road North sixty-seven degrees West (N. 67° W.) forty-nine (49) feet to an angle; thence by said road North fifty-six and one half degrees West (N. $56\text{-}1/2^\circ$ W.) forty-seven (47) feet to an angle; thence by said road North forty-nine and one half degrees West (N. $49\text{-}1/2^\circ$ W.) sixty and one half ($60\text{-}1/2$) feet to an angle; thence by said road North fifty-eight degrees West (N. 58° W.) seventy-five (75) feet to an angle; thence by said road North fifty-nine degrees West (N. 59° W.) forty-seven (47) feet to an angle; thence by said road North seventy-five degrees West (N. 75° W.) forty (40) feet to an angle; thence by said road South eighty-four degrees West (S. 84° W.) thirty-three and one half ($33\text{-}1/2$) feet up to the end of the road; thence crossing said road twelve (12) feet to the North side of said road; thence South seventy-two and one half degrees West (S. $72\text{-}1/2^\circ$ W.) one hundred and twelve (112) feet to a stake and stones at the shore of Eggemoggin Reach; thence by the shore South five and one

half degrees East (S. $5\text{-}1/2^\circ$ E.) one hundred and thirty-nine (139) feet to an angle; thence by the shore South seventy-one and one half degrees East (S. $71\text{-}1/2^\circ$ E.) two hundred and thirty-one (231) feet to an angle; thence by the shore South forty-one and one half degrees East (S. $41\text{-}1/2^\circ$ E.) ninety-nine (99) feet to an angle; thence by the shore South thirty-two degrees East (S. 32° E.) eighty-two and one half ($82\text{-}1/2$) feet to the Northwest corner of lot No. 1 on said plan; thence by said lot No. 1 North sixty-five degrees East (N. 65° E.) one hundred and ninety-eight (198) feet to the first mentioned bound, containing two (2) acres and sixty-one (61) square rods, more or less.

Together with all the shore and flats in front of the premises herein described as conveyed between high water mark and low water mark and between the sidelines of the said lot herein conveyed extended to low water mark in accordance with the Laws of Maine.

There is also hereby conveyed as appurtenant to the premises hereinabove described as conveyed a right of way or easement for the purpose of placing or laying water pipes and for electric wires and telephone wires either above or below the surface of the ground and for suitable poles therefor suitably placed over and across any part of the premises conveyed to Harry L. Crabtree by deed from Walter I. McCoy and others dated the seventeenth day of May, A.D. 1924, in such place or places as shall be reasonably suitable and convenient, said easement to be used in common with the owners of other land abutting thereon, their heirs and assigns.

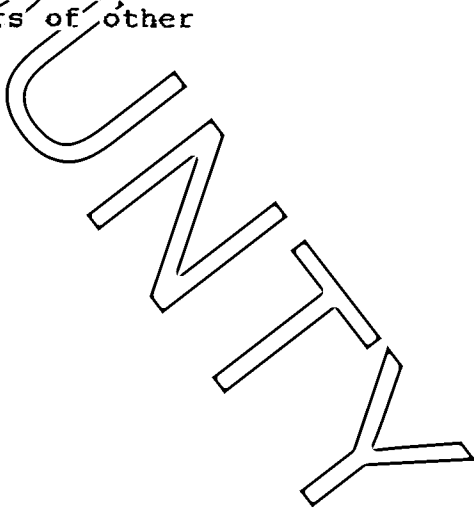


There is also hereby conveyed as appurtenant to the premises hereinabove described as conveyed a right of way for all purposes of a way over a strip of land twelve (12) feet wide along the Northeastern edge of lot No. 1, and marked "Avenue" on said plan, from the Southeastern corner of the premises herein conveyed to the Eastern or Northern corner of lot No. 1 to the land of W.W. Dodge.

There is also hereby conveyed as appurtenant to the premises hereinabove described as conveyed a right of way for all purposes of a way over the the old road now existing on the premises conveyed to the said Harry L. Crabtree by deed from Walter I. McCoy and others dated as aforesaid extending from a point at the Northern edge of

the lot hereby conveyed where said road stops southeasterly along the northeastern side of said lot No. 2 to a point near the Southeast corner thereof; and northeasterly over said road to and across the brook shown on said plan to the Town Road. Said road as now traveled and said rights of way over same to be twelve (12) feet in width. Said rights of way are to be used in common with the owners of other land abutting thereon, their heirs and assigns.

Reserving, however, as appurtenant to all the remaining land so conveyed to said Harry L. Crabtree as above set forth, excepting those two lots marked "Lot No. 4" and "Lot No. 5" on another certain plan of land in Brooklin made by John G. Eaton, surveyor, in 1924 and marked "Plan of land of Walter I. McCoy in Brooklin on Eggemoggin Reach" and heretofore recorded in the Registry of Deeds for said Hancock County, Maine a right of way for all purposes of a way over a strip of land (12)-feet wide along the southeastern edge of said lot No. 2 (said strip being marked "Avenue" on said plan) and extending from the northern corner of lot No. 1 northwesterly along the border of said lot No. 2 to the "Road" on said plan; and said right of way to be used in common with the owners of other land abutting thereon, their heirs and assigns.



RESTRICTIONS

This conveyance is made upon the following express conditions, stipulations and restrictions (not conditions subsequent) to be binding upon the grantees herein and the survivor of them and their heirs and assigns, and which by the acceptance of this deed they agree to insert in any and every deed of conveyance by them of the premises herein conveyed or any part of the same, namely:

First: There shall not be built on the premises herein conveyed more than one private dwelling or residence with such outbuildings, including a guest house, as may be reasonably necessary.

Second: No (sewage) shall by the grantees be disposed of or be caused or permitted to be disposed of by emptying or depositing same into or upon Eggmoggin Reach or into or upon the coves or waters adjacent thereto, nor will they cause or permit the placing thereon or therein of any refuse or offensive substance or substances or anything that will pollute the waters thereof.

Third: No nuisance shall be committed or suffered by the grantees to be committed upon any part of the premises hereby conveyed."

CLATSOP COUNTY

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN David Buckley Siddons (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 40 Wells Cove Lane, Brooklin, ME

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.

Buyer	Date	DocuSigned by: <u>David Siddons</u> Seller, <u>David Buckley Siddons</u> 84F3EA73837A3493...	5/5/2026
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent Maggie McGaw	Date	Signed by: <u>Maggie McGaw</u> Agent, <u>Maggie McGaw</u> F5BCD93749...	5/1/2026
	Date		Date

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Fact Sheet: Arsenic Treated Wood

Department of Health and
Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and
Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- NEVER burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

TO LEARN MORE

Eric Frohberg
Environmental and
Occupational Health
Program
Maine CDC
Toll-free in Maine 866-
292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/
eohp

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.



What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.



Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**



March 2020