

PROPERTY LOCATED AT: 4 Turkey Hill Way, Ellsworth, Me 04605**SECTION II - WASTE WATER DISPOSAL**TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public n/a ☐ 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: on side of house to right back OR ☐ UnknownDate installed: 2005 Date last pumped: 2-3yrs +/- Name of pumping company: unknownHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: n/aDate of last servicing of tank: n/a Name of company servicing tank: n/aLeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: back yardDate of installation of leach field: 2005 Installed by: unknownDate of last servicing of leach field: n/a Company servicing leach field: n/aHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: n/aDo you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ NoIf Yes, are they available? ☒ Yes ☐ NoIs System located in a Shoreland Zone? ☐ Yes ☒ No ☐ UnknownComments: NoneSource of Section II information: Seller

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PROPERTY LOCATED AT: 4 Turkey Hill Way, Ellsworth, Me 04605**SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	HWBB	wood stove	Electric	
Age of system(s) or source(s)	2005	2007	2012	
TYPE(S) of Fuel	propane	wood	Electricity	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Dead River	3-4 cords	doesn't use	
Name of company that services system(s) or source(s)	Dead River	n/a	n/a	
Date of most recent service call		n/a	n/a	
Malfunctions per system(s) or source(s) within past 2 years	none	None	n/a	
Other pertinent information	n/a	n/a	In Family Room Addition	

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: **none**Source 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 ☐ 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 ☐ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown

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

Location: _____

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PROPERTY LOCATED AT: 4 Turkey Hill Way, Ellsworth, Me 04605~~What materials are, or were, stored in the tank(s)?~~~~Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown~~~~Comments: **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 ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: **n/a** ☐ Yes ☒ No ☐ UnknownComments: **none**Source of information: **seller****C. RADON/AIR** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☐ NoResults/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 ☐ UnknownAre test results available? ☐ Yes ☐ NoResults/Comments: **none**Source of information: **seller****E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: **none**Source of information: **seller**

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PROPERTY LOCATED AT: 4 Turkey Hill Way, Ellsworth, Me 04605**F. LEAD-BASED PAINT/PAINT HAZARDS** - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
☐ Yes ☒ No ☐ Unknown ☐ Unknown (but possible due to age)If Yes, describe location and basis for determination: n/aDo you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ NoIf Yes, describe: n/aAre you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ NoComments: noneSource of information: seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownOther: n/aSource 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: easements/right of waySource of information: deedIs 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? informal road association \$300Road Association Name (if known): n/aSource of information: seller

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PROPERTY LOCATED AT: 4 Turkey Hill Way, Ellsworth, Me 04605**SECTION VI – FLOOD HAZARD**

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

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

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

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ 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: noneSource of Section VI information: seller

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PROPERTY LOCATED AT: 4 Turkey Hill Way, Ellsworth, Me 04605**SECTION VII - GENERAL INFORMATION**

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

..... ☒ Yes ☐ No ☐ UnknownIf Yes, explain: Homestead ExemptionIs a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownIs the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ 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: 2005/2012 What year did Seller acquire property? 2004Roof: Year Shingles/Other Installed: 2019 metal roofWater, moisture or leakage: noneComments: seller

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: sometimes during heavy rain the basement door leaksMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☒ Yes ☒ NoComments: noneElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: n/aHas 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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KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: In front of sliding door in dining area, the flooring doesn't come to the door; staining on flooring in kitchen

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.

<u>Jen Winter</u>	<u>07/14/2026</u>		
SELLER	DATE	SELLER	DATE
Jen Winter			

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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QUITCLAIM DEED

DLN 3948433

MATTHEW L. BROUGHTON, of Blue Hill, Hancock County, Maine, for consideration paid, RELEASES to **JEN WINTER f/k/a JENNIFER A. BROUGHTON**, of Ellsworth, Hancock County, Maine, the following described real estate, to wit:

A certain lot or parcel of land together with the buildings thereon, if any, situated in Ellsworth, Hancock County, Maine, and being bounded and described as follows, to wit:

Beginning at an iron pin at the westerly most corner of Lot 1 of "Foss Estates" as recorded in the Hancock County Registry of Deeds file 25 no. 20. Said pin being also on the easterly line of land conveyed to Albert L. Small by Foss Forest Products in Book 3773 page 190.

Thence N34-00'-00"W along the easterly line of Small - 66.08' to a pin on the southerly line of land now or formerly Maria K. Dupuy and Maria Kovacs (1749/318).

Thence N53-06'-55"E along land of Dupuy and Kovacs - 1420.38' to an iron pin.

Thence N04-27'-22"W along line of said Dupuy and Kovacs - 269.86' to a Wood Post found.

Thence N03-52'-41"W a distance of 492.86' to a wood post found.

Thence N06-43'-12"W a distance of 116.43' to an iron pin set at the southwest corner of land now or formerly of Cynthia Kennealy (3003/89).

Thence S82-10'-49"E along land of said Kennealy - 50.00' to an iron pin set.

Thence S06-43'-15"E along land of said Kennealy - 320.00' to an iron pin set.

Thence S82-10'-49"E along land of Kennealy - 2160.00' to an iron pin set.

Thence N06-43'-15"W along the east line of Kennealy - 1000.00' to an iron pin set on the south line of land now or formerly of Reginald McDevitt.

Thence S82-10'-49"E along land of McDevitt - 656.39' to an iron pin set.

Thence S04-49'11"W a distance of 953.72' to an iron pin set.

Thence S67-28'58"W a distance of 462.01' to an iron pin set.

Thence S79-30'-16"W a distance of 1271.33' to an iron pin set.

Thence S43-00'-00"W a distance of 450.00' to an iron pin set.

Thence N90-00'-00"W a distance of 100.00' to an iron pin set.

Thence N59-28'-24"W a distance of 383.46' to an iron pin set.

Thence S86-04'-18"W a distance of 25.00' to an iron pin set on the cul-de-sac at the easterly end of Lakes Lane and the aforesaid subdivision "Foss Estates".

Thence along the cul-de-sac to the west an arc distance of 224.78' to the southeast corner of lot 13 - "Foss Estates".

Thence N34-37'-22"W along the east line of Lot 13 - 264.52' to an iron pin at the northeast corner of Lot 13.

Thence S53-06'-55"W along the northerly bound of the entire Subdivision - "Foss Estates" - 1220.00' to the point of beginning, containing 47.59 acres.

Further granting as appurtenant to the herein conveyed premises, an easement for access to the herein conveyed premises and for the provision of utilities to the herein conveyed premises over Lakes Lane as shown on said subdivision plan recorded in Hancock County, Maine, Registry of Deeds, File 25, No. 20.

The herein conveyed premises are also conveyed subject to an easement granted to Cynthia Foss by deed from Foss Forest Products Corp, to Cynthia M. Foss, dated October 26, 2000, recorded in Book 3003, Page 89 of the Hancock County, Maine, Registry of Deeds.

Being a portion of the premises described in the deed from Foss Forest Products Corp. to Stanley Pelletier, Katherine Pelletier, Matthew Broughton and Jennifer Broughton dated January 16, 2004 and recorded in Book 3836, Page 147, Hancock County Registry of Deeds, and further described in the deed from Katherine Pelletier and Stanley Pelletier to Jennifer Broughton and Matthew Broughton dated January 26, 2004 and recorded in said Registry in Book 3836, Page 150. Further reference is also made to the Abstract of Divorce Decree dated December 7, 2010 and recorded in Book 5537, Page 241.

This conveyance is made pursuant to and in full satisfaction of the property division terms set forth in the above referenced Divorce.

WITNESS my hand and seal this 6 day of June, 2026.

Matthew L. Broughton

Matthew L. Broughton
MATTHEW L. BROUGHTON

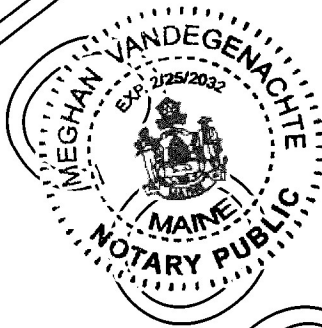
(Broughton to Winter – page 2)

STATE OF MAINE

COUNTY OF Hancock

June 16th, 2026

Personally appeared before me the above-named Matthew L. Broughton and acknowledged the foregoing instrument to be their free act and deed.



Before me,

[Signature]

Notary Public/Attorney-at-Law

Print Name Meghan VanDeGnachte

Commission Exp: 2-25-2032

