PROPERTY LOCATED AT: Map24, Lot 2C, Gouldsboro Pt Rd

PROPERTY DISCLOSURE – LAND ONLY

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 – 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 your 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: _____

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: Owner

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

LAND FILL: ..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

METHAMPHETAMINE: ..... ☐ Yes ☒ No ☐ Unknown

Comments: _____

_____

Source of information: Owner

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Barbara Bragdon (207)963-2347

PROPERTY LOCATED AT: _____

SECTION II – 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: See Deed - SUBDIVISION

Source of information: owner

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: owner

SECTION III – 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: NO Structure

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: _____

PROPERTY LOCATED AT: _____

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 III information: Owner

SECTION IV – GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: Owner

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: Owner

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available? ..... ☐ Yes ☐ No ☐ Unknown

Has all or a portion of the property been surveyed? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ..... ☒ Yes ☐ No ☐ Unknown

Has the property ever been soil tested? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, are the results available? ..... ☐ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed? ..... ☐ Yes ☒ No ☐ Unknown

Are modular homes allowed? 1980 or newer ..... ☒ Yes ☐ No ☐ Unknown

Source of Section IV information: Owner

Additional Information: _____

_____

PROPERTY LOCATED AT: _____

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☐ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Gabriella Gonçalves 11/20/2026
SELLER DATE SELLER DATE

11/20/2026
SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure 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

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EQUAL HOUSING OPPORTUNITY

BOOK: OR 7033 PAGE:190, # OF PGS: 2
06/26/2020 03:25:18 PM INSTR#: 2020027999
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID

Tx:4120821

HANCOCK COUNTY

WARRANTY DEED

VERA D. JOHNSON, with a mailing address of P.O. Box 35, East Dixfield, Maine 04227, for consideration paid, grants to GABRIELLE CHIDDY and GEORGE GEORGIEV, of 4388 Outlook Drive, Syracuse, New York 13215, with **warranty covenants**, as joint tenants, the following described real estate:

A certain lot or parcel of land situated in Gouldsboro, in the County of Hancock, State of Maine and being denominated as Lot 3 on Plan entitled "FLETCHER WOOD'S SUBDIVISION OWNER: FRANCES WOOD GOULDSBORO POINT, TOWN OF GOULDSBORO" dated November 5, 1991, prepared by Charles P. Simpson, RLS, and recorded in Hancock County Registry of Deeds in File 24, No. 174.

The premises herein described as conveyed is subject to the following permanent restriction, (not condition subsequent), to wit:

1. No mobile home constructed prior to December 31, 1979 shall be located on the above described premises. A mobile home shall mean a structure transportable in one or more sections which is eight (8) body feet or more in width and is thirty-two (32) body feet or more in length and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities. Manufactured housing other than a mobile home is permitted.

The restriction hereinabove set forth shall be binding upon the Grantees, their heirs, personal representatives and assigns. If the Grantees shall violate said restriction, the Grantor or any owner of a lot in the development shall have the right to sue and recover damages for the violation of any such restriction and/or to maintain a suit against those so violating or attempting to violate any such restriction for the purpose of enjoining or preventing all or any such violations. The restriction set forth in this deed shall inure to the benefit of the Personal Representative of the Estate of Frances B. Wood, her successors and assigns, and to all persons who are or become owners of lots in said development.

Meaning and intending to convey and hereby conveying the premises described in a deed from Judith L. Eng and Michael J. Tolk to Vera D. Johnson dated September 24, 2014, recorded in said Registry of Deeds in Book 6290, Page 296.

Being subject to real estate taxes for the current year.

Witness my hand and seal this 24th day of June, 2020.

Witness

Vera D. Johnson

STATE OF MAINE
County of Franklin June 24, 2020

Personally appeared the above named Vera D. Johnson and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Elise M. Despres
Notary Public

Name: Elise M. Despres

ELISE M. DESPRES
NOTARY PUBLIC
State of Maine
My Commission Expires
April 24, 2024

THIS IS A TRUE COPY

(2) Roth
Acadia Law Group

OR BK 6290 PGS 296 - 297 10/02/2014 08:35:47 AM
INSTR # 2014015252 JULIE A. CURTIS
HANCOCK COUNTY, ME REGISTER OF DEEDS

HANCOCK

WARRANTY DEED

Judith L. Eng and Michael J. Tolk, husband and wife of Peoria, Maricopa County, Arizona, for consideration paid, grant(s) to Vera D. Johnson of Seattle, King County, Washington (whose mailing address is 10223 26th Avenue SW, Seattle, WA 98146) with Warranty Covenants, the following described real estate:

SEE ATTACHED "EXHIBIT A" AS HERETO ATTACHED

For grantors' source of title, reference may be had to a deed from Chelsea B. Richardson, Personal Representative of the Estate of Frances B. Wood to the grantor(s) herein, dated December 14, 2004, recorded in Hancock Registry of Deeds, Volume 4092, Page 274.

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

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., sec. 558.

MAINE REAL ESTATE TRANSFER TAX PAID

Witness our hand(s) and seal(s) this 24th day of September, 2014.

WITNESS:

_____ _____
Judith L. Eng

_____ _____
Michael J. Tolk

STATE OF ARIZONA
County of Maricopa **September 24, 2014**

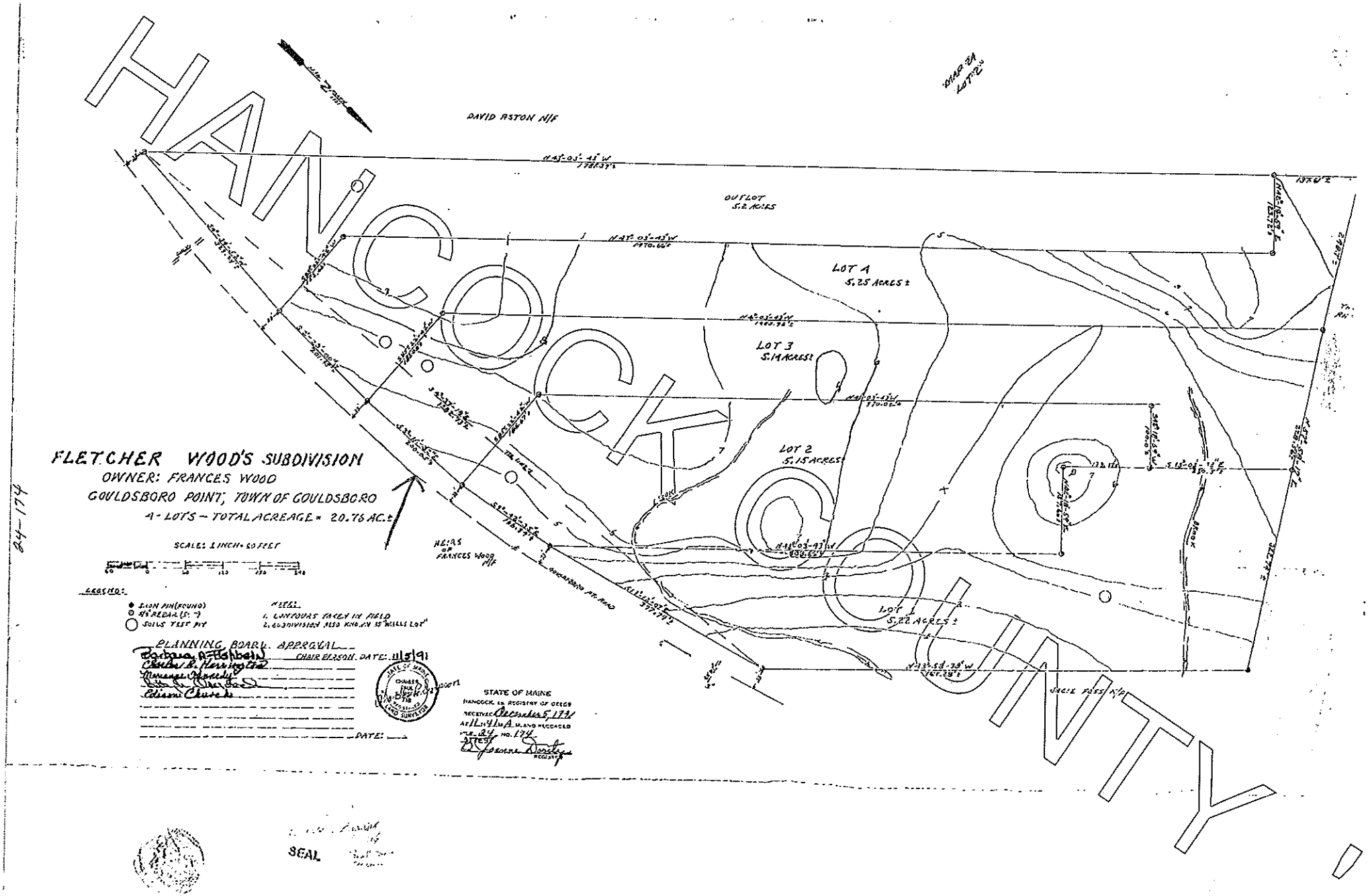
Then personally appeared the above named Michael J. Tolk and acknowledged the foregoing instrument to be his free act and deed.

Before me,

_____
Notary Public/Justice of the Peace
Commission Expiration:

RALPH VERDUGO
Notary Public - Arizona
Maricopa County
My Comm. Expires Aug 8, 2018

File No.: 14-1123


HANCOCK COUNTY
DAVID ASTON N/F
OUTLOT
5.2 ACRES
LOT 1
5.25 ACRES ±
LOT 3
5.1 ACRES ±
LOT 2
5.15 ACRES
LOT 4
5.22 ACRES ±
HEIRS OF FRANCES WOOD N/F
JACK FOSS N/F
BROOK
FLETCHER WOOD'S SUBDIVISION
OWNER: FRANCES WOOD
GOULDSBORO POINT, TOWN OF GOULDSBORO
4 - LOTS - TOTAL ACREAGE = 20.76 AC.±
SCALE: 1 INCH = 50 FEET
LEGEND:
IRON PIN (FOUND)
½" REBAR (S.F.)
SOILS TEST PIT
NOTES:
1. CONTOURS TAKEN IN FIELD
2. SUBDIVISION ALSO KNOWN AS "MILLS LOT"
PLANNING BOARD APPROVAL
CHAIR PERSON DATE: 11/5/91
DATE:
STATE OF MAINE
HANCOCK, ss. REGISTRY OF DEEDS
RECEIVED DECEMBER 5, 1991
AT 1 H. 41 M. A.M. AND RECORDED
IN BK. 24 PAGE NO. 174
ATTEST
SEAL

HANCOCK COUNTY

EXHIBIT A

Being a part of the Deed of Sale by Personal Representative from Chelsea B. Richardson, Personal Representative of the Estate of Frances B. Wood, to Judith L. Eng and Michael J. Tolk.

A certain lot or parcel of land situated in Gouldsboro, in the County of Hancock, State of Maine and being denominated as Lot 3 on Plan entitled "FLETCHER WOOD'S SUBDIVISION OWNER: FRANCES WOOD GOULDSBORO POINT, TOWN OF GOULDSBORO" dated November 5, 1991, prepared by Charles P. Simpson, RLS, and recorded at File 24, No. 174 in the Hancock County, Maine, Registry of Deeds.

The above described premises are a portion of the premises described as conveyed in deed from Laura T. Waite et al to Fletcher T. Wood dated May 6, 1927 and recorded at Book 610, Page 208 in said Registry of Deeds.

The premises herein described as conveyed is subject to the following permanent restriction, (not condition subsequent), to wit:

1. No mobile home constructed prior to December 31, 1978 shall be located on the above described premises. A mobile home shall mean a structure transportable in one or more sections which is eight (8) body feet or more in width and is thirty-two (32) body feet or more in length and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities. Manufactured housing other than a mobile home is permitted.

The restriction hereinabove set forth shall be binding upon the Grantees, their heirs, personal representatives and assigns. If the Grantees shall violate said restriction, the Grantor or any owner of a lot in the development shall have the right to sue and recover damages for the violation of any such restriction and/or to maintain a suit against those so violating or attempting to violate any such restriction for the purpose of enjoining or preventing all or any such violations. The restriction set forth in this deed shall inure to the benefit of the Grantor, her heirs, personal representatives and assigns, and to all persons who are or become owners of lots in said development.

(2) E/Rt: Treworgy - Baldacci; Bangor



LEGEND

PARCEL NUMBERS ---------- 1
ADJACENT MAPS ---------- 2
MATCH LINE ----------

For Assessment Purposes
Not to be used for Conveyances

PROPERTY MAP
TOWN OF GOULDSBORO
HANCOCK COUNTY, MAINE
PREPARED BY
JAMES W. SEWALL COMPANY OLD TOWN, MAINE
SCALE 1 INCH = 400 ± FEET