

PROPERTY LOCATED AT: 85 Coffin Road, Hancock, ME 04640**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 ☒ 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: _____

What materials are, or were, stored in the tank(s): N/AHave you experienced any problems such as leakage: ☐ Yes ☐ No ☐ UnknownComments: No knowledge / records / evidence of underground tank storage on the propertySource of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL:..... ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL:..... ☐ Yes ☒ No ☐ UnknownMETHAMPHETAMINE:..... ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: Seller**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**

Buyer Initials _____

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Seller Initials MD LD

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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: _____

Source of information: Seller

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: Seller and Town of Hancock

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: _____

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: _____

Buyer Initials _____

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Seller Initials LM LAD

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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: 23009C0791D Year: 2016 (Attach a copy)

Comments: _____

Source of Section III information: FEMA Firmette

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: Seller

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: Seller

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?..... ☐ Yes ☐ No ☐ Unknown

Source of Section IV information: Seller

Additional Information: The building was used as a sawmill / There is electricity but no water or waste water system / The build date is unknown / town records show an addition in 1980 / Being sold "as-is".

Buyer Initials _____

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Seller Initials

Initial
MD

Initial
LD

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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.

Signed by:
LeslieAnn M. Dykes 8/11/2026
1952559AB08474F5...
SELLER DATE
LeslieAnn M. Dykes

Signed by:
Laurence A. Dykes 8/11/2026
1952559AB08474F5...
SELLER DATE
Laurence A. Dykes

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



National Flood Hazard Layer FIRMette



8°18'18"W 44°32'56"N



Feet 1.5 0 0 0

68°17'40"W 44°32'30"N

Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- 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 Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- 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 4/17/2026 at 10:29 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodified areas cannot be used for

LEAD PAINT DISCLOSURE/ADDENDUMAGREEMENT BETWEEN LeslieAnn M. Dykes, Laurence A. Dykes

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 85 & 96 Coffin Road, Hancock, ME 04640

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 _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

Signed by:

LeslieAnn M. Dykes

8/11/2026

Seller LeslieAnn M. DykesDate
8/11/2026Seller Laurence A. Dykes

Date

Seller _____

Date

DocuSigned by:

Carl LusbyDate
8/11/2026Agent Carl Lusby

Date



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QUITCLAIM DEED WITH COVENANT

I, **Linda M. Jorgenson**, formerly Linda H. Smith, of Hancock, County of Hancock, State of Maine, for consideration paid, grant to, **Laurence A. Dykes and Leslieann Dykes**, husband and wife, whose mailing address is 96 Coffin Road, Hancock, ME 04640, with QUITCLAIM COVENANT, as JOINT TENANTS, certain lots or parcels of land, with all buildings thereon, situated in Hancock, County of Hancock, State of Maine, bounded and described in Exhibit A attached hereto and made a part hereof.

WITNESS my hand this 19th day of November 2003.

Linda M. Jorgenson

Linda M. Jorgenson

STATE OF MAINE
COUNTY OF HANCOCK

November 19, 2003

Then personally appeared the above named Linda M. Jorgenson and acknowledged the foregoing instrument to be her free act and deed.

Charlotte Boyd
Notary Public

SEAL
Charlotte Boyd
Notary Public
My Commission Expires 10-19-10

Type/Print Name of Notary

My commission expires:

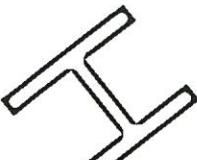


Exhibit A

Certain lots or parcels of land situated in Hancock, Hancock County, Maine, bounded and described as follows, to wit:

FIRST PARCEL: beginning at Josiah Cline's west corner, thence north sixty-six degrees west seven rods; thence south forty-seven degrees west thirty-four rods; thence north forty-one degrees west fifty-four rods; thence north twenty-four degrees east ten rods to Wm. Hutchins South corner; thence north sixty-five and one-half degrees east forty-five and one-half rods to a cedar stake; thence north twenty-two degrees west to Mullin's line; thence north sixty-six degrees east to Cline's north line; thence south four degrees west seven rods; thence south twenty-one degrees west on Cline's line one hundred and twenty-five rods to the place of beginning and containing fifty acres, more or less, being the homestead lot of the late Calvin L. Hutchings.

EXCEPTING and reserving certain lots or parcels of land described in the following deeds:

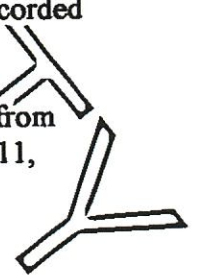
1. Deed from Frederick D. Smith to Donald R. Hobbs et al, dated June 2, 1977 and recorded in the Hancock County Registry of Deeds in Book 1289, Page 219.
2. Deed from Frederick D. Smith to Donald R. Hobbs et al, dated June 1, 1978 and recorded in the Hancock County Registry of Deeds in Book 1320, Page 330.
3. Deed from Frederick D. Smith to Robert W. LaForge et al, dated September 11, 1980 and recorded in the Hancock County Registry of Deeds in Book 1387, Page 182.
4. Deed from Harry R. Keiser to Frederick D. Smith et al, dated January 26, 1981 and recorded in the Hancock County Registry of Deeds in Book 1397, Page 201.

The First Parcel hereinabove described as released is released expressly subject to the right of way described in the abovementioned deed from Frederick D. Smith to Donald R. Hobbs et al, dated June 1, 1978 and recorded in Book 1320, Page 330 of said Registry of Deeds.

The First Parcel hereinabove described as released is released expressly subject to the rights of Robert W. LaForge et al, to take water for residential use from the tiled spring which rights are more particularly set forth in the abovementioned deed from Frederick D. Smith to Robert W. LaForge et al, dated September 11, 1980 and recorded in Book 1387, Page 182 of said Registry of Deeds.

The First Parcel hereinabove described as released is released expressly subject to a boundary line agreement between Carl S. Foss and Frederick D. Smith dated October 2, 1984 and recorded in Book 1522, Page 598 of said Registry of Deeds.

The First Parcel hereinabove described as released is part of premises described in a deed from Thomas Hennessy et al, to Frederick D. Smith dated in the acknowledgement clause June 11, 1974 and recorded in Book 1194, Page 125 of the Hancock County Registry of Deeds.



SECOND PARCEL: Being the same premises described as conveyed in a deed from Donald R. Hobbs and Joan M. Hobbs to Frederick D. Smith dated June 2, 1977, recorded in Book 1289, Page 221 of said Registry of Deeds, in which deed said premises are described as follows:

"Beginning at a bolt driven in the ground at the southwesterly corner of a lot of land described in a deed from Benjamin Joy and Strphen (sic) Joy to Eastman Hutchings, dated November 15, 1848 and recorded in Book 84, Page 499 of the Hancock County Registry of Deeds, now owned by the Grantee herein; thence South $34^{\circ} 35'$ East by and along the land of the said Grantee, five hundred sixty-two and ninety-seven hundredths (562.97) feet to the most westerly corner of a lot of land this day conveyed by the Grantee herein to the Grantor; thence South $52^{\circ} 40'$ West two hundred fifteen and fifty-five hundredths (215.55) feet to a bolt driven in the ground; thence North $14^{\circ} 00'$ West, six hundred twelve and forty-one hundredths (612.41) feet to the point of beginning, and containing one and four tenths (1.4) acres."

THIRD PARCEL: Being the same premises described as conveyed in a deed from Donald R. Hobbs and Joan M. Hobbs to Frederick D. Smith dated June 1, 1978, recorded in Book 1320, Page 333 of said Registry of Deeds, in which deed said premises are described as follows, to wit:

"First Lot: Beginning at an iron post set in the ground marking the Northeast Corner bound of a parcel of land described in deed from Virgie I. Thorsen, Administratrix of the estate of Caroline Louise Emerson, to Donald R. and Joan M. Hobbs in deed dated June 2, 1977 and recorded in Book 1289, Page 223 of the Hancock County, Maine, Registry of Deeds, said point of beginning also being the Southeast corner bound of a parcel of land described in deed from Frederick D. Smith to Donald R. and Joan M. Hobbs dated June 2, 1977 and recorded in Book 1289, Page 219 of said Registry of Deeds; thence South Fifty-Two Degrees Forty Minutes West ($S. 52^{\circ} 40' W.$) two hundred fifteen and fifty-five hundredths (215.15)(sic) feet to a stake in the ground; thence North Thirty-Four Degrees Thirty-Five Minutes West ($N. 34^{\circ} 35' W.$) three hundred twenty-eight and three hundredths feet (328.03) feet (sic) to an iron bolt; thence North Fifty-Two Degrees Forty Minutes East ($N. 52^{\circ} 40' E.$) two hundred fifteen and fifty-five (215.55) hundredths (sic) feet, more or less, to the North line of land as described in deed from Thorsen to Hobbs in Book 1289, Page 223; thence South Thirty-Four Degrees Fifty-Five Minutes East ($S. 34^{\circ} 55' E.$) three hundred twenty-eight and three hundredths (328.03) feet along said North line to the place of beginning.

Being a portion of the premises as described in deed from Virgie I. Thorsen, Administratrix of the estate of Caroline Louise Emerson to the Grantors herein dated June 2, 1977, and recorded in the Hancock County, Maine, Registry of Deeds in Book 1289, Page 223:

Second Lot: Beginning at an iron bolt driven in the ground at the most easterly corner of a lot of land described in a deed from Benjamin F. Joy to Emerson G. Joy, dated October 2, 1866 and recorded in Book 128, Page 249 of the Hancock County Registry of Deeds; thence North $52^{\circ} 40'$ East by and along the southeasterly line of a lot of land described in a deed from Benjamin Joy and Stephen Joy to Eastman Hutchings, dated November 15, 1848 and recorded in Book 84, Page 499 of said Registry, now owned by the Grantee herein, twenty-four (24) feet more or less to the center line of the Coffin Road, so-called; thence in a northwesterly direction, but always following the center line of the Coffin road (sic), three hundred thirty (330) feet more or less to a

point; thence South 52° 40' West, twenty-six (26) feet more or less, to a bolt driven in the ground; thence continuing the same course (South 50° 40' West) nine and sixty-five hundredths (9.65) feet to the most northerly corner of the above described lot of land this day conveyed by the Grantors herein to the Grantee; thence South 34° 35' East by and along the land of said Grantee, three hundred twenty-eight and three hundredths (328.03) feet to the point of beginning, and containing twenty-five hundredths (0.25) of an acre more or less.

Being a portion of the premises described in Warranty Deed from Thomas Hennessy and Patricia Hennessy to Frederick D. Smith, dated #, #, 1974, and recorded on June 19, 1974 in the Hancock County, Maine, Registry of Deeds in Book 1194, Page 125.

Also being the same premises as conveyed from Frederick D. Smith to Donald R. and Joan M. Hobbs in deed dated June 2, 1977, and recorded in the Hancock County, Maine, Registry of Deeds in Book 1289, Page 219.

The above description is a description following a survey made by Herrick & Salsbury, Inc., of Blue Hill, Maine, dated January, 1976, of the Emerson Lot in Hancock, Maine.

Together with and appurtenant to and for the benefit of both of the lots herein conveyed, a right-of-way, for all purposes of a way, including but not limited to the installation, maintenance and use of any and all utilities, either in, over or under the Coffin road (sic), so-called, said Coffin Road, also known as the C line (sic) Road, so-called, as said road is now located on the face of the earth, to be used in common by the Grantors and Grantee herein, their heirs and assigns forever, said right-of-way leading from the parcels conveyed to Route #182, a Maine State Highway.

Said right-of-way is subject to any rights of the public in and to said right-of-way."

FOURTH PARCEL: Being the same premises described as conveyed in a deed from Evelyn L. St. Amand to Harry R. Keiser dated January 6, 1981, recorded in Book 1397, Page 117 of said Registry of Deeds, in which deed said premises are described as follows, to wit:

"Third Lot - Beginning in the north line of Ebenezer Clark's homestead on the eastern side of the Town Road; thence northerly on said road twenty rods; thence north forty-seven degrees east forty-three and a half rods to a cedar stake; thence south forty-three degrees east twenty-one rods to Cline's line; thence south twenty-five degrees west to Ebenezer Clark's north line; thence north thirty-nine degrees west seven rods to Clark's corner; thence south forty-seven degrees west to the place of beginning, and containing six acres, more or less, and being the same premises conveyed by Nancy Collins to Calvin L. Hutchings by deed dated May 26, 1885, and recorded in Hancock County Registry of Deeds in Book 209, page (sic) 460."

Also being the same premises described as conveyed in a deed from Harry R. Keiser to Frederick D. Smith and Linda H. Smith as joint tenants dated January 26, 1981, recorded in Book 1397, Page 201 of said Registry of Deeds.

FIFTH PARCEL: Map 13, Lot 4A of the Assessors' Tax Maps of the Town of Hancoc. Made by Herrick & Salsbury, Ellsworth, Maine, dated June, 1977; revised April, 1979. Consisting of 31 maps numbered 1 to 31 inclusive, which are on file at the Assessors Office in the Town of Hancock.

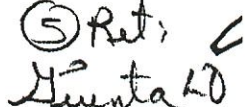
Being the EIGHTH PARCEL described in a deed from Frederick D. Smith to Linda H. Smith dated June 30, 1987 and recorded in Book 1645, Page 383 of the Hancock County Registry of Deeds.

EXCEPTING from the five parcels hereinabove described as conveyed, the premises described in a deed from Linda M. Jorgenson to Laurence A. Dykes and Leslieann Dykes dated July 12, 1999 and recorded in Book 2850, Page 168.

Meaning and intending to convey, and hereby conveying all of parcels FIRST through FOURTH inclusive, and EIGHTH, described in a deed from Frederick D. Smith to Linda H. Smith dated June 30, 1987, recorded in Book 1645, Page 383, except for that portion of said premises that was previously conveyed by Linda M. Jorgenson to Laurence A. Dykes and Leslieann Dykes by the afore-cited deed dated July 12, 1999, recorded in Book 2850, Page 168.

HANCOCK COUNTY

HANCOCK COUNTY

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Hunt 40

