

PROPERTY LOCATED AT: 15 Bufford Drive (Map 4 Lot 63), Waltham, ME 04605

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: Seller is not aware of any underground storage tanks

Source of information: Seller

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: Seller is not aware of any hazardous materials on the property

Source of information: Seller

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

Buyer Initials _____ Page 1 of 4 Seller Initials RM

PROPERTY LOCATED AT: 15 Bufford Drive (Map 4 Lot 63), Waltham, ME 04605**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: Oxbow Point Subdivision-Sunset Shores

Source of information: Seller & 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? Owners are responsible for maintenance and repairs.

Road Association Name (if known): Sunset Shores of Lot Owners' Association \$500 per year fee

Source of information: Seller & Deed & Road Common Area and Open Space Agreement

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 _____

Page 2 of 4

Seller Initials RM

PROPERTY LOCATED AT: **15 Bufford Drive (Map 4 Lot 63), Waltham, ME 04605**

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: **23009C0604D** Year: **2016** (Attach a copy)

Comments: **None**

Source of Section III information: **FEMA Report**

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, Declaration of Restrictions**

Additional Information: **See deed for common Area (includes frontage, a Pavillon and dock)**

Buyer Initials _____

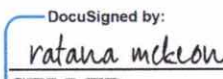
Page 3 of 4

Seller Initials  _____

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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.

DocuSigned by: 4/10/2026

 SELLER _____ DATE _____ SELLER _____ DATE _____
 Ratana McKeon

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 _____



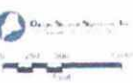
TOWN OF
WALTHAM
HANCOCK COUNTY
MAINE



LEGEND

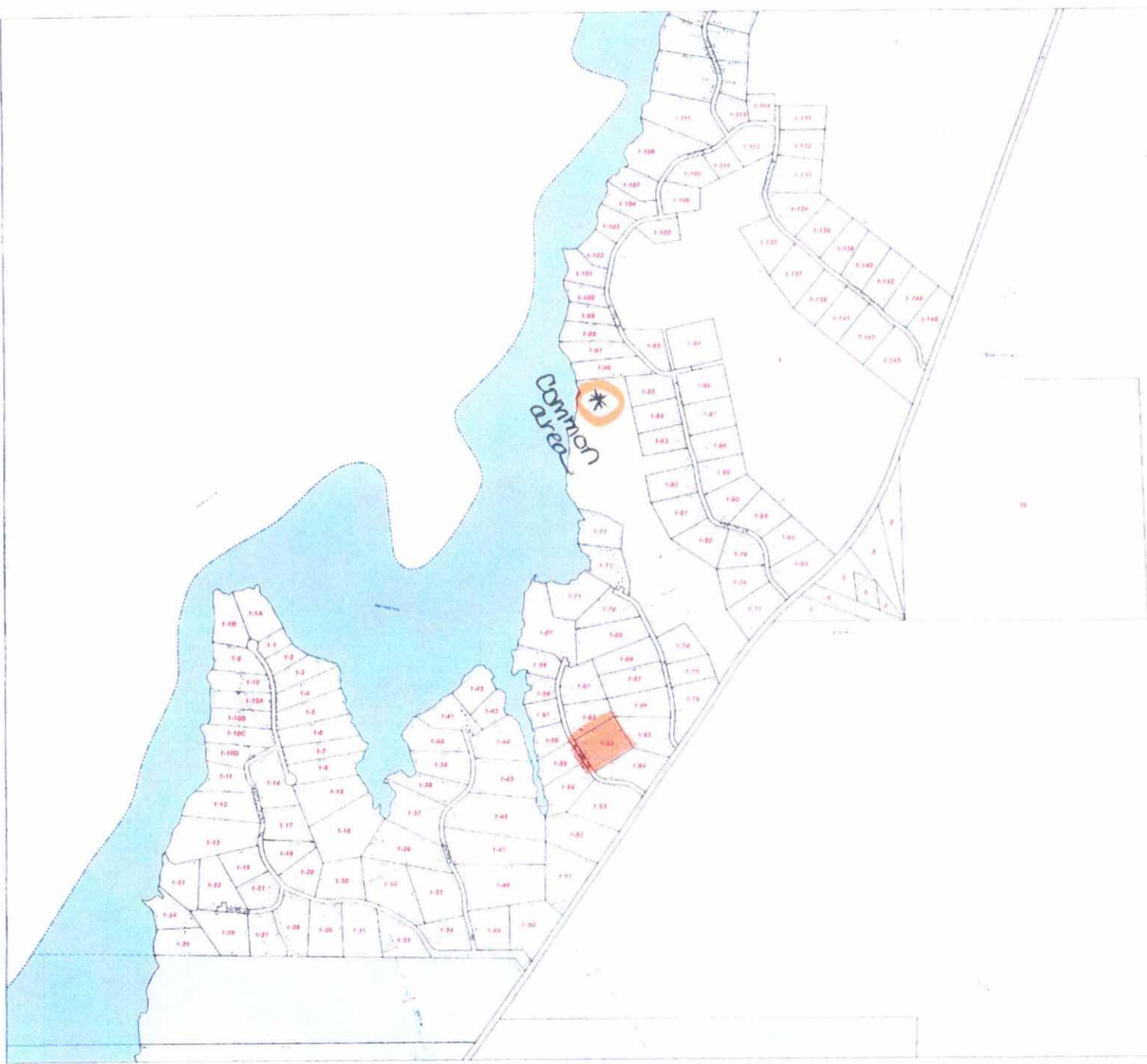
- Lot Line
- Private Right of Way
- Other Road
- Sublot Line
- Transmission Line ROW
- Water Shoreline Point
- Town Line
- Marsh

For Assessment Purposes - Not
to be used for other purposes



Map 4

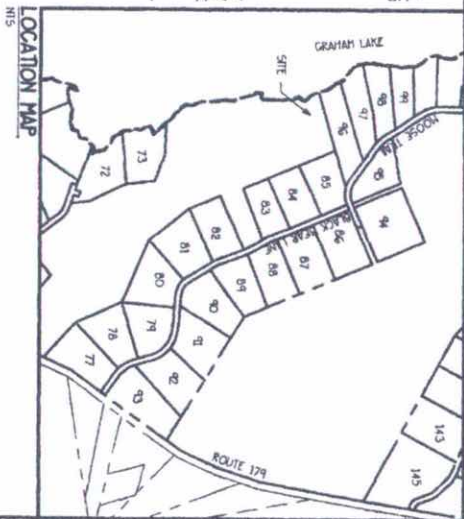
Printed in 2007
Effective Date: 1/1/2008





15 Bufford Drive
Waltham ME 04605

Map 4 Lot 63



SUBDIVISION AMENDMENT:

- 1 AGENCIES THE COLORADO POINT SUBDIVISION IS LOCATED IN THE HAWKDOCK COUNTY RECORDS OF DEEDS PLAT RE 36 PLATS 141 THROUGH 153 FOR THE SUBDIVISION WENT TO SUBJECT SHOTS.
- 2 ANDERSON SUBDIVISION PLAT RECORDED IN THE HAWKDOCK COUNTY RECORDS OF DEEDS PLAT RE 36 PLATS 147 FOR LOT 80 AND AN ACCESS EASEMENT TO COTTON AREA WITH THE OPEN SHADE AND PASTURE BROWNSHAW ACCESS THROUGH
- 3 ANDERSON SUBDIVISION PLAT RECORDED IN THE HAWKDOCK COUNTY RECORDS OF DEEDS PLAT RE 36 PLATS 149 FOR LOT 80 AND A NEARBY BORRER ALONG THE COMMON LINE WITH LOT 80
- 4 AGENCIES THE SUBDIVISION'S OPEN SHADE TO PROVIDE COMMON AREAS FOR USE BY THE HOMEOWNERS ASSOCIATION, COTTON AREA USE WAS OBTAINED BY APPROVAL BY AGREEMENT DATED 3/17/20

STATE OF MAINE
HANCOCK, ss. REGISTRY OF DEEDS
Received August 10, 2000
at 11 h 07 m A.M. and recorded
in Plan File 47 P 57
Trust # 174
ATTEST:
Julien R. Currier
REGISTER

 $1^\circ = 40'$

DATE: 11 APR 20 /	DESIGN BY: JPK	SCALE: 1"=40'	PROJ. NO: 293
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SUBDIVISION PLAN; AMENDED
SUNSET SHORES SUBDIVISION
COUNTY OF LOS ANGELES

FOR RECORDED
MAINE WOODLAND PROPERTIES, LLC
5210 PANTOR LANE
SARASOTA, FL 34240

USER

ENGINEERING & DEVELOPMENT CONSULTING
PO BOX 282, HAMPDEN, MAINE 04444
207-862-4700

SURVEY STANDARD:

THESE PLANS WERE PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONDUCTING SUBSTANTIALITY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 86, PART 2, OF THE RULES OF THE BOARD OF LICENSING FOR PROFESSIONAL LAND SURVEYORS EFFECTIVE APRIL 1, 2001.

Adrian St. Clair

PLISGA & DAY
LAND SURVEYORS
72 MAIN STREET
BANGOR, MAINE
DATE: MAY 11, 2000
PROJECT NO. 000176



Send us your Map!
Phone: (207) 942-0019
Fax: (207) 942-0019
E-mail: info@plisga.com
Web: www.plisga.com

PLANNING BOARD APPROVAL

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN B.O.A. M.S.A. SECTION 440.165 (AS AMENDED) THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THE SUBDIVISION SHOWN BY THIS PLAN MEETS ALL THE CRITERIA SET FORTH AND THEREFORE THE SUBDIVISION IS APPROVED.

Anne T. Jordan
 Emma Jordan
 Bernard Jordan
 Howard D. Jordan

THE TOWN OF WALTHAM PLANNING BOARD

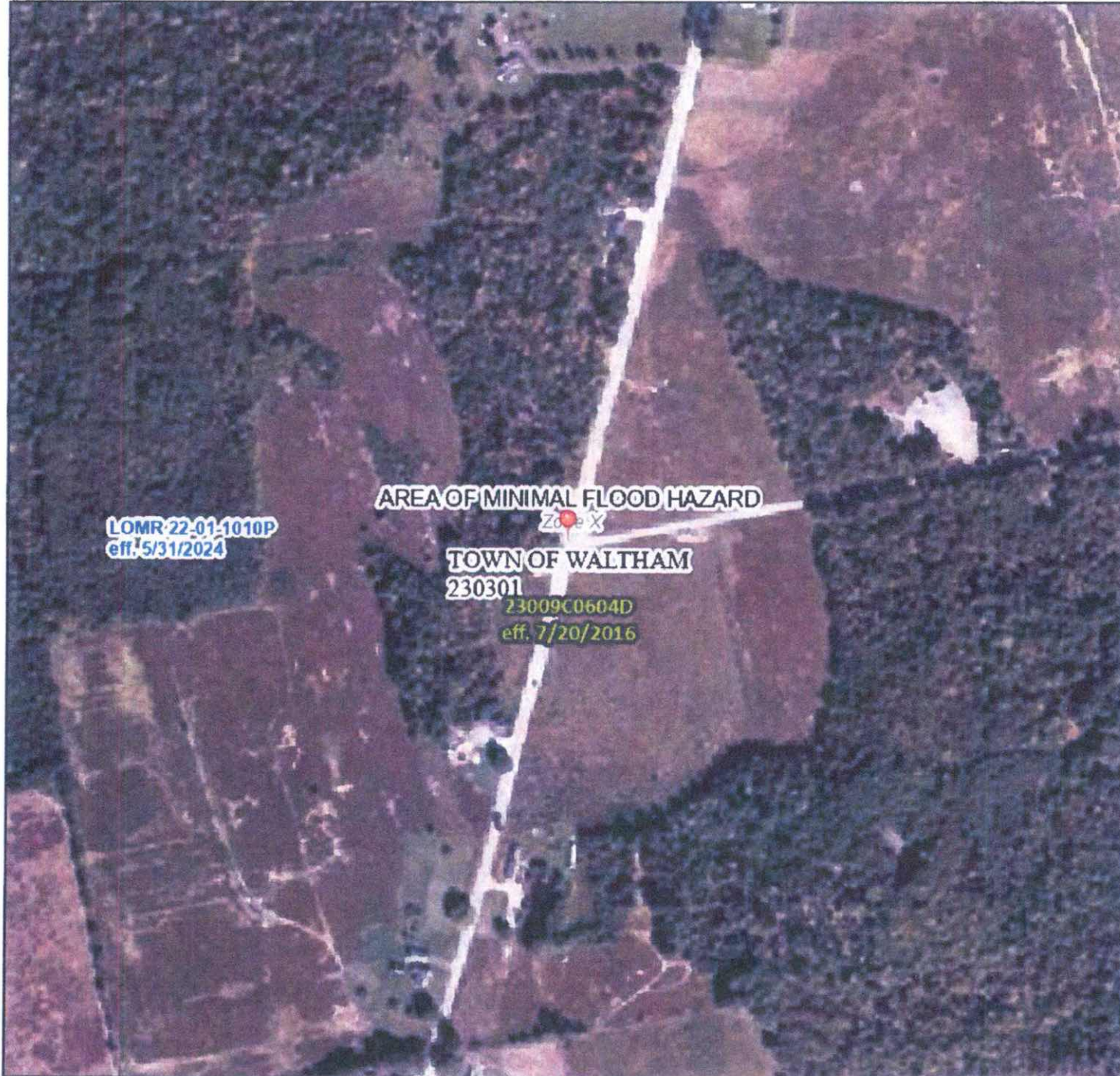
LEGEND

PROPERTY/ROW	=====
EASEMENT	-----
WETLANDS	~~~~~
GRAVEL ROAD EXIST	- - - - -
GRAVEL ROAD PROP	- - - - -
STREAM	~~~~~
EDGE WATER	=====
SETBACK	=====
SHORELAND ZONE	=====
SWELL WATER	=====
DISPOSAL SITE	[]
NATURAL BUTTER (ORIGINAL)	=====
NATURAL BUTTER (NEW)	=====

National Flood Hazard Layer FIRMette



68°20'36"W 44°42'56"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

68°19'59"W 44°42'30"N

BUILDING DRIVE WALTHAM MA 02451

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, Area 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 A</i>
		Area with Flood Risk due to Levee <i>Zone X</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone X</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
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 3/12/2025 at 4:09 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 unmodernized areas cannot be used for regulatory purposes.

ROAD, COMMON AREA & OPEN SPACE MAINTENANCE

AGREEMENT

"SUNSET SHORES" IN WALTHAM, MAINE

Agreement made this 2 day of C, 2021, by and between Maine Woodland Properties, a Maine Corporation with a place of business in the Portland, Maine (hereinafter referred to as Seller) and Ratana McKeon, of Blackstone, Massachusetts, Connecticut, (hereinafter referred to as Buyer).

RECITALS

- A. Seller has conveyed to Buyer Lot 63 as shown on a plan titled "Subdivision Plan: Phase 2, Oxbow Point-Subdivision" made by Plisga & Day Land Surveyors, dated October 15, 2008, approved by the Town of Waltham on October 20, 2008, and recorded in the Hancock County Registry of Deeds on October 24, 2008 in Plan File 38, #141- #153 as amended by the plan title "Subdivision Plan: Amended Sunset Shores Subdivision" made by Plisga & Day Land Surveyors, dated May 13, 2020 and recorded in the Hancock County Registry of Deeds in Plan File 47, #57 (the "Plans"). Said lot being located in Waltham, Hancock County, Maine. Seller and Buyer agree that Buyer will contribute \$500.00 for the maintenance fee of the roads, common area and open space with Sunset Shores.
- B. The Plan depicts several roads to provide access and utility services throughout Sunset Shores, as shown on the Plan. Said roads are to remain private roads that shall be maintained by the parcel owners of all lots shown on the Plan.
- C. Seller and Buyer agree that all maintenance and upkeep, including snow removal, will be done on the basis of competitive bids and only as required. Snow removal will be provided on demand of one lot owner that has an existing home built on their lot.
- D. The Seller has been given DEP approval to develop a common area that consists of the following: an open pavilion structure, picnic tables, fireplace, two bathrooms, a parking area and a dock with 20 boat slips. Each property owner will have deeded access to this area. The location of this Common Area is located in the Open Space area next to Lot #96. Boat slips will be on a first come first serve basis.
- E. Lot 71 is benefited by a 40-foot access easement over and across Lot 70 as shown on the Plans.

NOW THEREFORE, in furtherance of the sale of Lot 63 to Buyer and the recitals set for above, the Seller and Buyer hereby agree as follows:

1. Buyer shall be responsible, in common with the owners of other lots shown on the Plan (Lots 1 - 146), for the maintenance and repair of the roads, the common area and the real estate taxes for the Open Space area and any other common areas (mailbox location at entrance of Peaceful Point Road) used by the property owners.
2. It shall be the sole responsibility of the Buyer, their successors and assigns, to maintain said 40-foot right of way/access easement over and across Lot 70 as shown on the Plans.

3. The first annual meeting of the lot owners shall occur when 75% of the lots are sold. At the first meeting, a majority of the lot owners attending (1 undivided voter per lot) shall choose one of the owners to be a commissioner and one to be a treasurer, determine what maintenance or repairs are necessary, any materials to be furnished, collect the \$500 annual association dues from each lot owner, and the date and manner of calling future meetings. The commissioner shall arrange for and supervise all required maintenance, repair or replacement of the roads. At least 30 days prior to each subsequent annual meeting, the commissioner shall inspect the improvements, report on their condition, and recommend the annual budget for the ensuing calendar year. The commissioner shall mail or email the condition report and the proposed annual budget to the last known address of the lot owners at the meeting at least twenty days prior to the meeting. Failure to do so shall not invalidate the meeting or any action taken at the meeting. At each subsequent annual meeting, a majority of the lot owners (1 undivided vote per lot) shall choose one of the owners as commissioner, choose one of the owners as the treasurer, approve a budget, establish the annual assessment for the ensuing calendar year, and establish a due date for the assessments. The assessments shall be apportioned on a per lot basis. Any lot owner may authorize a representative to vote at the meeting on the owner's behalf by providing a notarized proxy to the commissioner or the meeting assembly. The commissioner shall conduct all meetings and maintain custody of all minutes of meetings, ownership rolls and other records. The commissioner and treasurer shall collect all assessments from the lot owners, hold all collected funds, and make disbursements consistent with the annual budget. The commissioner and treasurer shall keep financial records, and all provide a financial report to the lot owners at each annual meeting. The commissioner and treasurer shall also have the authority to collect overdue assessments. If collection remedies are utilized, the affected lot owner(s) shall be responsible for the payment of all costs of collection, including reasonable attorney's fees.
4. This agreement shall run with Lot 63, and shall be binding on Seller and Buyer, their respective heirs, personal representatives, successors and assigns.

WITNESS MY HAND AND SEAL THIS 2nd DAY OF June, 2021.

MAINE WOODLAND PROPERTIES

(Witness)

BY:

Zach McJunkin, Authorized Agent

STATE OF Florida

COUNTY OF Duval

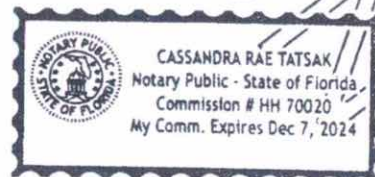
June 2, 2021

Personally appeared the above named Zach McJunkin, Authorized Agent of Maine Woodland Properties and acknowledged the foregoing instrument to be his free act and deed individually and in said capacity and the free act and deed of Maine Woodland Properties.

Before me,

Cassandra Tatsak
Notary Public

Cassandra Tatsak
(Print Name and Affix Seal)



WITNESS MY HAND AND SEAL THIS 2nd DAY OF June, 2021.

(Witness)

Ratana McKeon

STATE OF Massachusetts

COUNTY OF Norfolk

June 2nd, 2021

Personally appeared the above named Ratana McKeon and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Elizabeth A. Thibault

Notary Public

Elizabeth A. Thibault

(Print Name and Affix Seal)



ELIZABETH A. THIBAUT
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 17, 2026

WARRANTY DEED

DLN: 1002140148464

MAINE WOODLAND PROPERTIES, a Maine Corporation, with a mailing address of P.O. Box 1039, Portland, Maine, 04104, for consideration paid, Grants to Ratana McKeon, of Blackstone, Massachusetts, with Warranty Covenants, the following described premises in Waltham, Hancock County, Maine:

Lot 63, as shown on a plan titled "Subdivision Plan: Phase 2, Oxbow Point Subdivision" made by Plisga & Day Land Surveyors, dated October 15, 2008, approved by the Town of Waltham on October 20, 2008, and recorded in the Hancock County Registry of Deeds on October 24, 2008 in Plan File 38, #141- #153 as amended by the plan title "Subdivision Plan: Amended Sunset Shores Subdivision" made by Plisga & Day Land Surveyors, dated May 13, 2020 and recorded in the Hancock County Registry of Deeds in Plan File 47, #57 (the "Plans").

Together with an easement, in common with Grantor, its successors and assigns, to maintain, repair, replace and use the roads, stormwater management systems, and utility services as shown on the Plan or as constructed within 15 feet of the sides of said roads.

Also granting to Grantees, their successors and assigns forever, an easement and right of way, for all purposes of a way, including ingress, egress, and utilities over a 40-foot wide right of way over and across Lot 70 as shown on the Plans. It shall be the sole responsibility of the Grantees, their successors and assigns, to maintain said 40 right of way as depicted on the Plans.

Together with an easement, in common with Grantor, its successors and assigns, in and to the Common Area and Open Space as shown on the plan titled "Subdivision Plan: Amended Sunset Shores Subdivision" made by Plisga & Day Land Surveyors, dated May 13, 2020 and recorded in the Hancock County Registry of Deeds in Plan File 47, #57, for passive and active recreation, and including the right to use a common dock to be located as shown on said Plans.

Excepting and reserving to the Grantor, its successors and assigns to the Grantor, its successors and assigns, the right to enter on that portion of the lot conveyed hereby located within said roads as shown on the Plan and within a 15 - foot wide strip of land running by and along said road, to construct, maintain, repair, replace and use a road and utility services, and to grant an easement to any utility for utility service improvements.

Also reserving to Grantor, its successors and assigns, the right to grant an easement to purchaser(s) or owner(s) of other lots shown on the Plan, and/or to a lot owners association, to use, maintain, repair or replace any road, stormwater management system, or utility services as shown on the Plan or as constructed within 15 feet of the side of said roads.

Also reserving to the Grantor, its successors and assigns, the right to grant an easement to purchaser(s) or owner(s) of other lots shown on the Plans, and/or to a lot owners association, to use, maintain, repair or replace structures and facilities associated with the Common Area and Open Space as shown on the plan titled "Subdivision Plan: Amended Sunset Shores

Subdivision" made by Plisga & Day Land Surveyors, dated May 13, 2020 and recorded in the Hancock County Registry of Deeds in Plan File 47, #57.

Also conveying any right, title and interest in the area between the normal high water mark and normal low water mark of Graham Lake located between the westerly extension of the southerly and northerly sidelines of the lot hereby conveyed, subject to possible flowage rights of other third parties.

The foregoing property is conveyed subject to the following; any subsequent conveyance of the lot conveyed hereby shall be subject to these same terms, conditions and restrictions, and the instrument of conveyance shall include a provision to the effect:

1. Terms, conditions, easements, notations, flood hazard limits, buffer zones, restrictions and state of facts as shown on Plans.
2. Declaration of Restrictions dated May 30, 2006, executed by Dale Henderson Logging, Inc., and recorded in the Hancock County Registry of Deeds in Book 4503, Page 319; and the Declaration of Restrictions dated October 25, 2008, executed by Dale Henderson Logging, Inc. and recorded in said Registry at Book 5085, Page 46; as amended by instrument dated February 27, 2020, approved by the Waltham Planning board on June 17, 2020, and recorded at Book 7048, Page 662 of said Registry; and as further amended by instrument dated August 14, 2020, recorded in said Registry at Book 7046, Page 360.
3. Terms, conditions and obligation contained in the Road, Common Area & Open Space Maintenance Agreement for "Sunset Shores" in Waltham, Maine recently entered into by and between Grantor and Grantee(s), recorded herewith in the Hancock County Registry of Deeds.
4. Rights of others to use, maintain, repair or replace the roads, stormwater management system, and utility services located within the road, stormwater easement areas, and within 15 feet of said road, including those rights conveyed to the Oxbow Point Lot Owners' association by deed dated July 12, 2006 and recorded at Book 4538, Page 185 of said Registry.
5. Rights of others to use, maintain, repair or replace structures and facilities associated with the Common Area and Open Space as shown on the plan titled "Subdivision Plan: Amended Sunset Shores Subdivision" made by Plisga & Day Land Surveyors, dated May 13, 2020 and recorded in the Hancock County Registry of Deeds in Plan File 47, Page #57.
6. All terms, conditions and restrictions contained in the State of Maine Department of Environmental Protection Order, dated September 15, 2008 and recorded in the Hancock County Registry of Deeds in Book 5070, Page 1; and the Order dated April 1, 2019 and recorded in said Registry Book 6943, Page 952, including, but not limited to, the conditions and restrictions related to the stormwater management system of the Oxbow Point Subdivision. The Grantee(s) herein acknowledge they have received a copy of said Order from the Grantor.
7. All terms, conditions and restrictions contained in the State of Maine Department of Environmental Protection Order, dated May 14, 2020 and recorded in the Hancock

County Registry of Deeds in Book 7033, Page 824. The Grantee(s) herein acknowledge they have received a copy of said Order from the Grantor.

8. All rights and obligations of membership in the Sunset Shores of Lot Owners' Association, whether currently existing or hereafter created.
9. Terms of a Planning Board Order and Findings of Fact issued by the Waltham Planning Board dated October 20, 2008 and recorded in the Hancock County Registry of Deeds at Book 5086, Page 319.
10. Easement granted by Dale Henderson Logging, Inc., to Bangor Hydro-Electric Company, dated October 2, 2006 and recorded in said Registry at Book 4624, Page 176.
11. Easement granted by Maine Woodland Properties to Versant Power, dated September 2, 2020 and recorded in said Registry at Book 7051, Page 589.
12. Subject to conditions and restrictions applicable to the 100-foot shoreline building setback on the lot hereby conveyed as shown on the Plan and the Plot Plan attached hereto.
13. Subject to conditions and restrictions applicable to clearing and cutting in the 250 - foot shoreland area on the lot hereby conveyed.
14. Subject to conditions and restrictions applicable to the natural buffer zones on the lot hereby conveyed as shown on the Plans.

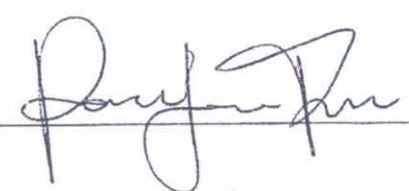
Being a portion of the premises as described in the deeds from Dale Henderson Logging, Inc., to Maine Woodland Properties, dated December 26, 2018 and recorded in Book 6930 Page 149, Book 6930, Page 151, and Book 6930, Page 153.

IN WITNESS WHEREOF, Maine Woodland Properties has caused this instrument to be executed this 2nd day of June, 2021.

MAINE WOODLAND PROPERTIES

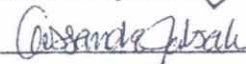
BY: 

Zach McJunkin, Authorized Agent


STATE OF Florida
COUNTY OF Duval

June 21, 2021

Personally appeared the above named Zach McJunkin, Authorized Agent of Maine Woodland Properties and acknowledged the foregoing instrument to be his free act and deed individually and in said capacity and the free act and deed of Maine Woodland Properties.

Before me, 

Notary Public

Cassandra Tatsak

(Print Name and Affix Seal)

