

PROPERTY LOCATED AT: 258 Gary Moore Rd, Ellsworth, ME 04605

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: _____ 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? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Front Lawn

Installed by: Meri Sam Dunham

Date of Installation: 1978

USE: Number of persons currently using system: 2

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

Comments: Water System in basement/Norleans

Source of Section I information: Seller

Buyer Initials _____

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Seller Initials T.O.F. MSD

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. _____~~

~~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: **Out Back** _____ OR Unknown

Date installed: 1978 Date last pumped: NA Name of pumping company: NA

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: **Out back** _____

Date of installation of leach field: 1978 Installed by: **Paul O'Halloran**

Date of last servicing of leach field: 06/01/2026 Company servicing leach field: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

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: _____

Source of Section II information: _____

Buyer Initials _____

Seller Initials T.O.F J.M.

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	Gas Fireplace	Woodstove	
Age of system(s) or source(s)	2004	20 +/-	Unknown	
TYPE(S) of Fuel	Propane	Propane	wood	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	\$1100-\$1200 for HWBB FP and generator		NA	
Name of company that services system(s) or source(s)	RH Foster			
Date of most recent service call	06/01/2026			
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

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

Comments: _____

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 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: _____

Buyer Initials _____ Page 3 of 8 Seller Initials TAK JAF

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

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

Comments: No underground storage tanks during our ownership

Source of information: _____

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: _____ Yes No Unknown

Comments: _____

Source of information: _____

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 Unknown

Are test results available? Yes No

Results/Comments: _____

Source of information: _____

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: _____

Source of information: Seller

Buyer Initials _____

Seller Initials T.P.E. J.M.

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: _____

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

If Yes, describe: _____

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

Comments: Some in middle bedroom

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

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: _____

Source of information: _____

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: _____

Buyer Initials _____

Seller Initials T.O.F Jaf

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: _____

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: _____

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: **Fema Maps**

Source of Section VI information: _____

Buyer Initials _____ Page 6 of 8 Seller Initials T.O.E J.M.

PROPERTY LOCATED AT: 258 Gary Moore Rd, 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 Unknown

If Yes, explain: Homestead Exemption

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: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: Propane Tank/Fideum Fiber/Direct TV

Year Principal Structure Built: 1978 What year did Seller acquire property? _____

Roof: Year Shingles/Other Installed: 2000

Water, moisture or leakage: 2024 Lost shingles in storm/replaced

Comments: _____

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: _____

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

If Yes, are test results available? Yes No

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

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: Seller

Buyer Initials _____

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Seller Initials T.O.F. Jof

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Thomas O Frost, , Janis S Frost (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 258 Gary Moore Rd, Ellsworth, ME 04605

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.

_____	Date	<u>Thomas O Frost</u>	<u>6/5/26</u>
Buyer	Date	Seller Thomas O Frost	Date
_____	Date	<u>Janis S Frost</u>	<u>6/5/26</u>
Buyer	Date	Seller Janis S Frost	Date
_____	Date	<u>Daniel Sargent</u>	<u>6/5/26</u>
Buyer	Date	Seller _____	Date
Agent	Date	Agent Daniel Sargent	Date



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We, ROLAND L. SEVERANCE and BARBARA I. SEVERANCE of Fair Oaks, County of Sacramento, State of California, being husband and wife,

do hereby (being named), for consideration paid, grant to THOMAS O. FROST and JANIS S. FROST, husband and wife, whose mailing address is Ellsworth, Maine 04605

as joint tenants with quit claim covenant

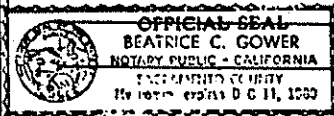
a certain lot or parcel of land situated in Ellsworth, County of Hancock, State of Maine, and located on the westerly side of the Old County Road leading from Ellsworth to Otis, which is also known as the old Mariaville Road and bounded and described as follows, to wit:

Beginning at a point marked by an iron stake driven in the ground for a corner on the west side of the above mentioned road, said point being 175 feet southerly of the southeasterly corner bound of the lot of land described as conveyed in the deed from Gary T. Moore to Guy J. Clukey and Melba M. Clukey dated August 21, 1969 and recorded in Book 1084, Page 706 of the Hancock County, Maine, Registry of Deeds; thence in a general southerly direction and always following the westerly side of said Road 150 feet to a point marked by an iron stake set in the ground for a corner; thence in a general westerly direction to a point in the easterly sideline of the Bangor Hydro-Electric power line; thence in a general north-easterly direction and always following the easterly side of said power line 150 feet to a point; thence in a general easterly direction to the point of beginning.

Being the same premises described as conveyed in a deed from Gary T. Moore to Roland L. Severance and Barbara I. Severance as joint tenants dated September 16, 1971 and recorded in Book 1131, Page 220 of Hancock County, Maine, Registry of Deeds.

Witness our hands and seal this 22nd day of April 1978

Witness our hands and seal this 22nd day of April 1978
Roland L. Severance
Barbara I. Severance



The State of California

Sacramento ss. 1978

Then personally appeared the above named Roland L. Severance and Barbara I. Severance

and acknowledged the foregoing instrument to be their free act and deed,

Before me, Beatrice C. Gower, Notary Public


HANCOCK, 88 REC'D MAY 4 1978 AT 9 H - MAINE

204 2 QUITCLAIM DEED WITH COVENANT

QUIT-CLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that I, Joyce E. Whitmore, of Ellsworth, County of Hancock, State of Maine, being unmarried, for consideration paid, grant to Thomas O. Frost and Janis S. Frost, whose mailing address is RFD #4, Ellsworth, Maine 04605, as joint tenants, with QUITCLAIM COVENANT, the land in Ellsworth, County of Hancock, State of Maine, as described in Exhibit A attached hereto, incorporated herein, and made a part hereof.

Witness my hand and seal this 16th day of April, 1982.

Joyce E. Whitmore 

STATE OF MAINE
HANCOCK, ss.

April 16, 1982

Personally appeared the above named Joyce E. Whitmore and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Laurence D. Demald
~~XXXXXXXXXXXXXXX~~
Notary Public
My Commission Expires 30 May 1984



EXHIBIT A

BOOK 1431 PAGE 507

Being a part of the Quit-Claim Deed with Covenant from Joyce E. Whitmore to Thomas O. Frost and Janis S. Frost.

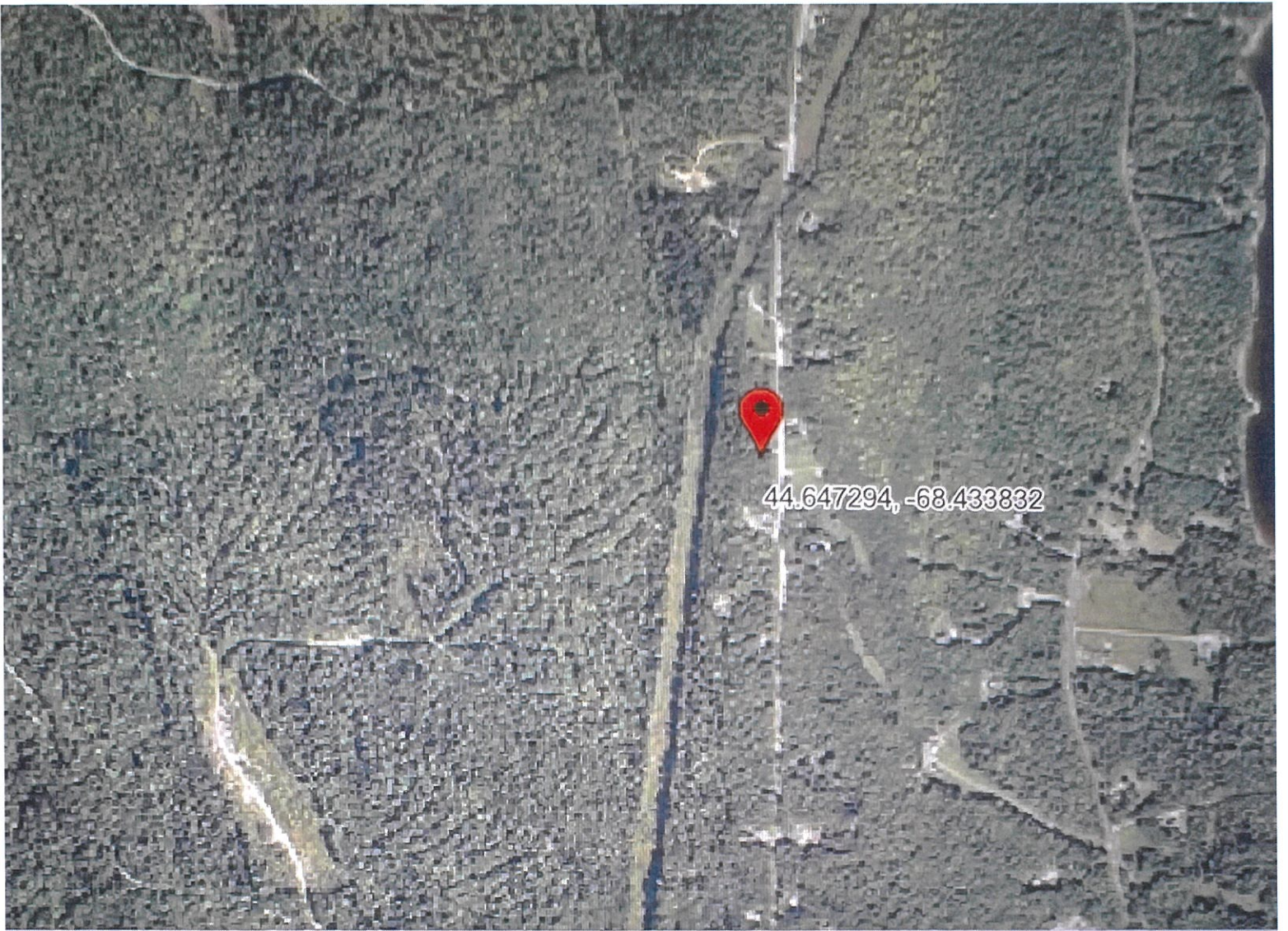
A certain lot or parcel of land situated in Ellsworth, County of Hancock, State of Maine, and located on the westerly side of the Old County Road leading from Ellsworth to Otis, which is also known as the old Mariaville Road and bounded and described as follows, to wit:

Beginning at a point marked by an iron stake driven in the ground for a corner on the west side of the above mentioned road, said point marking the southeast corner of a certain lot or parcel of land described as conveyed by Gary T. Moore to Roland L. Severance and Barbara I. Severance by deed dated September 16, 1971 and recorded in Hancock County, Maine, Registry of Deeds in Book 1131, Page 220; thence in a general southerly direction and always following the westerly side of said road one hundred (100) feet to a point marked by an iron stake set in the ground for a corner; thence in a general westerly direction to a point in the easterly sideline of the Bangor Hydro-Electric power line; thence in a general northeasterly direction and always following the easterly side of said power line one hundred (100) feet to a point, said point marking the southwest corner bound of the parcel of land described as conveyed in the deed from Gary T. Moore to Roland L. Severance and Barbara I. Severance as aforesaid; thence in a general easterly direction to the point of beginning.

Being a portion of the premises described in a deed from James Moore to Winfield S. Moore dated March 28, 1899 and recorded in Book 388, Page 504 of said Registry. Winfield S. Moore died, testate, and devised said premises to his wife, Vesta E. Moore. Vesta E. Moore died, intestate, in 1946 and was survived by the grantor herein and Nora N. Moore as her only heirs-at-law. Nora N. Moore died, intestate, the grantor herein being her sole heir-at-law.



























Being all and the same premises described in deed from Gary T. Moore to Joyce E. Whitmore dated September 16, 1971 and recorded in Book 1126, Page 529 of said Registry of Deeds.

HANCOCK, ME: REC'D APR 20 1982 AT 1 59 P M



44.647294, -68.433832

ational Map: Orthoimagery. Data refreshed June, 2024.

<ul style="list-style-type: none">  Approximate location based on user input and does not represent an authoritative property location  Selected FloodMap Boundary  Digital Data Available  No Digital Data Available  Unmapped 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none">  Without Base Flood Elevation (BFE) Zone A, V, A99  With BFE or Depth  Regulatory Floodway Zone AE, AO, AH, VE, AR 	<p>OTHER FEATURES</p> <ul style="list-style-type: none">        <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none">  
<ul style="list-style-type: none">  Area of Minimal Flood Hazard Zone X  Effective LOMRs  Area of Undetermined Flood Hazard Zone D  Otherwise Protected Area  Coastal Barrier Resource System Area 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none">  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 	

Page.

07-3
.16 Ac
#230

#272

1.02 Ac
#272

117-4
1.34 Ac
#266

117-4
1.34 Ac
#266

117-3
3.9 Ac
#258

117-3
3.9 Ac
#258

Subject

Not Part of Sale

B.H.E.C.



1
20.16 Ac
#230





40 m

83%