

PROPERTY LOCATED AT: 80 Dollard Farm Way, Ellsworth, 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): N/A Size of tank(s): N/A

Location: N/A

What materials are, or were, stored in the tank(s): N/A

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

Comments: There are no known underground storage tanks on the property.

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: There are no known 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 _____

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Seller Initials RP

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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: See Deed attached

Source of information: 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? HOA

Road Association Name (if known): Dollard Farm Subdivision

Source of information: Seller

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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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: **Firmette Fema Flood Map**

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 and Deed**

Additional Information: **Ellsworth City Water is available at this lot.**

Buyer Initials _____

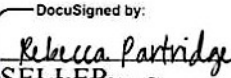
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Seller Initials ^{DS}
RP _____

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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:

SELLER
Rebecca Jean Partridge

10/12/2026
DATE
SELLER
DATE

SELLER
DATE

SELLER
DATE

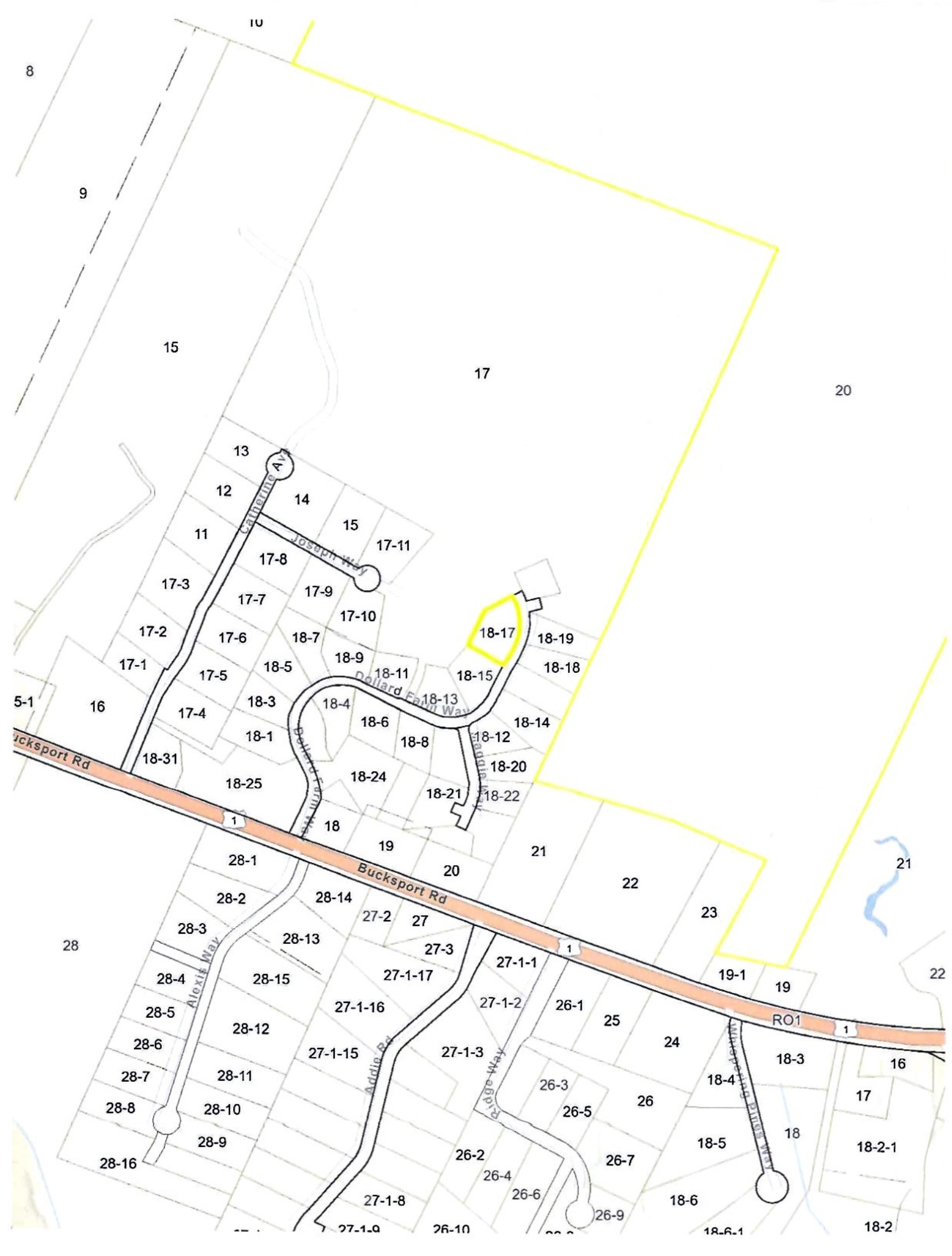
I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER
DATE

BUYER
DATE

BUYER
DATE

BUYER
DATE



TG

30-17
80 Ac

30-18-29
0.55 Ac

OF
S

30-18-17
1.06 Ac
#80

30-18-19
0.978 Ac

30-18-15
1.02 Ac
#72

30-18-18
1.003 Ac

118.90

⑬

30-18-13
1.018 Ac
#58

30-18-16
1.011 Ac

30-18-14
1.18 Ac
#71

323.74

148.80

64.08

50

50

153.89

177.97

281.80

53.59

100.34

70.09

136.96

156.17

73.78

179.79

157.98

⑮

⑮

9.37

125.4

230.48

167.78

BOOK: OR 7277 PAGE:387, # OF PGS: 2
07/12/2023 09:52:23 AM INSTR#: 2023007859
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
eRecorded Document

Return to:
Rebecca Jean Partridge
113 Bayside Road
Ellsworth, ME 04605

DLN: 1002340241143

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Ricky L. Cole and Nola J. Cole, of 24 Mountain View Drive, Ellsworth, ME 04605, for consideration paid grant to Rebecca Jean Partridge, of 113 Bayside Road, Ellsworth, ME 04605, as sole owner, with QUITCLAIM COVENANTS:

See attached Exhibit A

Meaning and intending to describe and convey the same premises conveyed to Ricky L. Cole and Nola J. Cole, by virtue of deed from Oak Pointe Holdings, LLC, dated December 17, 2008 and recorded in the Hancock, County Registry of Deeds in Book 5108, Page 217.

Executed this 11th day of July, 2023.

Ricky L. Cole
Ricky L. Cole

Nola J. Cole
Nola J. Cole

State of Maine
County of Hancock

The foregoing instrument was acknowledged before me on this 11th day of July, 2023 by Ricky L. Cole and Nola J. Cole.



Kasey Louise Levesque
Notary Public/Attorney-at-Law
Commission expiration: 09/30/29

Exhibit A - Property Description

Tax Map 30, Lot 18-17
Dollard Farm Way
Ellsworth, Maine

A certain lot or parcel of land, together with any and all structures and improvements situated thereon, and appurtenances thereto, situated and located on the Bucksport Road in the City of Ellsworth, County of Hancock, State of Maine, and being described as Lot #17 in the subdivision plan entitled "DOLLARD HILL ESTATES II, ROUTE 3, ELLSWORTH, MAINE", dated July 16, 2007, and approved by the City of Ellsworth Planning Board on July 18, 2007, recorded in Plan File 36, No. 174 of the Hancock County, Maine, Registry of Deeds.

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

The within conveyance is made subject to all Conditions, Restrictions and Notes as set forth on the aforementioned subdivision plan, and further subject to the DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF OAK POINTE HOLDINGS, LLC Dated November 26, 2007 and recorded in Book 4896, Page 339 of the Hancock County, Maine, Registry of Deeds. By acceptance of the within conveyance, the Grantees herein agree for themselves, their heirs and assigns forever, to abide by the terms of the Bylaws of Dollard Hill Estates II and Dollard Farm Road Association dated July 24, 2007 and recorded in Book 4883, Page 335 of the Hancock County, Maine, Registry of Deeds.