

PROPERTY LOCATED AT: 28 Fox Run, Lamoine, 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? Well was treated for ecoli bacteria

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Facing front of house, on the right

Installed by: Campbell

Date of Installation: unk

USE: Number of persons currently using system: 1

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

Comments: _____

Source of Section I information: owner, previous property disclosure

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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: On right of property, down over embankment OR Unknown

Date installed: 1983 Date last pumped: 2017 Name of pumping company: Haslam

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: near leach field

Date of installation of leach field: 1983 Installed by: Paul O'Halloran

Date of last servicing of leach field: n/a 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: Septic design is for a 3 bedroom home

Source of Section II information: owner, previous property disclosure

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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	electric baseboard	2 recent heat pumps	wood burning stove	
Age of system(s) or source(s)	age of home	located in kitchen and	unk	
TYPE(S) of Fuel	n/a	lower bedroom	wood	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	seasonal usage	unk	unk	
Name of company that services system(s) or source(s)	n/a	regular maint.	n/a	
Date of most recent service call	n/a	n/a		
Malfunctions per system(s) or source(s) within past 2 years	no	n/a	n/a	
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: **owner, previous disclosure**

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: _____

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What materials are, or were, stored in the tank(s)? n/a

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

Comments: owner has no knowledge of underground storage tanks.

Source of information: owner, previous property disclosure

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: owner, previous property disclosure

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: owner, previous property disclosure

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: previous disclosure states water was satisfactory for radon

Source of information: _____

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: owner has no knowledge of methamphetamine on the property

Source of information: owner

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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: _____

Source of information: owner, previous property disclosure

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: owner has no knowledge of hazardous materials on the property.

Source of information: owner

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: ROW for Fox Run crossing, see restrictive covenants

Source of information: owner, 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? all homeowners on Fox Run

Road Association Name (if known): _____

Source of information: owner, deed

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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: **23009C0979D** Year: **2016** (Attach a copy)

Comments: _____

Source of Section VI information: **owner**

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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: _____

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: 4 propane tanks used for generator owned by Dead River Oil

Year Principal Structure Built: 1983 What year did Seller acquire property? 2018

Roof: Year Shingles/Other Installed: 2019

Water, moisture or leakage: corrected with new roof

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: _____

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KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: none noted

Comments: _____

Source of Section VII information: owner

SECTION VIII - ADDITIONAL INFORMATION

extensive renovation work has been completed since the purchase include new flooring, interior walls, remodeled kitchen with new appliances in 2025, exterior, lower level renovated to include a large bedroom and heated utility space, 2 car detached garage, shed with electrical, second electrical entrance in garage, extensive landscaping, new stairs leading to the shore. Other general upgrading has been done as well.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Robin J. Yonis, Trustee 06/08/2026
SELLER DATE SELLER DATE
Robin J. Yonis, Trustee

SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, 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



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Robin J. Yonis, Trustee (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 28 Fox Run, Lamoine, 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.

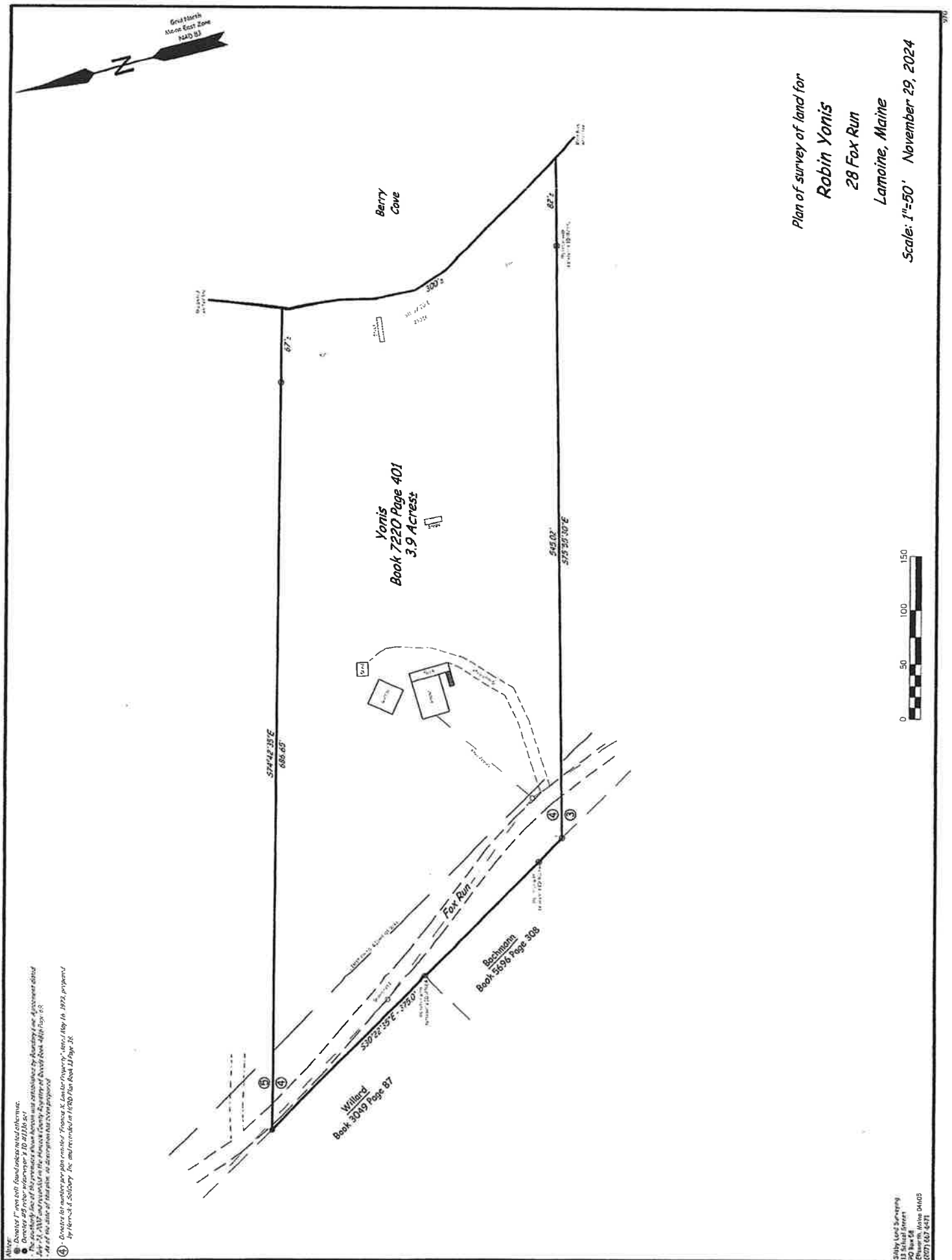
Certification of Accuracy

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.

Buyer	Date	<u>Robin J. Yonis, Trustee</u>	<u>06/08/2026</u>
		Seller Robin J. Yonis, Trustee	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	<u>Kiki Katsiaficas</u>	<u>06/07/2026</u>
		Agent Kiki Katsiaficas	Date

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Note:
 1. Records #9 prior to 1992 are not shown.
 2. The location of the parcel shown herein was established by boundary line of record dated 11/21/2012.
 3. All of the area of this plan is shown as unimproved.
 4. Consider for matters pertaining to the plan, the date of the plan, May 16, 1992, as provided by Article 1 of the Maine Revised Statutes, Title 14, Section 14-101, and the plan Book 7220 Page 401.

Plan of survey of land for
Robin Yonis
 28 Fox Run
 Lamoine, Maine
 Scale: 1"=50' November 29, 2024



Sibley Land Surveying
 100 S. Main Street
 Bangor, ME 04401
 (207) 687-6471



USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri

PIN

- Approximate location based on user input and does not represent an authoritative property location

MAP PANELS

- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

OTHER AREAS

- Area of Minimal Flood Hazard ^{Zone X}
- Effective LOMERS
- Area of Undetermined Flood Hazard ^{Zone D}
- Otherwise Protected Area
- Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) ^{Zone A, V, AO}
- With BFE or Depth
- Regulatory Floodway ^{Zone AL, AE, AH, AF, AR}

OTHER FLOOD HAZARD AREAS

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

GENERAL STRUCTURES

DocId:8337075
TX:4215394

RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **Robin J. Yonis**, with a mailing address of 191 South Ocean Drive, #418, Deerfield Beach, Florida 33441, for consideration paid, release to **Robin J. Yonis, Trustee of The Declaration of Revocable Living Trust of Robin J. Yonis dated May 6, 2019**, with a mailing address of 191 South Ocean Drive, #418, Deerfield Beach, Florida 33441, all my right, title and interest in and to a certain lot or parcel of land together with any buildings or improvements thereon, situated in Lamoine, Hancock County, State of Maine, bounded and described as set forth in **Exhibit A** attached hereto and incorporated herein.

Being the same parcel of property conveyed by Laurie C. Brewer to Richard J. Yonis and Robin J. Yonis by deed dated September 24, 2018 and recorded at the Hancock County, Maine, Registry of Deeds in Book 6914, Page 240.

Richard J. Yonis died on November 14, 2018, leaving Robin J. Yonis as the surviving joint tenant.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Witness my hand and seal this 20th day of July, 2022.

Robin J. Yonis

Robin J. Yonis

STATE OF Maine
COUNTY OF Hancock

July 20, 2022

Personally appeared before me the above-named **Robin J. Yonis** and acknowledged the foregoing instrument to be her free act and deed.

Shanna White

Notary Public / Attorney at Law

My Commission Expires:
4-21-27

Print Name / Affix Seal

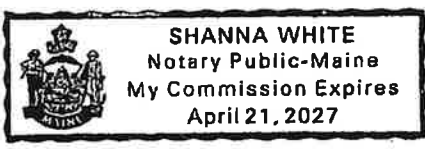


EXHIBIT A

A Certain lot of parcel of land situated in Lamoine, Hancock County, Maine, bounded and described as follows:

Lot Number 4 as shown on the Plan of Land entitled "Francis X. Lawlor Property, Lamoine, Maine" prepared by Herrick & Salsbury, Inc., dated May 16, 1973 and recorded in Hancock Registry of Deeds in Plan Book 13, Page 38.

Together with the shore and flats lying between the sidelines of said Lot extending to low water mark in accordance with the laws of the State of Maine.

Together with a right of way for all purposes of a way over a strip of land 50 feet in width leading from the shore road, so called, to the lot herein conveyed, said right of way shown on said Plan recorded in Plan Book 13, Page 38.

This conveyance is subject to a right of way 50 feet in width previously conveyed by Miguel J. Brito to John P. Moore, Jr., which right of way runs along the most westerly bound of the lot herein conveyed as shown on said Plan recorded in Plan Book 13, Page 38.

The premises herein described as conveyed are made and conveyed subject to the following permanent restrictions (not conditions subsequent), to wit:

1. Said premises shall be used for residential purposes only and no commercial or industrial use thereof shall be permitted.
2. Only one single family residence with the usual outbuildings may be constructed on said premises and no mobile homes or house trailers shall be kept or maintained on said premises.
3. Property herein described shall not be subdivided for sale or lease in parts or portions, but shall be sold or leased only as an entirety.
4. No buildings shall be located on any lot within 35 feet of any lot line.
5. No husbandry of animals or poultry shall be conducted upon the premises and no animals or fowl, other than ordinary household pets shall be kept thereon, expressly prohibited but not limited to, are sheep, goats, swine, cattle, poultry and other "farm animals".
6. All sewerage disposal facilities shall be constructed, installed and maintained in accordance with all applicable laws, and with the rules and regulations of all State and local agencies having jurisdiction. Subsurface sewerage disposal fields shall be located not closer than 100 feet from "top of bank" as shown on said Plan recorded in Plan Book 13, Page 38, and not closer than 25 feet from any lot line.
7. The maintenance and care of all roads provided for the benefit of Buyers in common with

others shall be the responsibility of the Buyers in common with others having the use thereof.

The foregoing restrictions are permanent restrictions (not conditions subsequent) and shall be for the benefit of all other lots shown on said Plan recorded in Plan Book 13, Page 38, and shall run with the land. Invalidation of any one provision by Court Decree or otherwise shall not affect any other provision which shall remain in full force and effect.

The above described Lot is conveyed subject to a boundary line agreement between Carol Korty and Laurie C. Brewer, dated July 23, 2007 and recorded in the Hancock County Registry of Deeds in Book 4816, Page 69.

HANCOCK COUNTY