

PROPERTY LOCATED AT: 1137 Rt 1, Gouadsboro, Me

**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? ..... of 2024  Yes  No  
If Yes, Date of most recent test: 2025 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? Shocked the well

IF PRIVATE: (Strike Section if Not Applicable): 2nd test results fine

INSTALLATION: Location: Front of kitchen window

Installed by: unknown

Date of Installation: unknown

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: Seller

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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? Dug up 2025 to check lines etc all good.

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: Lawn out back is field OR  Unknown

Date installed: \_\_\_\_\_ Date last pumped: 2025 Name of pumping company: Haslam

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem: pumped tank has risers near Bulkhead

Date of last servicing of tank: See above Name of company servicing tank: \_\_\_\_\_

Leach Field: .....  Yes  No  Unknown

If Yes, Location: Lawn out back

Date of installation of leach field: unknown Installed by: unknown

Date of last servicing of leach field: 2025 Company servicing leach field: Haslam

Have you experienced any malfunctions? ..... checked lines  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: Seller

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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	FHA	2 yoder stoves		
Age of system(s) or source(s)		2024		
TYPE(S) of Fuel	Oil	propane		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	Dead River - Both systems			
Date of most recent service call	NOV 25	NOV 25		
Malfunctions per system(s) or source(s) within past 2 years	none	none		
Other pertinent information	Automatic generator propane 2yrs old Cowell Diesel Serv.			

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: double lined .....  Yes  No  Unknown

Is more than one heat source vented through one flue? Acadia Chimney 2024 .....  Yes  No  Unknown

Had a chimney fire: .....  Yes  No  Unknown

Has chimney(s) been inspected? rebuilt .....  Yes  No  Unknown

If Yes, date: 2025

Date chimney(s) last cleaned: Checked last year - didn't need clean

Direct and/or Power Vent(s): Big one .....  Yes  No  Unknown

Has vent(s) been inspected? Kitchen one goes .....  Yes  No  Unknown

If Yes, date: New installation into chimney

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: \_\_\_\_\_

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

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

Comments: \_\_\_\_\_

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: Seller

**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? ... Not sure if 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: Seller

**E. METHAMPHETAMINE** - Current or previously existing:

Yes  No  Unknown

Comments: \_\_\_\_\_

Source of information: Owner

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Seller Initials SEAN MEE

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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: peeling off ceiling upstairs

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: 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

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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: \_\_\_\_\_ Year: \_\_\_\_\_ (Attach a copy)

Comments: \_\_\_\_\_

Source of Section VI information: Seller

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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: propane Dead River

Year Principal Structure Built: 125 yrs old What year did Seller acquire property? 2020 10-7

Roof: Year Shingles/Other Installed: House BARN 2025

Water, moisture or leakage: none

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: french drain - foam insulation Basement

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: NO

Comments: \_\_\_\_\_  
Source of Section VII information: Seller

**SECTION VIII - ADDITIONAL INFORMATION**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

✓ Susan E. Webber 6/5/2026  
SELLER DATE SELLER DATE

✓ Mary E. Haum June 5, 2026  
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 Susan Webber & Mary Flaum  
AND \_\_\_\_\_ (hereinafter "Seller")

FOR PROPERTY LOCATED AT 1137 Rte 1, Gouldsboro, Me (hereinafter "Buyer")

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 _____	Seller <u>Mary E. Flaum</u>	Date <u>June 5, 2026</u>
Buyer _____	Date _____	Seller <u>Susan E. Webber</u>	Date <u>6/5/2026</u>
Buyer _____	Date _____	Seller _____	Date _____
Buyer _____	Date _____	Seller _____	Date _____
Agent _____	Date _____	Agent <u>Barbara Bragdon</u>	Date <u>6/5/26</u>



### QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that I, **SUSAN E. WEBBER**, with a mailing address of P.O. Box 30, Gouldsboro, Maine 04607, in consideration of love and affection, do hereby grant to **SUSAN E. WEBBER** and **MARY E. FLAUM** of 1137 Route 1, Gouldsboro, Maine 04607, as Joint Tenants, with Quitclaim Covenant, certain parcels of land, together with any improvements thereon, situated in Gouldsboro, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.  
WITNESS my hand and seal this 29<sup>th</sup> day of April, 2026.

*[Handwritten Signature]*  
\_\_\_\_\_  
Witness

*[Handwritten Signature: Susan E. Webber]*  
\_\_\_\_\_  
Susan E. Webber

STATE OF MAINE  
COUNTY OF HANCOCK, ss.

April 29, 2026

Personally appeared the above-named Susan E. Webber and acknowledged the foregoing instrument to be her free act and deed.

Before me,

*[Handwritten Signature: Brian P. Molloy]*  
\_\_\_\_\_  
Notary Public/Attorney at Law  
**Brian P. Molloy**  
Printed Name: \_\_\_\_\_ Attorney-at-Law  
Maine Bar No. 7923  
My Commission expires: \_\_\_\_\_

HANCOCK COUNTY

**EXHIBIT A**

Four certain parcels of land, together with any improvements thereon, situated in Gouldsboro, Hancock County, Maine, bounded and described as follows:

**PARCEL ONE:**

A certain lot or parcel of land, with any buildings thereon, described as follows, to wit:

A certain lot or parcel of land situated in Gouldsboro, Hancock County, Maine and being the same premises described as conveyed in deed from The First National Bank of Bar Harbor to the Grantors herein dated August 20, 1968 to Alton E. Young and John S. Young and recorded in Book 1066, Page 512, in which said deed said premises are bounded and described as follows, to wit:

"all its right, title and interest in and to the following described real estate: a certain lot or parcel of land situated in that part of the town of Gouldsboro, known as West Gouldsboro, Hancock County, Maine, and bounded and described as follows, to wit:

Beginning on the northerly line of the town of Gouldsboro 5 ¾ rods west to the southwest corner of township No. 7; thence south 52 1/2° west to the shore of Jones' Cove, so-called; thence easterly by the shore of said Cove fifteen rods to the northwest corner of lot No. 1 sold to Samuel B. Hutchins; thence north 58° east to the northeast corner bound of lot No. 1; thence on said town line to the first mentioned bound containing 45 acres and 58 square rods, according to the plan and survey of J.D. Parker, Esq. be the same, more or less.

Excepting and reserving, however, all that part of the above described lot which lies between the county road on the north and Jones' Cove on the south.


Reference is made to deed recorded in Book 702, Page 86."

Meaning and intending to convey the same premises deeded by Susan E. Webber to Susan E. Webber and Keith H. Young as joint tenants by deed dated May 5, 1994 and recorded in Book 2257, Page 34 of the Hancock County Registry of Deeds. Keith H. Young died March 26, 2025, leaving Susan E. Webber as surviving joint tenant.

**PARCEL TWO:**

A certain lot or parcel of land, together with any improvements thereon, situated in Gouldsboro, Hancock County, Maine, bounded and described as follows:


"Bounded on the South by U. S. Highway No. 1; on the West by land now or formerly of George S. Bunker; on the North by the wood lot now or formerly of James McCrate, and on the East by land now or formerly of Hannah Goodwin, and containing in the whole forty-one acres, more or less; excepting and reserving, however, from the above described lot one square acre of land



bounded as follows: On the South by the U. S. Highway No. 1; on the East by bounds established; on the North by bounds established and on the West by the said George S. Bunker's Eastern line."

EXCEPTING from the above described a certain lot or parcel of land, together with all buildings thereon, situated in Gouldsboro, Hancock County, Maine conveyed in a Warranty Deed from Ricky A. Frost to Camilla R. Robinson dated February 17, 1989 and recorded at the Hancock County Registry of Deeds in Book 1738, Page 609, bounded and described as follows:

Beginning at an iron pin, said pin being on the north right of way line of Route #1, as shown on Department of Transportation Right of Way Plan 5-51 (Sheet 7 of 10) and being fifty six (56) feet from, as measured at right angles to Center Line Station 173+98.33; thence North thirty one degrees fifty four minutes West (N. 31° 54' W.) following said right of way line two hundred forty two and fifty nine one-hundredths (242.59) feet to an iron pin; thence North sixty degrees forty four minutes East (N. 60° 44' E.) one hundred seventy one and forty one one-hundredths (171.41) feet to an iron pin; thence North thirty two degrees seven minutes West (N. 32° 07' W.) two hundred seventy two and twenty two one-hundredths (272.22) feet to an iron pin; thence North forty six degrees East (N. 46° 00' E.) three hundred forty five (345) feet to an iron pin; thence South forty four degrees East (S. 44° 00' E.) four hundred sixty (460) feet to an iron pin; thence South forty six degrees West (S. 46° 00' W.) six hundred seventeen and sixty four one-hundredths (617.64) feet to the place of beginning. Containing five and two one-hundredths (5.02) acres.

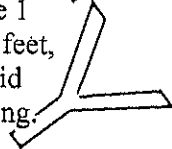


Also conveying a six (6) foot, more or less, wide strip of land on the south line (highway right of way) of the above described lot. This strip was discontinued as highway right of way by the Hancock County Commissioners on May 11, 1976.

Excepting and reserving herefrom a fifty (50) foot wide New England Telephone line right of way, said right of way being described in Book 758, Page 387 of the Hancock County, Maine, Registry of Deeds.

FURTHER EXCEPTING a certain lot or parcel of land, together with all buildings thereon, situated in Gouldsboro, Hancock County, Maine conveyed in a Warranty Deed from Ricky A. Frost to Camilla R. Robinson dated July 20, 1989 and recorded at the Hancock County Registry of Deeds in Book 1764, Page 332, bounded and described as follows:

"Beginning at an iron pin on the northeasterly side of U.S. Route 1, which pin marks the dividing line between the premises of the Grantor herein as described in a deed from Frederick E. Mace and Helen R. Mace dated 6 January 1977 and recorded in the Hancock County Registry of Deeds at Book 1278, Page 203, and the premises of the Grantee herein as described in a deed from Ricky Frost dated 17 February, 1989, and recorded in the Hancock County Registry of Deeds at Book 1738, Page 609; thence North 46° 00' East one hundred seventy five (175) feet to a point; thence southeasterly on a line drawn parallel to the northeasterly sideline of the U.S. Route 1 twenty five (25) feet to a point; thence South 46° 00' West one hundred seventy five (175) feet, more or less, to the northeasterly right of way line of U.S. Route 1; thence by and along said northeasterly right of way line of U.S. Route 1 twenty five (25) feet to the point of beginning.



Meaning and intending to convey a strip of land twenty five (25) feet wide by one hundred seventy five (175) feet deep which contains a septic system for the premises conveyed by this Grantor to this Grantee hereinabove referred to."

Being all and the same premises as conveyed in a deed from Peter W. Legere and Susan M. Legere dated October 23, 2025 and recorded in Book 7413, Page 812 at the Hancock County Registry of Deeds.

**PARCEL THREE:**

A certain lot or parcel of land, with any improvements thereon, being all and the same premises described in the deed from Marjorie A. Quinn to Susan E. Webber and Elizabeth H. Young as joint tenants, dated February 25, 2003 and recorded in Book 3536, Page 291 of the Hancock County Registry of Deeds, wherein said premises are bounded and described as follows, to wit:

"A certain lot or parcel of land, situated in Gouldsboro, County of Hancock, State of Maine, bounded and described as follows, viz:  
Beginning at a rock and iron stake on the shore of Jones' Pond; thence running westerly one hundred fifty-nine (159) feet, more or less, to the easterly side of the private road leading from the main road to the pond; thence northerly but always following the easterly side of said private way two hundred fifty-five (255) feet, more or less, to an iron post driven in the ground; thence running easterly ninety-three (93) feet, more or less, to a spruce tree marked for a corner; thence southerly one hundred forty-three (143) feet, more or less, to the rock described as the point of beginning

With a right of way over the road herein specified from the County Road to the lot herein conveyed."

Elizabeth H. Young died on November 25, 2007, leaving Susan E. Webber as surviving joint tenant.

**PARCEL FOUR:**

Three certain lots or parcels of land, together with any buildings or improvements thereon, situated in Gouldsboro, Hancock County, Maine, bounded and described as follows:

FIRST LOT: "Beginning on the County Road leading from Gouldsboro to Steuben at the Northwesterly corner of the Frank Young lot, formerly the Campbell lot; thence southerly and always following the westerly line of the said Young lot, one hundred (100) feet; thence at right angles westerly and always parallel to the said County Road, one hundred (100) feet to stake and stone; thence at right angles and always parallel to the first named line, one hundred (100) feet to the County Road; thence easterly by said County Road to place of beginning, one hundred (100) feet."

SECOND LOT: "Beginning at the Northeast corner of the Home Lot formerly of Alvah L. Dyer and running in an easterly course seventy-one (71) feet, which is a continuation of the line

between said former Dyer's Lot and land owned by Frank Young of said Gouldsboro, to a cedar stake marked D. Y.; thence in a southerly direction one hundred (100) feet to a stake and stones; thence at right angles in a westerly direction seventy-one (71) feet to the southeast corner of said former Dyer's Lot which was formerly a part of the William W. Sowle homestead, which is on the County Road leading from Gouldsboro to the Town of Steuben, Maine. The above lot described contains seven thousand fifty 7,050 feet, more or less."

THIRD LOT: Beginning at a point on the southerly line of Old Route 1, said point being the northwesterly corner of Lot 14 on the Final Subdivision Plan of West Bay Overlook recorded in the Hancock County Registry of Deeds in File 31, No. 50; thence N 22° 45' 49" E, a distance of 111.61 feet to a point; thence N 22° 45' 47" E a distance of 46.28 feet to a point on the southwesterly line of the property of Dyer, said property being described in deed recorded in the Hancock County Registry of Deeds in Book 1549, Page 143; thence S 47° 44' 18" E, by and along the southwesterly line of Dyer 156.30 feet to a point on the northwesterly line of Lot 13 as shown on the aforementioned Plan; thence S 35° 06' 00" W, by and along the northwesterly line of Lot 13 a distance of 150 feet to a point marking the northeasterly corner of Lot 14; thence N 47° 44' 18" W, by and along the northeasterly line of Lot 14 a distance of 122.30 feet to the point of beginning.

ALSO CONVEYING all to the Grantor's right, title and interest in and to any land lying between an extension of the northeasterly and southwesterly boundary lines of the property described above and the centerline of U.S. Route-1-as it now exists.

Being all the same premises as were conveyed by Dixie M. Dyer to Keith H. Young and Susan E. Webber as joint tenants dated October 7, 2020 and recorded in Book 7061, Page 679 of said Registry. Keith H. Young died March 26, 2025, leaving Susan E. Webber as surviving joint tenant.

HANCOCK COUNTY



LEGEND  
 PARCEL NUMBERS 2  
 ROAD & URBAN MAP NUMBERS 60  
 MATCH LINE

For Assessment Purposes  
 Not to be Used for Easements

TOWN OF GOULDSBORO  
 HANCOCK COUNTY, MAINE  
 PREPARED BY  
 JAMES W. SEWALL COMPANY, OLD TOWN, MAINE  
 SCALE: 1 INCH = 400 FEET

21	25
22	17
23	

