

PROPERTY LOCATED AT: TBD Morgan Bay Road ME, Surry, ME 04684**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? n/a

~~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: **sellers have no knowledge of underground storage tanks on the property**

Source of information: **sellers**

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: **Sellers have no knowledge of hazardous materials on the property**

Source of information: **sellers**

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

Buyer Initials _____

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Seller Initials **BV** **DE** **DE**

PROPERTY LOCATED AT: TBD Morgan Bay Road ME, Surry, ME 04684**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: n/aSource of information: sellers, 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? _____

Road Association Name (if known): _____

Source of information: sellers**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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Seller Initials BVDEDE

PROPERTY LOCATED AT: TBD Morgan Bay Road ME, Surry, ME 04684

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: sellers, FEMA

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: sellers

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: sellers

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: sellers, deed

Additional Information: _____

Buyer Initials _____

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Seller Initials BV DE DE

PROPERTY LOCATED AT: TBD Morgan Bay Road ME, Surry, ME 04684

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.

Barbana Violette 09/09/2026
SELLER DATE
Barbara Violette

Darren Eaton 09/11/2026
SELLER DATE
Darren Eaton

Dean Eaton 09/11/2026
SELLER DATE
Dean Eaton

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

BK: OR 7405 PAGE: 710 # OF PGS: 3
 09/15/2025 11:34:34 AM Inst # 2025011872
 JULIE A. CURTIS, REGISTER OF DEEDS
 HANCOCK COUNTY MAINE
 MAINE REAL ESTATE TRANSFER TAX NOT PAID

DEED OF DISTRIBUTION**DLN#** 3100275

KNOW ALL MEN BY THESE PRESENTS, That BARBARA VIOLETTE, whose mailing address is PO Box 1402, Ellsworth, Maine 04605, DARREN E. EATON, whose mailing address is 59 Burnt Cove Road, Stonington, Maine 04681, and DEAN EATON, whose mailing address is 146 N. Main Street, Stonington, Maine 04681, in their capacity as Trustees of The LINDA S. EATON 2015 TRUST, with a mailing address of 79 Burnt Cove Road, Stonington, Maine 04681, by the powers granted by law and pursuant to said Trust and every other power, in distribution of the trust estate in accordance with the provisions of the trust, GRANT to BARBARA VIOLETTE, DARREN E. EATON and DEAN EATON, in their capacity as Trustees of The EUGENE H. EATON 2015 TRUST, with a mailing address of 79 Burnt Cove Road, Stonington, Maine 04681, being the entity entitled to distribution, a certain lot or parcel of land, together with all buildings and improvements thereon, located in the Town of Surry, County of Hancock, State of Maine, more particularly bounded and described in the Exhibit A attached hereto and made part of hereof.

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

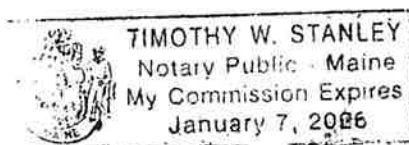
WITNESS our hands and seals in our aforesaid capacity this 4 day of September, 2025.

Barbara Violette
 BARBARA VIOLETTE, Co-Trustee
 of the Linda S. Eaton 2015 Trust

STATE OF MAINE
 COUNTY OF HANCOCK

September 4, 2025

Personally, appeared the above-named BARBARA VIOLETTE, in her said capacity, and acknowledged the foregoing instrument to be her free act and deed.



Before me,

Notary Public

Print Above Name

Timothy W. Stanley

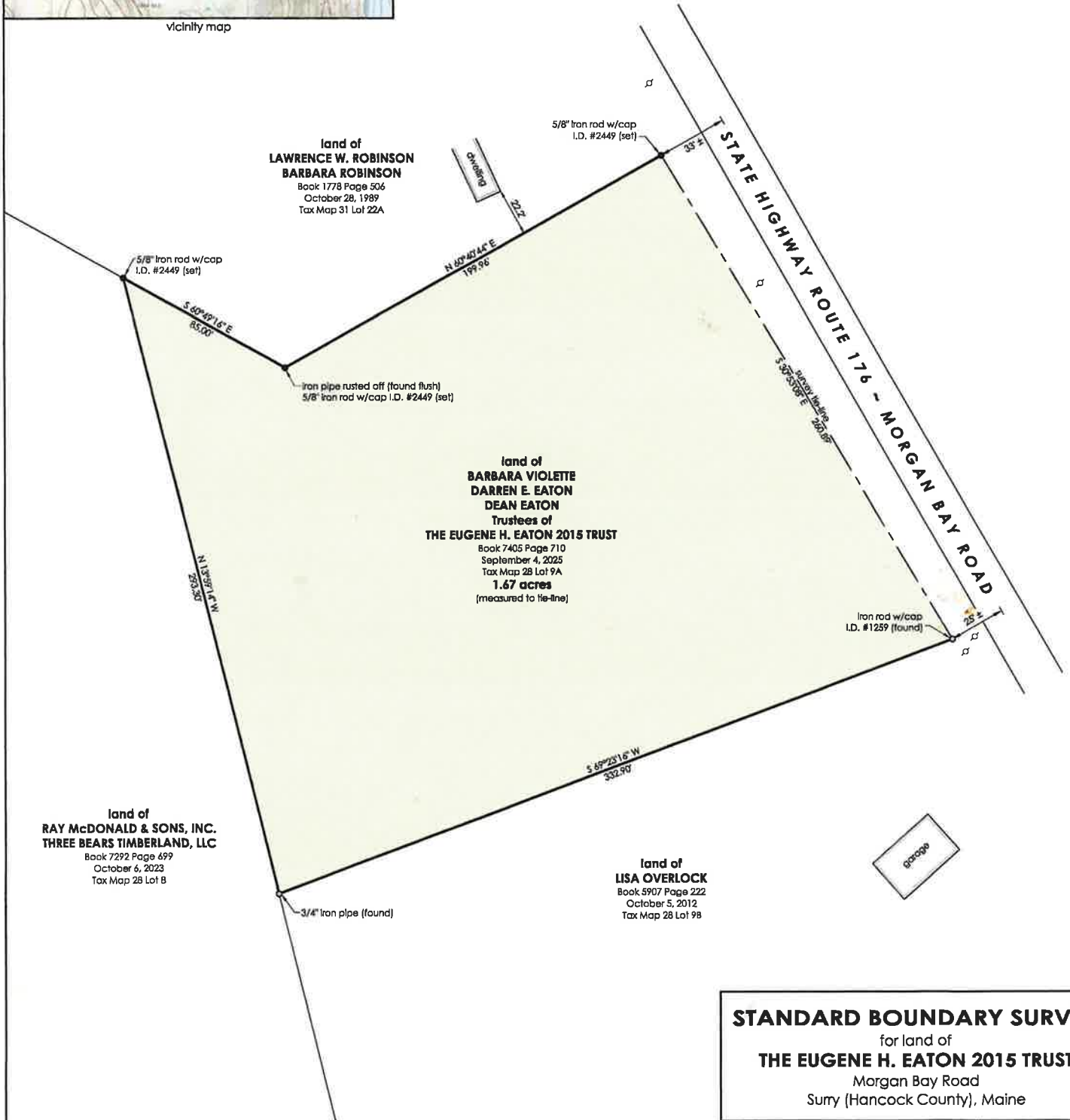


vicinity map

NOTES:

1. THE INTENT OF THIS SURVEY IS TO SHOW LAND VESTED IN BARBARA VIOLETTE, DARREN E. EATON AND DEAN EATON, TRUSTEES OF THE EUGENE H. EATON 2015 TRUST, DESCRIBED IN THE DEED DATED SEPTEMBER 4, 2015, RECORDED AT THE HANCOCK COUNTY REGISTRY OF DEEDS IN BOOK 7405 PAGE 710.
2. BEARINGS REFER TO THE MAINE COORDINATE SYSTEM OF 2000, CENTRAL ZONE, NAD 83 (2011), EPOCH 2010.00, U.S. SURVEY FEET AND WERE DETERMINED BY GNSS TECHNIQUES.
3. THE LIMITS OF ROUTE 176 WERE NOT DETERMINED AS A PART OF THIS SURVEY.

GRID NORTH
(See Note 2)



LEGEND

STANDARD SYMBOLS WHICH MAY APPEAR ON THIS DRAWING

- 5/8" IRON ROD SET WITH CAP MARKED "PLS 2449"
- IRON ROD, PIPE OR DRILL HOLE FOUND AS NOTED
- ◊ ANGLE POINT, NOT MONUMENTED
- ⊕ UTILITY POLE



STANDARD BOUNDARY SURVEY

for land of
THE EUGENE H. EATON 2015 TRUST
Morgan Bay Road
Sury (Hancock County), Maine

due north LLC

LAND SURVEYING AND MAPPING SERVICES

158 MAIN ST./PO BOX 211 DEER ISLAND, ME 04627
207-348-2902 WWW.DUENORTHLLC.COM

Date: August 11, 2026

Scale: 1 inch = 30 feet

Project No. 25-072