

PROPERTY LOCATED AT: 42 Stoney Ridge Way, 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: 10/31/2023 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 bleached & water softener installed

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Left side of house

Installed by: Unknown

Date of Installation: 2002

USE: Number of persons currently using system: 3

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

Comments: Water test in 2023 had elevated iron and coliform from lack of use.

Source of Section I information: Seller

Buyer Initials _____

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PROPERTY LOCATED AT: 42 Stoney Ridge Way, Ellsworth, ME 04605**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: Right rear side of house OR ☐ Unknown
 Date installed: 2002 Date last pumped: 04/22/2025 Name of pumping company: Barry's Septic
 Have you experienced any malfunctions? ☐ Yes ☒ No
 If Yes, give the date and describe the problem: _____

Date of last servicing of tank: 04/22/2025 Name of company servicing tank: _____
 Leach Field: ☒ Yes ☐ No ☐ Unknown
 If Yes, Location: Right rear side of house
 Date of installation of leach field: 2002 Installed by: Unknown
 Date of last servicing of leach field: Unknown Company servicing leach field: Unknown
 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 is a 4 bedroom design. Risers and Covers installed Sept/Oct 2025Source of Section II information: Seller, Prior Disclosure & Septic Design

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PROPERTY LOCATED AT: 42 Stoney Ridge Way, Ellsworth, ME 04605**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		
Age of system(s) or source(s)	Unknown	2002		
TYPE(S) of Fuel	Oil	Propane		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1072 gallons 25-26	Not Used by this owner		
Name of company that services system(s) or source(s)	Coastal Energy	n/a		
Date of most recent service call	07/2026	unknown		
Malfunctions per system(s) or source(s) within past 2 years	None	None known		
Other pertinent information	Multiple Zones	Worked at time of purchase just not used		

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☒ Yes ☐ No ☐ UnknownAre all sleeved? ☒ Yes ☐ No ☐ UnknownChimney(s): ☐ Yes ☒ NoIf Yes, are they lined: ☐ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☐ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☐ No ☐ UnknownIf Yes, date: n/aDate chimney(s) last cleaned: n/aDirect and/or Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☒ UnknownIf Yes, date: UnknownComments: **Boiler & Fireplace are both direct vent. Fuel lines for generator are burried**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 ☐ UnknownIf Yes, are tanks in current use? ☐ Yes ☐ No ☐ UnknownIf no longer in use, how long have they been out of service? n/aIf tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☐ UnknownAge of tank(s): n/a Size of tank(s): n/aLocation: n/a

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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: No known tanks

Source of information: Seller

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: Home built in 2002

Source of information: Seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If Yes: Date: 10/30/2023 By: WIN Home Inspection

Results: 4.2 pCi/L overall average

If applicable, what remedial steps were taken? Radon System Installed

Has the property been tested since remedial steps? ☒ Yes ☐ No ☐ Unknown

Are test results available? ☒ Yes ☐ No

Results/Comments: .6 pCi/L

Source of information: Seller

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If Yes: Date: October 31, 2023 By: A&L Laboratory

Results: 735 pCi/L- within acceptable limits

If applicable, what remedial steps were taken? n/a

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: Seller

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PROPERTY LOCATED AT: 42 Stoney Ridge Way, Ellsworth, ME 04605

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: Exterior is vinyl

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: Restrictive Covenants & Use of Private Road

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? Lot owners

Road Association Name (if known): n/a- one of the lot owners has been maintaining and chooses not to charge

Source of information: Seller

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PROPERTY LOCATED AT: 42 Stoney Ridge Way, Ellsworth, ME 04605**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 & FEMA Maps**

Buyer Initials _____

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PROPERTY LOCATED AT: 42 Stoney Ridge Way, 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 ☐ UnknownIf Yes, explain: HomesteadIs a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownIs 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: 2 propane tanks for generatorYear Principal Structure Built: 2002 What year did Seller acquire property? 2023Roof: Year Shingles/Other Installed: UnknownWater, moisture or leakage: None

Comments: _____

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☒ No ☐ UnknownComments: There is a pump system for the bath in the basementMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf 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 ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ 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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PROPERTY LOCATED AT: 42 Stoney Ridge Way, Ellsworth, ME 04605

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Garage door windows have bad seals

Comments: Seller having a contractor add railing to back deck stairs, replace a small piece of vinyl siding and fixing front porch railing for aesthetics

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

Installed granite kitchen counters, new sink, faucet & timer for pool pump in 2025, installed lifetime floors throughout main level of house in 2025, installed whole home generator in 2024, extensive landscaping and fencing in 2026, installed air radon system and water softener system in 2024, pool installed in 2024, new water spigot on North side of house

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.

<u>Robin Mollica</u>	<u>08/05/2026</u>		
SELLER	DATE	SELLER	DATE
Robin Mollica			

SELLER	DATE	SELLER	DATE
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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
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BUYER	DATE	BUYER	DATE
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Fact Sheet: Arsenic Treated Wood

Department of Health and
Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and
Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

TO LEARN MORE

Eric Frohberg
Environmental and
Occupational Health
Program
Maine CDC
Toll-free in Maine 866-
292-3474
TTY: 207-287-8066
[www.maine.gov/dhhs/
eohp](http://www.maine.gov/dhhs/eohp)

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and fluoride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**







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M15 L26



122-
 122-
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SEAL 

8 Barclay Inc.
Chicago
John S. Green
N. Platte Canyon



Ellsworth, Maine

Scale: 1"=100'

31/77



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT A LEGAL DESCRIPTION OR CONVEYANCE.

IT IS RECOMMENDED THAT YOU CONSULT THE MAINE STATE PLANNING COMMISSION FOR FURTHER INFORMATION.

REVIEWED AND REAPPRAISED BY
CAI Technologies
1 Pleasant Street, Lewiston, ME 04201
800.333.3333 www.cai-tech.com

LEGEND

Parcel Boundary	10' Zone
Public Right of Way	Drainage (1:24,000)
Private Right of Way	Source of Development (SOD)
Right of Way	Major Road
Utility Right of Way	Proposed or Existing
	Historical (H)
	Recreational (R)
	Residential (R)
	Special (S)

Scale: 1" = 200'

Map No. 15

PROPERTY MAPS
ELLSWORTH
MAINE

INDEX DIAGRAM

MAP NO. 15

Return to:
Robin M. Mollica

DLN:1002340257333

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS: That **WW Wood Properties, LLC**, a **Maine Limited Liability Company**, of PO Box 88, Ellsworth, ME 04605, for consideration paid grants to **Robin M. Mollica**, of 17 Jellison Hill Rd, Dedham, ME 04429, with **QUITCLAIM COVENANT**:

A Certain lot or Parcel of land situated in Ellsworth, Hancock County, Maine, and being bounded and described as follows, to wit:

Being Lot No. 10, as shown on Survey Plan Entitled "Final Subdivision Plan, Beechland Terraces II, off Beechland Road, Ellsworth, Maine" dated December 4, 2002, recorded in the Hancock County, Maine Registry of Deeds in Plan/File 31, No.77.

Also conveying a right of way for all purposes of a way from the public road known as the "Beechland Road" over the roadway as shown on said subdivision survey plan to Lot No. 10.

Meaning and intending to describe and convey the same premises conveyed to WW Wood Properties, LLC by virtue of a Warranty Deed of Bank of America, N.A. dated July 27, 2023, and recorded in the Hancock County Registry of Deeds at Book 7285, Page 261.

For further title reference see deed to Bank of America, N.A., by virtue of a Judgment of Foreclosure and Sale, Bank of America, N.A. v. Thomas King a/k/a Thomas E. King and Abby King a/k/a Abby L. King a/k/a Abby Lynn Hoke a/k/a Abby L. Hoke, dated February 24, 2023, and recorded in the Hancock County Registry of Deeds at Book 7262, Page 139. For further information see Meaning and intending to incorporate by reference an Abstract of Divorce Decree in the matter of Abby L. King v. Thomas E. King, Ellsworth District Court, ELLDC-FM-2010-00324, dated August 20, 2014, and recorded in the Hancock County Registry of Deeds at Book 6272, Page 95; and deed to Thomas E. King and Abby Lynn Hoke, by virtue of a Quitclaim Deed of Thomas E. King, dated April 23, 2004, and recorded in the Hancock County Registry of Deeds at Book 3941, Page 223.

Red Door Title □ 2204 Woodbury Avenue, Newington NH 03801 □ (207) 358-7500

Executed this 28th day of November, 2023.

WW Wood Properties, LLC

By:  Sole Member
Wayne W. Wright, Sole Member

STATE OF MAINE
COUNTY OF HANCOCK, ss.

Then personally appeared before me, on this 28th day of November, 2023, the said Wayne W. Wright, Sole Member of WW Wood Properties, LLC and acknowledged the foregoing to be his voluntary act and deed in his stated capacity, on behalf of the LLC.




Notary Public, Brittany J. Beaulier
Commission expiration: 9/15/29

Red Door Title □ 2204 Woodbury Avenue, Newington NH 03801 □ (207) 358-7500

Original Deed
w/ Restrictions

Bk 3482 Pg 26 #26565
12-20-2002 @ 10:13a

QUITCLAIM DEED

ASSOCIATED BUILDERS, INC., Maine corporation with its principal place of business in Ellsworth, Hancock County, Maine, with a mailing address of 416 High Street, Ellsworth, Maine 04605, for consideration paid, GRANTS to THOMAS E. KING, with a mailing address of 42 Stoney Ridge Road, Ellsworth, Maine 04605, with QUITCLAIM COVENANT, a certain lot or parcel of land situated in Ellsworth, Hancock County, Maine, and being bounded and described in Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS my hand and seal this 19th day of December, 2002.

SEAL

ASSOCIATED BUILDERS, INC.

By: Lawrence F. King

Lawrence F. King, Its President

STATE OF MAINE
HANCOCK, ss.

, 1998

Then personally appeared the above named, Lawrence F. King, president, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Cale L. Burger
Notary Public

My Commission Expires:

6/23/06

Cale L. Burger
Notary Public • State of Maine
My commission expires June 23, 2006

Cale L. Burger
Print Name / Affix Seal

SEAL

EXHIBIT A

A certain lot or parcel of land situated in Ellsworth, Hancock County, State of Maine, bounded and described as follows, to wit:

Being Lot No. 10 as shown on survey plan entitled, "Final Subdivision Plan, Beechland Terraces II, off Beechland Road, Ellsworth, Maine" dated December 4, 2002, recorded in the Hancock County, Maine, Registry of Deeds in Plan File 31, No. 77.

Also conveying a right of way for all purposes of a way from the public road known as the "Beechland Road" over the roadway as shown on said subdivision survey plan to Lot No. 10.

This conveyance is made subject to the following restrictions:

The premises conveyed hereunder are conveyed subject to the following restrictions which are to be permanent and shall run with the premises for the benefit of the Grantor, its successors and assigns, and other lot owners in the Beechland Terraces Subdivision, and Beechland Terraces II. In the event that the Grantees, their heirs or assigns, violate or breach any of the following restrictions, the Grantor, its successors or assigns, or any lot owner or group of lot owners in the Beechland Terraces Subdivision and Beechland Terraces II, shall have the right to proceed at law or in equity to compel compliance therewith and to prevent the violation or breach of any of said restrictions. In addition, the Grantor, its successors and assigns, shall have the right whenever there is a continuing violation of the said restrictions following a court order to comply which ordered party does not obey to enter upon the premises conveyed hereunder and summarily abate the violation at the expense of the Grantees, their heirs and assigns, and any such entry and abatement shall not be deemed a trespass. Should the Grantor, its successors or assigns, or other lot owners in the Beechland Terraces Subdivision and Beechland Terraces II employ counsel to enforce against the Grantees or their heirs and assigns, any of the herein covenants and/or restrictions, by reason of the breach of such restrictions, all costs incurred at such proceedings, including a reasonable fee for counsel, shall be paid by the Grantees, their heirs or assigns, providing that the party initiating the enforcement action is, substantially, the prevailing party.

1. **DEFINITIONS:** Terms not defined herein shall have the customary dictionary meaning. For the purpose of the following covenants and/or restrictions, the following definitions shall apply:

A. **Dwelling:** A residential building designed for and intended to be occupied by not more than one (1) family. A building may incorporate therein facilities such as a garage and living quarters for domestic employees of the family occupying such building.

B. **Accessory Building:** A building or other structure designed and intended to be used for a purpose incidental to the one-family residential use or enjoyment of the

Dwelling such as a garage, a tool or work shop, a greenhouse or structure incidental to a swimming pool or tennis courts.

C. Improvement: Any Dwelling, Accessory Building, swimming pool, tennis courts, or other recreational facility or a fence, wall or any other structure of any kind or nature whatsoever, constructed above the existing grade of the conveyed premises.

D. Construct, Constructed, or Construction: To erect, to place, to maintain, to occupy, to alter, or to install.

2. **DIMENSIONAL REQUIREMENTS:** The placement of the dwelling and accessory buildings on all lots shall meet or exceed the following minimum requirements:

A. Seventy-five (75) foot setback from the centerline of public or private vehicular right of way.

B. Thirty (30) foot setback from all side and rear property lines, providing, however, that each lot owner shall maintain within the 30' setback a tree covered buffer zone extending along the full length of each side line and the rear line a width of 20' from each such line.

3. **LOT STANDARDS:**

A. All lots shall be a minimum of 40,000 square feet in size, not including rights-of-ways, roads, easements and the conveyed premises shall not be further divided or "subdivided."

B. No more than one dwelling may be constructed on a single lot.

C. Structures shall not cover more than twenty percent (20%) of any lot.

4. **RESIDENTIAL USE:** The conveyed premises are to be used for single-family residential purposes only. No building or structure intended for or adapted to business purposes, and no apartment house, double house, lodging house, rooming house, hospital, sanatorium, multiple-housing dwelling or other commercial, industrial or institutional use shall be permitted, placed, constructed or maintained on the conveyed premises, or on any part thereof. No improvements or structure whatever, other than a dwelling, patio, walls, swimming pool, tennis courts, and customary outbuildings, garage or carport, may be erected, placed or maintained on the conveyed premises. This restriction shall not be construed to prevent use by the owner(s) of the conveyed premises for artistic and/or literary purposes providing that premises shall not be used as a retail outlet for the artistic and/or literary work product.

5. **MOBILE HOMES AND HOUSE TRAILERS PROHIBITED:** No mobile or "manufactured" homes or house trailers shall be permitted on the conveyed premises for use

as a permanent or seasonal dwelling regardless of whether said mobile/manufactured home or house trailer is attached to a permanent foundation.

6. **CLEARING OF LAND:** Clearing of land on any portion of the conveyed premises shall, in general, retain as much tree cover of the lot as possible and any clear cutting of the tree growth within the 20' side and rear line buffer area is specifically prohibited.

7. **VEHICLES:** No trucks and no commercial vehicles of more than 8,000 pounds shall be stored or parked upon the conveyed premises except while parked in a closed garage and no such vehicle shall be parked on the road or other common area in the Subdivision except in the process of transporting goods to or from a residence in the Subdivision. No unregistered vehicles shall be kept or stored on any lot except while parked in a closed garage.

8. **CONSTRUCTION OF DWELLING:** No one-story dwelling shall be constructed on the conveyed premises with a fully enclosed first floor area of less than 1200 square feet exclusive of carport, garage and open porches. No two-story or higher dwellings shall be constructed with a fully enclosed first floor area of less than 900 square feet exclusive of carport, garage and open porches. No dwelling or accessory building shall exceed thirty-five (35) feet in height above the average ground level.

9. **SIGNS:** Name signs shall be permitted, provided such signs shall not exceed two (2) signs per premises and as provided in paragraph 4 above, may not advertise any commercial, industrial, institutional or professional/business use of the premises other than signs indicating the property for sale or lease.

10. **ANIMALS AND PETS:** No animals, birds or fowl shall be kept or maintained on any part of the property, except dogs, cats and pet birds which may be kept thereon in reasonable numbers as pets for the pleasure and use of the occupants but not for any commercial use or purposes. Birds shall be confined in cages.

11. **TIMBER HARVESTING:** Timber harvesting is strictly prohibited on the conveyed premises.

12. **CLOTHES LINES:** Clothes lines or drying yards shall be located to the rear of the dwelling in order to minimize the clothes lines' visibility from the roads of the Subdivision.

13. **NUISANCES:** The conveyed premises shall not be used in whole or in part for the storage of rubbish of any character whatsoever, other than trash containers for routine (at least weekly) pick-up or disposal, which containers shall be suitably covered and enclosed, nor for the storage of any property or thing that will cause such premises to appear in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing or material be kept upon the said premises that will omit foul or obnoxious odors, or that will cause any noise that will or might disturb the peace, quiet, comfort or serenity of the adjoining or surrounding property owners.

14. WILDLIFE: The Grantees shall not, nor permit others to hunt, trap, or in any other manner disturb the wildlife on the conveyed premises.

15. MINING: No derrick or other structure designed for use in boring for oil, natural gas or minerals shall be erected, placed or permitted upon any part of the conveyed premises, nor shall any oil, natural gas, petroleum, asphaltum or hydrocarbon products or minerals of any kind be produced or extracted therefrom.

16. USES OF CONVEYED PREMISES: The Grantees shall not use, nor permit to be used, the conveyed premises as a place of routine public assembly, a dormitory or any other use which is not compatible with family living. No immoral, improper, offensive, or unlawful use shall be made of the conveyed premises and all laws with respect to the use of real property and personal conduct shall be observed. No nuisance or use of the conveyed premises shall be allowed, nor anything done or placed on the conveyed premises which may be deemed a source of unreasonable annoyance, embarrassment or disturbance to other owners in the Subdivision, or which interferes with the peaceful possession of property use of other lots in the Subdivision.

17. RESTRICTIONS AS MINIMUM REQUIREMENTS: Nothing in these restrictions shall eliminate the need for compliance with all federal, state and local laws, ordinances, regulations or permits. These general restrictions and conditions as set forth hereunder are supplemental and complementary to the zoning requirements and subdivision regulations of the City of Ellsworth; provided, however, that no variance by the City shall in any way be construed to reduce the restriction requirements as are set forth herein.

18. GRANTOR ASSIGNMENT: The Grantor may delegate or assign any and all of its rights, powers and obligations under these restrictions to any corporation, association or agent which said Grantor shall deem to be best suitable to perpetuate the intent of these restrictions, said assignment to be in writing, duly recorded in the Registry of Deeds for Hancock County.

The restrictions hereinabove set forth shall constitute covenants running with the conveyed premises and shall be binding upon the Grantees, their heirs and assigns. If the Grantees shall violate any of the said restrictions, the Grantor, or any owner of a building site in the Subdivision, shall have the right to sue and recover damages for the violation of any such restriction, and/or to maintain a suit against those so violating or attempting to violate any such restriction for the purposes of enjoining or preventing all or any such violations. The remedies in this paragraph contained shall not exclude any other remedies now or hereafter provided by law. Invalidity of any restriction set forth herein shall not affect or modify any of the other remaining restrictions herein. The restrictions set forth in this deed shall inure to the benefit of the Grantor, its successors and assigns, and to all persons who are or become owners of building sites in said Subdivision.

HANCOCK COUNTY

⑤ RET:
THOMAS E KING
42 STONY RIDGE RD
ELLSWORTH