

PROPERTY DISCLOSURE – LAND ONLY
(With Improvements)

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:

a) Been reported as unsatisfactory or satisfactory with notation? ☐ Yes ☐ No

b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? ☐ Yes ☐ No

If Yes, to (a) and/or (b) above, are test results available? ☐ Yes ☐ No

What steps were taken to remedy the problem? _____

Has the water been tested for radon?..... ☐ Yes ☐ No

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: _____

IF PRIVATE: (Strike Section if not Applicable):

INSTALLATION: Location: _____

Installed by: _____

Date of Installation: _____

USE:

Number of persons currently using system: _____

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

Comments: **There is no well on property.**

Source of Section I information: **Seller**

Buyer Initials _____

Page 1 of 5

Seller Initials _____

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 malfunction?..... ☐ 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: _____ OR ☐ Unknown

Date Installed: _____ Date last pumped: _____ Name of pumping company: _____

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: _____

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

Date of last servicing of leach field: _____ 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 system was designed for? ☐ Yes ☐ No

If Yes, are they available? ☐ Yes ☐ No

Is System located in a Shoreland Zone?..... ☐ Yes ☐ No ☐ Unknown

Comments: **There is no septic system on property.**

Source of Section II information: **Seller**

Buyer Initials _____

Page 2 of 5

Seller Initials _____

SECTION III – 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 the 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: No Underground Storage Tanks to Seller's knowledge.

Source of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:..... ☐ Yes ☒ No ☐ Unknown

LAND FILL:..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☒ No ☐ Unknown

METHAMPHETAMINE:..... ☐ Yes ☒ No ☐ Unknown

Comments: No Other Hazardous Materials to Seller's knowledge.

Source of information: Seller

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

SECTION IV – 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: No restrictive covenants. Small, private cemetery plot is on land. Jordan Beach Rd. passes over northerly corner of M2, L229.

Source of information: Seller - New owner will have access to a private easement to ocean if land is purchased with 195 Ficketts Point Road.

Is access by means of a way owned and maintained by the State, a county or 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 - Seller has installed a private gravel road to utility building.

Contents of the utility building are NOT included in the sale.

Buyer initials _____ Page 5 of 5 Seller initials _____

SECTION V – 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 V information: Seller

Buyer Initials _____ Page 4 of 5 Seller Initials _____

PROPERTY LOCATED AT: M2, L229&230 Ficketts Point Road, Milbridge, ME 04658

SECTION VI — GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone

requirements on the property?..... ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~ _____

Source of information: **Seller**

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~ **a 3.08+/- acre portion of Map 2, Lot 230 will be retained by Seller and conveyed with 195 Ficketts Point Road.**

Source of information: **Seller - Separating the 3.08+/- acre lot for 195 FPR will not create a subdivision.**

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:~~ **There are no Restrictions on the land other than Town Zoning.**

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 VI information: **Seller & Deed - Parcel is elevated and will offer ocean views. Blueberry barrens on land.**

Additional information: **900 s.f. utility building on M2, L230, built in 2023, is included - no water or electricity to the building. Exterior siding is incomplete. Trees on property have never been logged.**

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.

SELLER

DATE

SELLER

DATE

Francie D. Shepherd

SELLER

DATE

SELLER

DATE

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

BUYER

DATE

BUYER

DATE

BUYER

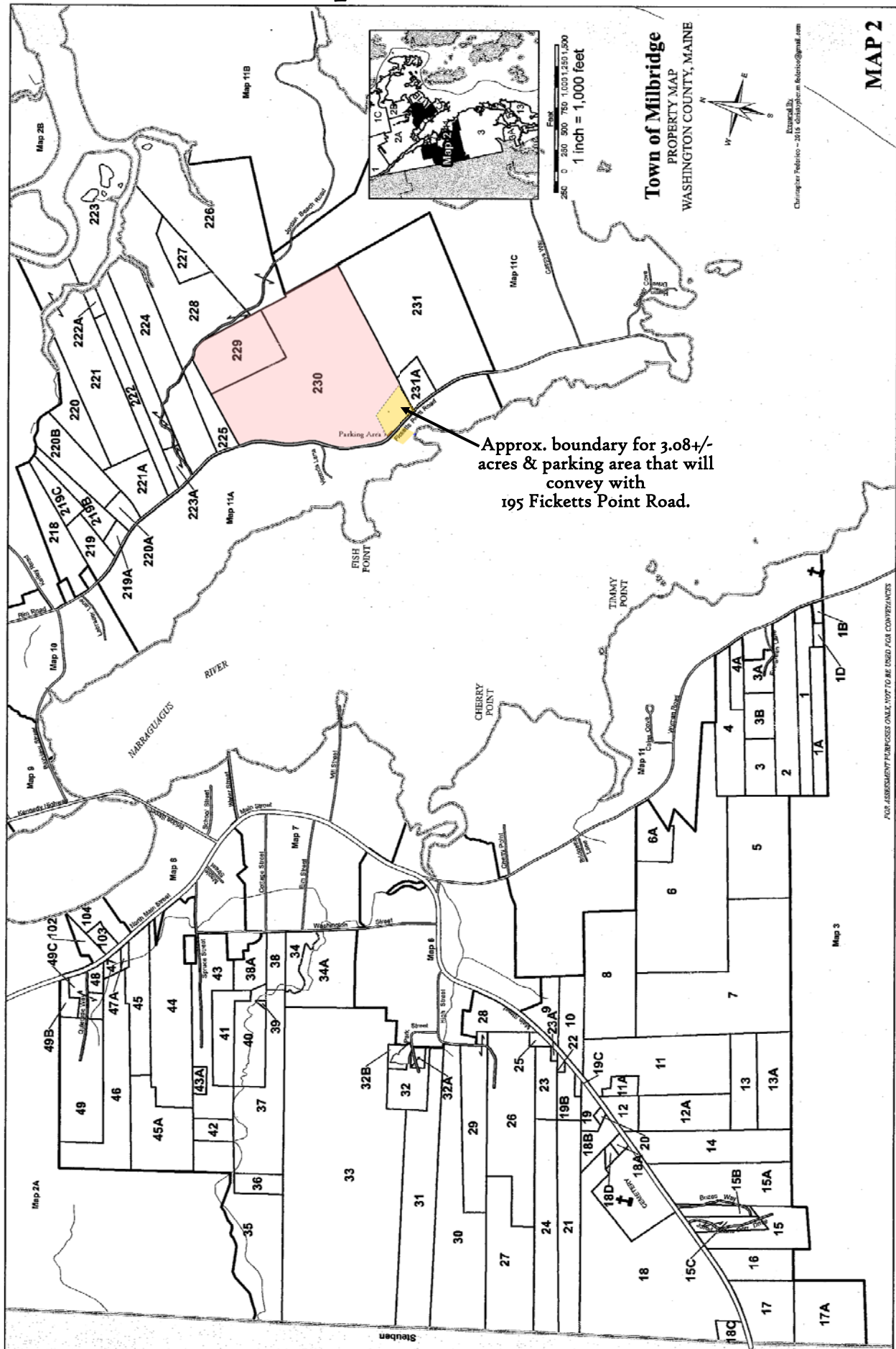
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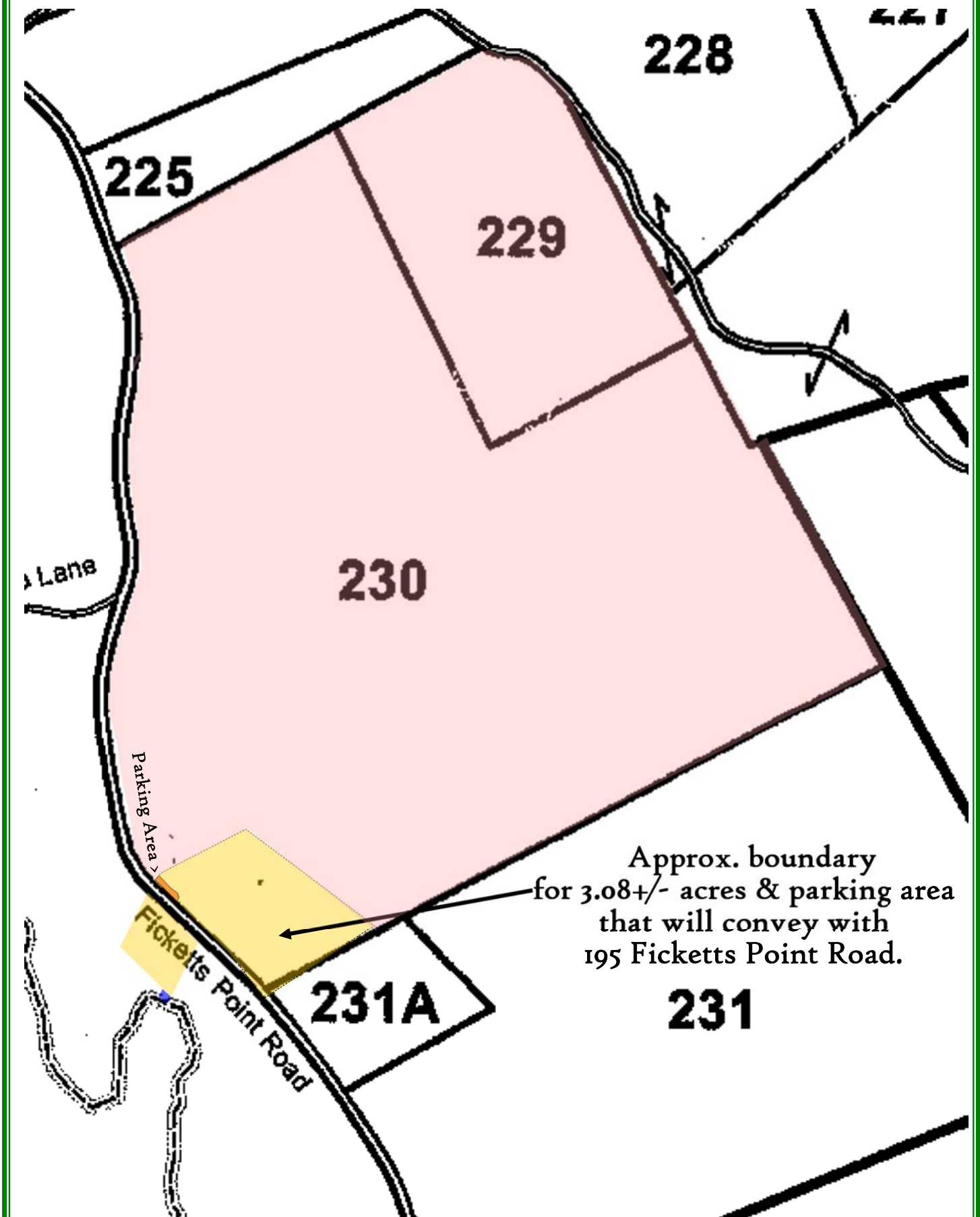
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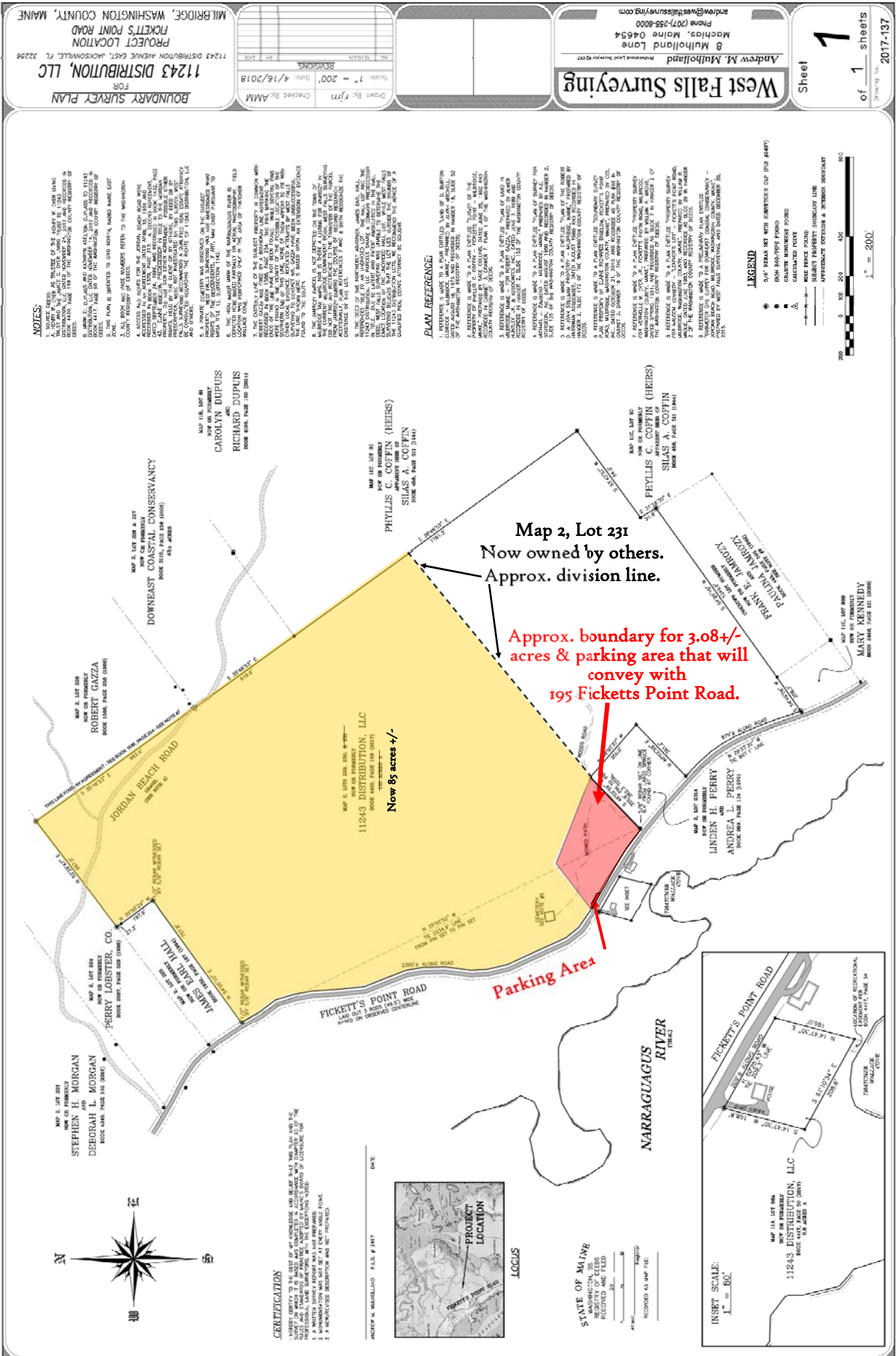
Tax Map 2, Lots 229 & 230



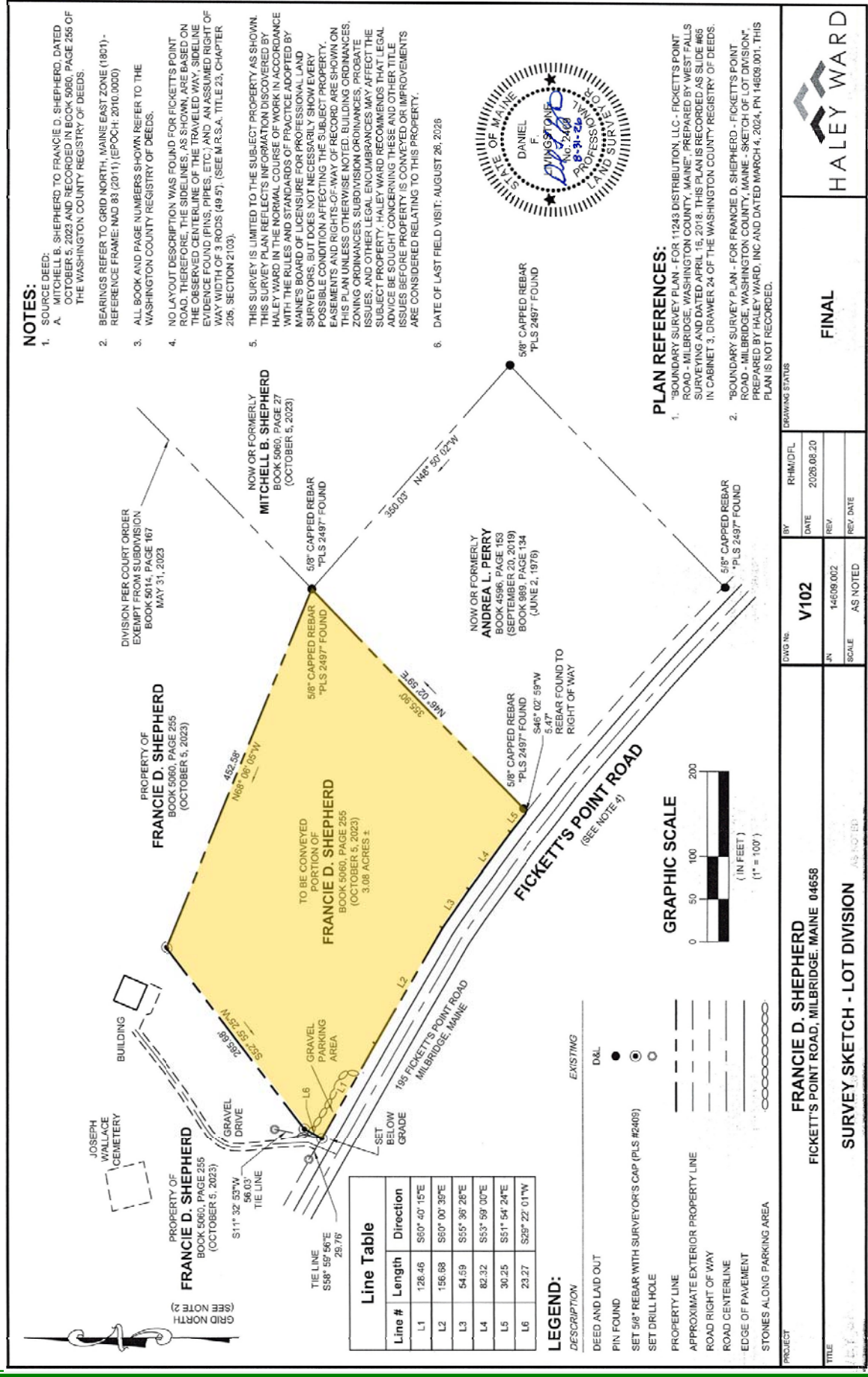
Tax Map 2, Lots 229 & 230



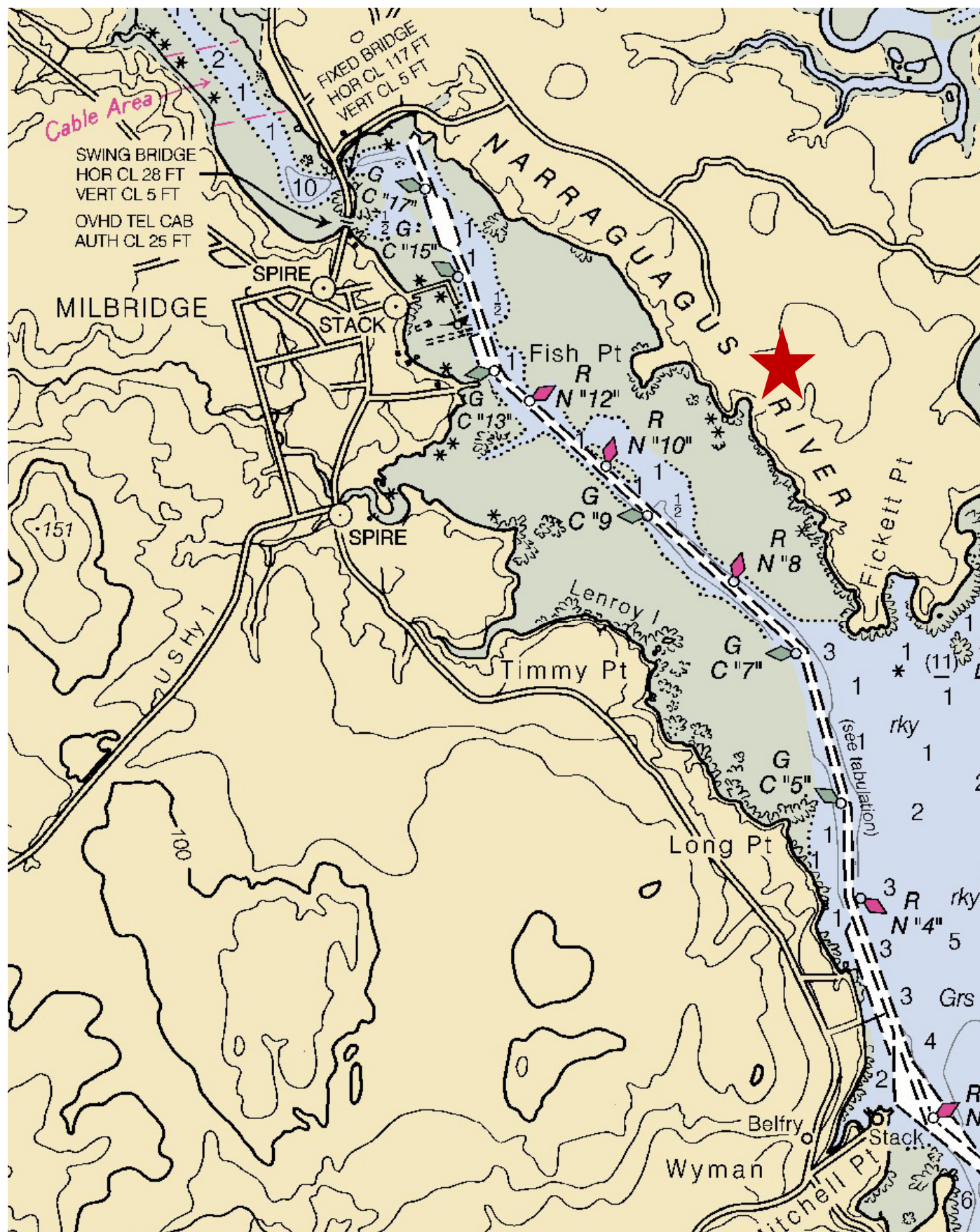
Survey - Tax Map 2, Lots 229 & 230



Survey of 3.08+/- acre lot & parking area that will convey with 195 Ficketts Point Road. This acreage is a portion of Map 2, Lot 230.



Portion of Nautical Chart 13324



Deed Book 5060, Page 255

DocuSign Envelope ID: A4FED702-C77A-449D-8903-6DB4392521D1

Receipt # 172088



BK 5060 PG 255
Instr # 2023-9111
11/02/2023 01:01:20 PM

Tammy C. Gay Registrar of Deeds
WASHINGTON COUNTY

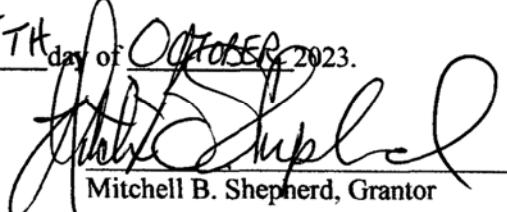
QUITCLAIM WITH COVENANT DEED

I, **MITCHELL B. SHEPHERD**, with a mailing address of 11243 Distribution Avenue, Jacksonville, FL, 32256, hereby GRANT to **FRANCIE D. SHEPHERD**, with a mailing address of P.O. Box 343, Milbridge, Maine, 04658, with Quitclaim Covenant, a certain lot or parcel of land, together with any improvements thereon, situated in the Town of Milbridge, Washington County, Maine, described and attached hereto as Exhibit A and incorporated herein by reference.

This deed is pursuant to the terms of a court order pursuant to divorce of the Circuit Court, Fourth Judicial Circuit, in and for Duval County, Florida, dated September 26, 2022 (docket number 2022-DR-006029; Division FM-D).

For the purposes of the Maine Improvident Transfer Act, the Grantor confirms that he has received independent legal advice in connection with this deed from attorney Justin Michael Bennett, Esq. of Hale & Hamlin, 4 State Street, Ellsworth, Maine, 04605.

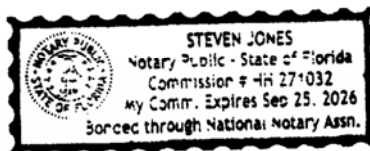
The Grantor has set his hand and seal this 5TH day of OCTOBER, 2023.


Mitchell B. Shepherd, Grantor

STATE OF Florida
COUNTY OF Duval

October 5th, 2023

Personally appeared before me, the above-named Mitchell B. Shepherd and acknowledged the foregoing instrument to be his free act and deed.




Notary Public Attorney at Law

Steven Jones

Type/print name of Notary Public
Commission expires: 9-25-26

NO TRANSFER TAX PAID

Deed Book 5060, Page 256

DocuSign Envelope ID: A4FED702-C77A-449D-8903-6DB4392521D1

EXHIBIT A MITCHELL B. SHEPHERD TO FRANCIE D. SHEPHERD

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in the Town of Milbridge, County of Washington, State of Maine, and being a portion of the real estate described in the deed from 11243 Distribution, LLC to Mitchell B. Shepherd and Francie D. Shepherd, dated November 12, 2021, and recorded in the Washington County Registry of Deeds in Book 4853, Page 282, more particularly described as follows, to wit:

All of that real estate which is described in the said deed from 11243 Distribution, LLC to Mitchell B. Shepherd and Francie D. Shepherd, dated November 12, 2021, and recorded in the Washington County Registry of Deeds in Book 4853, Page 282, which is situated northwesterly of the following internal division line:

Beginning at a rebar set on the easterly side of Ficketts Point Road, said rebar being set six and four tenths feet from a large Spruce found at the intersection of Ficketts Point Road and the westerly corner of the real estate which is described in the deed from Joseph H. Haroutunian and Gabriella B. Haroutunian (a.k.a. Gabrielle B. Haroutunian) to Linden H. Perry and Andrea L. Perry, dated June 2, 1976, and recorded at the Washington County Registry of Deeds in Book 989, Page 134;

Thence, North forty-six degrees two minutes and fifty-nine seconds East (N 46° 02' 59" E) three hundred and fifty-five and nine tenths (355.9) feet to a pin which marks the northerly corner of the said real estate which is described in the deed from Joseph H. Haroutunian and Gabriella B. Haroutunian (a.k.a. Gabrielle B. Haroutunian) to Linden H. Perry and Andrea L. Perry, dated June 2, 1976, and recorded at the Washington County Registry of Deeds in Book 989, Page 134;

Thence, continuing North forty-six degrees two minutes and fifty-nine seconds East (N 46° 02' 59" E) one thousand and four hundred and seventy and five tenths (1,470.5) feet to the intersection with the boundary line of the real estate which is now or formerly owned by Phyllis C. Coffin, and described in the deed from Sarah S. Kelley to Silas A. Coffin, dated September 18, 1944, recorded at the Washington County Registry of Deed in Book 456, Page 511.

Together with all rights of the Grantor to the center of the road adjoining the herein described premises.

Meaning and intending to describe a parcel of real estate containing approximately eighty-eight acres; and being Tax Map 2, lots 229 and 230 for the Town of Milbridge.

**NOTE: 3.08+/- acres of this deed will convey with 195 Ficketts Point Road.
Acreage to convey is 85+/- acres.**

Deed Book 5060, Page 257

DocuSign Envelope ID: A4FED702-C77A-449D-8903-6DB4392521D1

The above-described real estate is conveyed TOGETHER WITH all rights, privileges and appurtenances belonging to the granted estate.

The above-described real estate is conveyed SUBJECT TO all easements, restrictions, covenants and burdens of record.