


BOOK: OR 7101 PAGE:119, # OF PGS: 2
03/03/2021 12:57:22 PM INSTR#: 2021003119
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX NOT PAID

QUIT-CLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, That I, **SIDNEY J. LINSCOTT**, whose mailing address is 42 Nutting Lane, Trenton, Maine 04605, for consideration paid, GRANT to **JAMES W. LINSCOTT**, whose mailing address is 144 Mud Creek Road, Hancock, Maine 04640, with QUIT-CLAIM COVENANT, a certain lot or parcel of land, together with any improvements thereon, situated in Trenton, County of Hancock, and State of Maine, 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 2 day of March, 2021.




Sidney J. Linscott

STATE OF MAINE
HANCOCK, ss.

March 2, 2021.

Personally appeared the above-named Sidney J. Linscott, and acknowledged the foregoing instrument to be his free act and deed.

Before me, 

Notary Public

JAMIE L. CHURCH
Notary Public-Maine
My Commission Expires
March 11, 2025

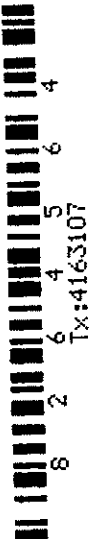
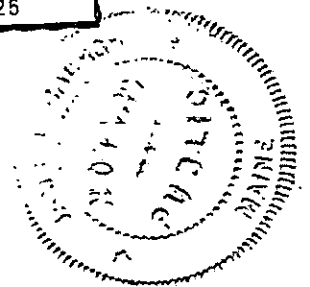


EXHIBIT A

A certain lot or parcel of land, together with any improvements thereon, situated in Trenton, County of Hancock, State of Maine, being all and the same premises bounded and described as the THIRD LOT in a Warranty Deed from Eloise M. Clark to Sidney J. Linscott and Rita F. Linscott, as Joint Tenants, dated 17 September 1984 and recorded in the Hancock County Registry of Deeds at Book 1512, Page 160, where in said premises are bounded and described as follows, to wit:

“THIRD LOT: Being the northerly two-thirds part of Lot Number XB 6, in Southern Section, on Plan of Lands of Oak Point Beach Club, Inc., entitled “Addition to Oak Point Beach Club, Inc., Showing Subdivision of Back Land”, made and drawn by H.C. Plummer, Licensed Surveyor, in 1968 and recorded in the Hancock County, Maine, Registry of Deeds in Plan Book 11, Page 44.

Together with and subject to certain rights, privileges, easements and restrictions all as set forth in deed from Oak Point Beach Club, Inc. to Lester M. Clark and Eloise M. Clark dated November 13, 1968 and recorded in Book 1076, Page 313 of the Hancock County, Maine, Registry of Deeds.

The above described Third Lot is a portion of the premises described in the deed from Oak Point Beach Club, Inc. to Lester M. Clark and Eloise M. Clark as joint tenants, dated November 13, 1968 and recorded in Book 1076, Page 313 of the Hancock County, Maine, Registry of Deeds.”

The said Rita F. Linscott is deceased and the Grantor herein is the surviving joint tenant.

EXCEPTING AND RESERVING, however, unto the Grantor herein, a free, open, unobstructed Life Estate in and to the garage located on the hereinabove described premises.

② R/ James Linscott

PROPERTY LOCATED AT: 43 Nutting Lane, Trenton, 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: 2024 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? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Front Lawn

Installed by: PL Jones

Date of Installation: 2024

USE: Number of persons currently using system: 1

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

Comments: _____

Source of Section I information: Owner

Buyer Initials _____

Page 1 of 8

Seller Initials J.W.L.

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: **1500 Gallon**

Tank Type: Concrete Metal Unknown Other: _____

Location: **Behind Home** OR Unknown

Date installed: **2024** 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: **2024** Installed by: **Gott and owner**

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 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: **Owner**

Buyer Initials _____

Seller Initials J.W.L.

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	Heat Pumps		
Age of system(s) or source(s)	2024	2025		
TYPE(S) of Fuel	Propane	Electric		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	Hometown Fuel	Twin City		
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

- Are there fuel supply lines? Yes No Unknown
- Are any buried? Yes No Unknown
- Are all sleeved? Yes No Unknown
- Chimney(s): Yes No
- If Yes, are they lined: Yes No Unknown
- Is more than one heat source vented through one flue? Yes No Unknown
- Had a chimney fire: Yes No Unknown
- Has chimney(s) been inspected? Yes No Unknown
- If Yes, date: _____
- Date chimney(s) last cleaned: _____
- Direct and/or Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: _____

Comments: **Propane tanks/owner owns tank for genertor**

Source of Section III information: _____

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: _____

Buyer Initials _____

Seller Initials S.W.L

PROPERTY LOCATED AT: 43 Nutting Lane, Trenton, ME 04605

~~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: _____

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? 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: _____

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: _____

Source of information: Seller

Buyer Initials _____

Seller Initials J.W.L

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?

..... Yes No Unknown Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

~~Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards. Yes No~~

~~If Yes, describe: _____~~

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: _____

Source of information: _____

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: _____

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: R/O/W to home

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): Oak Point Association \$250 Yr.

Source of information: Seller

Buyer Initials _____

Seller Initials J.W.H

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: 23009c0968d Year: 2016 (Attach a copy)

Comments: _____

Source of Section VI information: Fema Maps

Buyer Initials _____

Seller Initials J.W.L.

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: _____

Year Principal Structure Built: 2024 What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: 2024

Water, moisture or leakage: NA

Comments: _____

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: _____

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? Yes No

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

Has all or a portion of the property been surveyed? Yes No Unknown

If Yes, is the survey available? Yes No Unknown

Manufactured Housing - Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

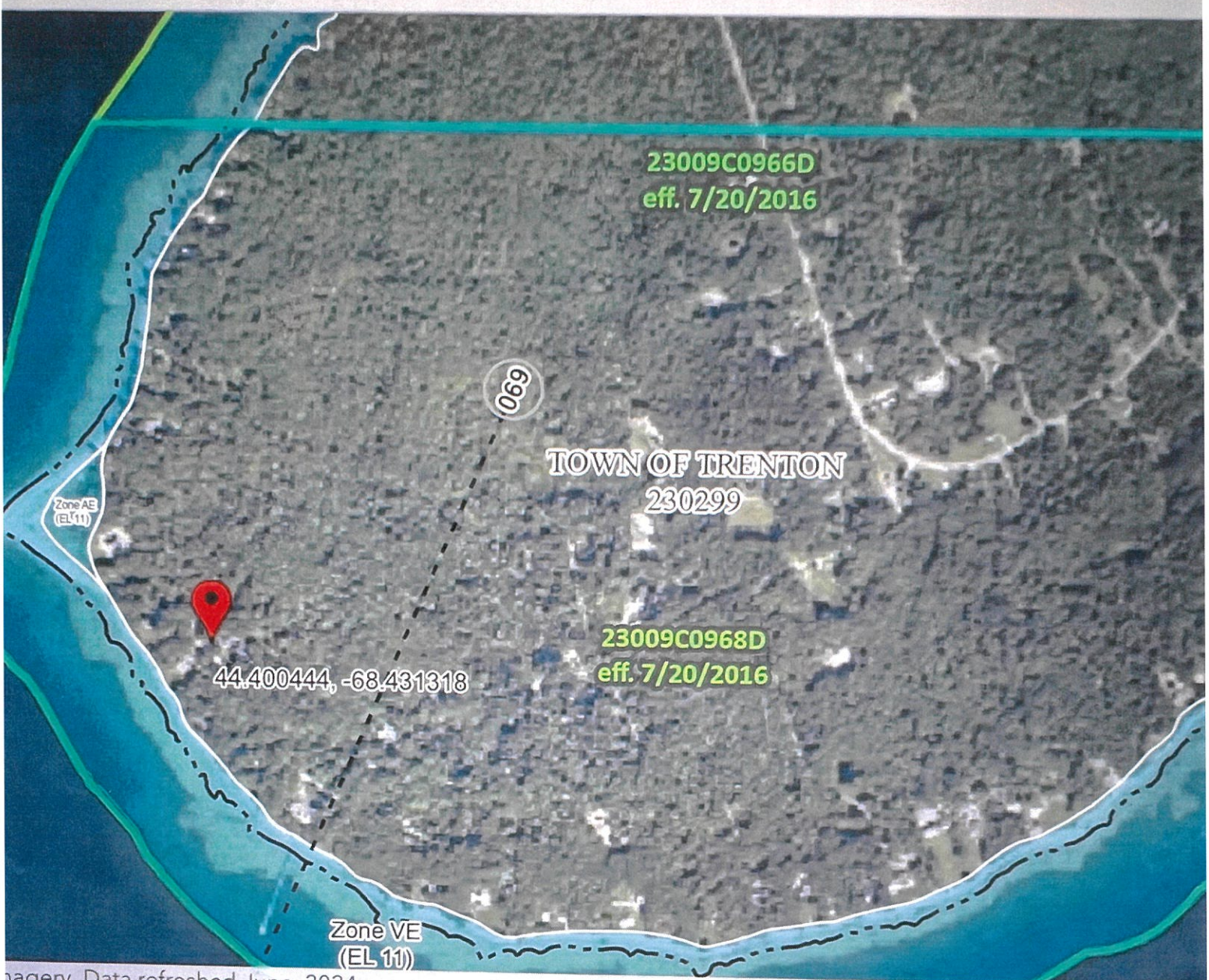
Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... Yes No Unknown

















Comments: _____

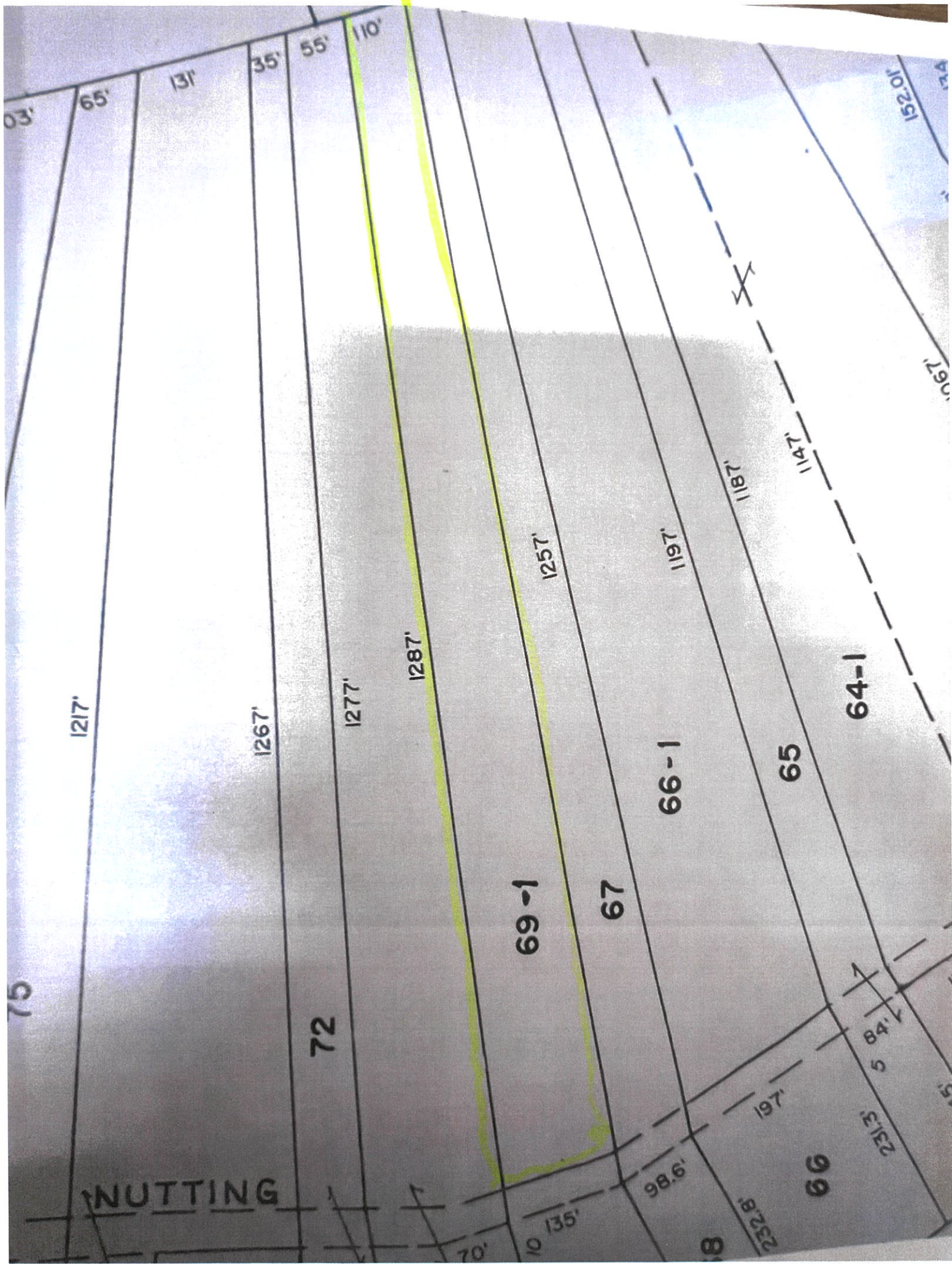
Buyer Initials _____

Seller Initials J.W.L.



imagery. Data refreshed June, 2024.

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>	 20.2 Cross Sections with 1% Annual  17.5 Water Surface Elevation
		With BFE or Depth	
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>	 Base Flood Elevation Line (BFL)
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>	 Limit of Study
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>	 Jurisdiction Boundary
		Area with Flood Risk due to Levee <i>Zone D</i>	 Coastal Transect Baseline
		OTHER FEATURES	 Profile Baseline
		GENERAL STRUCTURES	 Hydrographic Feature
			 Channel, Culvert, or Storm Sewer
			 Levee, Dike, or Floodwall



75

1217'

1267'

1277'

1287'

1257'

1197'

1181'

1147'

72

69-1

67

66-1

65

64-1

66

NUTTING

152.01'

150.67'

7.49'

5

231.3'

197'

98.6'

232.8'

135'

70'

30'

65'

131'

35'

55'

110'