Docusign Envelope ID: 55B2670F-564D-886D-8117-81E08F415561

PROPERTY LOCATED AT: **0 Mountain View Drive, Trenton, ME 04605**

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? _____

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: _____

_____

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: _____

_____

Source of information: **Seller**

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

Buyer Initials ____ ____ ____ ____ Seller Initials MB ____ ____ ____

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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? ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Right of Way**

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 [X] No [ ] Unknown

If No, who is responsible for maintenance? **Land Owners**

Road Association Name (if known): **No Formal Road Association**

Source of information: **Seller**

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 [X] No [ ] Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, indicate the dates of each claim: _____

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PROPERTY LOCATED AT: **0 Mountain View Drive, Trenton, ME 04605**

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: **23009C0967D** Year: **2016** (Attach a copy)

Comments: _____

Source of Section III information: **Seller and FEMA Website**

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: **Seller**

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: **Seller**

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: **Seller**

Additional Information: _____

_____

Jeanne A.

National Flood Hazard Layer FIRMette

FEMA

68°23'54"W 44°25'45"N



68°23'16"W 44°25'20"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/3/2026 at 8:38 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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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.

Signed by:
11/4/2026
1E8DDC9FE22B4F2...

SELLER	DATE	SELLER	DATE
Marc D. Stutman, POA for Jeanne A. Stutman		**Stutman**	
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	DATE	BUYER	DATE

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EQUAL HOUSING OPPORTUNITY

QUITCLAIM DEED WITH COVENANT

We, PETER S. STUTMAN of 27 Lillian St., Sudbury, MA 01776, DAVID J. STUTMAN of 250 Town Line Road, West Nyack, NY 10994, MARC D. STUTMAN of 250 Town Line Road, West Nyack, NY, ROBIN E STUTMAN of 245 E. 21 St., 16D, New York, NY 10010, for consideration paid, GRANT to JEANNE A. STUTMAN , having a mailing address of 250 Town Line Road, West Nyack, NY 10994, with QUITCLAIM COVENANT, a certain lot or parcel of land together with any and all structures and improvements situated thereon, it is situated in Trenton, Hancock County, Maine, bound and described as follow, to wit:

Beginning at an iron post at the southeast corner of the lot herein conveyed, on the west side of the Bulldozed Road, so called: said Bulldozed Road being a part of the existing right of way leading from the main road from Ellsworth to Trenton, at Oak Point Road, so called, said right of way leading to other camp lots; thence north one hundred (100) feet along said Bulldozed Road to an iron post at the southeast corner of land of the Grantor herein; thence west one hundred fifty (150) feet along the south line of land of the Grantor to an iron post; thence south one hundred (100) feet along the west line of land of the Grantor to an iron post; thence east one hundred fifty (150) feet along the north line of land of the Grantor to the place of beginning.
The above described lot being known as Lot No. 3.

Being a part of the third lot described as conveyed in the deed from B. C. Worcester to Howard B. Small dated December 14, 1948, recorded in Hancock County, Maine, Registry of Deeds in Book 726, Page 205.

Together with a right of way twenty-eight (28) feet in width, to be used in common with others, and extending from the present right of way to other lots, across land of the Grantor herein to the shore of Western Bay.

Also together with a right of way fourteen (14) feet in width, now existing, from the main road, in common with others, to the above described lot.

The purpose of this deed is to convey any interest which the Grantors herein have in the above described premises by being the four children and four heirs at law of Leonard J. Stutman who died July 7, 2005. The Grantee herein is the widow of Leonard J. Stutman. Leonard J. Stutman acquired the above described real estate by deed from Howard E. Small to Leonard J. Stutman dated October 7, 1967, recorded in Book 1051, Page 221 of the Hancock County, Maine, Registry of Deeds.

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

WITNESS our hands and seals this 14th day of August, 2008.

Peter S. Stutman

David J. Stutman

Marc D Stutman

Robin E. Stutman

STATE OF MASSACHUSETTS
COUNTY OF Middlesex

August 14, 2008

Then personally appeared the above named, PETER S. STUTMAN and acknowledged the foregoing instrument to be his free act and deed.

SEAL

Before me,

Notary Public

My Commission Expires:

June 22, 2012

Suzanne M. Phyllis
Print Name / Affix Seal

****

STATE OF NEW YORK
COUNTY OF _____ _____, 2008

Then personally appeared the above named, DAVID J. STUTMAN and acknowledged the foregoing instrument to be his free act and deed.

Before me,

_____
Notary Public

My Commission Expires:

_____ _____
Print Name / Affix Seal

****

STATE OF NEW YORK
COUNTY OF Rockland August 26, 2008

Then personally appeared the above named, MARC D. STUTMAN and acknowledged the foregoing instrument to be his free act and deed.

Before me,

_____
Notary Public

CARMEN M. CASTRO
Notary Public, State of New York
No. 01CA5019355
Qualified In Orange County
Commission Expires 10/18/2009

My Commission Expires:

10/18/2009 _____
Print Name / Affix Seal

****

STATE OF NEW YORK
COUNTY OF _____ _____, 2008

Then personally appeared the above named, ROBIN E. STUTMAN and acknowledged the foregoing instrument to be his free act and deed.

Before me,

_____
Notary Public

My Commission Expires:

_____ _____
Print Name / Affix Seal

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

WITNESS our hands and seals this _____ day of _____, 2008.

_____
Peter S. Stutman

JACKS J. AKASALA
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ROCKLAND COUNTY
REG. #01AK6177899
MY COMM. EXP. 12/19/2011

David J. Stutman
David J. Stutman

_____
Marc D Stutman

_____
Robin E. Stutman

STATE OF MASSACHUSETTS
COUNTY OF _____ _____, 2008

Then personally appeared the above named, PETER S. STUTMAN and acknowledged the foregoing instrument to be his free act and deed.

Before me,

_____
Notary Public

My Commission Expires:

_____ _____
Print Name / Affix Seal

****

STATE OF NEW YORK
COUNTY OF Rockland

August 9th, 2008

Then personally appeared the above named, DAVID J. STUTMAN and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

JACKS J. AKASALA
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ROCKLAND COUNTY
REG. #01AK6177899
MY COMM. EXP. 11/19/2011

My Commission Expires:

11/19/2011

Jacks Akasala
Print Name / Affix Seal

****

STATE OF NEW YORK
COUNTY OF _____

_____, 2008

Then personally appeared the above named, MARC D. STUTMAN and acknowledged the foregoing instrument to be his free act and deed.

Before me,

_____
Notary Public

My Commission Expires:

_____

_____
Print Name / Affix Seal

****

STATE OF NEW YORK
COUNTY OF _____

_____, 2008

Then personally appeared the above named, ROBIN E. STUTMAN and acknowledged the foregoing instrument to be his free act and deed.

Before me,

_____
Notary Public

My Commission Expires:

_____

_____
Print Name / Affix Seal

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

WITNESS our hands and seals this AUGUST day of 11, 2008.

Peter S. Stutman

David J. Stutman

Marc D Stutman

Robin E. Stutman

8/11/08 Kathleen Rosa
Notary Public, State of New York
No. 01RO6175429
Qualified in Queens County
Commission Expires 10/09/2011

STATE OF ~~MASSACHUSETTS~~ NEW YORK
COUNTY OF _____ _____, 2008

Then personally appeared the above named, PETER S. STUTMAN and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

My Commission Expires:

Print Name / Affix Seal

****

STATE OF NEW YORK
COUNTY OF _____ _____, 2008

Then personally appeared the above named, DAVID J. STUTMAN and acknowledged the foregoing instrument to be his free act and deed.

Before me,

_____
Notary Public

My Commission Expires:

_____ _____
Print Name / Affix Seal

****

STATE OF NEW YORK
COUNTY OF _____ _____, 2008

Then personally appeared the above named, MARC D. STUTMAN and acknowledged the foregoing instrument to be his free act and deed.

Before me,

_____
Notary Public

My Commission Expires:

_____ _____
Print Name / Affix Seal

****

STATE OF NEW YORK
COUNTY OF New York Aug. 11, 2008

Then personally appeared the above named, ROBIN E. STUTMAN and acknowledged the foregoing instrument to be his free act and deed.

Before me, Kathleen Rosa

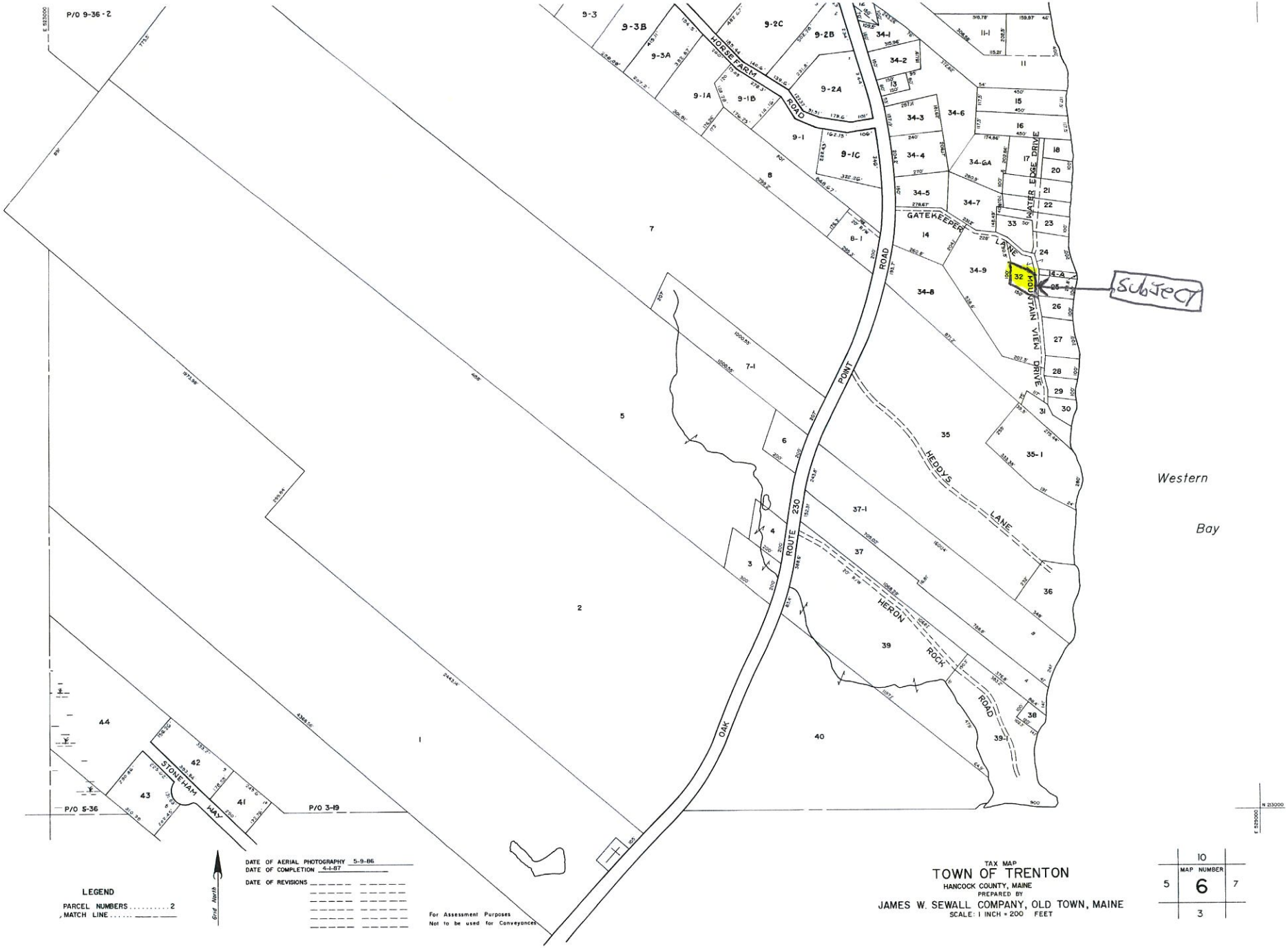
Kathleen Rosa
Notary Public

My Commission Expires:
10/09/2011

Kathleen Rosa
Print Name / Affix Seal

Kathleen Rosa
Notary Public, State of New York
No. 01RO6175429
Qualified in Queens County
Commission Expires 10/09/2011

(7) IN
Ref Roy 10


P/O 9-36-2
9-3
9-3B
9-3A
9-2C
9-2B
9-2A
9-1A
9-1B
9-1
9-1C
HORSE FARM ROAD
34-1
34-2
34-3
34-4
34-GA
34-5
34-7
34-6
34-9
34-8
GATEKEEPER LANE
WATER EDGE DRIVE
MOUNTAIN VIEW DRIVE
PONT ROAD
ROUTE 230
OAK
HEDDYS LANE
HERON ROCK ROAD
STONEHAM WAY
P/O 5-36
P/O 3-19
Subject
Western Bay
LEGEND
PARCEL NUMBERS 2
MATCH LINE ..... — — —
Grid North
DATE OF AERIAL PHOTOGRAPHY 5-9-86
DATE OF COMPLETION 4-1-87
DATE OF REVISIONS
For Assessment Purposes
Not to be used for Conveyances
TAX MAP
TOWN OF TRENTON
HANCOCK COUNTY, MAINE
PREPARED BY
JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
SCALE: 1 INCH = 200 FEET
10
5
MAP NUMBER
6
7
3
E 523000
N 213000
E 529000