

PROPERTY LOCATED AT: Map 22 Lot 25c - part of parcel 3

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: Owner

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: Owner

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

Buyer Initials _____

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Seller Initials mm

PROPERTY LOCATED AT: _____

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: New - Deed

Source of information: _____

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? prop owner

Road Association Name (if known): _____

Source of information: _____

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 pm

PROPERTY LOCATED AT: _____

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: 0840 Year: 2016 (Attach a copy)

Comments: _____

Source of Section III information: owner

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: Shoreland - portion in flood zone

Source of information: owner

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: _____

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: owner

Additional Information: _____

Buyer Initials _____

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Seller Initials pm

PROPERTY LOCATED AT: _____

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.

[Signature] 3/27/26
SELLER DATE

SELLER DATE

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.

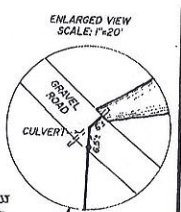
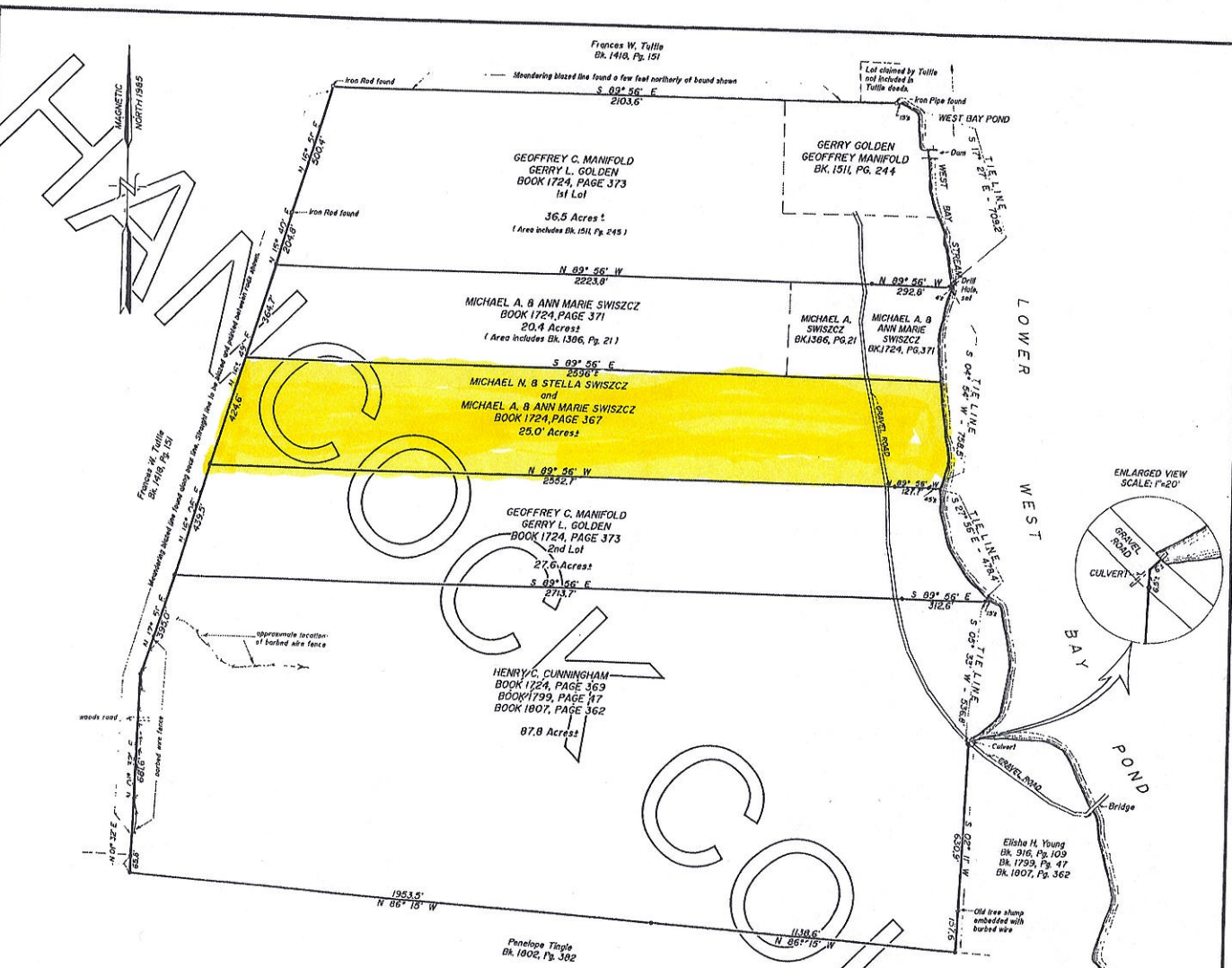
BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE





NOTE:
 1) This Survey conforms to the Standards of the Maine State Board of Registration for Land Surveyors, Category I, Condition III except that Surveyor's Report not submitted.
 2) All bounds with Frances Tullie to be agreed upon.
 3) All side lines to be blazed and painted except for division line between the two Swiszcz lots.

* Denotes 5/8" dia. iron Re-Rod set.

We, the undersigned, accept the bounds of the lots shown hereon as marking the bounds of the lots described in the deeds referenced hereon.

GERRY L. GOLDEN *Gerry L. Golden*
 GEOFFREY C. MANIFOLD *Geoffrey C. Manifold*
 HENRY C. CUNNINGHAM *Henry C. Cunningham*
 MICHAEL A. SWISZCZ *Michael A. Swiszcz*
 ANN MARIE SWISZCZ *Ann Marie Swiszcz*
 STELLA SWISZCZ *Stella Swiszcz*

Standard Boundary Survey For:
HENRY C. CUNNINGHAM
GERRY L. GOLDEN
GEOFFREY C. MANIFOLD
MICHAEL A. & ANN MARIE SWISZCZ
 Location: Gouldsboro, Maine
 November, 1990 - Scale: 1" = 200'

MAINE DEPT. OF REVENUE
 HANCOCK, ME. REGISTRY OF DEEDS
 RECORDED 12/15/90
 AT 2:11 P.M. AND RECORDED
 INSTRUMENT 122184
 FILE 26-1123
 REGISTER

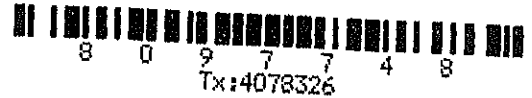


Revised Jan, 1991

Prepared by EASTERN SURVEYING CO., INC., HANCOCK, MAINE

Louis Edward Rice

261103



BOOK: OR 6952 PAGE: 668, # OF PGS: 5
05/24/2019 03:39:06 PM INSTR#: 2019006004
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID

part of
parcel 3

QUITCLAIM DEED with COVENANT

DLN: _____

MARIAN MULHOLLAND, whose address is 57 Watermen Street, Cumberland, Rhode Island 02864, for consideration paid, grants to WAYNE JORDAN, whose address is 134 Locust Street, Rayman, Massachusetts 02767, with QUITCLAIM COVENANT, certain lots or parcels of land, together with any buildings or improvements thereon situated in Gouldsboro, Hancock County, Maine, bounded and described as follows:

PARCEL ONE:

Bounded and described in a Deed from Robert A. Charron to Michael A. Swiszc, recorded in the Hancock County, Maine, Registry of Deeds in Book 1386, Page 21, as follows:

"a certain lot or parcel of land situated at the Guzzle, so-called, in said Gouldsboro and bounded and described as follows, viz: Bounded Northeasterly by the old road leading from the town road to the West Bay upper dam and West Bay meadow, so-called; and bounded on its other three sides by land formerly of Fletcher T. Wood, containing two acres, more or less.

Said lot or parcel of land is also bounded and described as follows:

Beginning on the West side of the road leading from the town road to the West Bay upper dam and West Bay meadow, so-called, at a point near a spotted Hackmatac tree; thence northerly by and along said road three hundred twenty-five (325) feet, more or less, to a point; thence due West two hundred seventy-five (275) feet, more or less, to a point; thence due South three hundred twenty-five (325) feet, more or less, to a point; thence due East two hundred ninety-five (295) feet, more or less, to the place of beginning."

PARCEL TWO:

A certain lot or parcel of land located on the westerly shore of West Bay Stream in the Town of Gouldsboro, County of Hancock, State of Maine, bounded and described in a Deed from Charles Johnson and Genelda Johnson to Michael A. Swiszc and Ann Marie Swiszc, as Joint Tenants, dated November 2, 1988 recorded in the Hancock County, Maine, Registry of Deeds in Book 1724, Page 371, as follows:

"Beginning at a point on the easterly side of the gravel road to the dam and on the southerly bound of the 32 acre lot to be conveyed from the Grantor to Geoffrey Manifold and Gerry Golden, said point to be marked by a 5/8" diameter, iron re-rod; thence N. 89° 59' E., about 290' to the westerly low water line of said West Bay Stream; thence southerly, about 350', along said low water line, to a point; thence S. 89° 59' W., about 250' to a point on the easterly side of said gravel road, said point to be marked by a 5/8" diameter, iron re-rod, said point bearing S. 2° 42' E., 349.6' from the point of beginning; thence S. 89° 59' W., about 2350', along a line that in part passes along what's recognized by the said Younger Swiszc as the southerly bound of a lot of land of the said Younger Swiszc, Book 1386, Page 21, to a point on the easterly bound of a lot of land of Frances W. Tuttle, Book 1418, Page 151, said easterly bound to be agreed upon by said Tuttle and said Younger Swiszc; thence about N. 15° 30' E., about 370', along said Tuttle lot easterly bound, to the southwest corner of said 32 acre lot; thence N. 89° 59' E., about 2225', along the southerly bound of said 32 acre lot, along a line that in part passes along the northerly bound of said Swiszc lot to the point of beginning, said northerly bound to be agreed upon by the said Younger Swiszc and by said Manifold and Golden; the above described lot containing about 20.25 acres; EXCEPTING said Swiszc lot described in Book 1386, Page 21, that contains about 2.25 acres.

SUBJECT TO the rights of the public to that portion of the above road to the dam located within the above described premises.

Orientation is based on Magnetic North as observed in 1988.

All -above described lines and corners to be laid out and marked and shown on a map to be prepared by Eastern Surveying Co., said map to be recorded at the Hancock County Registry of Deeds.

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

PARCEL THREE:

A certain lot or parcel of land located on the westerly shore of West Bay Stream in the Town of Gouldsboro, County of Hancock, State of Maine, bounded and described in a Deed from Charles Johnson and Genelda Johnson to Michael N. Swiszc and Stella Swiszc, Husband and Wife, and Michael A. Swiszc and Ann Marie Swiszc, Husband and Wife, as Tenants in Common, dated November 2, 1988, recorded in the Hancock County, Maine, Registry of Deeds in Book 1724, Page 367, as follows:

"Beginning at a point on the easterly side of the gravel road to the dam and on the southerly bound of the 18 acre lot to be conveyed by the grantor to the younger Michael A. Swiszc, said point to be marked by a 5/8" diameter, iron re-rod; thence N. 89° 59' E., about 250' to the westerly low water line of West Bay Stream; thence southerly, about 405', along said low water line, to a point; thence S. 89° 59' W., about 190' to a point, said point to be marked by a 5/8" diameter, iron re-rod, said point bearing S. 11° 48' E., distant 415.3' from the point of beginning; thence S. 89° 59' W., about 2550' to a point on the easterly bound of a lot of land of Frances W. Tuttle, Book 1418, Page 151, said Tuttle lot easterly bound to be agreed upon by said elder Swiszc and by said Tuttle; thence about N. 15° 30' E., about 430', along said Tuttle lot easterly bound, along a line generally defined by blazed trees, to the southwesterly corner of said 18 acre lot; thence N. 89° 59' E., about 2350', along the southerly bound of said 18 acre lot, to the point of beginning, containing about 25 acres.

SUBJECT TO the rights of the public to that portion of the above road to the dam located within the above described premises.

Orientation is based on Magnetic North as observed in 1988.

All above described lines and corners to be laid out and marked and shown on a map to be prepared by Eastern Surveying Co., said map to be recorded at the Hancock County Registry of Deeds.

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

Reference is made to a Survey Plan entitled "Standard Boundary Survey For: Henry C. Cunningham, Gerry L. Golden, Geoffrey C. Manifold, Michael A. & Ann Marie Swiszc; Location: Gouldsboro, Maine", dated November 1990, prepared by Louis Edward Pare, PLS of Eastern Surveying Co., Inc., recorded with the Hancock County Registry of Deeds on May 25, 1994 in File 26, #103.

For Michael A. Swiszc's source of title, reference is given to a Release Deed from Ann Marie Swiszc, dated September 12, 2003, recorded in Book 3903, Page 340 of the Hancock County Registry of Deeds.

Further, as to a fractional interest in Parcel Three, reference is given to a Trustee's Deed from Donald N. Peltier, Trustee of the Peltier Family Trust to Michael Swiszc, dated January 10, 2011, recorded in Book 5564, Page 202 of said Registry of Deeds

Meaning and intending to convey all and the same premises as conveyed from Paul Lioon, duly appointed and acting Personal Representative of the Estate of Michael Swiszc to Marian Mulholland by deed dated December 11, 2017, and recorded in the Hancock County Registry of Deeds in Book 6870, Page 599.

WITNESS my hand and seal this 22 day of May, 2019.

Sandra M. Genovese
Witness

Marion Mulholland
MARIAN MULHOLLAND

STATE OF RI
COUNTY OF Providence ss.

DATE: May 22nd, 2019

Then personally appeared the above-named, Marian Mulholland, and acknowledged the foregoing instrument to be her free act and deed.

Sophie Chaloub Skeldon
Attorney at Law/Notary Public

SOPHIE CHALHOUB-SKELDON
Print Name

SOPHIE CHALHOUB-SKELDON
Notary Public
State of Rhode Island
My Commission Expires: 07/01/2022

754941