

QUITCLAIM DEED WITH COVENANT

(DLN: _____)

KEVIN M. MAXWELL, with a mailing address of P.O. Box 4, Winn, Maine, 04495, for consideration paid, grants to **NATHANIEL R. HANSON** and **CASEY S. HANSON**, with a mailing address of 61 Toashuh Way, Ellsworth, Maine, 04605, as joint tenants, with quitclaim covenant, the land, together with any improvements thereon, in **Mariaville, Hancock County, Maine**, bounded and described as follows:

Lot 2A as shown on a plan entitled "Final Plan OF K. M. MAXWELL SUBDIVISION" dated April 1, 2020 and recorded in Plan Book 47, No. 48 of the Hancock County Registry of Deeds. Said lot contains 11.37 acres, more or less.

Also conveying, in common with Kevin M. Maxwell, his heirs and assigns, a right of way, for all purposes of a way, including the placement, maintenance and operation of utility services, over that portion of the sixty-six (66') foot wide right of way depicted on said Plan Book 47, No. 48 which crosses Lot 2B as shown on said Plan.

Also conveying, in common with Kevin M. Maxwell, his heirs and assigns, and others entitled to use the same, the sixty-six (66') foot wide easement for access and utilities as set forth in the deed from Corrie A. Borges, formerly known as Corrie Donahue, to Kevin M. Maxwell dated June 13, 2018 and recorded in Book 6894, Page 711 of the Hancock County Registry of Deeds.

This conveyance is **SUBJECT TO** the right of way reserved in the deed from Gary E. Frost, Sally E. Frost and Lakeville Shores, Inc., to Heather St. Louis recorded in Book 3389, Page 163 of the Hancock County Registry of Deeds.

This conveyance is further made **SUBJECT TO** the Easement from Kevin M. Maxwell to Lakeville Shores, Inc., dated November 6, 2020 and recorded in Book 7072, Page 260 of the Hancock County Registry of Deeds.

Meaning and intending to convey a portion of the premises conveyed in the deed from Corrie A. Borges, formerly known as Corrie Donahue, to Kevin M. Maxwell dated June 13, 2018 and recorded in Book 6894, Page 711 of the Hancock County Registry of Deeds.

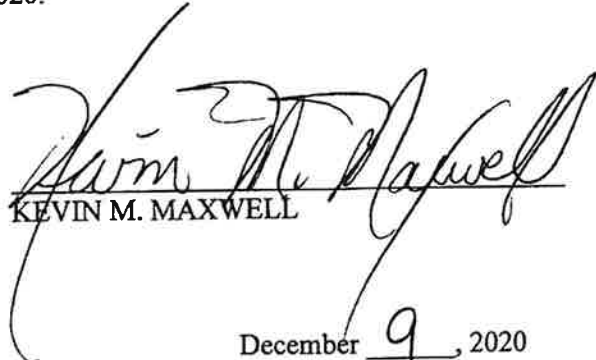
ALSO CONVEYING, in common with Kevin M. Maxwell, his heirs and assigns and others entitled to use the same, easement rights conveyed in the Easement from Lakeville Shores, Inc., to Kevin M. Maxwell dated November 6, 2020 and recorded in Book 7072, Page 257 of the Hancock County Registry of Deeds.

This conveyance is subject to all conditions, restrictions, reservations and easements of record.

This deed shall be construed according to the laws of the State of Maine.

WITNESS my hand this 9th day of December, 2020.

Witness:



KEVIN M. MAXWELL

December 9, 2020

STATE OF MAINE
PENOBSCOT, ss.

Then personally appeared the above named Kevin M. Maxwell and acknowledged the foregoing instrument to be his free act and deed.

Before me,



NOTARY-PUBLIC

KIM RUTTY

Notary Public, State of Maine
My Commission Expires 12/7/2025

TYPE OR PRINT NAME AS WRITTEN

② #1

QUITCLAIM DEED WITH COVENANT

(DLN: _____)

LAKEVILLE SHORES, INC., a Maine corporation, with a mailing address of P.O. Box 96, Winn, Maine, 04495, for consideration paid, grants to **NATHANIEL R. HANSON** and **CASEY S. HANSON**, with a mailing address of 61 Toashuh Way, Ellsworth, Maine, 04605, as joint tenants, with quitclaim covenant, the land, (together with any improvements thereon, in **Amherst and Mariaville, Hancock County, Maine**, bounded and described as follows:

PARCEL ONE:

A certain parcel of land in the Town of Amherst and described as follows: That part of Lot No. 8 bounded as follows: Commencing on the east bank of the West branch of Union River on the Town line between Amherst and Mariaville; thence, running in an easterly direction on said Town line to that part of Lot No. 8 sold to M.A. Foster and C.E. Dunham by the Estate of Seth Tisdale of Ellsworth; thence, running in a northerly direction on the said west line of said land about one hundred seven (107) rods to the northwest corner thereof and being on the south line of Lot No. 19; thence, running in a westerly direction on said line to the above-mentioned River; thence, following said River in all its bends and turns in a southerly direction to the point of beginning.

For Grantor's source of title to Parcel One, see the deed from Diamond Occidental Forest Inc. to Lakeville Shores, Inc., and Gary E. Frost, dated July 25, 1994 and recorded in Book 2305, Page 345 of the Hancock County Registry of Deeds and the deed from Gary E. Frost to Lakeville Shores, Inc., dated March 26, 2013 and recorded in Book 6008, Page 254 of the Hancock County Registry of Deeds.

PARCEL TWO:

Certain lots or parcels of land situated in Mariaville, County of Hancock, State of Maine, viz: Being Lots Numbered 1 and 2 according to a Plan of land entitled "Spencer Lot, Mariaville," prepared by Kolman Timberland Consultants, Inc., dated September 6, 1973, and recorded in Hancock County Registry of Deeds, Plan Book 13, Page 78.

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

EXCEPTING AND RESERVING the premises conveyed in the deed from Gary E. Frost, Sally E. Frost and Lakeville Shores, Inc., to Heather St. Louis recorded on August 26, 2002 in Book 3389, Page 163 of the Hancock County Registry of Deeds. HEREBY CONVEYING, however, the right of way reserved in said deed.

SUBJECT TO the right of way conveyed in the deed from Gary E. Frost, Sally E. Frost and Lakeville Shores, Inc., to Heather St. Louis recorded on August 26, 2002 in Book 3389, Page 163 of the Hancock County Registry of Deeds.

Parcel Two is further conveyed. SUBJECT TO the Easement from Lakeville Shores, Inc., to Kevin M. Maxwell, dated November 6, 2020 and recorded in Book 7072, Page 257 of the Hancock County Registry of Deeds.

For Grantor's source of title to Parcel Two, see the deed from Gary E. Frost and Sally E. Frost to Lakeville Shores, Inc., dated August 28, 2000 and recorded in Book 2954, Page 210 of the Hancock County Registry of Deeds and the deed from Gary E. Frost to Lakeville Shores, Inc., dated March 26, 2013 and recorded in Book 6008, Page 254 of the Hancock County Registry of Deeds.

ALSO CONVEYING, in common with others entitled to use the same, for the benefit of Parcel One and Parcel Two, easement rights conveyed in the Easement from Kevin M. Maxwell to Lakeville Shores, Inc., dated November 6, 2020 and recorded in Book 7072, Page 260 of the Hancock County Registry of Deeds.

Grantees acknowledge that the land conveyed herein is taxed under the provisions of the Tree Growth Tax Law pursuant to Title 36, M.R.S.A. § 571 et seq. Grantee, as part consideration for this conveyance, by acceptance of this deed, covenants and agrees to take all steps necessary to qualify the property for tree growth tax status or to pay any and all penalties imposed by the taxing authority upon withdrawal of any portion of the property from tree growth tax status, said payment to be made to the taxing authority before or at the time of withdrawal.

This conveyance is subject to all conditions, restrictions, reservations and easements of record.

This deed shall be construed according to the laws of the State of Maine.

IN WITNESS WHEREOF, Lakeville Shores, Inc., has caused this instrument to be executed by Ginger Maxwell, its Treasurer, duly authorized this 8th day of December, 2020.

Witness:

LAKEVILLE SHORES, INC.

By:

Ginger Maxwell
GINGER MAXWELL
Treasurer

STATE OF MAINE
PENOBSCOT, ss.

December 8, 2020

Then personally appeared the above named Ginger Maxwell, Treasurer of Lakeville Shores, Inc., and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Corporation.

Before me,

Kim Rutty
NOTARY PUBLIC

KIM RUTTY

Notary Public, State of Maine
My Commission Expires 12/7/2025

TYPE OR PRINT NAME AS WRITTEN

③ #2

Ret: Hale + Hamlin

PROPERTY LOCATED AT: Lot #28 Mariaville Rd., Mariaville, ME 04506**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: n/a

Source of information: Owners

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: n/a

Source of information: Owners

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

Buyer Initials _____

Page 1 of 4

Seller Initials CH NH

PROPERTY LOCATED AT: Lot #28 Mariaville Rd., Mariaville, ME 04506

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: ROW

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? _____

Road Association Name (if known): _____

Source of information: Owners

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 _____

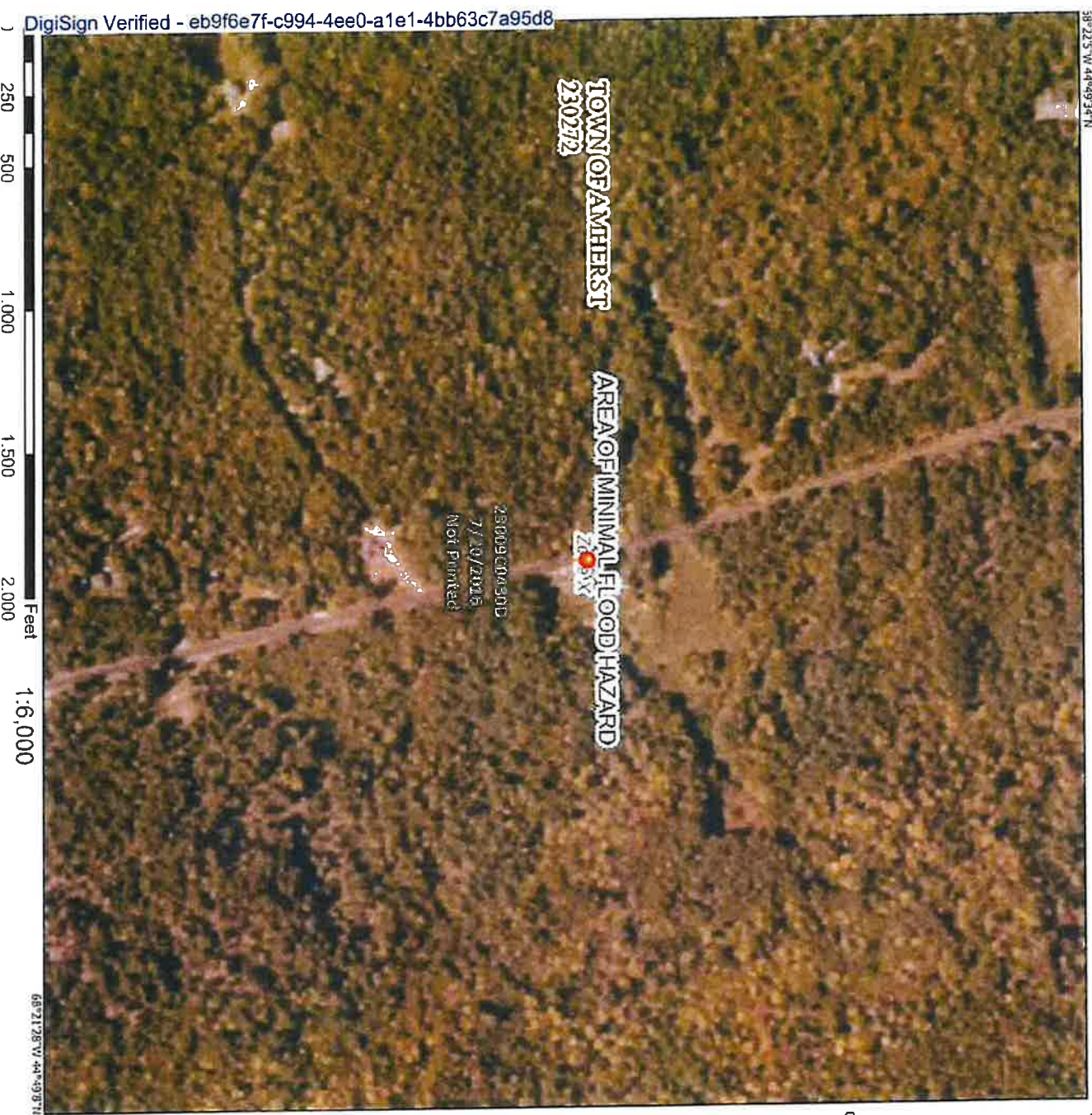
Page 2 of 4

Seller Initials CH NH

National Flood Hazard Layer FIRMette



38°22'5"W 44°49'34"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone AE, AH, VE, AR
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

0.2% Annual Chance Flood Hazard Area, or 1% annual chance flood with average depth less than one foot or with drainage 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 C

OTHER AREAS OF FLOOD HAZARD

NO SCREEN Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone

OTHER AREAS

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

Cross Sections with 1% Annual Chance

Water Surface Elevation
Coastal Transact
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transact Baseline
Profile Baseline
Hydrographic Feature

OTHER FEATURES

Digital Data Available
No Digital Data Available
Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent 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 **9/28/2026 at 8:09 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 undetermined areas cannot be used for regulatory purposes.

PROPERTY LOCATED AT: Lot #28 Mariaville Rd., Mariaville, ME 04506

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: 23009CO430D Year: 2016 (Attach a copy)

Comments: Firmette from FEMA website attached showing property is NOT in a flood zone.

Source of Section III information: FEMA

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: Owners

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: Owners

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 _____

Seller Initials CH NH

PROPERTY LOCATED AT: Lot #28 Mariaville Rd., Mariaville, ME 04506

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.

Nathaniel Hanson 10/07/2026
SELLER DATE
Nathaniel Hanson

Casey Hanson 10/07/2026
SELLER DATE
Casey Hanson

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

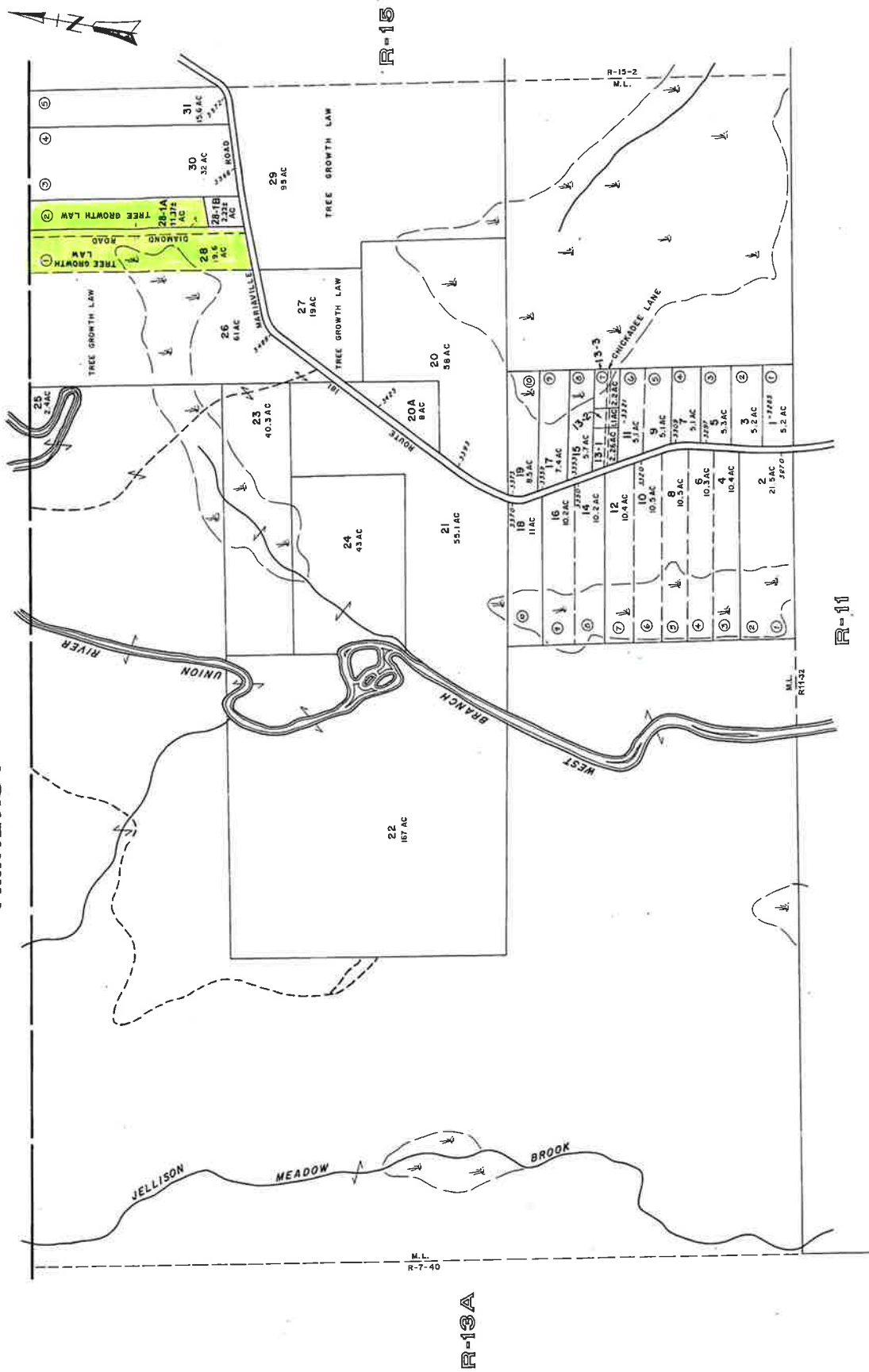
BUYER DATE

BUYER DATE

BUYER DATE



AMHERST



FOR ASSUMED PURPOSES ONLY
NOT FOR EASEMENT, CONVEYANCES

PREPARED BY PHOTOGRAMMETRIC METHODS BY
JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1987

LEGEND
12
ADJACENT SHEET ALL
CONTOUR ELEVATION
DEVELOPMENT LOT NO.
SCALED DIMENSION

PROPERTY MAP

MARIAVILLE

MAINE

SCALE IN FEET
0 500 1000

R-14