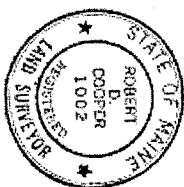


By: Kenneth G. Stratton
Date: 7 May 1979

Subject to

[illegible]

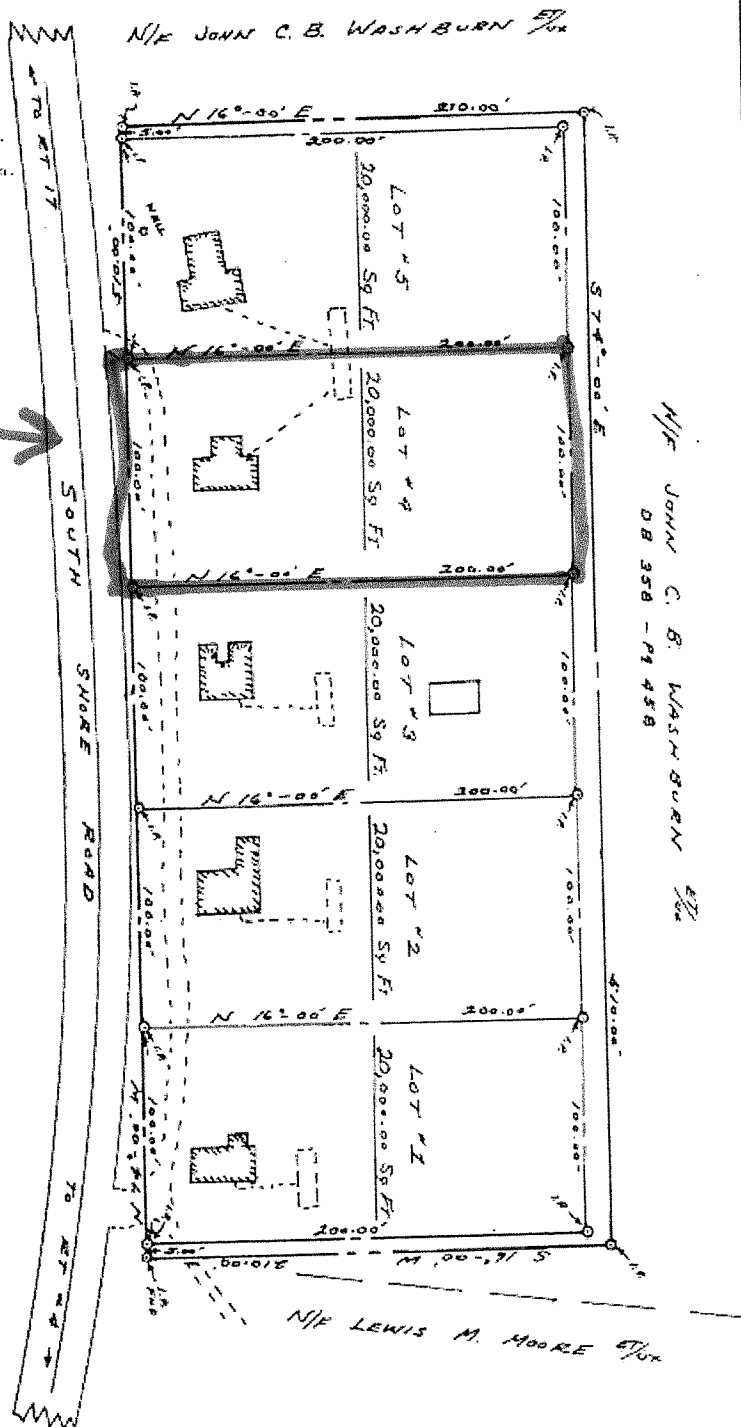
Robert D. Cropper
DEYDEN, MAINE

FINAL PLAN OF LOTS
RANGELEY VIEW CABINS
RANGELEY PLANTATION FRANKLIN
OWNER
RALPH THOMPSON
31 LONGWOOD DRIVE PORTLAND
SCALE 1"=50' 6/22 MAY 1, 19

Job # 1031-79 BK 102

Note:

1/ ALL CADDIS ARE EXISTING
2/ ALL SEPTIC SYSTEM ARE
BUT NOT TO SCALE
3/ WELL TO SERVE ALL 5



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 the Seller and any Buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

455 S Shore Dr

PROPERTY LOCATED AT: Rangeley Plt, Maine

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: ☐ Yes ☒ No ☐ N/A 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 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:

INSTALLATION: Location: camp 2

Installed BY: unknown DATE of Installation: unknown

USE: Number of Persons currently using system? 3 camps

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

COMMENTS: _____

Source of SECTION I information: owners

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

• IF PUBLIC OR QUASI-PUBLIC:

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:

TANK: ☐ Septic Tank ☐ Holding Tank ☒ Cesspool ☐ Other: _____

Tank Size: ☐ 500 Gal. ☐ 1000 Gal. ☒ Unknown ☐ Other: _____

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: rear of home OR ☐ Unknown Date of Installation: _____

Date Last Pumped: _____ Name of Company Pumping Tank: _____

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: _____ Name of Company Servicing leach field: _____

Have you experienced any malfunctions? _____ ☐ Yes ☐ No

If yes, give the date and describe the problem & what steps were taken to remedy: _____

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? ☐ Yes ☒ No

IF YES, is it available? _____

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

Is System located in a Coastal Shoreland Zone? _____ ☐ Yes ☒ No ☐ Unknown

COMMENTS: _____

Source of SECTION II information: owners

2018 Page 1 of 3 - SPD Seller(s) Initials PM Buyer(s) Initials _____

SECTION III. HEATING SYSTEM(S)/SOURCES(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Empire direct vent	Empire direct vnet		
Age of system(s)/source(s)				
Name of company that services system(s)/source(s)	Dead River	Dead river		
Date of most recent service call				
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	used seasonally	used seasonally		
Malfunction per system(s)/ 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, lined: ☒ Yes ☐ No ☐ Unknown Last Cleaned: _____
 Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ Unknown Had a chimney fire: ☐ Yes ☒ No ☐ Unknown
 Has chimney been inspected? ☐ Yes ☐ No ☒ Unknown; If Yes, when: _____ Direct/Power Vent: ☒ Yes ☐ No ☐ Unknown

COMMENTS: _____

Source of SECTION III information: **owners****SECTION IV. HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Current or previously existing:Are there now, or have there ever been, any underground storage tanks on your property? ☐ Yes ☐ No ☒ UnknownIF YES: Are tanks in current use? ☐ Yes ☐ No ☐ Unknown

IF NO above: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Have you experienced any problems such as leakage? _____

Are tanks registered with the Dept. of Environmental Protection? ☐ Yes ☐ No ☐ UnknownIf tanks are no longer in use, have tanks been abandoned according to D.E.P.? ☐ Yes ☐ No ☐ Unknown

COMMENTS: _____

Source of information: **owners****B. ASBESTOS - Current or previously existing:**• as insulation on the heating system pipes or duct work? ☐ Yes ☐ No ☐ Unknown 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: **owners****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 ☐ UnknownAre test results available? ☐ Yes ☐ No Results & Comments: _____Source of information: **owners****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 ☐ UnknownAre test results available? ☐ Yes ☐ No Results & Comments: _____Source of information: **owners****E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (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 the basis for the determination: _____

Do you know of any records or reports pertaining to such lead-based paint or 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: **owners**

PROPERTY LOCATED AT **455 S Shore Dr, Rangeley Plt, Maine**

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Source of information: **owners**

OTHER: _____

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

SECTION V. GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private way, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ Unknown

IF YES: Explain: **deeded access of Rangeley Lake**

Is access by means of a non-public way? ☐ Yes ☒ No ☐ Unknown If YES, who is responsible for maintenance? _____

What is your source of information: **owners and deed**

Are there any tax exemption or reduction 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: _____ Forest Management and Harvest Plan available? ☐ Yes ☐ No ☐ Unknown

• Is this house currently covered by a flood insurance policy? (not a determination of flood zone) ☐ Yes ☒ No ☐ Unknown

• Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: **propane tanks**

• Year Principal Structure Built: **1960** What year did Seller acquire property? **4/2003**

• Roof: Year Shingles/Other Installed: **metal roof 2012--2015**

Water, moisture or leakage: **none**

Comments: _____

Foundation/Basement: Sump Pump: ☐ Yes ☒ No ☐ Unknown Comments: _____

• Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown Comments: _____

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

• Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

• Has all or a portion of the property been surveyed? ☐ Yes ☒ No ☐ Unknown If YES, is the survey available? ☐ Yes ☐ No

• Manufactured Housing: Mobile Home - ☐ Yes ☒ No ☐ Unknown Modular - ☐ Yes ☐ No ☐ Unknown

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Source of SECTION V information: **owners**

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☐ No

SECTION VI. ADDITIONAL INFORMATION

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

SELLER
Babbi Utton

DATE

SELLER
Ford Utton

DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER

DATE

BUYER

DATE



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Utton - 455 South



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Babbi Utton, Ford Utton (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 455 S Shore Dr, Rangeley Plt, Maine

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (check one)

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment


(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	Date
<u>Babbi Utton</u>	<u>6/7/2018</u>
Seller	Date
<u>Ford Utton</u>	<u>6/7/2018</u>
Agent	Date
<u>Mark Schoenthaler</u>	

Buyer	Date
_____	_____
Buyer	Date
_____	_____
Agent	Date
_____	_____

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Mark Schoenthaler

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Fax: 207 474 2037


EQUAL HOUSING
OPPORTUNITY
Utton - 455 South