

PROPERTY LOCATED AT: 25 Field Way, Rangeley,**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 other 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. 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: ☐ 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: n/a 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? n/a

IF PRIVATE:

INSTALLATION: Location: front right corner of homeInstalled by: unknownDate of Installation: unknownUSE: Number of persons currently using system: 2Does system supply water for more than one household? ☐ Yes ☒ No ☐ UnknownComments: noneSource of Section I information: ownerSeller Initials 

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Buyer Initials _____

PROPERTY LOCATED AT: 25 Field Way, Rangeley,**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 ☒ NoIf Yes, what results: n/aHave you experienced any problems such as line or other malfunctions? ☒ Yes ☐ NoWhat steps were taken to remedy the problem? pump station frozen as a result of sleds driving over leach field (fixed)

IF PRIVATE:

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____Location: behind home OR ☐ UnknownDate installed: 2003 Date last pumped: 2015 Name of pumping company: BrackettsHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: n/aDate of last servicing of tank: none Name of company servicing tank: noneLeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: right side of homeDate of installation of leach field: 2003 Installed by: unknownDate of last servicing of leach field: none Company servicing leach field: noneHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: n/aDo you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ NoIf Yes, are they available? ☒ Yes ☐ NoIs System located in a Shoreland Zone? ☐ Yes ☒ No ☐ UnknownIs System located in a Coastal Shoreland Zone?..... ☐ Yes ☒ No ☐ UnknownComments: noneSource of Section II information: ownerSeller Initials DS
MC

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PROPERTY LOCATED AT: 25 Field Way, Rangeley,**SECTION III — HEATING SYSTEM(S)/HEATING SOURCES(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	direct vent heater	propane heater	propane fireplace	
Age of system(s) or source(s)	2004	2006	2004	
Name of company that services system(s) or source(s)	none	none	none	
Date of most recent service call	none	none	none	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Blue Flame			
Malfunction per system(s) or source(s) within past 2 years	none	none	none	
Other pertinent information	none	none	none	

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 been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, when: n/aDate chimney last cleaned: noneDirect/Power Vent: ☒ Yes ☐ No ☐ Unknown

Comments: _____

Source of Section III information: owner**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 ☐ UnknownIf Yes, are tanks in current use? ☐ Yes ☒ No ☐ UnknownIf no longer in use, how long have they been out of service? n/aIf tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☒ No ☐ UnknownAre tanks registered with DEP? ☐ Yes ☒ No ☐ UnknownAge of tank(s): n/a Size of tank(s): n/aLocation: n/aSeller Initials DS MC

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PROPERTY LOCATED AT: 25 Field Way, Rangeley,What materials are, or were, stored in the tank(s)? n/aHave you experienced any problems such as leakage: ☐ Yes ☐ No ☐ UnknownComments: noneSource of information: owner**B. ASBESTOS** — Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: ☐ Yes ☒ No ☐ UnknownComments: noneSource of information: owner**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ UnknownIf Yes: Date: n/a By: n/aResults: n/aIf applicable, what remedial steps were taken? n/aHas the property been tested since remedial steps? ☐ Yes ☒ No ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: noneSource of information: owner**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☐ Yes ☐ No ☐ UnknownIf Yes: Date: n/a By: n/aResults: noneIf applicable, What remedial steps were taken? noneHas the property been tested since remedial steps? ☐ Yes ☒ No ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: noneSource of information: ownerSeller Initials DS
MC

Buyer Initials _____

PROPERTY LOCATED AT: 25 Field Way, Rangeley,

E. 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: n/a

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: n/a

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

Comments: none

Source of information: owner

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: none

Source of information: owner

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 ways, trails, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: ROW on Junkins Rd and for CMP

Source of information: owner and deed

Answer only one of the following sets of questions depending on the type of property:

If the subject property consists of at least one, but not more than four, residential dwelling units:

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? home owners

For all other properties:

Are there any abandoned or discontinued town ways, any public easements or any private roads located on the property or abutting the property? ☒ Yes ☐ No ☐ Unknown

If Yes, describe: Field Way is a private road

If Yes, who is responsible for maintenance (including road association, if any): home owners

Seller Initials DS MC

Buyer Initials _____

PROPERTY LOCATED AT: 25 Field Way, Rangeley,

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 ☐ UnknownIf Yes, explain: n/aIs a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownIs house now covered by flood insurance policy (not a determination of flood zone) ☐ Yes ☒ No ☐ UnknownEquipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: Propane tank is owned by GasYear Principal Structure Built: 2005What year did Seller acquire property? 08/2005Roof: Year Shingles/Other Installed: 2004Water, moisture or leakage: noneComments: none

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☒ Yes ☐ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☐ No ☒ UnknownComments: Spring run offMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☒ NoElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: n/a ☐ UnknownHas all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing – Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ UnknownKNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: noneSource of Section V information: owner

Seller Initials

DS
mc

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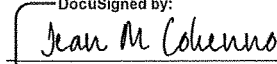
Buyer Initials

PROPERTY LOCATED AT: 25 Field Way, Rangeley,**SECTION VI — ADDITIONAL INFORMATION**ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☐ No

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

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.

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.

DocuSigned by:
 2/12/2019
 SELLER DATE
 Jean M Cohenno

SELLER DATE

SELLER DATE

SELLER 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

BUYER DATE

BUYER DATE



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Jean M Cohenno (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 25 Field Way, Rangeley,

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.

DocuSigned by:
Jean M Cohenno 2/12/2019
 Seller Jean M Cohenno Date

Seller _____ Date

DocuSigned by:
Mark Schoenthaler 2/12/2019
 Agent Mark Schoenthaler Date

Agent _____ Date



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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, **Jean M. Cohenno**, of East Taunton, County of Bristol and Commonwealth of Massachusetts, FOR CONSIDERATION PAID, grant to **Edward D. Cohenno and Jean M. Cohenno**, both of East Taunton, County of Bristol and Commonwealth of Massachusetts, as joint tenants with WARRANTY COVENANTS, the following described real property located in the Town of Rangeley, County of Franklin and State of Maine, being bounded and described as follows, to wit:

A certain lot or parcel of land situated in the Town of Rangeley, Franklin County, State of Maine, being Numbered Twelve (12) as shown in Plan entitled "Boundary Map, Subdivision No. 3, Mountain View Farms, Willard M. Judkins, Rangeley, Franklin County, Maine, December 14, 1974", which Plan is recorded in the Franklin County Registry of Deeds in Plan Book 137 ½, Page 47.

The within grantor agree that the local power company and telephone company shall have the right to set poles and establish and maintain lines bordering the front line of the lots herein conveyed.

Also conveying the perpetual right to pass and re-pass, by foot or vehicular traffic, and the right to install, maintain, repair and rebuilding a roadway and drainage apparatus, and the right to install above-ground and buried utility service devises, over across and within a sixty (60) foot wide right of way which connects Judkins Road to Judkins Road as shown on plan entitled "Boundary Map, Subdivision No. 3, Mountain View Farms, Willard M. Judkins, Rangeley, Franklin County, Maine, December 14, 1974", approved by the Town of Rangeley Planning Board on January 10, 1975, and recorded in the Franklin County Registry of Deeds on February 19, 1975 in Plan Book 137 ½, Page 47.

Reference may also be had to Certificate of the Planning Board dated May 10, 1989, Book 1098, Page 294, Franklin County Registry of Deeds, which Certificate approves Lot No. 12, removing the restriction on its approval that had appeared on the original 1974 Plan.

Being the same premises as described in the deed from Edward D. Cohenno to Jean M. Cohenno dated August 12, 2005 and recorded in Book 2643, Page 332 of the Franklin Registry of Deeds.

This conveyance is from wife to husband and wife with no actual consideration paid.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Maine Real Estate
Transfer Tax Not Necessary

WITNESS my hand(s) and seal(s) this 28th day of June, 2013.

Susanna S. Farmer
Witness

Jean M. Cohenno
Jean M. Cohenno

STATE OF New Hampshire
COUNTY OF Rockingham, ss.

June 28, 2013

Personally appeared the above-named Jean M. Cohenno and acknowledged the foregoing instrument to be her free act and deed.

Before me,

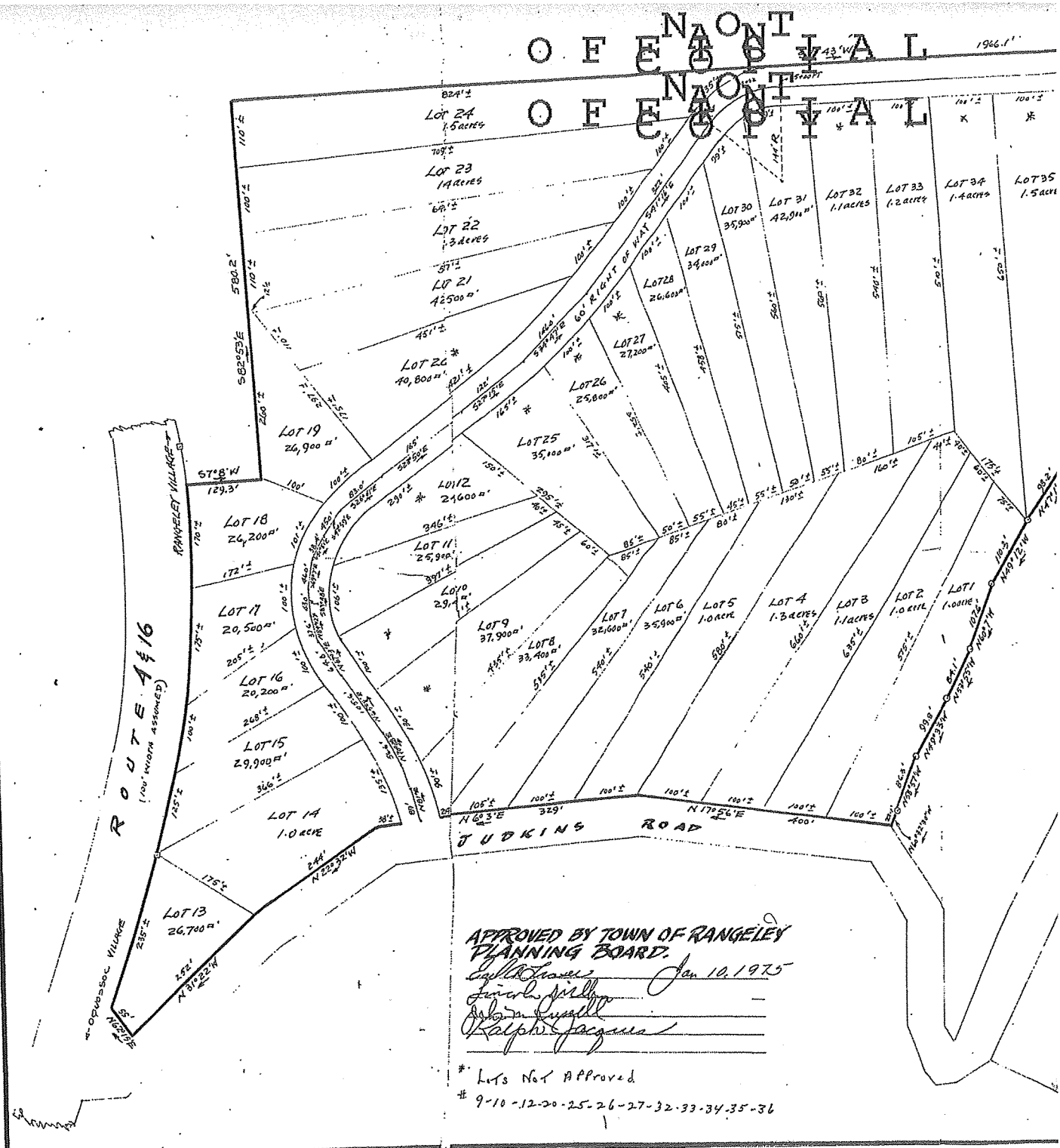
Susanna S. Farmer
Notary Public/Attorney-at-Law

SUSANNA S. FARMER
Notary Public, New Hampshire
My Commission Expires September 19, 2017

FRANKLIN COUNTY
Susan A. Black
Register of Deeds

Waterbury
Scarlborough
On

OFFICIAL OFFICIAL



APPROVED BY TOWN OF RANGELEY
PLANNING BOARD.
Egbert L. Laver, Jan 10, 1975
John A. Laver
Ralph J. Laver

* Lots Not Approved
9-10-12-20-25-26-27-32-33-34-35-36