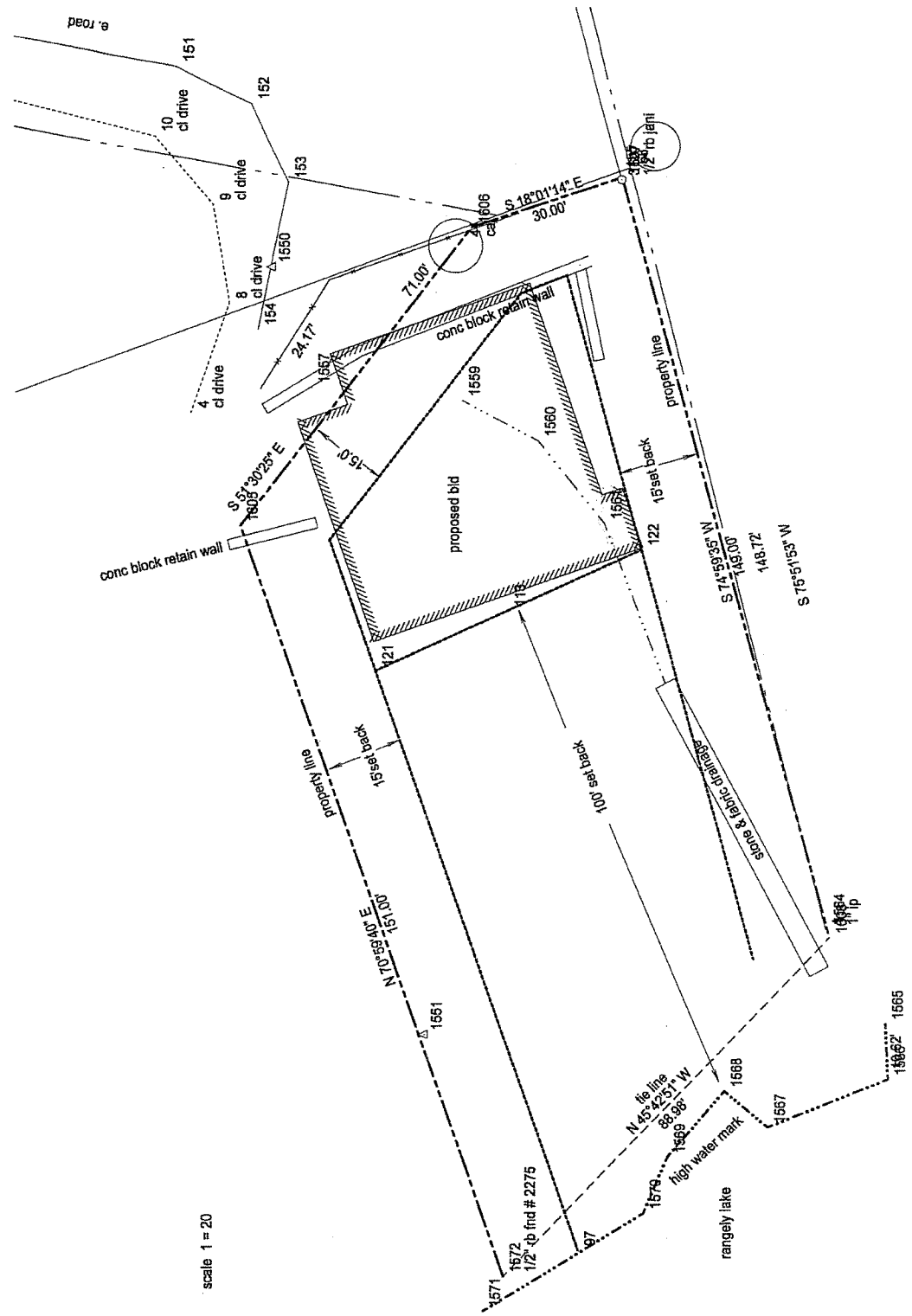
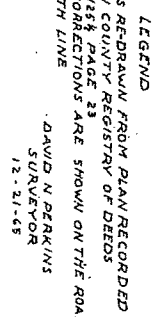


scale 1" = 20'





PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Tax map 29 Lot 12, Rangeley Plt.

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.

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

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 ☒ Unknown
IF 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 ☐ Unknown

If tanks are no longer in use, have tanks been abandoned according to D.E.P.? ☐ Yes ☐ No ☐ Unknown

Comments: _____

Source of information: _____

B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):

Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? ☐ Yes ☐ No ☒ Unknown
Source of information: owners

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

SECTION II. 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: private road

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

Source of information: owners

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 subject property the result of a division of property within the last five years (for example, subdivision)? ☐ Yes ☒ No ☐ Unknown

IF YES: Explain: _____

Source of information: owners

Are you receiving a tax exemption or reduction 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: _____ Forest Management and Harvest Plan available? ☐ Yes ☐ No ☐ Unknown

Has 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

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

ATTACHMENTS: _____ ☐ Yes ☐ No

Source of information: owner

Additional Information: Old building permit on file.

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

SELLER

Brandi Cousineau Hau

DATE

SELLER

Christopher S Hau

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

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Allied Realty, P.O. Box 1202 Rangeley ME 4970
Mark Schoenthaler

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: (207)864-3900

Fax: 207 474 2037

Hau - Salmon



PROPERTY DISCLOSURE ADDENDUM
(Roads/Road Maintenance)

PROPERTY LOCATED AT: Tax map 29 Lot 12, Rangeley Plt,

If the subject property is NOT a one-to-four unit residential property:

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

If Yes, describe: Samon Ledge is a private road.

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

[Signature] 9/12/18
Seller Date
Brandi Cousineau Hau

[Signature] 9/12/18
Seller Date
Christopher S Hau

Seller Date

Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

Buyer Date

Buyer Date

Buyer Date

Buyer Date

(NOTE: "Public easement" is defined as an easement held by a municipality for purposes of public access to land or water not otherwise connected to a public way, and includes all rights enjoyed by the public with respect to private ways created by statute prior to July 29, 1976.)



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WARRANTY DEED
Joint Tenancy

I, **Dora D. Sargent**, having a mailing address of P.O. Box 253, Rangeley, Maine 04970-0253, for consideration paid, grant to **Brandi Cousineau Hau and Christopher S. Hau**, both having a mailing address of 22 Twin Meadows Lane, Falmouth, Maine 04105-2661, with **WARRANTY COVENANTS**, as joint tenants, certain lots or parcels of land, together with any buildings thereon, situated in the Town of **Rangeley Plantation**, Franklin County, State of Maine, bounded and described as follows:

PARCEL ONE:

A certain lot or parcel of land, together with any buildings thereon, together with "Camp Kennebec" thereon, situated in **Rangeley Plantation**, Franklin County, State of Maine, and being specifically Lots No. 1 and No. 2 as shown on Plan entitled, "Plot Plan Salmon Ledge Cottages and Lots, East Shore Rangeley Lake, Rangeley Plantation, Maine," dated December 21, 1965, David N. Perkins, Surveyor (Corrected Map) as redrawn from Plan recorded in the Franklin County Registry of Deeds in Book 130 ½, Page 32.

Excepting and reserving herefrom to Salmon Ledge Camps, its successors and assigns, all access roads shown on said Plan, and the use of the City Water System for other property owners.

Meaning and intending to convey all and the same premises as conveyed by Janice Q. Douglass to Dora D. Sargent by deed dated October 19, 2010 and recorded in the Franklin County Registry of Deeds in Book 3290, Page 270.

PARCEL TWO:

A certain lot or parcel of land situated in **Rangeley Plantation**, Franklin County, State of Maine, being specifically Lot No. 10, as shown on the Plan entitled "Plot Plan Salmon Ledge Cottages and Lots, East Shore, Rangeley Lake, Rangeley Plantation, Maine, August 22, 1959, W.E. Percival, Surveyor," said Plan is recorded in the Franklin County Registry of Deeds in Book 125½, Page 23.

EXCEPTING AND RESERVING HEREFROM, to Salmon Ledge Camps, its successors and assigns all rights of way shown on said Plan including the City Water System for subsequent grantees to be used in common with the within named Grantee.

The within named Grantee, by acceptance of this deed, hereby covenants and agrees with Salmon Ledge Camps, its successors and assigns, that she will pay the sum of Twenty Dollars (\$20.00) per year for water and road maintenance (until such time as the road becomes a public road).

And further conveying the right to use said rights of way as shown on said Plan and a 3/16 interest in and to the city water system.

The within named Grantee agrees that the Rangeley Power Company and/or the telephone company shall have the right to set poles and run lines across said Lot No.10.

Also conveying the right to use that portion of Lots 5, 6, 7 and 8, which lies between the access road to Lots 5, 6, 7 and 8 and the shore of Rangeley Lake for boating and swimming purposes only; said portions to be used for said purposes in common with the owners of Lots 5, 6, 7, 8, 10, 11, 12, 13, 14, 15 and 16.

Meaning and intending to convey all and the same premises as conveyed by Anthony J. DiRocco and Theone DiRocco to Dora D. Sargent by deed dated May 26, 2005 and recorded in the Franklin County Registry of Deeds in Book 2639, Page 247.

EXCEPTING AND RESERVING to the Grantor, Dora D. Sargent, a life estate in and to the above premises for and during her natural life time.

WITNESS my hand and seal this 21 day of May, 2012

Shirley L. Walak
Witness

Dora D. Sargent
Dora D. Sargent

STATE OF MAINE

FRANKLIN, SS.

MAY 21, 2012

Then personally appeared before me the above-named Dora D. Sargent, and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Dawn Field
Notary Public/Attorney at Law

DAWN FIELD
Notary Public • State of Maine
My Commission Expires September 14, 2015

SEAL

RangeleyPLT/Sargent/deed

Page 2 of 2

FRANKLIN COUNTY
Susan A. Black
Register of Deeds

Wily & Associates