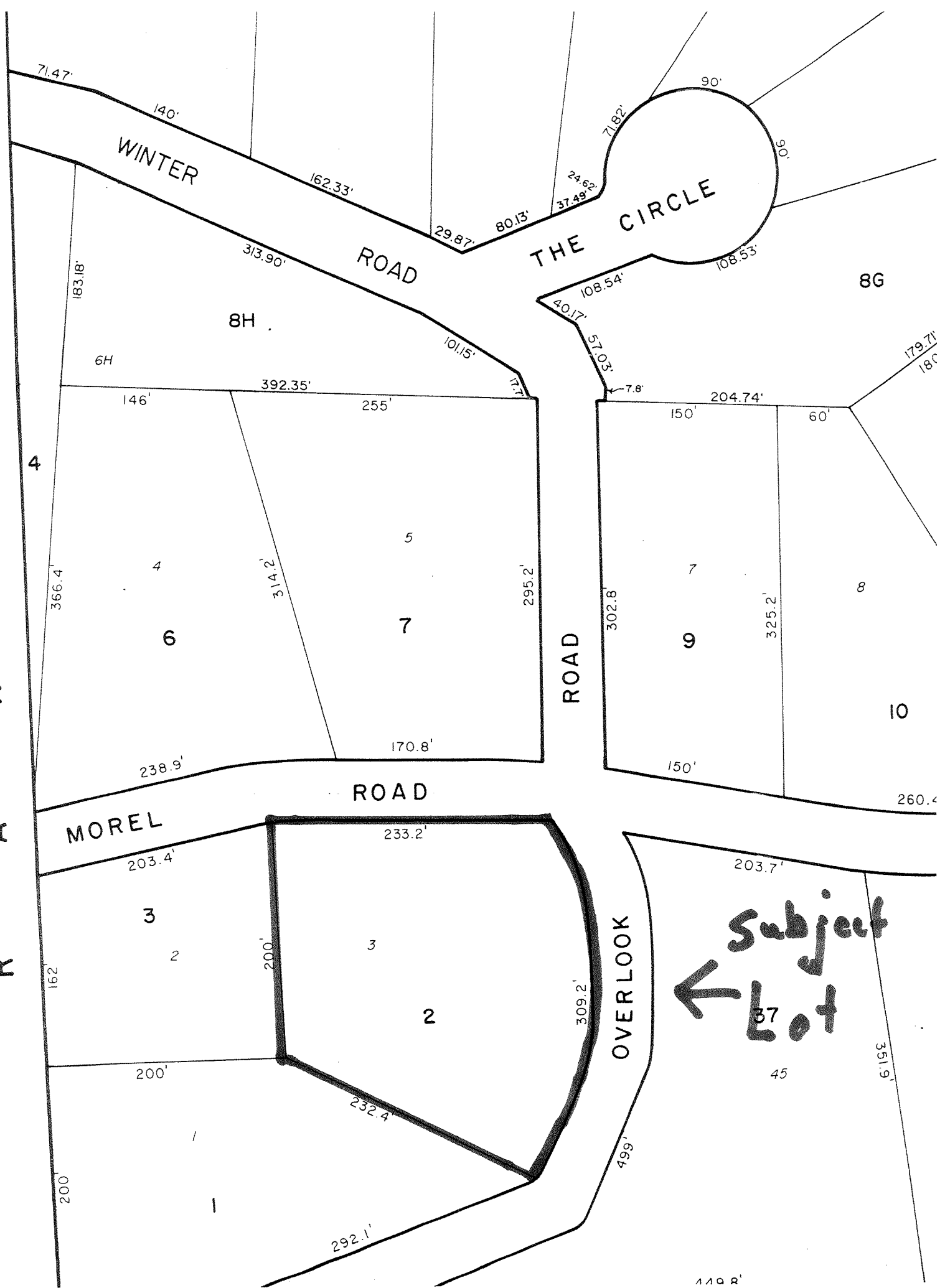


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Subject
Lot

PROPERTY LOCATED AT: M7L2 Overlook Road, Dallas PLT,

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? n/a

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): n/a Size of tank(s): n/a

Location: n/a

What materials are, or were, stored in the tank(s): n/a

Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown

Comments: to the best of the owner's knowledge there are no underground tanks on the property.

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 _____ Page 1 of 3 Seller Initials  _____

PROPERTY LOCATED AT: M7L2 Overlook Road, Dallas PLT,

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

If Yes, explain: restrictive covenants and HOA

Source of information: owner

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? Highland Overlook Road Owners Association (HOLA)

Road Association Name (if known): _____

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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: owner

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 information: owner

Additional Information: _____

Buyer Initials _____

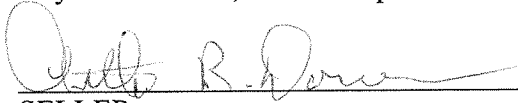
Page 2 of 3

Seller Initials MD

PROPERTY LOCATED AT: M7L2 Overlook Road, Dallas PLT,

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.



SELLER _____ DATE _____
Arthur R Dower

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 _____





M 1810 — Warranty deed 11-15

BK 1814 PG 284

10-15-80 10-15-80 10-15-80

012169

Know Everyone By These Presents,

That We, JEROME BERNSTEIN and BARBARA BERNSTEIN, both of 3060 Grand Bay Blvd. #156, Longboat Key, Florida, 34228,

Grantor

in consideration of one dollar and other valuable considerations

paid by ARTHUR R. DOWER, of P.O. Box 345, Jaffrey, New Hampshire, 03452,

Grantee

(the words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed), the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to Grantee and Grantee's heirs and assigns forever.

~~xxxxxx lot at xxxxxxxx~~

A certain lot or parcel of land situated in Dallas Plantation, Franklin County, Maine, described as follows, to wit:-

Being Lot #3 as shown on Plan entitled "Rangeley Overlook, Section "B", Survey and Plan by Acme Engineering & Designs, Inc. of Chesterville, Maine", said Plan being recorded in the Franklin County Registry of Deeds in Book 138½, Page 1.

ALSO, conveying hereby to the said Arthur R. Dower, his heirs and assigns forever, the right to travel by foot or vehicle in common with others over and along the roadway as shown on said Plan from said Lot #3 to, and over and along, the right of way leading to State Route No. 4 as described in Deed to David P. and Mary E. Morel from Lynwood Ellis and Marion O. Ellis dated September 29, 1969, recorded in the Franklin County Registry of Deeds in Book 422, Page 404.

EXCEPTING AND RESERVING from the above described lot the right of the local power company and telephone company to establish and maintain a utility line along the road side of said lot.

This conveyance is made subject to the following restrictions, viz:-

1. The premises shall be used for residential purposes only
2. There shall be only one dwelling house and garage on any one lot.
3. No structure shall be built on any lot nearer than twenty (20) feet to any boundary line of said lot.
4. The dwelling house, excluding garage, shall be at least five hundred-twenty (520) square feet of ground floor space.
5. Exterior construction of buildings shall be of shingle, clapboard, aluminum siding, or other good exterior siding used in the building trade, but in no event shall tar paper or similar siding be used. The exterior of any building from the foundation up shall be completed within two (2) years from the time construction is started.
6. Any metal chimneys used in the construction of a building shall bear an Underwriters Laboratories Inc. label of approval.
7. No house trailers or tents for living purposes shall be allowed on said lots.
8. Septic tanks shall be used with all cottages, no outhouses or any other means shall be used for sewage disposal. Exception: Any LURC approved method.

9. It shall be the responsibility of lot owners to maintain that portion of street or road that abuts their property in a safe and passable manner to passenger car travel.

The foregoing restrictions shall run with the land and shall be binding upon the Grantors and the Grantee and their respective heirs, executors, administrators, successors or assigns.

Reference for title is hereby made to Deed from Lynwood Ellis and Marion O. Ellis to David P. Morel and Mary E. Morel dated September 29, 1969, recorded in the Franklin County Registry of Deeds in Book 422, Page 404.

Said lot is conveyed subject to Land Use Regulation Commission Permit #357-B, recorded in the Franklin County Registry of Deeds in Book 480, Page 105.

No lot shall be further subdivided without the written approval of the Maine Land Use Regulation Commission, as established in accordance with Title 12, Chapter 206---Sec. 681 through 689, M.R.S.A.

Together with the right to the said Arthur R. Dower, his heirs and assigns forever, to travel by foot or vehicle in common with others over and along the 60 foot wide right of way running from State Route No. 4 to the Dallas Plantation - Rangeley Town line, said right of way being as described in Deed from Norman E. Kane and Jean M. Kane to David P. Morel and Mary E. Morel dated May 23, 1974, recorded in the Franklin County Registry of Deeds in Book 418, Page 372.

Reference for Title is hereby made to Warranty Joint Tenancy Deed from David R. Morel and Mary E. Morel to Jerome Bernstein and Barbara Bernstein, dated October 15, 1975, recorded in the Franklin County Registry of Deeds in Book 495, Page 2.

ALSO hereby conveying all interest acquired in a Deed from the Highlands Overlook Landowners Association to Jerome Bernstein and Barbara Bernstein dated September 14, 1990, recorded in the Franklin County Registry of Deeds in Book 1190, Page 209.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to Grantee and Grantee's heirs and assigns forever.

And Grantor does COVENANT with Grantee, and Grantee's heirs and assigns, that Grantor is lawfully seized in fee of the premises; that they are free of all encumbrances;

that Grantor has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that Grantor and Grantor's heirs shall and will WARRANT and DEFEND the same to Grantee and Grantee's heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We, the said JEROME BERNSTEIN and BARBARA BERNSTEIN,

joining in this deed as Grantor and relinquishing and conveying Grantor's right by descent and all other rights in the premises, have hereunto set Grantor's hand and seal on 11/2/98, 19 98.

Jerome Bernstein
Jerome Bernstein
Barbara Bernstein
Barbara Bernstein

Signed, Sealed and Delivered
in presence of

(Print or type name and address of each witness)

Veronica B. Brady

Veronica B. Brady

FLORIDA
State of FLORIDA
County of Sarasota } ss.

November 2, 19 98.

Then personally appeared the above named JEROME BERNSTEIN and BARBARA BERNSTEIN

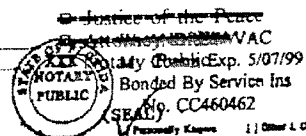
and acknowledged the above instrument to be their free act and deed.

Before me,

W. A. Voe
Andrew Voe

(Print or type name)

My Commission Expires 5/07/99



58 DEC 31 AM 10:22
FRANKLIN, SS REC'D.
ATTEST-REGISTER, Susan A. Black