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.

675 Golden Ridge Road

PROPERTY LOCATED AT: Sherman, ME 04976

SECTION I. WATER SUPPLY

<table>
<thead>
<tr>
<th>TYPE OF SYSTEM</th>
<th>Public</th>
<th>Private</th>
<th>Seasonal</th>
<th>Drilled</th>
<th>Dug</th>
<th>Unknown</th>
<th>Other 2 wells-one for home, one for barn</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pump Quality</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
<td>Yes</td>
<td>No</td>
<td>Unknown</td>
<td></td>
</tr>
<tr>
<td>Quantity</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WATER TEST</td>
<td>Yes</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If YES, Date of most recent test: 2004</td>
<td>Yes</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If YES, are test results available? Yes</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

If YES to any question, explain in the comment section below or with attachment.

- IF PRIVATE:

**INSTALLATION:** Location: home-located out by generator & barn-to the left facing the barn

Installed BY: Watson

**DATE of Installation:** 1994 & 2004

**USE:**

- Number of Persons currently using system? 2
- Does system supply water for more than one household? Yes

**COMMENTS:**

Source of SECTION I information: Seller(s)

SECTION II. SEPTIC SYSTEM DISPOSAL

<table>
<thead>
<tr>
<th>TYPE OF SYSTEM</th>
<th>Public</th>
<th>Private</th>
<th>Quasi-Public</th>
<th>Unknown</th>
</tr>
</thead>
<tbody>
<tr>
<td>IF PUBLIC OR QUASI-PUBLIC:</td>
<td>Yes</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Have you had the sewer line inspected? Yes</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If yes, what results:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Have you experienced any problems such as line or other malfunctions? Yes</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>What steps were taken to remedy the problem?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- IF PRIVATE:

**TANK:**

- Septic Tank
- Holding Tank
- Cesspool
- Other:

**Tank Size:**

500 Gal. | 1000 Gal. | Unknown | Other:

**Tank Type:**

Concrete | Metal | Unknown | Other:

**Location:**

back of home | behind of home | behind of home | Date of Installation: 1995

**Date Last Pumped:** Fall of 2015

Name of Pumping Tank: Brown's Septic

**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:** None

**Name of Company Servicing Tank:** None

**IF YES:**

**Location:** South of home

**Date of Installation of leach field:** 1995

**Installed by:** Unknown

**Date of Last Servicing of leach field:** None

**Name of Company Servicing leach field:** None

**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 Shorland Zone?** Yes | No |

**Is System located in a Coastal Shorland Zone?** Yes | No |

**COMMENTS:**

Source of SECTION II information: Seller(s)

2018 Page 1 of 3 - SPD Seller(s) Initials FFW 16FL Buyer(s) Initials
**PROPERTY LOCATED AT 675 Golden Ridge Road, Sherman, ME, 04776**

### SECTION III. HEATING SYSTEM(S)/SOURCE(S)

<table>
<thead>
<tr>
<th></th>
<th>SYSTEM 1</th>
<th>SYSTEM 2</th>
<th>SYSTEM 3</th>
<th>SYSTEM 4</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TYPE(S)</strong></td>
<td>Pensoiti Oil</td>
<td>Harmon Coal Furnace</td>
<td>Propane Stove</td>
<td>Fujitsu Heat Pump</td>
</tr>
<tr>
<td><strong>Age of system(s)/source(s)</strong></td>
<td>2015</td>
<td>1995</td>
<td>2015</td>
<td>2015</td>
</tr>
<tr>
<td><strong>Name of company that services system(s)/source(s)</strong></td>
<td>Ed's Heating</td>
<td>None</td>
<td>None</td>
<td>Valley Satellite</td>
</tr>
<tr>
<td><strong>Date of most recent service call</strong></td>
<td>Fa 2018</td>
<td>None</td>
<td>None</td>
<td>Summer 2018</td>
</tr>
<tr>
<td><strong>Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))</strong></td>
<td>2017 601+ gallons</td>
<td>Not used the last couple of years</td>
<td>Seasonal Use</td>
<td>Seasonal Use</td>
</tr>
<tr>
<td><strong>Malfunction per system(s)/ source(s) within past 2 years</strong></td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td><strong>Other pertinent information</strong></td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

**Are there fuel supply lines?**
- [X] Yes
- [X] No
- Unknown

**Are any buried?**
- [X] Yes
- [X] No
- Unknown

**Are all sleeved?**
- [X] Yes
- [X] No
- Unknown

**Are they fuel supply lines?**
- [X] Yes
- [X] No
- Unknown

**Is more than one heat source vented through one flue?**
- [X] Yes
- [X] No
- Unknown

**Has chimney been inspected?**
- [X] Yes
- [X] No
- Unknown

**Last Cleaned:**
- None

**COMMENTS:**
- Also included with the overall heating are two propane wall heaters, one a 1995 and a 2016.

Source of Section III information: Seller(s)

### SECTION IV. HAZARDOUS MATERIAL

**A. UNDERGROUND STORAGE TANKS - Current or previously existing:**
- [X] Yes
- [X] No
- Unknown

**IF YES:**
- Are tanks in current use? [X] Yes
- [X] 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?**
- [X] Yes
- [X] No
- Unknown

**Are tanks registered with the Dept. of Environmental Protection?**
- [X] Yes
- [X] No
- Unknown

**If tanks are no longer in use, have tanks been abandoned according to D.E.P.?**
- [X] Yes
- [X] No
- Unknown

**COMMENTS:**

Source of information: Seller(s)

**B. ASPBESTOS - Current or previously existing:**
- [X] Yes
- [X] No
- Unknown

**As insulation on the heating system pipes or duct work?**
- [X] Yes
- [X] No
- Unknown

**Ceilings?**
- [X] Yes
- [X] No
- Unknown

**In the siding?**
- [X] Yes
- [X] No
- Unknown

**In the roofing shingles?**
- [X] Yes
- [X] No
- Unknown

**Other:**

**COMMENTS:**

Source of information: Seller(s)

**C. RADON/ADR - Current or previously existing:**
- [X] Yes
- [X] No
- Unknown

**Has the property been tested?**

**IF YES:**
- Date: 

**By:**

**Results:**
- If applicable, What remedial steps were taken?

**Has the property been tested since remedial steps?**
- [X] Yes
- [X] No
- Unknown

**Are test results available?**
- [X] Yes
- [X] No

**Results & Comments:**

Source of information: Seller(s)

**D. RADON/WATER - Current or previously existing:**
- [X] Yes
- [X] No
- Unknown

**Has the property been tested?**

**IF YES:**
- Date: 

**By:**

**Results:**
- If applicable, What remedial steps were taken?

**Has the property been tested since remedial steps?**
- [X] Yes
- [X] No
- Unknown

**Are test results available?**
- [X] Yes
- [X] No

**Results & Comments:**

Source of information: Seller(s)

**E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing:**

- **Note: Lead-based paint is most commonly found in homes constructed prior to 1978**

**If there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?**
- [X] Yes
- [X] No
- Unknown

**Unknown but possible due to age**

**IF YES, describe location and the basis for the determination:**
- [X] Yes
- [X] No
- Unknown

**Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards?**
- [X] Yes
- [X] No
- Unknown

**IF YES, describe:**

**Are you aware of any cracking, peeling or flaking paint?**
- [X] Yes
- [X] No
- Unknown

**COMMENTS:**

Source of information: Seller(s)

**2018 Page 2 of 3 - SPD Seller(s) Initials ds Seller(s) Initials ds Buyer(s) Initials ds**

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Willert-275
PROPERTY LOCATED AT 675 Golden Ridge Road, Sherman, ME 04776

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: Seller(s)

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:
   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: Seller(s)

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: Homestead 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 Tank, Satellite Dish
   - Roof: Year Shingles/Other Installed: Fall 2018

   Water, moisture or leakage: None

   Comments:
   Foundation/Basement: Sump Pump: ☒ Yes ☐ No ☐ Unknown Comments: Some springs maybe a couple of
   Prior water, moisture or leakage? ☒ Yes ☐ No ☐ Unknown Comments: days in a couple of small areas.
   - Mold: Has the property ever been tested for mold? ☒ Yes ☐ No ☐ Unknown
   - Electrical: ☐ Fuses ☒ Circuit Breaker Other: ☒ Yes ☐ No ☐ 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: Seller(s)

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

Stand-by Generac Generator

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.

Sellers:

James E. Willard
9/11/2018

Frances F. Willard
9/11/2018

Buyers:

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.

9/11/2018

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All Rights Reserved. Revised 2018.  Page 3 of 3 - SPD
PROPERTY DISCLOSURE ADDENDUM  
(Roads/Road Maintenance)

PROPERTY LOCATED AT: 675 Golden Ridge Road, Sherman, ME 04776

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: ____________________________________________

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

[Signatures and dates]

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

[Signatures and dates]

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.)
WARRANTY DEED

JEFFREY M. MARTIN and JUDITH E. MARTIN, with a mailing address of PO Box 160, Bloomfield, NY 14469, for consideration paid, grant to JAMES E. WILLARD and FRANCES F. WILLARD, husband and wife, both with a mailing address of P.O. Box 46, Benedicta, Aroostook County, Maine 04733, as joint tenants, with warranty covenants, the land, together with the buildings and improvements thereon, in Sherman, Aroostook County, Maine bounded and described as follows:

SEE ATTACHED SCHEDULE A

Meaning and intending to convey a portion of the premises described in deeds to Grantors herein from Anthony V. Bowers dated October 20th, 1993 and September 15, 1999 and recorded in the Southern Aroostook Registry of Deeds in Book 2620, Page 27 and Book 3320, Page 83 and also a portion of the premises conveyed to the Grantors by deed of William R. Livezey and Gail D. Livezey to be recorded in the Southern Aroostook Registry of Deeds.

WITNESS, our hands this 31st day of October, 2007.

Witness:

JEFFREY M. MARTIN

JUDITH E. MARTIN

STATE OF MAINE
PENOBSOT, ss.

Oct 31, 2007

Then personally appeared the above named Jeffrey M. Martin and Judith E. Martin and severally acknowledged the foregoing instrument to be their free act and deed.

Before me, Notary Public

PRINT NAME:

Anthony D. Moscone, Jr.
Notary Public, Maine
My Commission Expires
March 19, 2009
SCHEDULE A

A certain parcel of land being on the east side of the Golden Ridge Road, Part of Lot 135 and Lot 136, Town of Sherman, County of Aroostook, State of Maine, being more particularly described as follows:

Commencing at a 5/8" rebar set on the easterly right of way line of Golden Ridge Road, said rebar being S 58°58'23" W of and 571.38 feet from a 5/8" rebar found marking the southerly corner on Golden Ridge Road of the parcel conveyed by Rodney V. Sleeper and Faye J. Sleeper to William R. Livezey and Gail D. Livezey by deed dated November 3, 2001 and recorded in Book 3178, page 302 of the Southern Aroostook Registry of Deeds;

thence southeasterly on a course bearing S 36°47'50" E for a distance of 358.05 feet to a 5/8" rebar driven into the ground;

thence easterly on a course bearing S 71°48'51" E for a distance of 381.04 feet to a 5/8" rebar driven into the ground on the east line of Lot 135;

thence continuing easterly on the same course bearing S 71°48'51" E for a distance of 344.04 feet to a 5/8" rebar driven into the ground;

thence southerly on a course bearing S 17°06'53" W for a distance of 718.03 feet to a 5/8" rebar driven into the ground;

thence westerly on a course bearing N 84°58'12" W for a distance of 383.89 feet to a 5/8" rebar driven into the ground;

thence continuing westerly on the same course bearing N 84°58'12" W for a distance of 500.63 feet to a 5/8" rebar driven into the ground;

thence southerly on a course bearing S 01°52'08" E for a distance of 212.07 feet to a 5/8" rebar driven into the ground;

thence southwesterly on a course bearing N 88°07'52" W for a distance of 929.35 feet to a 5/8" rebar driven into the ground;

thence northwesterly on a course bearing N 21°14'01" W for a distance of 618.28 feet to a 5/8" rebar driven into the ground on the westerly right of way line of Golden Ridge Road;
thence northeasterly on the westerly right of way line of Golden Ridge Road on a course bearing N 59°27'31" E for a distance of 1550.00 feet to the point of beginning.

Area of the herein described parcel is 42.62 acres.

Excepting and reserving, to the Grantors, their heirs and assigns, an easement, for all purposes of a way, including the right to construct, maintain, repair and rebuild utilities services and the right to convey the easement to utility providers, and the right to construct, maintain, repair and rebuild a road. Said easement is for access from the Golden Ridge Road over the existing gravel road crossing the premises conveyed herein to other lands owned by the Grantors herein and is more fully described as follows:

Commencing at a point on the easterly right of way line of Golden Ridge Road, said point being S 58°58'23" W of and 257.10 feet from the point of beginning of the above described 42.62 acre parcel;

thence southerly on a course bearing S 01°52'08" E for a distance of 1203.64 feet to a point;

thence westerly on a course bearing S 88°07'52" W for a distance of 50.00 feet to a point;

thence northerly on a course bearing N 01°52'08" W for a distance of 1176.30 feet to a point on the westerly right of way line of Golden Ridge Road;

thence northeasterly on the westerly right of way line of Golden Ridge Road on a course bearing N 59°27'31" E for a distance of 56.99 feet to the point of beginning.

Basis of bearings for this description is magnetic from compass observation of October 1, 2007.

This description prepared from a survey by Swallow Associates, Land Surveying, 19 Water Street, Houlton, Maine performed on October 1, 2007.

Received
AROOSTOOK SS
PATRICIA F BROWN REGISTRER
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT JAMES E. WILLARD and FRANCES F. WILLARD, both with a mailing address of 657 Golden Ridge Road, Sherman, Aroostook County, Maine, for consideration paid, hereby grant to JAMES E. WILLARD and FRANCES F. WILLARD, both with a mailing address of 657 Golden Ridge Road, Sherman, Aroostook County, Maine, and JULIE WILLARD-SMITH, with a mailing address of 17509 Teklanika Drive, Eagle River, Alaska 99577, AS JOINT TENANTS, with WARRANTY COVENANTS, the land, together with any improvements thereon, situated in SHERMAN, Aroostook County, Maine, bounded and described as follows:

SEE ATTACHED SCHEDULE A

Subject, however, to a certain mortgage from James E. Willard and Frances F. Willard to Eastmill Federal Credit Union, dated April 30, 2009, recorded in the Southern Aroostook Registry of Deeds in Vol. 4694 Page 107.

For Grantors’ source of title, see deed from Jeffrey M. Martin and Judith E. Martin to James E. Willard and Frances F. Willard, dated April 17, 2009, recorded in said Registry of Deeds in Vol. 4694 Page 105.

Witness our hands and seals this 11th day of May, 2009.

James E. Willard
Frances F. Willard

STATE OF MAINE

Aroostook ss.
(County)

May 11, 2009

Personally appeared the above named, James E. Willard and Frances F. Willard, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Debra T. O'Roak
Notary Public Attorney at Law

Print name

My Commission Expires 09/18/2009
SCHEDULE A

The land together with any improvements thereon located in Sherman, Aroostook County, Maine described in the following deeds:

1. Deed from Anthony V. Bowers to Jeffrey M. Martin and Judith E. Martin dated October 20, 1993 and recorded in the Southern Aroostook Registry of Deeds in Book 2620, Page 27.


3. Deed from William R. Livezey and Gail D. Livezey to Jeffrey M. Martin and Judith E. Martin acknowledged November 5, 2007 and recorded in the Southern Aroostook Registry of Deeds in Book 4514, Page 293.

ALSO HEREBY CONVEYING all easements and rights of way appurtenant to the above described premises.

EXCEPTING AND RESERVING the portions of the above cited premises previously conveyed by Grantors herein by virtue of the following deeds:

