Brambletye

6 East Road | Greenville, Maine



For more information, please contact:

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LandVest

CHRISTIE'S
INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. BA913577



Brambletye

Greenville, ME

Base Plan Orthophotograph

LEGEND

- Subject Property - 29.0 ±Ac
- Adjacent Properties
- Open Water
- Contours (ft)



Notes:
Credits: 2025 imagery from USDA, NAIP map service.

Date: 05/20/26

Project Number: ME1971

0 150 300 600 Feet

Scale: 1 " = 300 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: ME1971 ortho 04 17 26

WARRANTY DEED
Maine Statutory Short Form

ROBERT P. COLLINS, TRUSTEE, ROBERT P. COLLINS REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 20, 1991 AS AMENDED of the County of Greene, Ruckersville, State of Virginia for consideration paid, grants to **EVERGREEN ESTATE, LLC,** a Maine Limited Liability Company whose mailing address is PO Box 547, Greenville, Maine 04441, with **Warranty Covenants,** the land located in Greenville, Piscataquis County, State of Maine, with any improvements thereon, more particularly bounded and described in **Schedule A** attached hereto.

ME REAL ESTATE TRANSFER TAX PAID

WITNESS my hand and seal this 12th day of June, 2009.

WITNESS

ROBERT P. COLLINS, TRUSTEE

STATE OF MAINE
COUNTY OF KENNEBEC

June 12, 2009

Then personally appeared the above-named Robert P. Collins in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

N.P. SEAL

Notary Public/Attorney-at-Law
Print Name: _____
My Commission Expires: _____

(Affix Seal)

CLIFFORD H. GOODALL
NOTARY PUBLIC
AS ATTORNEY AT LAW
4 M.R.S.A. § 1056
MY COMMISSION DOES NOT EXPIRE

SCHEDULE A

FIRST PARCEL: A certain lot or parcel of land, together with any buildings thereon, situated in said Greenville, being bounded and described as follows:

> BEGINNING at a point in the southerly side of Pleasant Street at an iron rod which point marks the northwest corner of Parcel One as set forth in a Quit Claim Deed Without Covenants from Robert P. Collins to Robert P. Collins, Trustee of the Robert P. Collins Revocable Trust Agreement dated September 20, 1991 as amended, such deed being dated March 20, 2006 and recorded in the Piscataquis County Registry of Deeds in Book 1731, Page 147; thence South 6° West, nine hundred forty-seven (947) feet, more or less, along a stone wall to a post; thence North 81° West, one thousand sixty-four (1,064) feet along a stone wall; thence North 67° West, one hundred (100) feet; thence North 45° West, one hundred (100) feet; thence North 8° East, two hundred (200) feet; thence along a stone wall, North 7°30' East, one hundred (100) feet to a post or rod; thence North 2° East, one hundred (100) feet, more or less, to a post or rod; thence North 3°30' East, one hundred (100) feet, more or less; thence North 3° East, two hundred thirteen (213) feet, more or less, to a post or rod on the southerly side if said road; thence South 89° East, one thousand two hundred sixty-five (1,265) feet, more or less, along said road to the point of beginning.

This conveyance is also made subject to the recreational trail use rights as reserved in the deed from Victor W. Morrill and Mary Elizabeth Morrell to G. David Jones recorded in the Piscataquis County Registry of Deeds in Book 996, Page 197, together with the right to drill and maintain a well should the desired location be upon this parcel as set forth in said deed.

For source of title as to this parcel, reference is made to a deed from Louis O. Hilton dated January 29, 1988 recorded in said Registry, Vol. 667, Page 322.

Reference is also made to an affidavit of Robert P. Collins, pertaining to nonexercise of option or right of first refusal held by East Road Development, LLC, such affidavit being dated March 5, 2009 and intended to be recorded simultaneously herewith.

Reference is further made to a survey of the subject premises by Forrest Whitman, dated June 15, 1955, recorded at Cabinet L, Page 11.

For source of title as to above parcel, reference is made to a deed from Victor W. Morrel and Mary Elizabeth Morrel to G. David Jones recorded August 1, 1995 in the Piscataquis County Registry of Deeds, Book 996, Page 197.

Meaning and intending to convey the land described as Parcel Two in the deed dated March 20, 2006 from Robert P. Collins to Robert P. Collins as Trustee of the Robert P. Collins Revocable Trust Agreement dated September 20, 1991 as amended recorded in Book 1731, Page 147 in said Registry.

SECOND PARCEL: A certain lot or parcel of land, together with the buildings thereon, situated in Greenville, County of Piscataquis and State of Maine, on the northerly side of

Pleasant Street, being a part of Town Lot Three (3), Range Four (4) and Town Lot Three (3), Range Five (5), being more specifically bounded and described as follows:

BEGINNING at a granite post set in the ground at the intersection of the northerly line of Pleasant Street and the east line of Town Lot 3, Range 4; thence running northerly along the east line of Town Lot 3, Range 4 and the east line of Town Lot 3, Range 5, and being also the westerly line of land formerly of Sidney P. Young and land formerly of Oliver C. Rowe, one thousand seven hundred fifty-eight (1,758) feet, more or less, to a cedar stake set in the ground; thence running North 71° West, along the southerly line of other land of Louis O. Hilton, one thousand twenty-two (1,022) feet, more or less, to a cedar post set in the ground; thence running South 29° West, eight hundred twenty-five (825) feet, more or less, to a cedar post set in the ground; thence running South 55°30' East, eighty-four (84) feet to an iron post set in the ground; thence running South 34°30' West, two hundred seventy and four-tenths (270.4) feet to a cedar sate set in the ground in the northerly line of said Pleasant Street; thence running southeasterly along the northerly line of Pleasant Street one thousand six hundred thirty-two (1,632) feet, more or less, to said granite post, being the point of beginning.

ALSO, a certain lot or parcel of land situated in said Greenville on the northerly side of Pleasant Street, being part of Town Lot 4, Range 4, more specifically bounded and described as follows:

BEGINNING at the granite post on the northerly line of Pleasant Street, being at the southeast corner of the first-described parcel, and also being on the west line of said Lot 4, Range 4; thence North 10° East, by said west line, one thousand seventy-five (1,075) feet, more or less, to a pile of rocks and being the northwest corner of said Lot 4, Range 4; thence South 80° East, by the northerly line of said Lot 4, four hundred ninety (490) feet, more or less, to a post and pipe at the northwest corner of land conveyed by Louis O. Hilton to Lawrence O. Rowe by deed dated March 23, 1976 recorded in Piscataquis Registry of Deeds, Vol. 439, Page 94; thence South 10° West, by the westerly line of said Rowe, one thousand ten (1,010) feet, more or less, to a pipe on the northerly line of said Pleasant Street; thence North 84° West, by the northerly line of said Pleasant Street, four hundred ninety (490) feet, more or less, to the point of beginning.

ALSO, a certain lot or parcel of land situated in said Greenville, being part of Lot 4, Range 5, more specifically bounded and described as follows:

BEGINNING at a pile of rocks at the southwest corner of Lot 4, Range 5, on the easterly line of the first parcel herein conveyed; thence North 10° East, along an old wire fence being the west line of said Lot 4, twelve hundred fifty-nine (1,259) feet, more or less, to a post; thence South 86°30' East, along an old wire fence, four hundred ninety (490) feet, more or less, to a post and pipe; thence South 10° West, along a yellow painted line, thirteen hundred twenty (1,320) feet, more or less, to a post and pipe on the south line of Lot 4, Range 5; thence North 80° West, along an old wire fence, four hundred ninety (490) feet, more or less, to the point of beginning.

The foregoing is the same parcel marked "L. Rowe 14.5A +-" as delineated on a plan made by Forest G. Whitman dated December 29, 1975 recorded in Piscataquis Registry of Deeds, Plan Cabinet E, Map No. 166A.

EXCEPTING from all of the premises conveyed herein the parcels described in a deed from H. M. Shaw Manufacturing Company to Greenville Water Company dated July 22, 1916 and recorded in the Piscataquis County Registry of Deeds in Book 189, Page 136, and subject to the rights and easements granted in said deed.

Meaning and intending to convey the premises described as Parcel Three in a deed dated March 20, 2006 from Robert P. Collins to Robert P. Collins, Trustee of the Robert P. Collins Revocable Trust recorded in the Piscataquis County Registry of Deeds in Book 1731, Page 147.

THIRD PARCEL: Also, a certain lot or parcel of land, together with any buildings thereon, being a part of Town Lot Three (3), Range Five (5), situated in said Greenville, more specifically bounded and described as follows:

BEGINNING on the south line of Lincoln Street at the northeast corner of land formerly owned by P.W. Hall; thence southerly along the easterly line of said Hall and the easterly line of the Guy H. Smith lot, fifteen (15) rods and five (5) links to the north line of Cottage Street and the southeast corner of said Smith land; thence easterly, along what would be the north line of Cottage Street where it continued easterly on the same course, one hundred three (103) rods and five (5) links to the east line of Town Lot Three (3), Range Five (5); thence northerly along the east line of Town Lot Three (3), Range Five (5) thirty-five (35) rods to a cedar post; thence westerly along a stone wall sixty-six (66) rods to a cedar post; thence southerly sixty-seven (67) links to a stone post, thence continuing southerly the same course three (3) rods to an iron bolt set in what would be the southerly line of Lincoln Street were it continued easterly in the same course as now built; thence westerly on what would be the extended south line of Lincoln Street were said street built and extended, on the same course as now built, to the northeast corner of said Hall lot, being the point of beginning.

Subject to the rights and easements described in a deed from H. M. Shaw Manufacturing Company to Greenville Water Company dated July 22, 1916 and recorded in the Piscataquis County Registry of Deeds in Book 189, Page 136.

For a more definite description of this parcel of land, reference may be had to a "map of a part of Home Farm of the H. M. Shaw Manufacturing Company as divided in 1922" by Elmer B. Crowley, said plan being recorded in the Piscataquis Registry of Deeds in Book 3, Page 24, it being parcel three on said plan and containing fifteen and six-sixteenths (15 6/16) acres, more or less.

Being Parcel Four as described in a deed to Robert P. Collins, Trustee Robert P. Collins Revocable Trust Agreement dated September 20, 1991 as amended from G. DAVID JONES, Individually and as Trustee Under Second Amended and Restated Revocable Trust Dated May 21, 1997 and recorded in the Piscataquis County Registry of Deeds on April 5, 2005 in Book 1641, Page 95 and as described in a deed dated April 25, 2005 to Andrea M. Collins, trustee of the Andrea M. Collins Revocable Trust Agreement Comprehensive Second Amendment Dated October 26, 2004 from said Robert P. Collins, Trustee, Robert P. Collins Revocable Trust

Agreement dated September 20, 1991 as amended and recorded in said Registry on May 16, 2005 in Book 1650, Page 11 and as described in a deed dated June 11, 2009 to the within Grantor from said Andrea M. Collins, Trustee of the Andrea M. Collins Revocable Trust Agreement Comprehensive Second Amendment Dated October 26, 2004 to be recorded June 12, 2009 in said Registry.

ALSO CONVEYING BY QUITCLAIM RELEASE WITHOUT COVENANTS all right, title and interest in the following described parcels to the extent not already conveyed above:

A certain lot or parcel of land with the improvements thereon situate in Town of Greenville, Piscataquis County, State of Maine, more particularly described as follows:

beginning at an iron rod labeled "S 1" reset in 2009 in the easterly line of land described in a deed to Hilton Timberlands L.L.C. recorded in the Piscataquis County Registry of Deeds Book 1804, Page 162, which iron rod set is located with reference to the Maine Coordinate System of 1983, East Zone, with a Northing of 654,543.5 U.S. Survey Feet and Easting of 707,821.7 U.S. Survey Feet and said rod being North 37 degrees, 30 minutes, 50 seconds West a distance of 75.2 feet from a iron rod labeled "N 17" set in 2009;

thence North 13 degrees, 09 minutes, 20 seconds West a distance of 3.1 feet to the southerly sideline of East Road (also known as Pleasant Street);

thence along the southerly sideline of East Road (also known as Pleasant Street) North 74 degrees, 07 minutes, 40 seconds East a distance of 655.4 feet to an iron rod labeled "S 2" set in 2009;

thence continuing along the southerly sideline of East Road (also known as Pleasant Street) North 74 degrees, 07 minutes, 40 seconds East a distance of 620.9 feet to a point in the southerly sideline of said East Road;

thence South 10 degrees, 25 minutes, 40 seconds East a distance of 1.0 feet to the northwest corner of land described in a deed to Lyn Cima dated August 16, 2001 recorded in the Piscataquis County Registry of Deeds Book 1331, Page 125, said corner being marked by an iron rod in stones;

thence along a stone wall South 10 degrees, 25 minutes, 40 seconds East a distance of 500.0 feet to an iron rod labeled "S 4" set in 2009;

thence continuing along a stone wall South 10 degrees, 25 minutes, 40 seconds East a distance of 452.7 feet to a wood post, said post witnessed by an iron rod labeled "S 5" set in 2009 in the base;

thence along a stone wall South 82 degrees, 43 minutes, 50 seconds West a distance of 581.2 feet to an iron rod labeled "S 6" set in 2009;

thence along a stone wall South 80 degrees, 18 minutes, 00 seconds West a distance of 234.9 feet to a point;

thence along a stone wall South 77 degrees, 29 minutes, 50 seconds West a distance of 230.6 feet to a point;

thence along a stone wall North 87 degrees, 26 minutes, 30 seconds West a distance of 59.8 feet to a point;

thence along a stone wall North 85 degrees, 57 minutes, 50 seconds West a distance of 64.2 feet to a point;

thence along a stone wall North 57 degrees, 55 minutes, 20 seconds West a distance of 70.7 feet to an iron rod labeled "S 7" set in 2009;

thence along a stone wall North 40 degrees, 19 minutes, 10 seconds West a distance of 20.6 feet to a point;

thence along a stone wall North 21 degrees, 09 minutes, 50 seconds West a distance of 59.5 feet to a point;

thence along a stone wall North 13 degrees, 09 minutes, 10 seconds West a distance of 301.6 feet to iron rod labeled "S 8" set in 2009;

thence along a stonewall North 13 degrees, 09 minutes, 20 seconds West a distance of 348.4 feet to the point of beginning, containing 24.86 acres.
Meaning and intending to include any right, title and interest northerly between the westerly and easterly lot lines described herein extending to the centerline of East Road (also known as Pleasant Street).

Iron rods set are three-quarter inch reinforcing rods with a metal cap marked, in part, "Evergreen Estate" and "Plisga and Day PLS 2327".

Bearings referenced herein are oriented to Grid North referencing the Maine Coordinate System of 1983, East Zone, as determined by a survey conducted by Plisga & Day, Land Surveyors in 2009. Grid distances listed were derived using a combined scale factor of 0.99993279 (ground to grid). Coordinate values identifying the point of beginning are provided as an aid in location of the property and are not intended to control bearings, distances or the positions marked by monuments defining the property boundaries.

Also, a certain lot or parcel of land with the improvements thereon situate in Town of Greenville, Piscataquis County, State of Maine, more particularly described as follows:

beginning at the southwest corner of land described as Parcel Three in a deed to the Robert P. Collins Revocable Trust recorded in the Piscataquis County Registry of Deeds Book 1731, Page 147 witnessed by an iron rod labeled "N 1" set in 2009 which iron rod set is located with reference to the Maine Coordinate System of 1983, East Zone, with a Northing of 654,994.8 U.S. Survey Feet and Easting of 705,768.9 U.S. Survey Feet;

thence along the westerly line of said Collins Revocable Trust North 15 degrees, 16 minutes, 10 seconds East a distance of 321.9 feet to a railroad spike set in the base of Birch tree, said spike being southwest of a wire fence corner post;

thence along a wire fence North 72 degrees, 57 minutes, 30 seconds West a distance of 83.1 feet to an iron rod labeled "N 3" set in 2009, said rod being southwest of a wire fence corner post;

thence along the westerly line of said Collins Revocable Trust North 09 degrees, 46 minutes, 20 seconds East a distance of 429.6 feet to an iron rod labeled "N 4" set in 2009, which iron rod set is located with reference to the Maine Coordinate System of 1983, East Zone, with a Northing of 655,753.1 U.S. Survey Feet and Easting of 705,847.1 U.S. Survey Feet;

thence along the westerly line of said Collins Revocable Trust North 09 degrees, 46 minutes, 20 seconds East a distance of 429.8 feet to an iron rod labeled "N 5" set in 2009;

thence along the westerly line of said Collins Revocable Trust North 09 degrees, 46 minutes, 20 seconds East a distance of 26.2 feet to the extension of the northerly sideline of Cottage Street (not constructed);

thence along the northerly sideline of Cottage Street (not constructed) North 88 degrees, 57 minutes, 40 seconds West a distance of 579.6 feet to the base of a tipped granite monument;

thence along the westerly line of land described in a deed to the Andrea M. Collins Revocable Trust dated April 25, 2005 recorded in the Piscataquis County Registry of Deeds Book 1650, Page 11 North 00 degrees, 31 minutes, 30 seconds East a distance of 249.2 feet to a point in the southerly sideline of Lincoln Street, marked with by an iron rod labeled "N 8" set in 2009;

thence along the southerly sideline of Lincoln Street South 88 degrees, 55 minutes, 00 seconds East a distance of 550.4 feet to an iron rod labeled "N 9" set in 2009;

thence through Lincoln Street (not constructed) along the extension of the easterly line of land described in a deed to Anna W. Varney dated April 3, 1905 recorded in the Piscataquis County Registry of Deeds Book 146, Page 35 North 01 degrees, 05 minutes, 00 seconds East a distance of 49.5 feet to a point in the northerly sideline of Lincoln Street (not constructed);

thence along the easterly line of land described in a deed to Anna W. Varney dated April 3, 1905 recorded in the Piscataquis County Registry of Deeds Book 146, Page 35 North 01 degrees, 05 minutes, 00 seconds East a distance of 51.7 feet an iron bolt in a stone wall;

thence along a stone wall North 78 degrees, 46 minutes, 50 seconds East a distance of 429.9 feet to an iron rod labeled "N 11" set in 2009;

thence along a stone wall North 78 degrees, 46 minutes, 50 seconds East a distance of 430.0 feet to the end of the stonewall;

thence along the northerly line of land described in a deed to the Andrea M. Collins Revocable Trust dated April 25, 2005 recorded in the Piscataquis County Registry of Deeds Book 1650, Page 11 North 77 degrees, 18 minutes, 30 seconds East a distance of 228.8 feet to a wood post in stones;

thence along the northerly line of land described after Parcel Three in a deed to the Robert P. Collins Revocable Trust recorded in the Piscataquis County Registry of Deeds Book 1731, Page 147, said land being part of Town Lot 4, Range 5, North 75 degrees, 33 minutes, 10 seconds East a distance of 490.8 feet to the base of wood post, said wood post witnessed by an iron pipe;

thence along the easterly line of land described after Parcel Three in a deed to the Robert P. Collins Revocable Trust recorded in the Piscataquis County Registry of Deeds Book 1731, Page 147, said land being part of Town Lot 4, Range 5, South 08 degrees, 18 minutes, 50 seconds East a distance of 661.8 feet to an iron rod labeled "N 14" set in 2009;

thence continuing along the easterly line of land described after Parcel Three in a deed to the Robert P. Collins Revocable Trust recorded in the Piscataquis County Registry of Deeds Book 1731, Page 147, said land being part of Town Lot 4, Range 5, South 08 degrees, 18 minutes, 50 seconds East a distance of 661.8 feet to an iron pipe which iron pipe is located with reference to the Maine Coordinate System of 1983, East Zone, with a Northing of 655,583.2 U.S. Survey Feet and Easting of 707,632.8 U.S. Survey Feet;

thence along the easterly line of another parcel of land described after Parcel Three in a deed to the Robert P. Collins Revocable Trust recorded in the Piscataquis County Registry of Deeds Book 1731, Page 147, said parcel being part of Town Lot 4, Range 4, South 08 degrees, 18 minutes, 50 seconds East a distance of 495.2 feet to an iron rod labeled "N 16" set in 2009;

thence along the easterly line of said parcel of land described after Parcel Three in a deed to the Robert P. Collins Revocable Trust recorded in the Piscataquis County Registry of Deeds Book 1731, Page 147 which is part of Town Lot 4, Range 4, South 08 degrees, 18 minutes, 50 seconds East a distance of 495.2 feet to an iron rod labeled "N 17" set in 2009 in the northerly sideline of Pleasant Street (also known as East Road), said iron rod being North 37 degrees, 30 minutes, 50 seconds West a distance of 75.2 feet from an iron rod labeled "S 1" reset in 2009;

thence along the northerly sideline of Pleasant Street South 74 degrees, 22 minutes, 00 seconds West a distance of 368.4 feet to a point;

thence along the northerly sideline of Pleasant Street with a curve turning to the right with an arc length of 353.6 feet, with a radius of 567.0 feet, with a chord bearing of North 87 degrees, 50 minutes, 10 seconds West , with a chord length of 347.9 feet to a point;

thence along the northerly sideline of Pleasant Street North 69 degrees, 54 minutes, 10 seconds West a distance of 1,389.4 feet to the point of beginning, containing 85.60 acres.

ALSO CONVEYING BY QUITCLAIM RELEASE WITHOUT COVENANTS any right, title and interest southerly between the westerly and easterly lot lines described herein extending to the centerline of Pleasant Street (also known as East Road).

Iron rods set are three-quarter inch reinforcing rods with a metal cap marked, in part, "Evergreen Estate" and "Plisga and Day PLS 2327".

Town Lot and Range numbers listed are depicted on a plan titled "Plan of Greenville Piscataquis County" dated 1878 recorded in the Piscataquis County Registry of Deeds Plan Volume 1, Page 17.

Bearings referenced herein are oriented to Grid North referencing the Maine Coordinate System of 1983, East Zone, as determined by a survey conducted by Plisga & Day, Land Surveyors in 2009. Grid distances listed were derived using a combined scale factor of 0.99993279 (ground to grid). Coordinate values identifying the point of beginning or other monuments are provided as an aid in location of the property and are not intended to control bearings, distances or the positions marked by monuments defining the property boundaries.

ALSO CONVEYING BY QUITCLAIM RELEASE WITHOUT COVENANTS all right, title and interest in and to the center line of all roads adjacent to all of the above described parcels, to the extent not already conveyed.

Piscataquis County
Recorded
Jun 12,2009 02:41:21P
Linda M. Smith
Register of Deeds

PROPERTY LOCATED AT: **6 East Road - Main House, Greenville, Me. 04441**

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 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 – 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 (if any): ..... ☐ N/A ☐ Yes ☒ No ☐ Unknown
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: **NA** 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: (Strike Section if Not Applicable):

INSTALLATION: Location: **Next to Kitchen / Under elevator**
Installed by: **Haskell & Sons**
Date of Installation: **unknown**

USE: Number of persons currently using system: **3-6**
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **multiple wells on property all shown on the Survey**

Source of Section I information: **Seller and Bill Haskell**

LandVest, Inc., 36 Danforth Street Portland ME 04101 Phone: (207)874-2057 Fax: Brambletye
John Scribner Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

SECTION II – WASTE WATER DISPOSAL

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

~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):~~

~~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 (Strike Section if Not Applicable):

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

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☒ Other: **1000, 1500,1500**

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

Location: **see survey** OR ☐ Unknown

Date installed: **2009** Date last pumped: **Fall 2025** Name of pumping company: **Moosehead Septic**

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: **NA** 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:~~ _____ ~~Company servicing leach field:~~ _____

~~Have you experienced any malfunctions?~~ ..... ☐ Yes ☒ No

~~If Yes, give the date and describe the problem and what steps were taken to remedy:~~ **NA**

Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ No

If Yes, are they available? ..... ☒ Yes ☐ No

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

Comments: _____

Source of Section II information: **Seller / Thorpe Septic**

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	**Propane**	**air handler system**		
Age of system(s) or source(s)	**2023**	**2012 install**		
Name of company that services system(s) or source(s)	**ABT**			
Date of most recent service call	**new installation**			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**unknown**			
Malfunction per system(s) or source(s) within past 2 years	**none**	**none**		
Other pertinent information				

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

Are any buried? ..... [X] Yes [ ] No [ ] Unknown

Are all sleeved? ..... [ ] Yes [ ] No [X] Unknown

Chimney(s): ..... [X] Yes [ ] No

If Yes, are they lined: ..... [X] Yes [ ] No [ ] Unknown

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

Had a chimney fire: ..... [ ] Yes [X] No [ ] Unknown

Has chimney(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct/Power Vent(s): ..... [ ] Yes [ ] No [ ] Unknown

Has vent(s) been inspected? ..... [ ] Yes [ ] No [ ] Unknown

If Yes, date: _____

~~Comments:~~ **All chimneys rebuilt in 2012**

~~Source of Section III information:~~ _____

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? ..... [X] Yes [ ] No [ ] Unknown

If Yes, are tanks in current use? ..... [X] Yes [ ] No [ ] Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP? [X] Yes [ ] No [ ] Unknown

Are tanks registered with DEP? ..... [ ] Yes [ ] No [X] Unknown

Age of tank(s): _____ Size of tank(s): **2000 gallons**

Location: **near garage**

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

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

Comments: **AE Robinson Hired to abandon tanks properly in 2010**

Source of information: **Seller**

B. ASBESTOS – Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ..... ☒ Yes ☐ No ☐ Unknown

In the 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: **remediation done in 2011 - 2013**

Source of information: **Seller**

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 ☒ Unknown~~

~~Are test results available? ..... ☐ Yes ☐ No~~

~~Results/Comments:~~ _____

~~Source of information:~~ _____

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 ☐ Unknown~~

~~Are test results available? ..... ☐ Yes ☐ No~~

~~Results/Comments:~~ _____

~~Source of information:~~ _____

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: _____

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F. 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: _____

Do you know of any records/reports pertaining to such lead-based paint/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: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☐ No ☒ Unknown

LAND FILL: ..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ..... ☐ Yes ☐ No ☒ Unknown

Other: _____

Source of information: _____

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

If Yes, explain: **see Deeds, utility easements**

Source of information: **Deeds**

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? **NA**

Road Association Name (if known): **NA**

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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 ☐ Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Is house now covered by flood insurance policy (not a determination of flood zone) ☐ Yes ☒ No ☐ Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: _____

Year Principal Structure Built: **1938**

What year did Seller acquire property? **2009**

Roof: Year Shingles/Other Installed: **inspected and repaired in 2013**

Water, moisture or leakage: **none**

Comments: _____

Foundation/Basement:

Is there a Sump Pump? ..... ☒ Yes ☐ No ☐ Unknown

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

Prior water, moisture or leakage? ..... ☒ Yes ☐ No ☐ Unknown

Comments: **minor leakage in spring, managed by drains**

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

Comments: **upgraded in 2013**

Has all or a portion of the property been surveyed? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ..... ☒ Yes ☐ No ☐ Unknown

Manufactured Housing – Is the residence a:

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: _____

_____

Comments: _____

Source of Section V information: _____

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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.

SELLER DATE	SELLER DATE
Leslie A. Bilodeau - Evergreen Estate, LLC	**Steven J. Bilodeau - Evergreen Estate, LLC**
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.

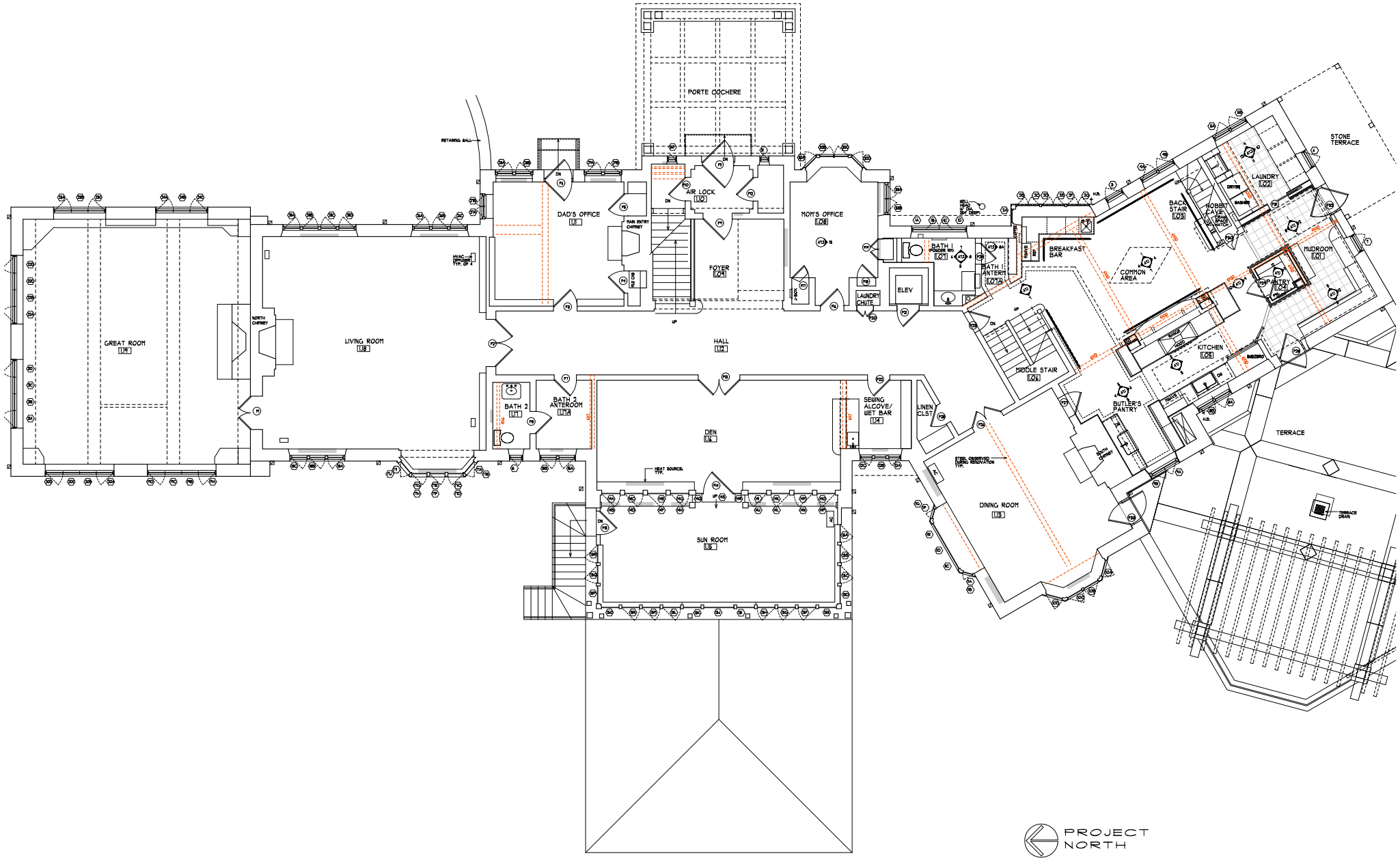
BUYER DATE	BUYER DATE
BUYER DATE	BUYER DATE

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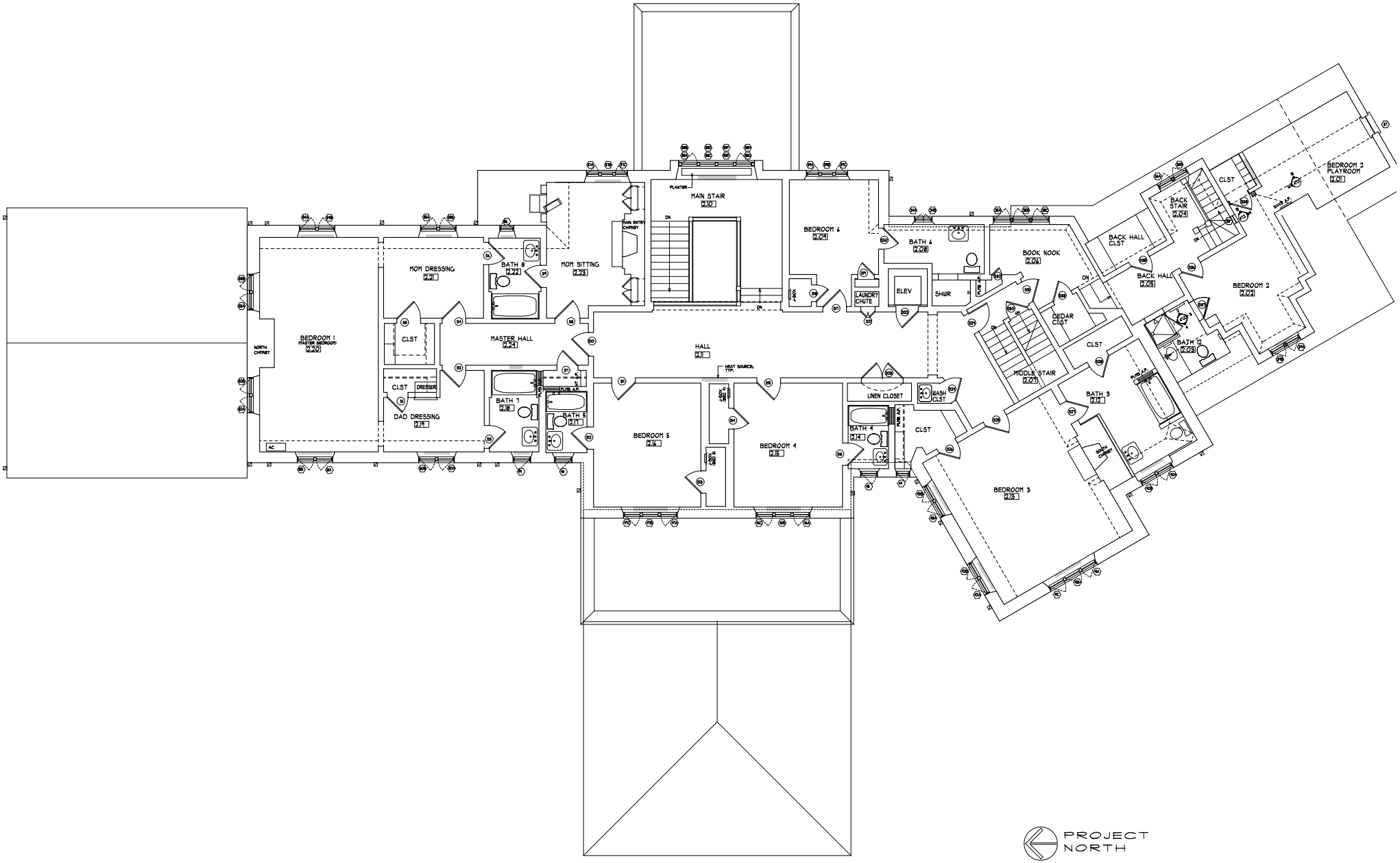
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS

4-21-12 ISSUE AS-BUILT

Job No.	File Name
	bibodeau - AsBuilts
Drawn By	Date
KDESIGN	4/24/2012
Checked	Issue for Construction
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A1



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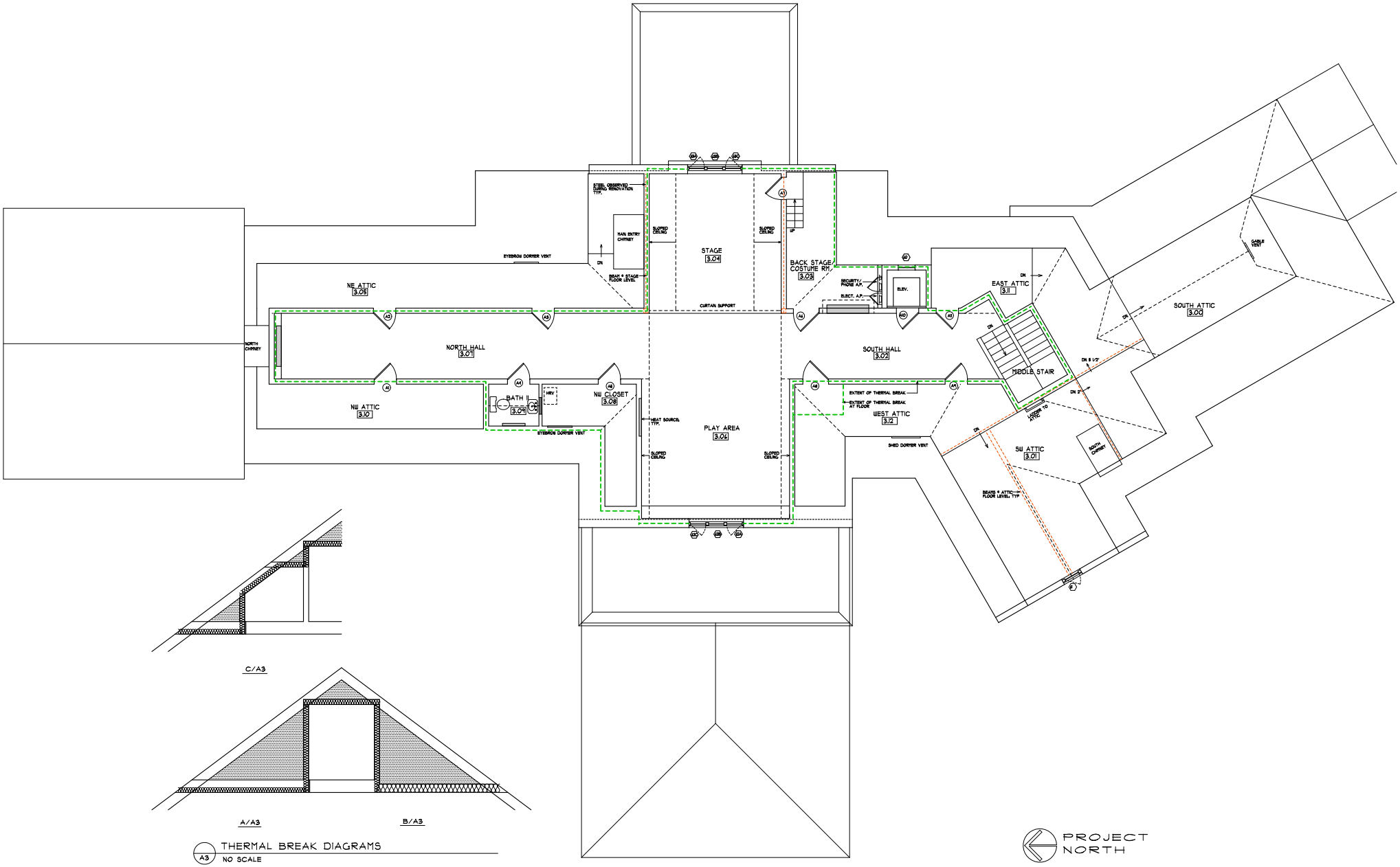
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS
4-27-12 ISSUE AS-BUILT

Job No.	File Name
	bibodeau - AsBuilts
Drawn By	Date
KDESIGN	4/24/2012
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A2



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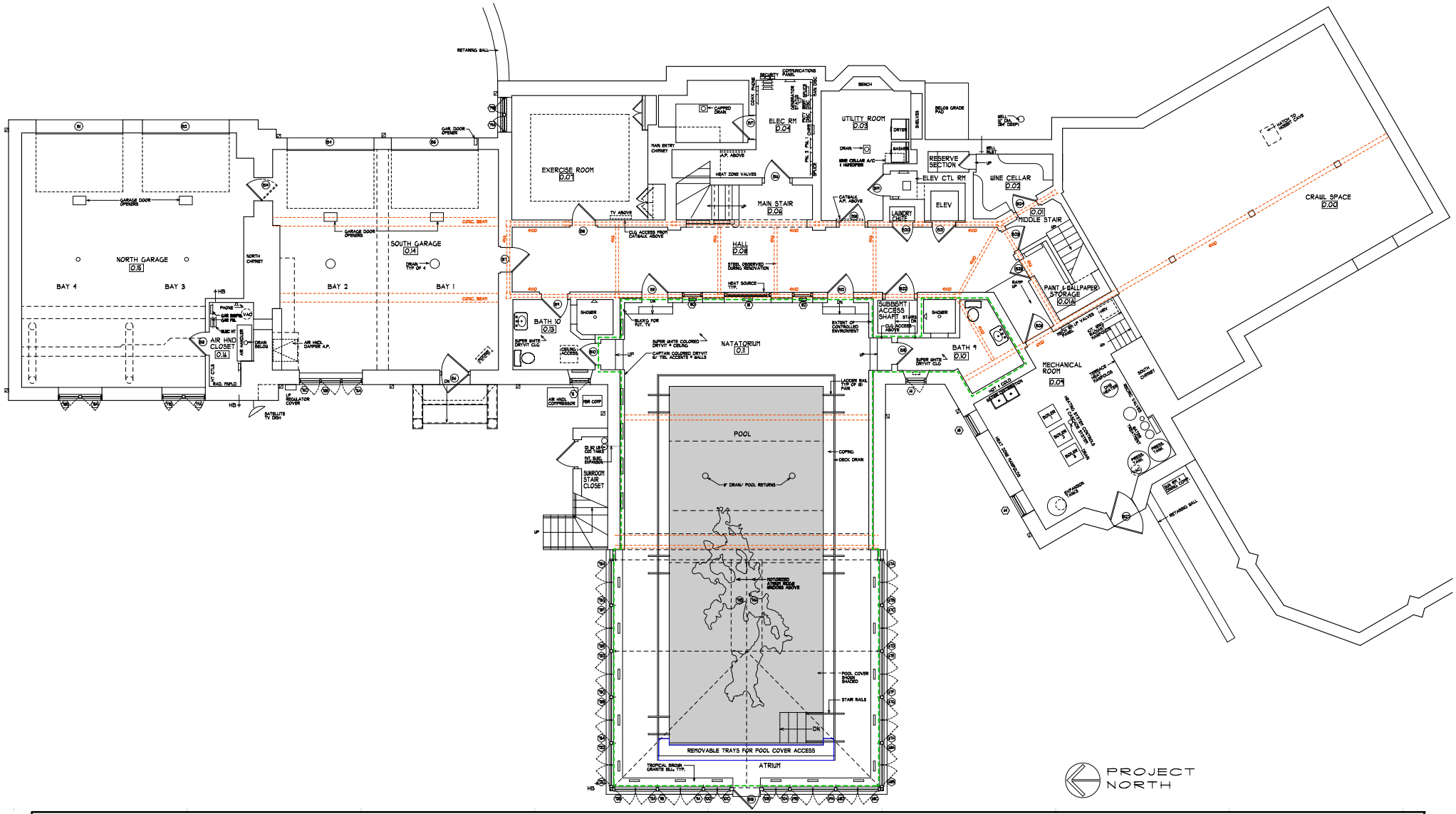
THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

4-21-12 ISSUE AS-BUILT

REVISIONS

Job No.	File Name
	bibodeau - AsBuilts
Drawn By	Date
KDESIGN	4/24/2012
Checked	Issue for Construction
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A3



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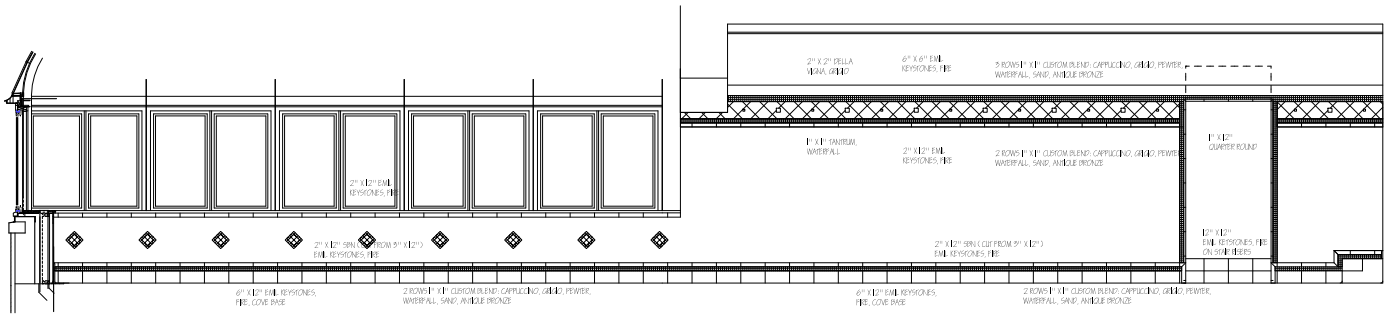
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BASEMENT PLAN
SCALE: 1/4" = 1'-0"

REVISIONS
4-21-12 ISSUE AS-BUILT

Job No.	File Name
	bibodeau - AsBuilts
Drawn By	Date
KDESIGN	4/24/2012
Checked	Issue for Construction
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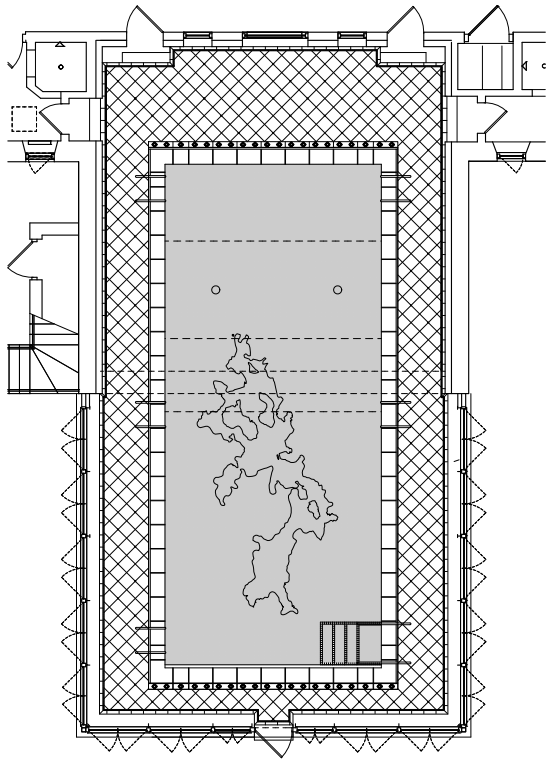


NORTH WALL - SOLARIUM SIDE

SCALE: 1/2" = 1'-0"

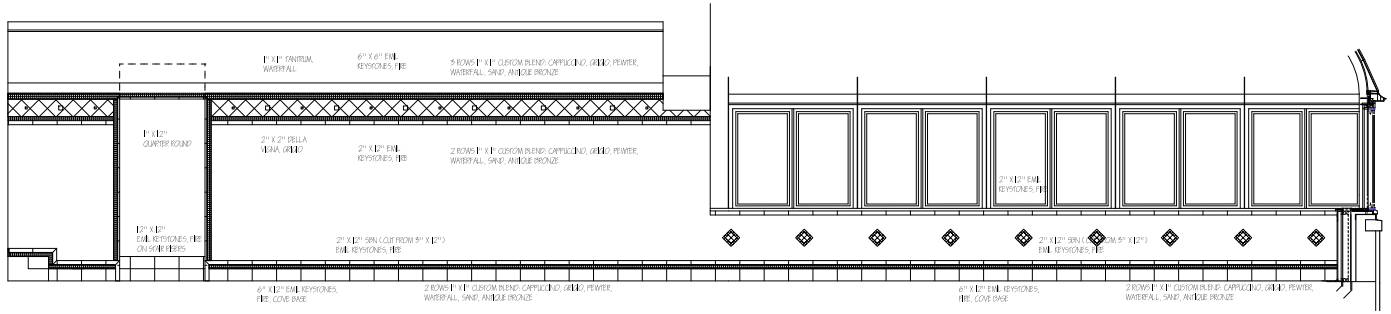
NORTH WALL - HALL SIDE

SCALE: 3/8" = 1'-0"



POOL FLOOR LAYOUT

SCALE: 1/4" = 1'-0"

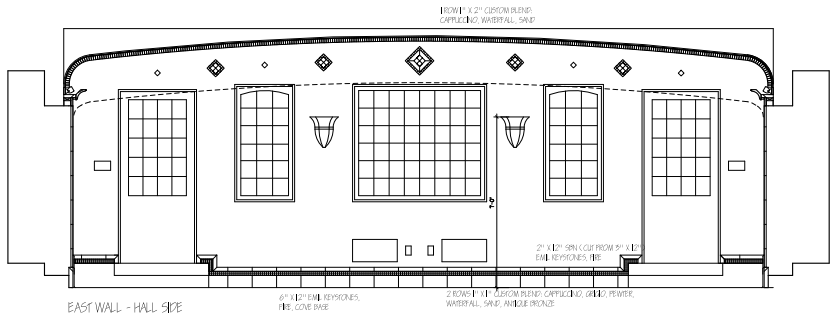


SOUTH WALL - HALL SIDE

SCALE: 1/2" = 1'-0"

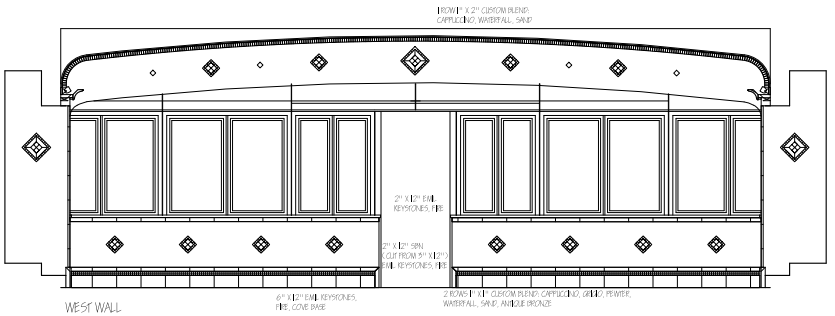
SOUTH WALL - SOLARIUM SIDE

SCALE: 3/8" = 1'-0"



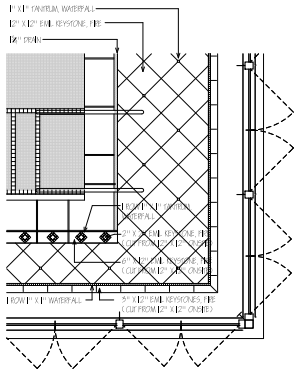
EAST WALL - HALL SIDE

SCALE: 1/2" = 1'-0"



WEST WALL

SCALE: 1/2" = 1'-0"



FLOOR DETAIL

SCALE: 1/2" = 1'-0"

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POOL TILE LAYOUTS
SCALE: 1/2" = 1'-0"

REVISIONS
4-27-12: ISSUE AS-BUILT

Job No.	File Name
	tile
Drawn By	Date
KDESIGN	4/27/2012
Checked	Issue for Construction
	-

A7.3