808 Sunday River Road

Newry, Maine



For more information, please contact:

LORIE DANA
Luxury Real Estate Agent
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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. SA928022

Receipt # 211054
ERECORD
Bk 5663 PG 404
12/28/2021 02:48:37 PM
Pages 6
DEED
Instr # 22285
Cherri L Crockett Register of Deeds OXFORD COUNTY

QUITCLAIM DEED
(With Covenants)

KNOW ALL BY THESE PRESENTS, that

ROBERT V. KENNA as Trustee of the ROBERT V. KENNA TRUST OF 1990 dated February 14, 1990, with an address of 1001 Mud Creek Road, Albany, GA 31721.

For Consideration given, hereby grants and conveys unto:

LYONS MAINE, LLC. a Maine Limited Liability Company with an address of 1782 Apple Valley Road, Lyons, CO 80540 ***with quitclaim covenants***, certain lots or parcels of land, together with the buildings and improvements thereon located in the Town of Newry, County of Oxford and State of Maine as more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

MAINE REAL ESTATE TRANSFER TAX PAID

WITNESS my hand and seal this 23 day of Dec., 2021.

ROBERT V. KENNA TRUST OF 1990
Dated February 14, 1990

Robert V. Kenna

Robert V. Kenna, Trustee

STATE/~~COMMONWEALTH~~ OF: Georgia
COUNTY OF: Dougherty

DATE: 12/23/, 2021

Then personally appeared the above-named Robert V. Kenna, as Trustee of the Robert V. Kenna Trust of 1990 dated February 14, 1990 and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

JOAN HALL NOTARY PUBLIC DOUGHERTY COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 01, 2022

Joan Hall

Notary Public/~~Attorney at Law~~
Print name: Joan Hall
My Commission expires 8/1/2022

EXHIBIT A

Parcel One:
A certain lot or parcel of land situated in the Town of Newry, County of Oxford, State of Maine, and being more particularly bounded and described as follows:

Beginning at a point on the apparent southerly bound of Sunday River Road, said point being at the end of a fence and marking the northeast corner of land now or formerly of H.W. Brewster;
Thence North 87° 45 '00" East sixty-three and thirty-five hundredths (63.35) feet along the southerly bound of the Sunday River Road to an iron pipe;
Thence South 35°20' 00" West one hundred and eighty and two hundredths (180.02) feet to an iron pipe;
Thence South 39°26' 54" East four hundred and ten and sixteen hundredths (410.16) feet to an iron pipe;
Thence South 24°16' 29" West one hundred and sixteen and fifty seven hundredths (116.57) feet to an iron pipe at the top of a high bank;
Thence on the same course one hundred and forty (140) feet, more or less, to Sunday River;
Thence five hundred and eighty (580) feet, more or less, northwesterly upstream along the easterly shore of Sunday River to a point South 35° 20' 00" West from the point of beginning, said point being the southernmost corner of Brewster;
Thence North 35° 20' 00" East fifteen (15) feet more or less along the southerly bound of Brewster to a fence post at the top of a bank;
Thence on the same course two hundred and five and eighteen hundredths (205.18) feet along the wire fence and southerly line of Brewster to the point of beginning.

Being all and the same premises conveyed by Julie N. Bullard to Robert V. Kenna by deed dated July 8,2005 and recorded in the Oxford County Registry of Deeds in Book 3761, Page 156.
Being Parcel One as described in the quitclaim deed with covenant from Robert V. Kenna to Robert V. Kenna Trust of 1990 dated September 26, 2017 and recorded in the Oxford County Registry of Deeds in Book 5370, Page 550.

Parcel Two:
A certain lot or parcel of land located on the southerly bounds of the Sunday River Road and on the north side of Sunday River bounded and described as follows:

Beginning at a 1.5" iron pipe set on the southerly bounds of the Sunday River Road at the northeast corner of land now or formerly of AJJA, LLC as described in the deed recorded in the Oxford County Registry of Deeds at Book 2647, Page 146;
Thence South 83 degrees 03 minutes East for a distance of 135.30 feet along the southerly bounds of the Sunday River Road to a point;
Thence South 70 degrees 12 minutes East for a distance of 78.44 feet along the southerly bounds of the Sunday River Road to a point;
Thence South 60 degrees 41 minutes East for a distance of 244.61 feet along the southerly bounds of the Sunday River Road to a point;

Thence South 61 degrees 20 minutes East for a distance of 160.07 feet along the southerly bounds of the Sunday River Road to a point;
Thence South 60 degrees 41 minutes East for a distance of 148.08 feet along the southerly bounds of the Sunday River Road to a 5/8" capped rebar;
Thence South 00 degrees 26 minutes East for a distance of 321.71 feet along land now or formerly owned by Old Mountain Road LLC to a 5/8" capped rebar;
Thence South 60 degrees 00 minutes East for a distance of 100.00 feet along land now or formerly owned by Old Mountain Road LLC to a 5/8" capped rebar;
Thence South 39 degrees 30 minutes West for a distance of 500.00 feet along land now or formerly owned by Old Mountain Road LLC to a 5/8" capped rebar;
Thence continuing South 39 degrees 30 minutes West for a distance of 20 feet ,more or less, along land now or formerly owned by Old Mountain Road LLC to Sunday River;
Thence westerly 550 feet more or less up Sunday River to the southeast corner of land now or formerly of AJJA, LLC;
Thence North 22 degrees 14 minutes East for a distance of 140 feet, more or less, along the east bounds of land now or formerly of AJJA, LLC to a 1.5" iron pipe;
Thence continuing North 22 degrees 14 minutes East for a distance of 116.64 feet along the east bounds of land now or formerly of AJJA, LLC to a 1.5" iron pipe;
Thence North 40 degrees 12 minutes West for a distance of 412.97 feet (deeded 410.16) along the northerly bounds of land now or formerly of AJJA, LLC to a 1.5" iron pipe;
Thence North 33 degrees 20 minutes East for a distance of 180.07 feet along the easterly bounds of land now or formerly of AJJA, LLC to the point of beginning. Said property contains 11.1 acres, more or less.

Said Parcel Two is conveyed subject to the following covenants and restrictions (the Restrictions"):

1. Residential Uses: The Property shall be used only for residential purposes, as described below. No commercial enterprise of any nature or description shall be conducted or maintained on any portion of the Property, except that an Owner may conduct a home occupation if permitted by the municipal ordinances of the Town of Newry, so long as no such home occupation employs more than two (2) persons other than the Owner and members of his immediate family.

2. Residential Unit: No Building or other Structure other than a single Residential Unit shall be maintained at any time on the Property. The Residential Unit shall be set back at least twenty-five (25) feet from all roads abutting the Property and from all other lot lines.

3. Foundation: No Building shall be constructed, erected, installed or maintained on the Property except on a continuous, permanent and immobile foundation made or consisting of a solid or mortared masonry wall.

4. Exterior of Buildings: No Building erected on the Property shall be covered with tar paper, asphalt siding or corrugated metal siding. All such Buildings shall be covered with clapboards, shingles, brick, vinyl siding, or similar suitable materials.

Further, all Buildings erected on the Property shall be constructed in compliance with all applicable federal, state and local building ordinances and codes, including, but not limited to any building setbacks.

5. Construction of Residential Units: All exterior construction of Residential Units shall be completed within one (1) year from the date that construction, as evidenced by excavation of the foundation, commences.

6. Temporary Structures: No Building of a temporary character, whether trailer, tent, shack, garage, barn or other outbuilding shall be maintained or used on the Property at any time as a residence, either temporarily or permanently.

7. Animals: No poultry, swine, livestock or other animals shall be kept on the Property, with the exception of horses and dogs that comply with local ordinances and, for grazing only, sheep and cows that comply with local ordinances.

8. Trees: No more than twenty five percent (25%) of the trees measuring five (5) inches in diameter, or larger, measured at any point three (3) feet or more above the ground shall be cut in any five (5) year period from the Property, except as are necessary for building purposes, lawns, private ways, for removal of dead or diseased trees, or the clearing of a garden area of a size sufficient to provide for the private consumption of the occupants of the Property. Grounds cleared for lawns shall be seeded and protected from erosion as soon as the weather permits.

9. Compliance with Local Ordinances: The Owner of the Property shall occupy and maintain the Property in accordance with the rules, regulations and ordinances duly enacted by the Town of Newry.

10. Subdivision and Alteration of Lot Lines: The Property shall be considered a single lot and may not be further subdivided.

11. Prohibited Vehicles: No more than one (1) unregistered vehicle, of any nature or design, shall be brought upon, or be maintained, or be permitted to remain on the Property at any time.

12. Signs: No signs, billboards, posters, or advertising of any character shall be erected, permitted or maintained on the Property except one sign, no greater than three (3) square feet in size, identifying the Owner of the Property or advertising the Property for sale or rent. Old Mountain Road LLC reserves for itself and its successors and assigns, the right to enter upon the Property to remove any such signs, billboards, posters or advertising devices that are in violation of this paragraph, without liability for damages.

13. Removal of Debris: The owner shall maintain the Property free of dead trees, trash, refuse and other unsightly objects.

14. Definitions:

Building: "Building" shall mean and refer to any Structure that has a roof and that is designed or intended for shelter, housing or enclosure of persons, animals, processes, equipment or property of any kind.

Home: "Home" shall mean and refer to the individual dwelling constructed on the Property and any accessory structure located on or about the Property.

Owners: "Owners" shall mean and refer to the record owner or owners of a fee simple title to the Property but shall not include any person or legal entity owning an interest merely as security for an obligation.

Residential Unit: "Residential Unit" shall mean and refer to one detached Home designed as a residence for one family either standing alone or combined with any or all of: (1) one garage for private use with such residence and constructed either as an integral part of such residence or as a detached building and adapted for the storage of not more than three automobiles and (ii) garden Structures ordinarily appurtenant to single family residences. The term "Residential Unit" shall not include trailers, mobile homes or similar structures containing or suspended upon wheels, axles or chassis.

Structure: "Structure" shall mean and refer to any combination of materials covering more than 10 square feet constructed above or below the surface of the ground, including a porch or deck. The term Structure shall not include boundary walls, fences, awnings or tents, uncovered and unenclosed patios and terraces, driveways and parking lots.

15. Severability: Each and every provision contained herein shall be considered to be independent and separate. If any one or more of the Restrictions shall for any reason be held to be invalid or unenforceable, all of the remaining Restrictions shall remain in full force and effect.

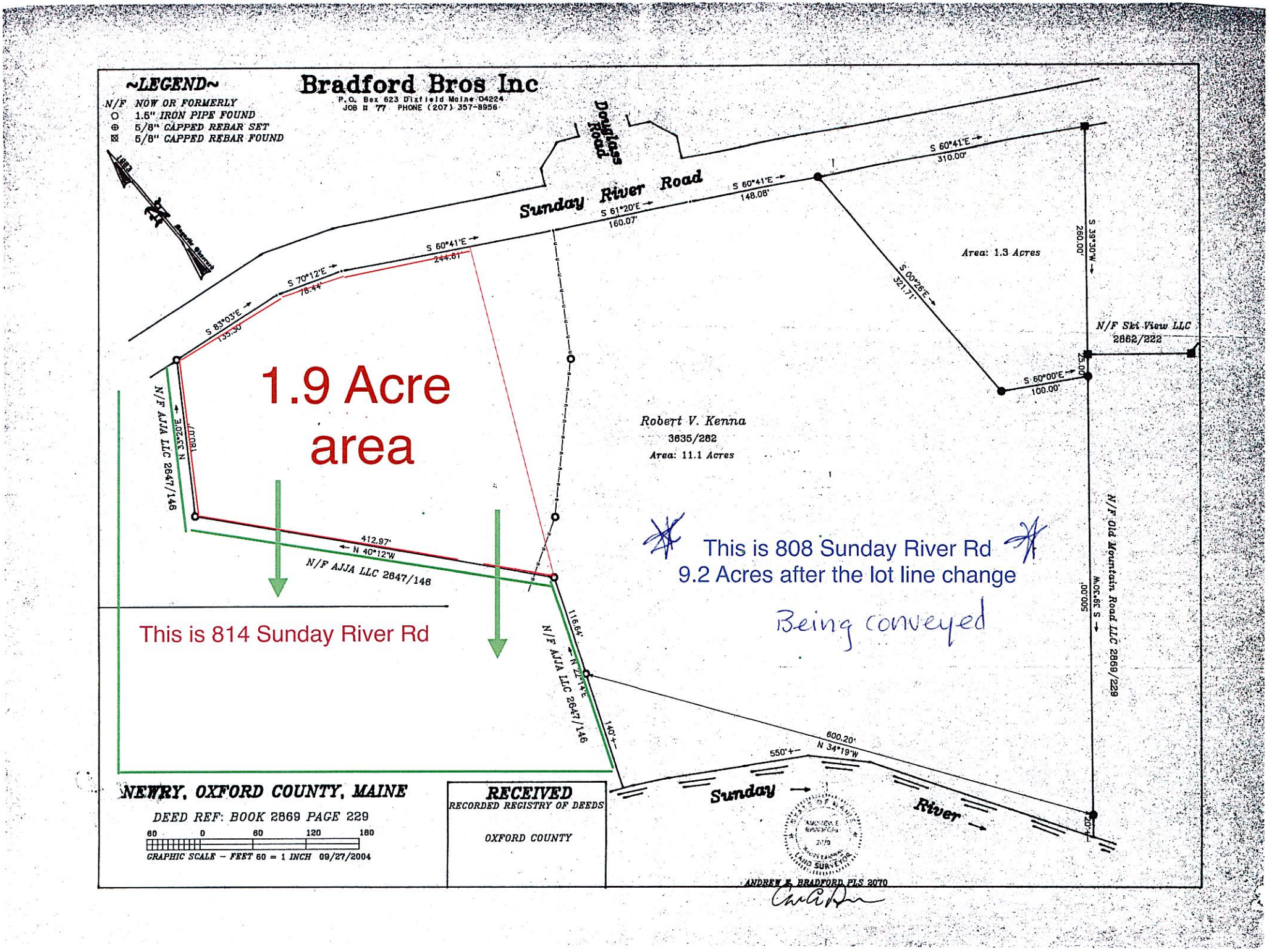
16. Enforcement and Remedies: These Restrictions shall be enforceable by Old Mountain Road LLC, its successors and assigns by a proceeding for specific performance or by a suit or actions to recover damages. If any suit or proceeding is brought to enforce any provision of these Restrictions, Old Mountain Road LLC, its successors and assigns shall be entitled to collect all costs and expenses of enforcement, including reasonable attorney's fees.

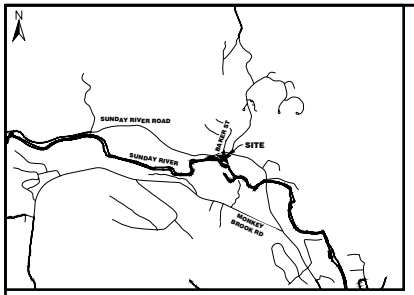
17. No Waiver: Failure to enforce any provision of these Restrictions shall not operate as a waiver of any such provision or of any other provision of these Restrictions.

EXCEPTING and RESERVING however, the easement from Robert V. Kenna to Central Maine Power Company and Unite' Inc. dated October 13, 2005 and recorded in the Oxford County Registry of Deeds in Book 3863, Page 270.

Being the same premises conveyed by Old Mountain Road LLC to Robert V. Kenna by Warranty Deed dated November 19, 2004 and recorded in the Oxford County Registry of Deeds in Book 3635, Page 282. Being Parcel Two as described in the quitclaim deed with covenant from Robert V. Kenna to Robert V. Kenna Trust of 1990 dated September 26, 2017 and recorded in the Oxford County Registry of Deeds in Book 5370, Page 550.

G:\WP_DOcs\REAL ESTATE NONCLOSING FILES\2021-589-RobertVKennaTrust LyonsMaine,LLC\Documents\Robert Kenna Trust to Lyons Maine LLC QC Deed.docx


~LEGEND~
N/F NOW OR FORMERLY
1.6" IRON PIPE FOUND
5/8" CAPPED REBAR SET
5/8" CAPPED REBAR FOUND
Bradford Bros Inc
P.O. Box 623 Dixfield Maine 04224
JOB # 77 PHONE (207) 357-8956
Douglas Road
Sunday River Road
S 60°41'E 310.00'
S 60°41'E 148.08'
S 61°20'E 160.07'
S 60°41'E 244.61'
S 70°12'E 78.44'
S 83°03'E 135.30'
S 39°30'W 260.00'
S 00°26'E 321.71'
Area: 1.3 Acres
N/F Ski View LLC
2862/222
S 60°00'E 100.00'
1.9 Acre area
Robert V. Kenna
3635/282
Area: 11.1 Acres
N/F AJJA LLC 2647/146
N 33°20'E 180.00'
412.97'
N 40°12'W
N/F AJJA LLC 2647/146
This is 814 Sunday River Rd
This is 808 Sunday River Rd
9.2 Acres after the lot line change
Being conveyed
116.64'
N 21°14'E
N/F AJJA LLC 2647/146
140'+-
600.20'
N 34°19'W
550'+-
Sunday River
N/F Old Mountain Road LLC 2869/229
S 39°30'W 1000.00'
NEWRY, OXFORD COUNTY, MAINE
DEED REF: BOOK 2869 PAGE 229
60 0 60 120 180
GRAPHIC SCALE - FEET 60 = 1 INCH 09/27/2004
RECEIVED
RECORDED REGISTRY OF DEEDS
OXFORD COUNTY
ANDREW E. BRADFORD PLS 2070



LOCATION MAP 1" = 1/2 MILE

LEGEND

- EXISTING IRON PIPE, ROD, OR REBAR, AS NOTED (SURVEYED)
- EXISTING IRON PIPE, ROD, OR REBAR, (PER PLAN REF 1)
- UTILITY POLE
- OVERHEAD UTILITY
- BOUNDARY LINE (SURVEYED)
- ABUTTING BOUNDARY LINES (APPROX.)
- STONEWALL
- TREELINE (APPROX.)
- PAVEMENT

SUNDAY RIVER ROAD

S75°36'06"E 148.08'

S75°15'06"E 160.07'

S75°34'21"E 239.40'

2100'± TO SUNDAY RIVER BRIDGE

5/8" REBAR CAPPED "PLS 2434" 6" ABOVE GRADE

DRIVEWAY

HOUSE

GARAGE

GARAGE

"BEING ALL OF THE 808 SUNDAY RIVER ROAD PROPERTY"

PORTION OF PARCEL 2
BOOK 5663, PAGE 404

NEWRY
TAX MAP R13, LOT 25D

NOW OR FORMERLY
KENNETH P. HOTOFF &
KRISTINA HOSMER
BOOK 4599, PAGE 213

S16°21'06"E 321.71'

NEWRY
TAX MAP R13, LOT 25B

NOW OR FORMERLY
JULIE A. STEVENS
BOOK 5776, PAGE 533

S74°55'06"E 100.00'

NEWRY
TAX MAP R13, LOT 25A

NOW OR FORMERLY
LYONS MAINE, LLC
BOOK 5663, PAGE 404
"PARCEL 1 & PORTION OF PARCEL 2"
(PLAN REFERENCE 2)

422.80'
N08°48'42"W

ORIGINAL SUBDIVISION LINE (PLAN REFERENCE 1)

1" IRON PIPE CAPPED "PLS 2078" 10" ABOVE GRADE

1" IRON PIPE CAPPED "PLS 2078" 12" ABOVE GRADE

118.68'
N07°19'02"E

166'±
N07°19'02"E

(TIE LINE)
N49°14'06"W
600.20'

540'± ALONG RIVER

SUNDAY RIVER

S24°34'54"W 20'±

NEWRY
TAX MAP R13, LOT 25

NOW OR FORMERLY
MAINE MOUNTAIN
WEDDINGS, LLC
BOOK 5399, PAGE 359

S24°34'54"W 500.00'

15'±

GRID NORTH AT POINT MAR

NOTES

1. ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD83 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
2. TOWN OF NEWRY: TAX MAP R13, LOT 25C.
3. OWNER OF RECORD AT TIME OF SURVEY: LYONS MAINE, LLC: BOOK 5663, PAGE 404.
4. TOTAL AREA: 9.57 ACRES, MORE OR LESS.
5. ALL BOOK AND PAGES REFER TO THE OXFORD COUNTY REGISTRY OF DEEDS.
6. TREELINE, BUILDINGS, & DRIVEWAY SHOWN ARE APPROXIMATE AND WERE DIGITIZED FROM GOOGLE EARTH AERIAL PHOTOGRAPHY.
7. SUNDAY RIVER RIVER IS A NAVIGABLE RIVER. IT IS THE OPINION OF THIS SURVEYOR THAT THE RIPARIAN BOUNDARY LINES EXTEND TO A LINE EQUAL DISTANT BETWEEN THE OPPOSING BANKS WITH A COMMON LAW PUBLIC EASEMENT BETWEEN THE OPPOSING NORMAL HIGH WATER LINES. THE DISTANCE ALONG THE RIVER AND TOTAL LOT AREA SHOWN ON THIS PLAN ARE APPROXIMATE AND BASED ON THE APPROXIMATE LOCATION OF THE APPARENT HIGH WATER LINE AND BASED ON VISUAL EVIDENCE OF VEGETATION & SCOURING.
8. THIS PLAN IS NOT A STANDARD BOUNDARY SURVEY AND WAS COMPILED AS A SKETCH FOR REFERENCE PURPOSES ONLY. THE WESTERLY BOUNDARY LINE WAS SURVEYED BY MAIN-LAND IN 2025, ALL OTHER BOUNDARY LINES SHOWN ARE BASED ON PLAN REFERENCE 1 WITHOUT THE BENEFIT OF A FIELD SURVEY. THE PURPOSE OF THIS PLAN IS TO SHOW THE APPROXIMATE SIZE AND CONFIGURATION OF THE REMAINING PORTION OF DEED PARCEL 2 (LOT 1 – PLAN REFERENCE 1), WHICH WAS AMENDED BY PLAN REFERENCE 2.

PLAN REFERENCES

1. "BAKER ACRES III", DATED SEPTEMBER 27, 2004, MADE FOR OLD MOUNTAIN ROAD, LLC, SURVEYED BY ANDREW E. BRADFORD, PLS #2070, AND RECORDED IN PLAN FILE #4043 ON OCTOBER 19, 2006.
2. "PLAN SHOWING AN AMENDMENT TO LOT 1 BAKER ACRES III", DATED OCTOBER 16, 2025, MADE FOR LYONS MAINE LLC, SURVEYED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC., AND RECORDED IN PLAN FILE #25-6283 ON NOVEMBER 6, 2025.

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.
39 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
182A MOOSEHEAD TRAIL NEWPORT, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDEV.COM

SKETCH PLAN
SHOWING A PORTION OF

LAND OF LYONS MAINE, LLC

808 SUNDAY RIVER ROAD,
TOWN OF NEWRY, COUNTY OF OXFORD, STATE OF MAINE

OWNER OF RECORD

LYONS MAINE, LLC

808 SUNDAY RIVER ROAD,
NEWRY, ME 04261

MADE FOR

JASON AHEARN

808 SUNDAY RIVER ROAD,
NEWRY, ME 04261

DRAWING SCALE:

40 0 20 40
(IN FEET)
1 INCH = 40 FT

REVISION NOTES:

PROJ. MGR:	RWD
DRAWN BY:	JTC
CHECKED BY:	TJG
REVISION NO.	N/A
SURVEY DATE:	2024-08-21
SUBMISSION DATE:	2026-03-16
SUBMITTED FOR:	FINAL

SKETCH PLAN

SEAL:

STATE OF MAINE
TIMOTHY J. GALLANT
2434
PROFESSIONAL
LAND SURVEYOR

TIMOTHY J. GALLANT PLS #2434

DRAWING NO.
S1.1

MLDC NO. 24-214 1 OF 1

Docusign Envelope ID: E1955AC3-7F39-4411-9BCD-3D7F338F9575

PROPERTY LOCATED AT: **808 Sunday River Road, Newry, ME 04261**

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: **11/05/2021** 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: **Front of home**

Installed by: **Affordable Well Drilling**

Date of Installation: **2006**

USE: Number of persons currently using system: **2**

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **None**

Source of Section I information: **Seller / Well Company / Previous Disclosure**

Buyer Initials _____ _____ _____ _____ Seller Initials Initial _____ _____ _____ _____

Docusign Envelope ID: E1955AC3-7F39-4411-9BCD-3D7F338F9575

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: _____

☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

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

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

Location: **Back Left of Home** OR ☐ Unknown

Date installed: **2006** Date last pumped: **05/20/2023** Name of pumping company: **Doyon Septic**

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

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

Date of last servicing of tank: **Unknown** Name of company servicing tank: **Unknown**

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Back Left of Home**

Date of installation of leach field: **2006** Installed by: **Jim Knight**

Date of last servicing of leach field: **Unknown** Company servicing leach field: **Unknown**

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

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

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: **Per Doyon Septic Service, septic design is for 5 bedrooms**

Source of Section II information: **Seller/Previous Disclosures**

Docusign Envelope ID: E1955AC3-7F39-4411-9BCD-3D7F338F9575

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	**Oil FHA**	**Propane/Monitor**	**Gas Fireplace**	**Wood Fireplace**
Age of system(s) or source(s)	**2006**	**2006**	**Propane**	**2006**
TYPE(S) of Fuel	**Oil**	**Propane**	**2006**	**Wood**
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**2024 2312 Gallons**	**2024 438 Gallons**		
Name of company that services system(s) or source(s)	**Community Energy**	**N/A**		
Date of most recent service call	**12/31/2023**	**N/A**		
Malfunctions per system(s) or source(s) within past 2 years	**None**	**None**	**None**	**None**
Other pertinent information	**Annual Service**	**Detached Garage**	**Living Room**	**Primary Bedroom**

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown
Are any buried? ..... [X] Yes [ ] No [ ] Unknown
Are all sleeved? ..... [X] Yes [ ] No [ ] 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? ..... [X] Yes [ ] No [ ] Unknown
If Yes, date: **April 20, 2022**
Date chimney(s) last cleaned: **N/A**
Direct and/or Power Vent(s): ..... [ ] Yes [X] No [ ] Unknown
Has vent(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown
If Yes, date: **N/A**

Comments: **Fireplace was recently turned into a gas fireplace but could easily go back to wood.**

Source of Section III information: **Seller/Previous Disclosure/Community Energy**

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? **N/A**
If tanks are no longer in use, have tanks been abandoned according to DEP? [ ] Yes [X] No [ ] Unknown
Are tanks registered with DEP? ..... [ ] Yes [X] No [ ] Unknown
Age of tank(s): **2006** Size of tank(s): **Unknown**
Location: **Next to detached garage and south side of house - two underground propane tanks**

Docusign Envelope ID: E1955AC3-7F39-4411-9BCD-3D7F338F9575

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

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

Comments: **Tanks are leased from Community Energy and inspected every other year. Last inspection was 2023**

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: **None**

Source of information: **Seller / Previous Disclosures**

C. RADON/AIR - Current or previously existing:

Has the property been tested? ..... ☒ Yes ☐ No ☐ Unknown

If Yes: Date: **2022** By: **Culligan Water**

Results: **68**

If applicable, what remedial steps were taken? **Mitigation System Installed**

Has the property been tested since remedial steps? ..... ☒ Yes ☐ No ☐ Unknown

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

Results/Comments: **None**

Source of information: **Seller / Culligan Water**

D. RADON/WATER - Current or previously existing:

Has the property been tested? ..... ☒ Yes ☐ No ☐ Unknown

If Yes: Date: **2022** By: **Culligan Water**

Results: **6,962**

If applicable, what remedial steps were taken? **Mitigation System Installed**

Has the property been tested since remedial steps? ..... ☒ Yes ☐ No ☐ Unknown

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

Results/Comments: **157**

Source of information: **Seller and Culligan Water**

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

Comments: **None**

Source of information: **Seller / Previous Disclosures**

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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: **None**

Source of information: **Seller/Previous Disclosures**

G. 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: **Seller/Previous Disclosures**

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

SECTION V - ACCESS TO THE PROPERTY

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, Easement to CMP**

Source of information: **Deed**

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? **N/A**

Road Association Name (if known): **N/A**

Source of information: **Seller**

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SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines “area of special flood hazard” as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ……. ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ……... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ……. ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ……... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? …… ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? …….. ☒ Yes ☐ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

AE

Relevant Panel Number: **23017C0801D** Year: **07/07/2009** (Attach a copy)

Comments: **Only the portion of land near the river is in the flood zone**

Source of Section VI information: **FEMA Maps**

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PROPERTY LOCATED AT: **808 Sunday River Road, Newry, ME 04261**

SECTION VII - GENERAL INFORMATION

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 the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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

Year Principal Structure Built: **2006** What year did Seller acquire property? **12/2021**

Roof: Year Shingles/Other Installed: **05/25/2021**

Water, moisture or leakage: **None**

Comments: **None**

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: **None**

Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, are test results available? ..... ☐ Yes ☐ No

Comments: **None**

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: **None**

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 defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... ☐ Yes ☒ No ☐ Unknown

Comments: **None**

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PROPERTY LOCATED AT: **808 Sunday River Road, Newry, ME 04261**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **None**

Comments: **Survey includes Map R13-25C**

Source of Section VII information: **Seller/Previous Disclosures**

SECTION VIII - ADDITIONAL INFORMATION

There are two electric curtains in the primary bedroom that have been non-operational since we owned the property. We believe the remote control was not turned over when we purchased the home. Light switch on the oven is non operational, but can be repaired when oven is serviced. Generator is serviced twice a year by Power Products. Last service was done in March of 2026.

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:
3/24/2026
3F3FE00A177D444...

SELLER DATE SELLER DATE

Lyons Maine 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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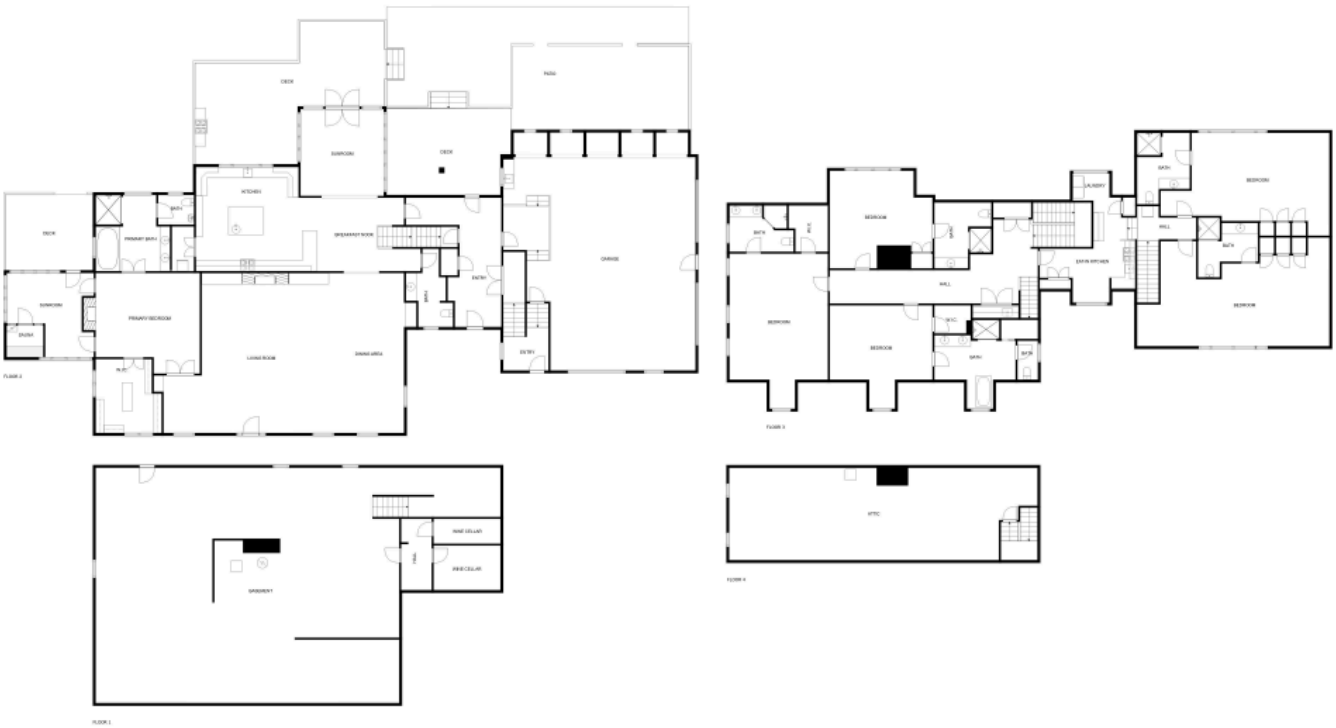

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.