Blueberry Hill

63 North Street | Kennebunkport, Maine



For more information, please contact:

Karen N. Reiche
Principal | Broker
kreiche@landvest.com
M: 207.776.8352 O: 207.774.8518
www.landvest.com

All information provided is deemed reliable but is not guaranteed and should be independently verified. BR108685

PROPERTY ADDENDUM

BLUEBERRY HILL
KENNEBUNKPORT, MAINE

PROPERTY OVERVIEW:

- Historic Kennebunkport Post Colonial built in 1782 (per town record)
- 3890± SF of living space
- 4 Bedrooms, 2 Full and 1 Half Baths
- Antique Cape Style Caretaker's House
- 2080± SF of living space
- 3 Bedrooms, 1 Full and 1 Half Baths
- 36x42 Detached Barn
- 2 Car Heated Garage with space above
- 35.36 ± acre lot w/ (Proposed Lot Division)
- 378'± of Road Frontage (per survey)

AMENITIES:

- The land is a beautiful mix of fields and woods, complemented by a pond
- Tree-lined driveway with majestic Maple Trees
- Endless high bush blueberries
- Apple orchard
- Maple tree grove with tapping equipment installed
- In-ground pool with pool shed
- 16x30 Pole Barn
- 14x10 Sugar Shack with RO system to make maple syrup (removes water much faster)
- 5x10 Garden Shed
- Abuts Conservation Land

UTILITIES & SYSTEMS
MAIN HOME:

- Heat: Forced Hot Air / Gas
- Hot Water: Separate Electric
- 2 Woodburning Fireplaces and 1 Gas Fireplace
- Water: Public
- Septic: Private Septic
- Generator

CARTAKER'S HOUSE:

- Heat: Forced Hot Air / Gas
- Hot Water: Electric
- Woodstove Hookup
- Gas Fireplace

- Water: Public
- Sewer Private Septic

LEGAL FROM YORK COUNTY REGISTRY OF DEEDS:

- Deed: Book 17280 Page 038

PROPERTY INFORMATION FROM THE TOWN OF KENNEBUNKPORT:

- Tax Map: 12 Lot 5-18
- Acreage: 35.36 ac. (per survey dated Sept. 19, 1988 *Town has 31ac.)
- Taxes: $18,728.05 (2026)
- Zoning: The property lies in the Village Residential (VR) and Free Enterprise (FE) Zones

SURVEY:

- Plan of Land on North Street Dated September 19, 1988, by Owen Haskell Inc.
- Subdivision Concept of Blueberry Hill Dated March 6, 2026, by Sebago Tech

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EXCLUSIVELY LISTED WITH LANDVEST
$5,250,000

KAREN N. REICHE
207.776.8352
kreiche@landvest.com

Historical Significance

Blueberry Hill and Acclaimed Singer Jane Morgan's Stewardship

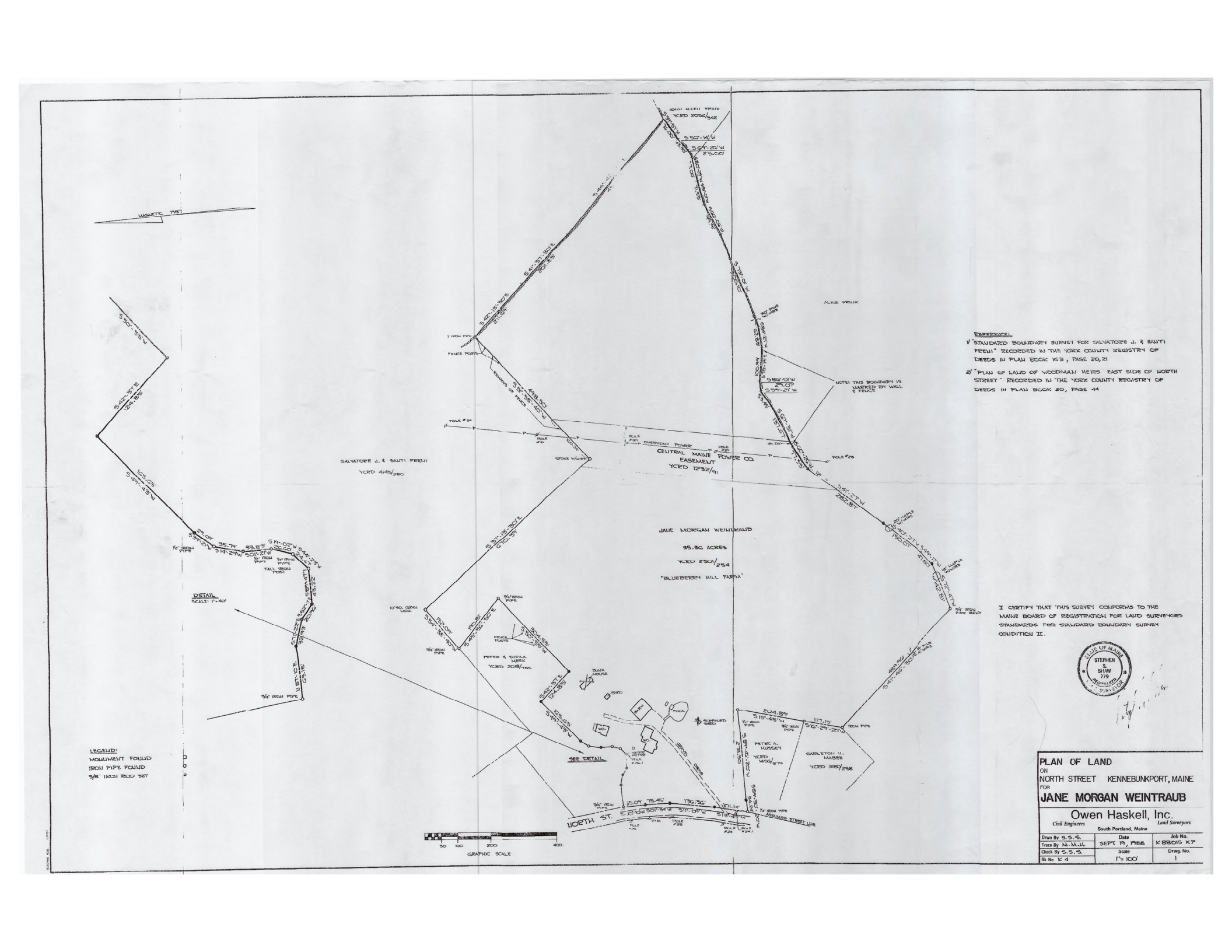
At Blueberry Hill, the salt-air serenity of the southern Maine coastline meets a legacy of unparalleled cultural gravity that embodies the art of the American narrative. Set on thirty-five acres of pristine landscape is a storied canvas where eighteenth-century maritime sturdiness meets the allure of a mid-century chanteuse. Originally commissioned in the late 1790s for Stephen Perkins, a name synonymous with Kennebunk's shipbuilding aristocracy, the residence was built with the quiet confidence of the post-colonial tradition and designed to mirror the prosperity of the sea. A monument of wide-plank pine and hand-hewn timber, Blueberry Hill has served as a visual anchor for the historic North Street corridor for over two centuries.

The residence is a dialogue between the past and the contemporary. The architectural centerpiece is the Barn, a soaring space defined by salvaged, hand-hewn timbers from the property's original cow barn that provide a rugged, textural counterpoint to the home's airy interiors. This design narrative of texture and light continues throughout the home, where original wide-plank pine floors and a monumental granite mantle, forged from the barn's foundation, ground the sophisticated aesthetic. The primary suite serves as a study in high-style repose, offering a contemporary sanctuary that honors the home's eighteenth-century bones while providing every modern luxury.

While the home's bones are deeply rooted in Maine's seafaring past, its spirit was truly defined by Jane Morgan, the Juilliard-trained "American Girl from Paris" who made the estate her own in 1958. Long before she became a global sensation with gold records like Fascination, she was simply Flossie Currier, a girl who grew up in the wings of the Kennebunkport Playhouse. Founded by her brother, Robert Currier, the Playhouse was the heartbeat of the town's cultural life. From Jane's early days working the box office to her triumphant return in glamorous Paris couture, she was the bridge between small-town Maine and the international stage, where her connections eventually transformed the Playhouse into a destination for well-known talent.

Under her stewardship, Blueberry Hill became a canvas where diplomacy and celebrity converged. It was a place where neighbors like George and Barbara Bush would come from Walker's Point for cocktails with screen icons like Joan Fontaine and Myrna Loy. Though Jane's marriage to the legendary producer Jerry Weintraub in 1965 added another layer of Hollywood prestige to the estate, the home always reflected Jane's personal grace. Together, they hosted evenings that blurred the lines between political power and cinematic prestige, but it was Jane who remained a force of nature - a woman who could perform at the White House one night and be seen the next morning tending to her gardens.

In a town characterized by compact historic lots, Blueberry Hill is a gracious anomaly—a verdant, private sanctuary that feels as secluded today as it did when Jane first purchased it nearly seventy years ago. To inhabit Blueberry Hill is to step into a lineage of greatness. It is an invitation to be the next steward of a property that has hosted the architects of American music, film, and history—a home that remains, above all else, a timeless classic.



REFERENCES:

1/ "STANDARD BOUNDARY SURVEY FOR SALVATORE J. & SAUTI FEENJI" RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 163, PAGE 20, 21

2/ "PLAN OF LAND OF WOODMAN HEIRS EAST SIDE OF NORTH STREET" RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 20, PAGE 44

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS FOR STANDARD BOUNDARY SURVEY CONDITION II.

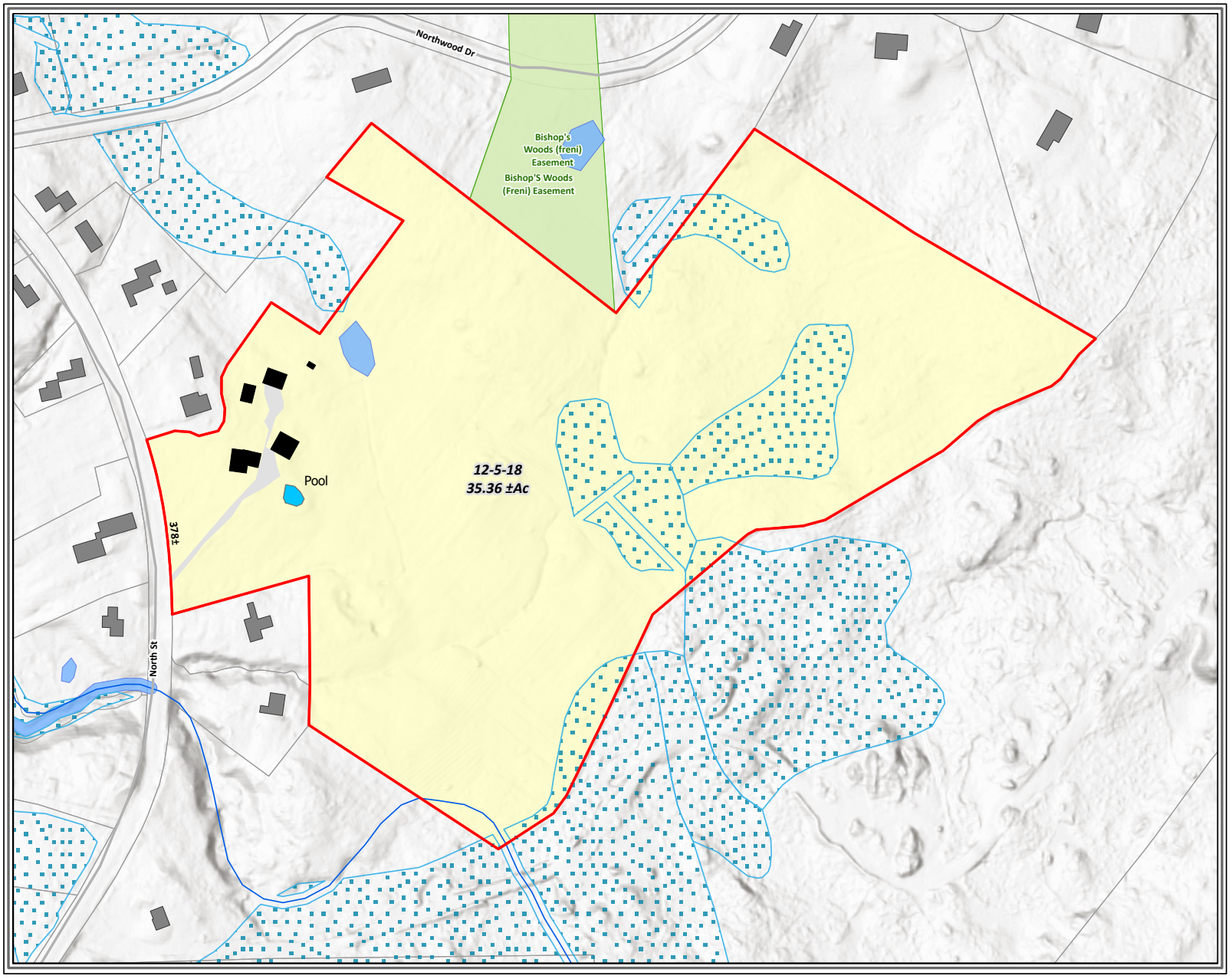
STATE OF MAINE STEPHEN S. SHAW 779 REGISTERED LAND SURVEYOR

LEGEND:
MONUMENT FOUND
IRON PIPE FOUND
5/8" IRON ROD SET

PLAN OF LAND
ON
NORTH STREET KENNEBUNKPORT, MAINE
FOR
JANE MORGAN WEINTRAUB

Owen Haskell, Inc.
Civil Engineers Land Surveyors
South Portland, Maine

Drwn By S.S.S.	Date SEPT. 19, 1985	Job No. K 88015 KP
Trace By M.M.H.		
Check By S.S.S.	Scale 1"= 100'	Drwg. No. 1
Bk No K 4		



Blueberry Hill Farm

Kennebunkport, ME

Base Plan

Legend

- Subject Property - 35.36 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: ME2942
Date: 11/20/25

0 100 200 400 Feet

Scale: 1" = 200 "

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

LandVest

Path: J:\aaGISOrg\Projects\Assigned\ME2942-P 63 North Street, Kennebunkport, ME\ME2942-P base.aprx



Blueberry Hill Farm

Kennebunkport, ME

Base Plan Orthophotograph

Legend

- Subject Property - 35.36 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes

Credits: 2025 Imagery from Nearmap Imagery map service.

Project Number: ME2942
Date: 11/20/25

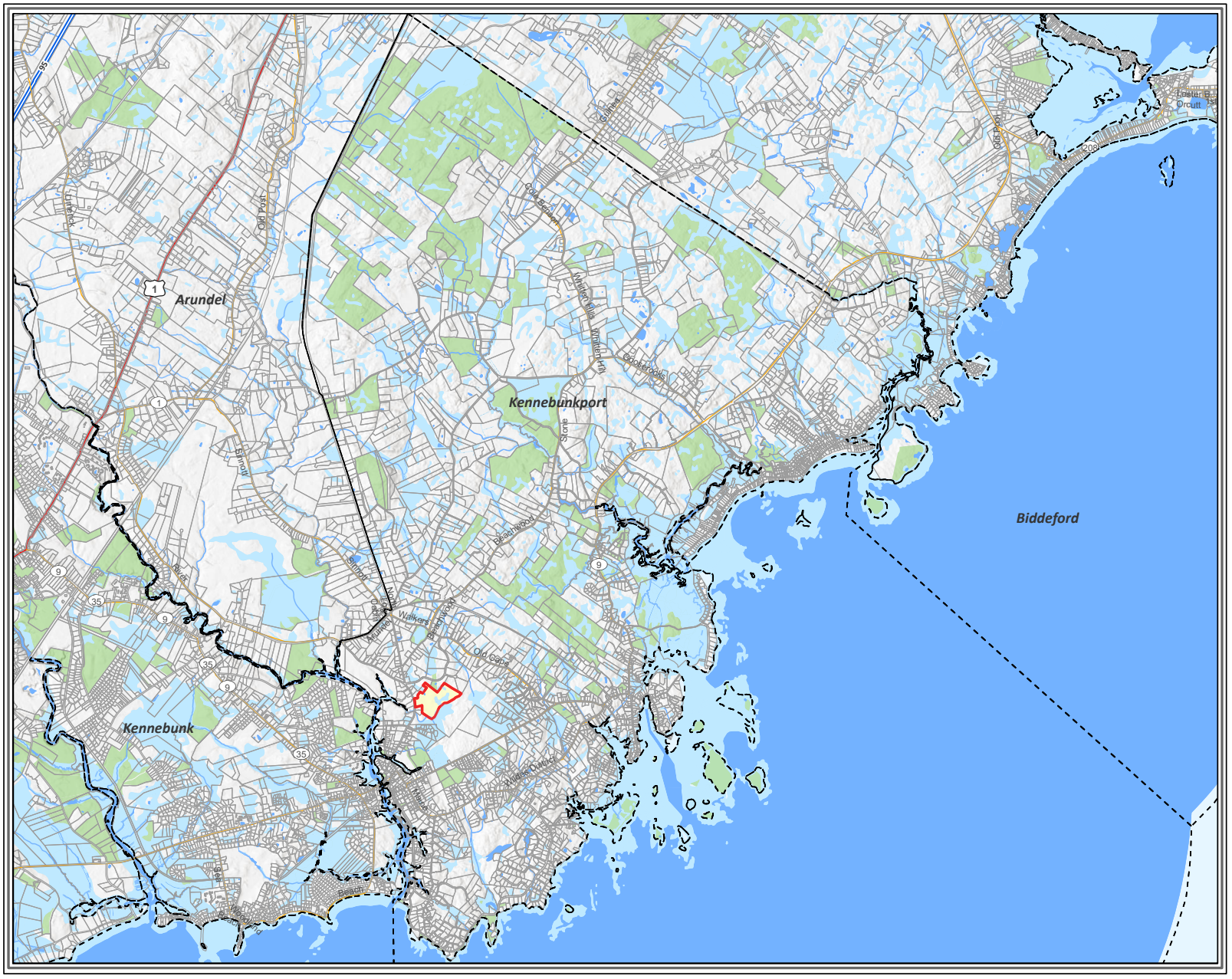
0 100 200 400 Feet

Scale: 1" = 200 "

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

LandVest

Path: J:\aaGISOrg\Projects\Assigned\ME2942-P 63 North Street, Kennebunkport, ME\ME2942-P ortho.aprx



Bluseberry Hill Farm

Kennebunkport, ME

Town Locus

Legend

- Subject Property - 35.36 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: ME2942
Date: 11/20/25

0 2,000 4,000 8,000 Feet

Scale: 1" = 4,000 "

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

LandVest

Path: J:\aaGISOrg\Projects\Assigned\ME2942-P 63 North Street, Kennebunkport, ME\ME2942-P town locus.aprx

63 North Street

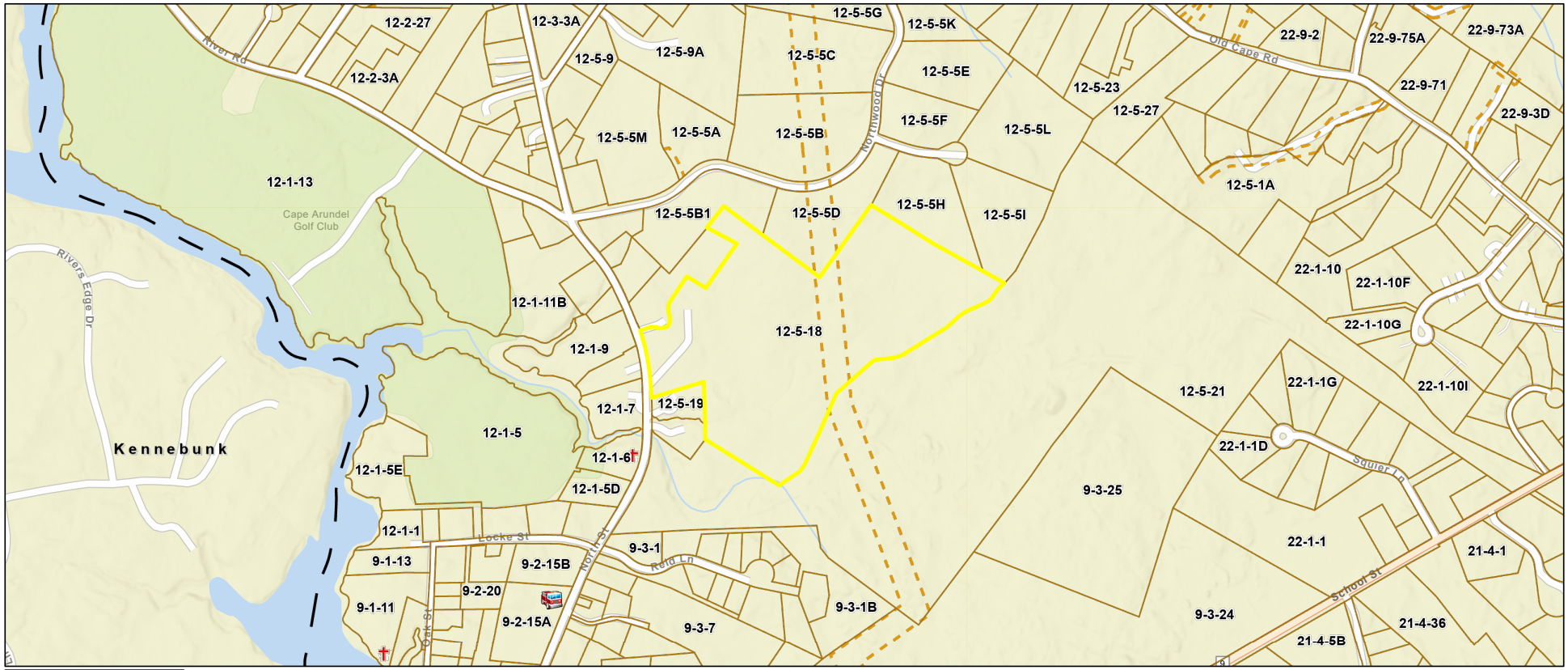
Kennebunkport, ME

September 2, 2025

1 inch = 548 Feet

0 548 1096 1644

CAI Technologies
Precision Mapping, Geospatial Solutions
www.cai-tech.com



Large Scale
PoliticalBoundary
Parcel Lines - No Ortho
Cemeteries - MEGIS
FireStations
Rights of Way

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

National Flood Hazard Layer FIRMette

FEMA

70°28'40"W 43°22'29"N



70°28'2"W 43°22'3"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/19/2026 at 8:13 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

BK 17280 PGS 38 - 42
INSTR # 2016028745
RECEIVED YORK SS
07/21/2016 11:26:31 AM
DEBRA ANDERSON
REGISTER OF DEEDS

TRUSTEE'S DEED OF DISTRIBUTION

I, **FLORENCE CATHERINE CURRIER WEINTRAUB**, the duly appointed and acting Trustee of the Weintraub Family Trust under Declaration of Trust dated June 2, 1989, by virtue of the authority given to me under the Weintraub Family Trust and in accordance with the terms thereof, in my capacity as Trustee thereof, do hereby transfer, grant, release and convey to **FLORENCE CATHERINE CURRIER WEINTRAUB**, the duly appointed and acting Trustee of the Jane Weintraub Trust under Declaration of Trust dated June 2, 1989, as amended, whose mailing address is 16000 Ventura Boulevard, Suite 900, Encino, CA 91436, being the person entitled to distribution, all the right, title and interest of the Trustee of the Weintraub Family Trust in and to the certain real property, together with any improvements thereon, located in Kennebunkport, York County, Maine and more particularly described in the attached **Exhibit A**.

Being the same premises conveyed to the original trustees of the Weintraub Family Trust by deed of Jane Morgan Weintraub (a/k/a Florence Catherine Currier Weintraub) dated June 7, 1991, and recorded in the York County Registry of Deeds in Book 5829, Page 120.

WITNESS my hand and seal as of this 19th day of July, 2016.

NO R.E. TRANSFER TAX PAID

Weintraub Family Trust

By: Florence Catherine Currier Weintraub
Florence Catherine Currier Weintraub
Trustee

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

July 19, 2016

PERSONALLY APPEARED the above-named FLORENCE CATHERINE CURRIER WEINTRAUB, Trustee as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

SEAL

Before me,

Kathleen L Griffith
Notary Public

KATHLEEN L. GRIFFITH
Notary Public, Maine
My Commission Expires November 26, 2020

SRG→ Bernstein Shur
P.O. Box 9729
Portland, ME 04104-5029

EXHIBIT A

Beginning at an iron pipe driven into the ground on the easterly side of North Street at the northwesterly corner of land conveyed by Frances R. Hwoschinsky to Clarence A. and Marjorie Clarke by deed dated November 15, 1957 and recorded in York County Registry of Deeds, Book 1367, Page 4; thence north fourteen degrees thirty-one minutes east (N 14° 31' E) by said North Street one hundred and one and one-tenth (101.1) feet to an iron pipe driven into the ground; thence north eleven degrees fifty-seven minutes east (N 11° 57' E) by said North Street one hundred thirty-six and twenty-eight hundredths (136.28) feet to an iron pipe driven into the ground; thence north two degrees twenty-two minutes east (N 2° 22' E) by said North Street seventy-five and thirty-five hundredths (75.35) feet to an iron pipe driven into the ground and to remaining land of Frances R. Hwoschinksy, said iron bearing south forty-one degrees thirteen minutes west (S 41° 13' W) one hundred thirty-four and eighty-three hundredths (134.83) feet from the underpinning at the southwesterly corner of the house standing on the remaining land of Frances R. Hwoschinksy and being nine and fifty-six hundredths (9.56) feet easterly from a hydrant standing on the easterly side of said Street; thence north eighty-two degrees twenty-two minutes east (N 82° 22' E) by the remaining land of Frances R. Hwoschinksy one hundred twenty-four and twenty-six hundredths (124.26) feet to an iron pipe driven into the ground; thence south eighty-four degrees twenty-one minutes east (S 84° 21' E) by the remaining land of Frances R. Hwoschinsky twenty-seven (27) feet to an iron pipe driven into the ground, said iron being in the prolongation in a northwesterly direction of the northeasterly face of the main part of the ell which exists on the northeasterly side of the main house standing on the lot herein described and being forty-five and forty-two hundredths (45.42) feet northwesterly from the corner-board at the northerly corner thereof and being forty-eight and ninety-three hundredths (48.93) feet northeasterly from the corner-board at the westerly corner of the main house; thence north seventy-eight degrees thirty-one minutes east (N 78° 31' E) by the remaining land of Frances R. Hwoschinsky eighteen and nineteen hundredths (18.19) feet to the center of a watermeter box, so-called, of Kennebunk, Kennebunkport and Wells Water District set in the ground; thence north fifty-six degrees ten minutes east (N 56° 10' E) by the remaining land of Frances R. Hwoschinsky three hundred five and ninety-five hundredths (305.95) feet to an iron pipe driven into the ground; thence north fifty-one degrees forty-two minutes east (N 51° 42' E) by the remaining land of Frances R. Hwoschinsky three hundred four and fifty-two hundredths (304.52) feet to an iron pipe driven into the ground; thence north forty-five degrees twelve minutes west (N 45° 12' W) by the remaining land of Frances R. Hwoschinsky one hundred ninety and eighty-eight hundredths (190.88) feet to an iron pipe driven into the ground and land of the heirs of Lutelle Hutchins; thence north fifty-six degrees five minutes east (N 56° 05' E) by said Hutchins land and by the old fence one hundred fifty-two and twenty hundredths (152.20) feet to a stone monument set in the ground; thence south thirty-six degrees twenty minutes east (S 36° 20' E) by said Hutchins land and fence six hundred seventy and two tenths (670.2) feet; thence north fifty-two degrees ten minutes east (N 52° 10' E) by said Hutchins land and fence five hundred four and five tenths (504.5) feet to the Averrill Pasture, so-called; thence south

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forty-two degrees twenty-five minutes east (S 42° 25' E) by said Pasture and stone wall two hundred eleven and five tenths (211.5) feet; thence south forty-one degrees fifteen minutes east (S 41° 15' E) by said Pasture and stone wall two hundred one and six tenths (201.6) feet; thence south forty-four degrees twenty minutes east (S 44° 20' E) by said Pasture and stone wall four hundred fifty (450) feet to a stone wall and to land of the heirs of Abner Perkins; thence south fifty-six degrees twenty minutes west (S 56° 20' W) one hundred eighteen (118) feet; thence south seventy-seven degrees fifty minutes west (S 77° 50' W) one hundred three and four tenths (103.4) feet thence south eighty-one degrees ten minutes west (S 81° 10' W) seventy-one and six tenths (71.6) feet; thence south sixty-six degrees fifteen minutes west (S 66° 15' W) one hundred (100) feet; thence south seventy-three degrees ten minutes west (S 73° 10' W) three hundred and four tenths (300.4) feet; thence south eighty-four degrees thirty minutes west (S 84° 30' W) sixty-two and nine tenths (62.9) feet; thence north seventy-eight degrees ten minutes west (N 78° 10' W) one hundred one and one tenth (101.1) feet; thence south eighty-six degrees ten minutes west (S 86° 10' W) twenty-nine and one tenth (29.1) feet; thence south fifty-nine degrees thirty minutes west (S 59° 30' W) fifty-three and five tenths (53.5) feet; thence south sixty-seven degrees forty minutes west (S 67° 40' W) one hundred thirty-seven and eight tenths (137.8) feet; thence south sixty degrees thirty-five minutes west (S 60° 35' W) seventy-seven and six tenths (77.6) feet; the last eleven courses being bounded by said land of the heirs of Abner Perkins and said stone wall; thence south forty-one degrees fifty minutes west (S 41° 50' W) two hundred eighty-two and seventy-five hundredths (282.75) feet; thence south forty degrees fifty minutes west (S 40° 50' W) one hundred and fifty (150) feet; thence south forty-nine degrees forty minutes West (S 49° 40' W) forty-seven and eight tenths (47.8) feet; thence south seventy-three degrees ten minutes west (S 73° 10' W) one hundred forty-three (143) feet, the last four courses being bounded by said land of the heirs of Abner Perkins and by a fence; thence north forty-one degrees forty minutes west (N 41° 40' W) four hundred ninety and five tenths (490.5) feet by said Perkins land or owner and by the fence to the remaining land of Frances R. Hwoschinsky; thence north fifteen degrees forty-five minutes east (15° 45' E) by the remaining land of Frances R. Hwoschinksy one hundred ten (110) feet, more or less to an iron pipe driven into the ground at the southeasterly corner of said land conveyed by Frances R. Hwoschinksy to said Clarkes; thence north sixteen degrees twenty-nine minutes east (N 16° 29' E) by said Clarkes' land two hundred five and four hundredths (205.04) feet to an iron pipe driven into the ground at said Clarkes' northeasterly corner; thence north eighty-nine degrees twenty-seven minutes west (N 89° 27' W) by said Clarkes' land two hundred seventy-eight and fifty hundredths (278.50) feet to an iron pipe driven into the ground; thence north eighty-nine degrees forty-three minutes west (89° 43' W) by said Clarkes' land thirty-four and twenty-four hundredths (34.24) feet to the point of beginning.

The above bearings refer to the 1927 Magnetic Meridian.

Subject to all existing easements, exceptions, reservations and granted easements as set forth in a Joint Tenancy warranty Deed from Frances R. Hwoschinksy to Robert C. Currier and Florence

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C. Currier, dated June 20, 1958 and recorded in the York County Registry of Deeds in Book 1378, Page 305, to which deed and record thereof, reference is hereby made for a more particular description.

Also another certain lot or parcel of land with the buildings thereon situated in said Kennebunkport, bounded and described as follows:

Beginning at an iron pipe driven into the ground on the easterly side of North Street at the northwesterly corner of land conveyed by Frances R. Hwoschinksy to Robert C. Currier and Florence C. Currier, professionally known as Jane Morgan, by deed dated June 20, 1958 and recorded in the York County Registry of Deeds, Book 1378, Page 305; said iron bearing south forty-one degrees thirteen minutes west (S 41° 13' W) one hundred thirty-four and eighty-three hundredths (134.83) feet from the underpinning at the southwesterly corner of the house standing on the remaining land of Frances R. Hwoschinksy and being nine and fifty-six hundredths (9.56) feet easterly from a hydrant standing on the easterly side of said Street; thence north zero degrees fifty-eight minutes east (N 0° 58' E) by said Street sixty-five (65) feet to an iron pipe driven into the ground and the remaining land of Frances R. Hwoschinksy; thence north eighty-seven degrees fifty-three minutes east (N 87° 53' E) sixty-three and seventy-four hundredths (63.74) feet to an iron pipe driven into the ground; thence south seventy degrees thirty-nine minutes east (S 70° 39' E) thirty-three and twenty-four hundredths (33.24) feet to an iron pipe driven into the ground, said iron being forty-five and forty-seven hundredths (45.47) feet southerly from the base board at the southwesterly corner of said house standing on the remaining land of Frances R. Hwoschinksy, and being seventy-four and ninety-three hundredths (74.93) feet southwesterly from the cornerboard at the southeasterly corner of said house; thence south fifty-one degrees twenty-five minutes east (S 51° 25' E) twenty and ninety-seven hundredths (20.97) feet to an iron pipe driven into the ground; thence south eighty-nine degrees one minute east (S 89° 01' E) forty-three and twenty-two hundredths (43.22) feet to a tall solid fence iron set in stone; thence north forty-five degrees thirty-one minutes east (N 45° 31' E) twenty-four and fifty-seven hundredths (24.57) feet to an iron pipe driven into the ground; thence north nineteen degrees forty-six minutes east (N 19° 46' E) twenty-six and sixty-one hundredths (26.61) feet to an iron pipe driven into the ground; thence north two degrees two minutes east (N 2° 02' E) thirty-three and eighty-three hundredths (33.83) feet to an iron pipe driven into the ground, said iron bearing south eighty-eight degrees fifty-seven minutes west (S 88° 57' W) thirty-six and twelve hundredths (36.12) feet from the cornerboard at the northerly corner of the house standing on the lot herein described and which bears north sixty degrees eighteen minutes west (N 60° 18' W) twenty-nine and eighty-six hundredths (29.86) feet from the cornerboard at the westerly corner of said house; thence north fifteen degrees eleven minutes east (N 15° 11' E) thirty-five and seventy-nine hundredths (35.79) feet to an iron pipe driven into the ground; thence north forty degrees eight minutes east (N 40° 08' E) twenty-nine and nine hundredths (29.09) feet to an iron pipe driven into the ground; thence north fifty degrees thirty minutes east (N 51° 30' E) one hundred sixty-five and sixty-four hundredths (165.64) feet to an iron pipe driven into the ground;

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thence south forty-one degrees fifty minutes east (S 41° 50' E) one hundred twenty-four and ninety-one hundredths (124.91) feet to an iron pipe driven into the ground and to said land conveyed by Frances R. Hwoschinksy to Robert C. Currier and Florence C. Currier, professionally known as Jane Morgan, by said deed above referred to; the last eleven courses being by the remaining land of Frances R. Hwoschinksy; thence south fifty-six degrees ten minutes west (S 56° 10' W) three hundred five and ninety-five hundredths (305.95) feet to the center of a water meter set in the ground; thence south seventy-eight degrees thirty-one minutes west (S 78° 31' W) eighteen and nineteen hundredths (18.19) feet to an iron pipe driven into the ground, said iron being in the prolongation in a northwesterly direction of the northeasterly face of the main part of the ell which exists on the northeasterly side of the main house standing on other land of Robert C. Currier and Florence C. Currier, professionally known as Jane Morgan, and being forty-five and forty-two hundredths (45.42) feet northwesterly from the cornerboard at the northerly corner thereof and being forty-eight and ninety-three hundredths (48.93) feet northeasterly from the corner board at the westerly corner of said main house; thence north eighty-four degrees twenty-one minutes west (N 84° 21' W) twenty-seven (27) feet to an iron pipe driven into the ground; thence south eighty-two degrees twenty-two minutes west (S 82° 22' W) one hundred twenty-four and twenty-six hundredths (124.26) feet to the point of beginning. The last four courses being by land conveyed by Frances R. Hwoschinksy to Robert C. Currier and Florence C. Currier, professionally known as Jane Morgan, by said deed above referred to.

The above bearings refer to the 1927 Magnetic Meridian.

Subject to the granted easements set forth in Joint Tenancy Warranty Deed from Frances R. Hwoschinksy to Robert C. Currier and Florence C. Currier, professionally known as Jane Morgan, dated October 13, 1958 and recorded in the York County Registry of Deeds in Book 1386, Page 456, to which deed and record thereof, reference is hereby made for a more particular description.

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40301

DEED

KNOW ALL MEN BY THESE PRESENTS, THAT JANE MORGAN WEINTRAUB, also known as FLORENCE CATHERINE CURRIER WEINTRAUB, a resident of Beverly Hills, in the County of Los Angeles, State of California, for no consideration, does hereby GIVE, GRANT, AND CONVEY unto JEROME CHARLES WEINTRAUB and FLORENCE CATHERINE CURRIER WEINTRAUB, Trustees of the Weintraub Family Trust under Declaration of Trust dated June 2, 1989, a certain lot or parcel of land with the buildings thereon, situated in Kennebunkport, in the County of York, State of Maine, bounded and described as follows:

NO R.E. TRANSFER TAX PAID

Beginning at an iron pipe driven into the ground on the easterly side of North Street at the northwesterly corner of land conveyed by Frances R. Hwoschinsky to Clarence A. and Marjorie Clarke by deed dated November 15, 1957 and recorded in York County Registry of Deeds, Book 1367, Page 4; thence north fourteen degrees thirty-one minutes east (N 14° 31' E) by said North Street one hundred and one and one-tenth (101.1) feet to an iron pipe driven into the ground; thence north eleven degrees fifty-seven minutes east (N 11° 57' E) by said North Street one hundred thirty-six and twenty-eight hundredths (136.28) feet to an iron pipe driven into the ground; thence north two degrees twenty-two minutes east (N 2° 22' E) by said North Street seventy-five and thirty-five

hundredths (75.35) feet to an iron pipe driven into the ground and to remaining land of Frances R. Hwoschinksy, said iron bearing south forty-one degrees thirteen minutes west (S 41° 13' W) one hundred thirty-four and eighty-three hundredths (134.83) feet from the underpinning at the southwesterly corner of the house standing on the remaining land of Frances R. Hwoschinksy and being nine and fifty-six hundredths (9.56) feet easterly from a hydrant standing on the easterly side of said Street; thence north eighty-two degrees twenty-two minutes east (N 82° 22' E) by the remaining land of Frances R. Hwoschinksy one hundred twenty-four and twenty-six hundredths (124.26) feet to an iron pipe driven into the ground; thence south eighty-four degrees twenty-one minutes east (S 84° 21' E) by the remaining land of Frances R. Hwoschinsky twenty-seven (27) feet to an iron pipe driven into the ground, said iron being in the prolongation in a northwesterly direction of the northeasterly face of the main part of the ell which exists on the northeasterly side of the main house standing on the lot herein described and being forty-five and forty-two hundredths (45.42) feet northwesterly from the corner-board at the northerly corner thereof and being forty-eight and ninety-three hundredths (48.93) feet northeasterly from the corner-board at the westerly corner of the main house; thence north seventy-eight degrees

thirty-one minutes east (N 78° 31' E) by the remaining land of Frances R. Hwoschinsky eighteen and nineteen hundredths (18.19) feet to the center of a watermeter box, so-called, of Kennebunk, Kennebunkport and Wells Water District set in the ground; thence north fifty-six degrees ten minutes east (N 56° 10' E) by the remaining land of Frances R. Hwoschinsky three hundred five and ninety-five hundredths (305.95) feet to an iron pipe driven into the ground; thence north fifty-one degrees forty-two minutes east (N 51° 42' E) by the remaining land of Frances R. Hwoschinsky three hundred four and fifty-two hundredths (304.52) feet to an iron pipe driven into the ground; thence north forty-five degrees twelve minutes west (N 45° 12' W) by the remaining land of Frances R. Hwoschinsky one hundred ninety and eighty-eight hundredths (190.88) feet to an iron pipe driven into the ground and land of the heirs of Lutelle Hutchins; thence north fifty-six degrees five minutes east (N 56° 05' E) by said Hutchins land and by the old fence one hundred fifty-two and twenty hundredths (152.20) feet to a stone monument set in the ground; thence south thirty-six degrees twenty minutes east (S 36° 20' E) by said Hutchins land and fence six hundred seventy and two tenths (670.2) feet; thence north fifty-two degrees ten minutes east (N 52° 10' E) by said Hutchins land and fence five hundred four and five tenths (504.5) feet to the Averrill Pasture, so-called; thence

south forty-two degrees twenty-five minutes east (S 42° 25' E) by said Pasture and stone wall two hundred eleven and five tenths (211.5) feet; thence south forty-one degrees fifteen minutes east (S 41° 15' E) by said Pasture and stone wall two hundred one and six tenths (201.6) feet; thence south forty-four degrees twenty minutes east (S 44° 20' E) by said Pasture and stone wall four hundred fifty (450) feet to a stone wall and to land of the heirs of Abner Perkins; thence south fifty-six degrees twenty minutes west (S 56° 20' W) one hundred eighteen (118) feet; thence south seventy-seven degrees fifty minutes west (S 77° 50' W) one hundred three and four tenths (103.4) feet thence south eighty-one degrees ten minutes west (S 81° 10' W) seventy-one and six tenths (71.6) feet; thence south sixty-six degrees fifteen minutes west (S 66° 15' W) one hundred (100) feet; thence south seventy-three degrees ten minutes west (S 73° 10' W) three hundred and four tenths (300.4) feet; thence south eighty-four degrees thirty minutes west (S 84° 30' W) sixty-two and nine tenths (62.9) feet; thence north seventy-eight degrees ten minutes west (N 78° 10' W) one hundred one and one tenth (101.1) feet; thence south eighty-six degrees ten minutes west (S 86° 10' W) twenty-nine and one tenth (29.1) feet; thence south fifty-nine degrees thirty minutes west (S 59° 30' W) fifty-three and five tenths (53.5) feet; thence south sixty-seven degrees forty minutes west (S 67° 40' W)

one hundred thirty-seven and eight tenths (137.8) feet; thence south sixty degrees thirty-five minutes west (S 60° 35' W) seventy-seven and six tenths (77.6) feet; the last eleven courses being bounded by said land of the heirs of Abner Perkins and said stone wall; thence south forty-one degrees fifty minutes west (S 41° 50' W) two hundred eighty-two and seventy-five hundredths (282.75) feet; thence south forty degrees fifty minutes west (S 40° 50' W) one hundred and fifty (150) feet; thence south forty-nine degrees forty minutes West (S 49° 40' W) forty-seven and eight tenths (47.8) feet; thence south seventy-three degrees ten minutes west (S 73° 10' W) one hundred forty-three (143) feet, the last four courses being bounded by said land of the heirs of Abner Perkins and by a fence; thence north forty-one degrees forty minutes west (N 41° 40' W) four hundred ninety and five tenths (490.5) feet by said Perkins land or owner and by the fence to the remaining land of Frances R. Hwoschinsky; thence north fifteen degrees forty-five minutes east (15° 45' E) by the remaining land of Frances R. Hwoschinksy one hundred ten (110) feet, more or less to an iron pipe driven into the ground at the southeasterly corner of said land conveyed by Frances R. Hwoschinksy to said Clarkes; thence north sixteen degrees twenty-nine minutes east (N 16° 29' E) by said Clarkes' land two hundred five and four hundredths (205.04) feet to an iron pipe driven into the

ground at said Clarkes' northeasterly corner; thence north eighty-nine degrees twenty-seven minutes west (N 89° 27' W) by said Clarkes' land two hundred seventy-eight and fifty hundredths (278.50) feet to an iron pipe driven into the ground; thence north eighty-nine degrees forty-three minutes west (89° 43' W) by said Clarkes' land thirty-four and twenty-four hundredths (34.24) feet to the point of beginning.

The above bearings refer to the 1927 Magnetic Meridian.

Subject to all existing easements, exceptions, reservations and granted easements as set forth in a Joint Tenancy Warranty Deed from Frances R. Hwoschinksy to Robert C. Currier and Florence C. Currier, dated June 20, 1958 and recorded in the York County Registry of Deeds in Book 1378, Page 305, to which deed and record thereof, reference is hereby made for a more particular description.

Also another certain lot or parcel of land with the buildings thereon situated in said Kennebunkport, bounded and described as follows:

Beginning at an iron pipe driven into the ground on the easterly side of North Street at the northwesterly

corner of land conveyed by Frances R. Hwoschinksy to Robert C. Currier and Florence C. Currier, professionally known as Jane Morgan, by deed dated June 20, 1958 and recorded in the York County Registry of Deeds, Book 1378, Page 305; said iron bearing south forty-one degrees thirteen minutes west (S 41° 13' W) one hundred thirty-four and eighty-three hundredths (134.83) feet from the underpinning at the southwesterly corner of the house standing on the remaining land of Frances R. Hwoschinksy and being nine and fifty-six hundredths (9.56) feet easterly from a hydrant standing on the easterly side of said Street; thence north zero degrees fifty-eight minutes east (N 0° 58' E) by said Street sixty-five (65) feet to an iron pipe driven into the ground and the remaining land of Frances R. Hwoschinksy; thence north eighty-seven degrees fifty-three minutes east (N 87° 53' E) sixty-three and seventy-four hundredths (63.74) feet to an iron pipe driven into the ground; thence south seventy degrees thirty-nine minutes east (S 70° 39' E) thirty-three and twenty-four hundredths (33.24) feet to an iron pipe driven into the ground, said iron being forty-five and forty-seven hundredths (45.47) feet southerly from the base board at the southwesterly corner of said house standing on the remaining land of Frances R. Hwoschinksy, and being seventy-four and ninety-three hundredths (74.93) feet southwesterly from the cornerboard at the

southeasterly corner of said house; thence south fifty-one degrees twenty-five minutes east (S 51° 25' E) twenty and ninety-seven hundredths (20.97) feet to an iron pipe driven into the ground; thence south eighty-nine degrees one minute east (S 89° 01' E) forty-three and twenty-two hundredths (43.22) feet to a tall solid fence iron set in stone; thence north forty-five degrees thirty-one minutes east (N 45° 31' E) twenty-four and fifty-seven hundredths (24.57) feet to an iron pipe driven into the ground; thence north nineteen degrees forty-six minutes east (N 19° 46' E) twenty-six and sixty-one hundredths (26.61) feet to an iron pipe driven into the ground; thence north two degrees two minutes east (N 2° 02' E) thirty-three and eighty-three hundredths (33.83) feet to an iron pipe driven into the ground, said iron bearing south eighty-eight degrees fifty-seven minutes west (S 88° 57' W) thirty-six and twelve hundredths (36.12) feet from the cornerboard at the northerly corner of the house standing on the lot herein described and which bears north sixty degrees eighteen minutes west (N 60° 18' W) twenty-nine and eighty-six hundredths (29.86) feet from the cornerboard at the westerly corner of said house; thence north fifteen degrees eleven minutes east (N 15° 11' E) thirty-five and seventy-nine hundredths (35.79) feet to an iron pipe driven into the ground; thence north forty degrees eight minutes east (N 40° 08' E) twenty-nine and

nine hundredths (29.09) feet to an iron pipe driven into the ground; thence north fifty degrees thirty minutes east (N 50° 30' E) one hundred sixty-five and sixty-four hundredths (165.64) feet to an iron pipe driven into the ground; thence south forty-one degrees fifty minutes east (S 41° 50' E) one hundred twenty-four and ninety-one hundredths (124.91) feet to an iron pipe driven into the ground and to said land conveyed by Frances R. Hwoschinksy to Robert C. Currier and Florence C. Currier, professionally known as Jane Morgan, by said deed above referred to; the last eleven courses being by the remaining land of Frances R. Hwoschinksy; thence south fifty-six degrees ten minutes west (S 56° 10' W) three hundred five and ninety-five hundredths (305.95) feet to the center of a water meter set in the ground; thence south seventy-eight degrees thirty-one minutes west (S 78° 31' W) eighteen and nineteen hundredths (18.19) feet to an iron pipe driven into the ground, said iron being in the prolongation in a northwesterly direction of the northeasterly face of the main part of the ell which exists on the northeasterly side of the main house standing on other land of Robert C. Currier and Florence C. Currier, professionally known as Jane Morgan, and being forty-five and forty-two hundredths (45.42) feet northwesterly from the cornerboard at the northerly corner thereof and being forty-eight and ninety-three hundredths

(48.93) feet northeasterly from the corner board at the westerly corner of said main house; thence north eighty-four degrees twenty-one minutes west (N 84° 21' W) twenty-seven (27) feet to an iron pipe driven into the ground; thence south eighty-two degrees twenty-two minutes west (S 82° 22' W) one hundred twenty-four and twenty-six hundredths (124.26) feet to the point of beginning. The last four courses being by land conveyed by Frances R. Hwoschinksy to Robert C. Currier and Florence C. Currier, professionally known as Jane Morgan, by said deed above referred to.

The above bearings refer to the 1927 Magnetic Meridian.

Subject to the granted easements set forth in Joint Tenancy Warranty Deed from Frances R. Hwoschinksy to Robert C. Currier and Florence C. Currier, professionally known as Jane Morgan, dated October 13, 1958 and recorded in the York County Registry of Deeds in Book 1386, Page 456, to which deed and record thereof, reference is hereby made for a more particular description.

TO HAVE AND TO HOLD the aforegranted and conveyed premises with all privileges and appurtenances thereof to

the said Grantees, their successors and assigns, to them and their use and behoof forever.

AND the Grantor does covenant with the said Grantees, their successors and assigns, that she is lawfully seized in fee of the premises; that said premises are free of all encumbrances except as aforesaid; that she has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that she and her successors shall and will WARRANT AND DEFEND the same to the said Grantees, their successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said JANE MORGAN WEINTRAUB, have hereunto set my hand and seal, this 7th day of June, 1991.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF

_____

Jane Morgan Weintraub

JANE MORGAN WEINTRAUB

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On June 7, 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared JANE MORGAN WEINTRAUB, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

WITNESS my hand and official seal.

OFFICIAL SEAL
PATRICIA PITSCH
Notary Public-California
LOS ANGELES COUNTY
My Commission Expires
May 22,1994

[Seal]

Patricia Pitsch
Notary Public

RECEIVED YORK S.S.
91 SEP 12 PM 1:03
ATTEST: Anne M. Stone
REGISTER OF DEEDS

PROPERTY LOCATED AT: **63 North Street, Kennebunkport, ME 04046**

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: [X] 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): ..... [X] N/A [ ] Yes [ ] No [ ] Unknown
Quantity: ..... [ ] Yes [X] No [ ] Unknown
Quality: ..... [ ] Yes [X] 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 [X] No
If Yes, Date of most recent test: **N/A** Are test results available? .. [ ] Yes [ ] No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ..... [ ] Yes [X] No
If Yes, are test results available? ..... [ ] Yes [ ] No
What steps were taken to remedy the problem? **N/A**

IF PRIVATE: (Strike Section if Not Applicable):

~~INSTALLATION: Location:~~ _____
~~Installed by:~~ _____
~~Date of Installation:~~ _____
USE: ~~Number of persons currently using system:~~ _____
Does system supply water for more than one household? [ ] Yes [ ] No [ ] Unknown

Comments: **Public Water**

Source of Section I information: **Town of Kennebunkport - Public Record**

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: **N/A**

Have you experienced any problems such as line or other malfunctions? ..... ☐ Yes ☒ No

What steps were taken to remedy the problem? **N/A**

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 gal.**

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

Location: **Right side of driveway just south of pool** OR ☐ Unknown

Date installed: **Dec. 1988** Date last pumped: **2021±** Name of pumping company: **Nest & Sons**

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

If Yes, give the date and describe the problem: **N/A**

Date of last servicing of tank: **2021±** Name of company servicing tank: **Nest & Sons**

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

If Yes, Location: **East of Pool**

Date of installation of leach field: **Dec. 1988** Installed by: **Unknown**

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: **N/A**

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: **Private System - 5 Bedroom per Septic Design**

Source of Section II information: **Town of Kennebunkport - Public Record/Seller**

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	**FHA**	**Wood FP - Kitchen**	**Gas FP - Living Rm**	**Gas FP - BR**
Age of system(s) or source(s)	**Unk**	**Unk**	**Unk**	**Unk**
TYPE(S) of Fuel	**Propane**	**Wood**	**Propane**	**Propane**
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**Unknown**	**Unknown**	**Unknown**	**Unknown**
Name of company that services system(s) or source(s)	**Dead River Co.**	**Unknown**	**Unknown**	**Unknown**
Date of most recent service call	**Unknown**	**Unknown**	**Unknown**	**Unknown**
Malfunctions per system(s) or source(s) within past 2 years	**Unknown**	**Unknown**	**Unknown**	**Unknown**
Other pertinent information	**See Comments**	**See Comments**	**See Comments**	**See Comments**

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: ..... [ ] Yes [ ] No [X] 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 [ ] No [X] Unknown
If Yes, date: **N/A**
Date chimney(s) last cleaned: **N/A**
Direct and/or Power Vent(s): ..... [ ] Yes [X] No [ ] Unknown
Has vent(s) been inspected? ..... [ ] Yes [ ] No [X] Unknown
If Yes, date: **N/A**

Comments: **See Griesbach Inspection Report dated March 31, 2026 - "Main House"**
Source of Section III information: **Inspection Report - "Main House"**

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 [ ] No [ ] Unknown
Age of tank(s): **Unknown** Size of tank(s): **Unknown**
Location: **Behind Main Home**

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

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

Comments: **None**

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**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: _____ By: **N/A**

Results: **N/A**

If applicable, what remedial steps were taken? **N/A**

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

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

Results/Comments: **None**

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: **N/A**

Results: **N/A**

If applicable, what remedial steps were taken? **N/A**

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

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

Results/Comments: **Public Water**

Source of information: **Town of Kennebunkport - Public Record**

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

Comments: **None**

Source of information: **Seller**

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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: **Unknown**

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: **N/A**

Are you aware of any cracking, peeling or flaking paint? ..... ☒ Yes ☐ No

Comments: **See Griesbach Inspection Report dated March 31, 2026 - "Main House"**

Source of information: **Inspection Report - "Main House"**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☐ No	☒ Unknown
LAND FILL:	☐ Yes	☐ No	☒ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☐ No	☒ Unknown

Other: **N/A**

Source of information: **Seller**

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: **See Deed**

Source of information: **Recorded 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: **Town of Kennebunkport - Public Record**

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?

N/A

Relevant Panel Number: **23031C0601G** Year: **7/17/2024** (Attach a copy)

Comments: **None**

Source of Section VI information: **Seller/FEMA Mapping**

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: **N/A**

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: **N/A**

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

Year Principal Structure Built: **1782** What year did Seller acquire property? **1991**

Roof: Year Shingles/Other Installed: **Unknown**

Water, moisture or leakage: **Unknown**

Comments: **See Griesbach Inspection Report dated March 31, 2026 - "Main House"**

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: **See Griesbach Inspection Report dated March 31, 2026 - "Main House"**

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

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

Comments: **See Griesbach Inspection Report dated March 31, 2026 - "Main House"**

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

Comments: **See Griesbach Inspection Report dated March 31, 2026 - "Main House"**

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: **See Griesbach Inspection Report dated March 31, 2026 - "Main House"**

PROPERTY LOCATED AT: **63 North Street, Kennebunkport, ME 04046**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **See Griesbach Inspection Report dated March 31, 2026 - "Main House"**

Comments: **None**

Source of Section VII information: **Inspection Report - "Main House"**

SECTION VIII - ADDITIONAL INFORMATION

The sellers have never occupied the property as they are trustees only. Please refer to the attached inspection report ("Main House") for any questions on condition. Barn information is included in that report. Potential buyers are encouraged to further investigate any areas of concern.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... [X] 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
Robert Finkelstein, Randal R. O'Connor, and David Findley, as Trustees of the Jane

SELLER DATE

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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PROPERTY LOCATED AT: **63 North Street, Kennebunkport, ME 04046-Care**

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: [X] 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):	[X] N/A	[ ] Yes	[ ] No	[ ] Unknown
Quantity:		[ ] Yes	[X] No	[ ] Unknown
Quality:		[ ] Yes	[X] 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	[X] No
If Yes, Date of most recent test: **N/A** Are test results available? ..	[ ] Yes	[X] No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation?	[ ] Yes	[X] No
If Yes, are test results available?	[ ] Yes	[ ] No

What steps were taken to remedy the problem? **N/A**

IF PRIVATE: (Strike Section if Not Applicable):

~~INSTALLATION: Location: _____~~
~~Installed by: _____~~
~~Date of Installation: _____~~

USE: ~~Number of persons currently using system: _____~~
~~Does system supply water for more than one household? [ ] Yes [ ] No [ ] Unknown~~

Comments: **Public Water**

Source of Section I information: **Town of Kennebunkport - Public Record**

LandVest Inc., 36 Danforth Street Portland ME 04101 Phone: 2077490962 Fax: 63 North Street
Greg Fontaine
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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: **N/A**

Have you experienced any problems such as line or other malfunctions? ..... ☐ Yes ☒ No

What steps were taken to remedy the problem? **N/A**

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: _____

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

Location: **Left rear side of caretaker's home** OR ☒ Unknown

Date installed: **Nov. 2013** Date last pumped: **2021±** Name of pumping company: **Nest & Sons**

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

If Yes, give the date and describe the problem: **N/A**

Date of last servicing of tank: **2021±** Name of company servicing tank: **Nest & Sons**

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

If Yes, Location: **Behind caretaker's home**

Date of installation of leach field: **Nov. 2013** Installed by: **Unknown**

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: **N/A**

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: **Private System - 3 Bedroom per Septic Design**

Source of Section II information: **Town of Kennebunkport - Public Record/Seller**

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	**FHA**	**Gas FP - Living Rm**	**FHW Radiant- Gas**	
Age of system(s) or source(s)	**Unk**	**Unk**	**Newer - Unknown**	
TYPE(S) of Fuel	**Propane**	**Propane**	**Propane**	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**Unknown**	**Unknown**	**Unknown**	
Name of company that services system(s) or source(s)	**Unknown**	**Unknown**	**Unknown**	
Date of most recent service call	**Unknown**	**Unknown**	**Unknown**	
Malfunctions per system(s) or source(s) within past 2 years	**Unknown**	**Unknown**	**Unknown**	
Other pertinent information	**See Comments**	**See Comments**	**Detached Garage Heating System**	

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? ..... [ ] Yes [ ] No [X] Unknown
If Yes, date: **N/A**
Date chimney(s) last cleaned: **Unknown**
Direct and/or Power Vent(s): ..... [X] Yes [ ] No [ ] Unknown
Has vent(s) been inspected? ..... [ ] Yes [ ] No [X] Unknown
If Yes, date: **N/A**

Comments: **See Griesbach Inspection Report dated March 31, 2026 - "Caretaker's House"**
Source of Section III information: **Inspection Report - "Caretaker's House"**

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 [ ] No [ ] Unknown
Age of tank(s): **Unknown** Size of tank(s): **Unknown**
Location: **Behind Main Home**

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

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

Comments: **None**

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 Known**

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: _____ By: **N/A**

Results: **N/A**

If applicable, what remedial steps were taken? **N/A**

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

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

Results/Comments: **None**

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: **N/A**

Results: **N/A**

If applicable, what remedial steps were taken? **N/A**

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

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

Results/Comments: **Public Water**

Source of information: **Town of Kennebunkport - Public Record**

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

Comments: **None**

Source of information: **Seller**

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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: **Unknown**

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: **N/A**

Are you aware of any cracking, peeling or flaking paint? ..... ☒ Yes ☐ No

Comments: **See Griesbach Inspection Report dated March 31, 2026 - "Caretaker's House"**

Source of information: **Inspection Report - "Caretaker's House"**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☐ No	☒ Unknown
LAND FILL:	☐ Yes	☐ No	☒ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☐ No	☒ Unknown

Other: **N/A**

Source of information: **Seller**

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: **See Deed**

Source of information: **Recorded 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: **Town of Kennebunkport - Public Record**

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?

N/A

Relevant Panel Number: **23031C0601G** Year: **07/17/2024** (Attach a copy)

Comments: **None**

Source of Section VI information: **Seller/FEMA Mapping**

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: **N/A**

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: **N/A**

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

Year Principal Structure Built: **1900** What year did Seller acquire property? **2016**

Roof: Year Shingles/Other Installed: **Unknown**

Water, moisture or leakage: **Unknown**

Comments: **See Griesbach Inspection Report dated March 31, 2026 - "Caretaker's House"**

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: **See Griesbach Inspection Report dated March 31, 2026 - "Caretaker's House"**

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

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

Comments: **See Griesbach Inspection Report dated March 31, 2026 - "Caretaker's House"**

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

Comments: **See Griesbach Inspection Report dated March 31, 2026 - "Caretaker's House"**

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: **See Griesbach Inspection Report dated March 31, 2026 - "Caretaker's House"**

PROPERTY LOCATED AT: **63 North Street, Kennebunkport, ME 04046-Care**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **See Griesbach Inspection Report dated March 31, 2026 - "Caretaker's House"**

Comments: **None**

Source of Section VII information: **Inspection Report - "Caretaker's House"**

SECTION VIII - ADDITIONAL INFORMATION

The sellers have never occupied the property as they are trustees only. Please refer to the attached inspection report ("Caretaker's House") for any questions on condition. Detached Garage information is included in that report. Potential buyers are encouraged to further investigate any areas of concern.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... [X] 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 **David Findley**	DATE	SELLER **Randal R. O'Connor**	DATE
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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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Robert Finkelstein, Randal R. O'Connor, and David Findley, as Trustees of the Jane Weintraub Trust dated June 2, 1989, as amended.** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **63 North Street, Kennebunkport, ME 04046**

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards **(check one below):**

____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

X Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller **(check one below)**:

____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

X Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has **(check one below)**:

____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	Seller **Robert Finkelstein, Randal R. O'Connor, and David Findley, as**	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent **Karen N. Reiche**	Date

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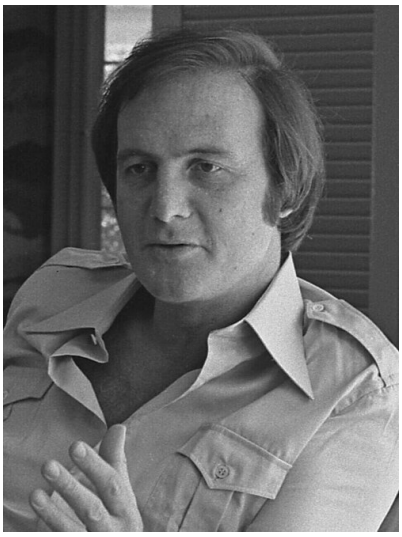
Jerry Weintraub

Jerome Charles Weintraub (September 26, 1937 – July 6, 2015) was an American film producer, talent manager and actor whose television films won him three Emmys.[1][2]

He began his career as a talent agent, having managed known singer John Denver in 1970, developing Denver's success through concerts, television specials, and film roles, including *Oh, God!* (1977). Weintraub has been credited with making "show business history" by being the first to organize and manage large arena concert tours for singers. Among the other performers whose tours he managed were Elvis Presley, Frank Sinatra, The Four Seasons, Neil Diamond, Bob Dylan, Led Zeppelin, Three Dog Night and The Carpenters.

Following his years as a concert promoter, he began producing films. Among them were director Robert Altman's *Nashville* (1975), Barry Levinson's *Diner* (1982), the first five films from *The Karate Kid* franchise, as well as the remake *Ocean's Eleven* (2001), and its two sequels. Later, he was executive producer of HBO's series *The Brink* and HBO's *Behind the Candelabra* in 2013, which won an Emmy. In 2014, he won another Emmy as co-producer of *Years of Living Dangerously*, a television documentary about global warming. In 2011, HBO broadcast a television documentary about Weintraub's life, called *His Way*.

Jerry Weintraub



Weintraub in 1975

Born	Jerome Charles Weintraub September 26, 1937 Brooklyn, New York, U.S.
Died	July 6, 2015 (aged 77) Santa Barbara, California, U.S.
Resting place	Hillside Memorial Park Cemetery
Occupations	Film producer · talent agent · concert promoter · actor
Years active	1974–2015
Spouses	Janice Greenberg (divorced) Jane Morgan (m. 1965, separated 1980s)
Partner	Susan Ekins (1995–2015; his death)
Children	4

Early years

Weintraub was born to a Jewish family in Brooklyn, and raised in the Bronx, the son of Rose (née Bass) and Samuel Weintraub.[3] His father was a gem dealer.[4] While growing up, he worked as a theater usher and as a waiter in the Catskills.[5]

After several years at MCA, where he first started work as a mailroom clerk, he left and formed his own personal management company. While at MCA, he was assistant to Lew Wasserman, whom he reportedly thought of as a father figure.[5]

In the 1960s, he co-founded the vocal group The Doodletown Pipers. Among the acts that Weintraub managed at this time were Paul Anka, Shelley Berman, Pat Boone, Joey Bishop, The Four Seasons, Jackson Browne, Jimmy Buffett, and singer Jane Morgan, whom he would later marry.[6]

Manager and concert promoter

Weintraub was the manager of singer and actor John Denver whom he signed in 1970. Weintraub first saw Denver performing at a small club in Greenwich Village and liked his easy, "mountaineer's" manner. Weintraub produced a dozen television music specials starring Denver, winning an Emmy for one of them.[7] Later, he produced the film *Oh, God!* (1977), starring Denver and George Burns. After Denver became a major success as a singer, he bought Weintraub a Rolls-Royce as a thank you gift. Weintraub said, "I couldn't help thinking that it wasn't too long ago that neither of us had bus fare."[7] Denver and Weintraub's professional relationship ended acrimoniously, however, he regretted not being reconciled with Denver before the singer's death.[8][9]

In 1970, Weintraub convinced Elvis Presley and his manager, Col. Tom Parker, to do Presley's first national tour, something they had not considered, as Presley was by then a successful film star. The tour, with a modern sound system created for it, helped develop Weintraub's career as a concert promoter.[7]

He next promoted a tour for Frank Sinatra in 1974, whom Weintraub first put in Madison Square Garden's boxing arena. For the previous six years, Sinatra had basically retired due to the failure of his last album. Weintraub convinced him to do a tour, which led to Sinatra's "transformation from saloon singer to stadium singer", wrote biographer Will Friedwald. "When Frank came out of retirement and started doing stadiums, he didn't know if he would draw," recalled guitarist Al Viola. "Weintraub deserves most of the credit (after Sinatra, that is) for pulling this off," says Friedwald.[10]

Bob Dylan signed with Weintraub in 1978 after watching a Neil Diamond concert in Las Vegas, knowing that Weintraub managed the event.[11] Dylan began a world tour beginning in Japan which continued through Europe and the US, performing 114 shows in front of two million people.[12]

Biographer David Morrell writes, "We take this for granted now, but Weintraub's ability to organize these massive concerts made show-business history."[13] Led Zeppelin manager, Peter Grant, recalls that Weintraub worked hard at putting on these large shows. "It was an event," Grant says. And "Jerry Weintraub loved it."[14] Weintraub acknowledged his motivations: "When I believe in something, it's going to get done," he wrote in his autobiography.[6]

Weintraub also managed or promoted concerts for such musical acts as Cuba Gooding Sr., the Main Ingredient, the Carpenters, the Moody Blues, and the Beach Boys.[7]



Weintraub received an Emmy for producing *An Evening with John Denver* in 1975.[2]

Film and television producer

Weintraub's first film as a producer was Robert Altman's *Nashville* (1975). Until then, United Artists producer David Picker had dismissed the script and would not make the film. A short time later, Weintraub was hosting a party for John Denver in New York, and among the guests he invited was Altman, whom he admired but had never met. "Altman pulled Weintraub aside", recalled screenwriter, Joan Tewkesbury, "and over a shared joint", Altman told Weintraub about the script. After another meeting with Altman, Weintraub was hooked on the story. However, no studio wanted to work with Altman, telling Weintraub that the director was a "pain in the ass". Weintraub eventually managed to find investors and gave Altman the $2 million he needed to make the film.[15]

> When it comes to work, nobody works harder. When it comes to charities, nobody guilts better. And when it comes to friendship, he has no peers. That's Jerry's great talent. He doesn't just light up a room, he lights it on fire. He's a great producer, a great organizer, a great friend, and truly the greatest showman on earth.
>
> —George Clooney[6]

Following *Nashville* , Weintraub's credits as producer over the next few years included *Oh, God!* (1977), *September 30, 1955* (1978), *Cruising* (1980), *All Night Long* (1981), and *Diner* (1982).

In July 1985, he became chairman and chief executive officer of the board of trustees of the Los Angeles International Film Exposition (Filmex) but oversaw its demise with the board agreeing to merge with the American Cinematheque in January 1986 and all but one employee leaving.[16]

The success of *The Karate Kid* (1984), led Kirk Kerkorian, then owner of MGM/UA, to appoint Weintraub as chairman and CEO of the neglected United Artists division in November 1985, with Weintraub acquiring a minority stake, but clashes between the two men led to Weintraub's departure after five months.[17][18] *The Karate Kid* had several sequels, all produced by Weintraub, *The Karate Kid Part II* (1986), *The Karate Kid Part III* (1989) and *The Next Karate Kid* (1994).

Weintraub formed Weintraub Entertainment Group (WEG) in February 1987 with $461 million in financing from Columbia Pictures, Cineplex Odeon and others. WEG also signed a 20-year distribution deal with Columbia, and planned to release seven or more movies per year.[19] In 1990 WEG filed for Chapter 11 bankruptcy, and Weintraub would then produce for Warner Bros. WEG also subsequently settled a suit brought against it by Columbia.[20][21]

Weintraub's later films as producer were *Happy New Year* (1987), *Pure Country* (1992), *The Specialist* (1994), *Vegas Vacation* (1997), *The Newton Boys* (1998), *The Avengers* (1998), *Soldier* (1998), *Nancy Drew* (2007), *The Karate Kid* (2010), and the 2001 remake of *Ocean's Eleven*, for which he founded the company JW Productions. In addition to producing the sequels *Ocean's Twelve* (2004) and *Ocean's Thirteen* (2007), he appeared in all the *Ocean's* films. Weintraub had a small role in *Vegas Vacation* (1997) as "Gilly from Philly" a high roller casino gambler with two pals, and in *The Firm* (1993).

He was executive producer of HBO's series, *The Brink*, and HBO's *Behind the Candelabra* in 2013, an Emmy-winning drama about the last ten years in the life of pianist Liberace.[22] In 2014, he also won an Emmy as co-producer of *Years of Living Dangerously*, a television documentary about global warming.[23]

A television documentary film about Weintraub's life, called *His Way,* directed by Douglas McGrath, was broadcast on HBO in 2011. On a 2010 television appearance of *The View*, Weintraub made a handshake deal with Whoopi Goldberg to play the next God in a future *Oh, God!* sequel, should a favorable script become available. Weintraub had agreed to produce a new adaptation of *The Legend of Tarzan* for Warner Bros. which was released on July 1, 2016.[6][24]

Philanthropy

Weintraub led some very successful campaign fundraisers for the Republican Party and was good at fundraising.[16] He was a major contributor to many charities, including the Los Angeles County Museum of Art, the Museum of Contemporary Art, the Music Center, the UCLA School of Dentistry and the Children's Museum of Los Angeles. In 1988, the American Friends of the Hebrew University gave Weintraub and his wife, Jane, the Scopus Award in gratitude for their support. He was also a major supporter of Chabad and was close with the Lubavitcher Rebbe.[25]

He also began doing charitable work to help stop the ongoing genocide taking place in Darfur in 2007. Weintraub, Matt Damon, George Clooney, Don Cheadle, and Brad Pitt cofounded the nonprofit organization, Not On Our Watch, dedicated to preventing mass killings in Darfur and other areas of the world. They raised $9.3 million to aid their relief efforts.[26]

Personal life

Weintraub was married twice. His first wife was Janice Greenberg, a dentist's daughter from his Bronx neighborhood who had been singer Julius La Rosa's secretary.[27] They had a son.

Weintraub's second wife was singer and actress Jane Morgan, who was 13 years his senior. Their relationship went from professional to personal and the two were married in 1965 when she was 41 and he was 28. They adopted three daughters. The couple separated in the 1980s, but never divorced. For 20 years until his death, Weintraub had been living with his partner, Susan Ekins.[7]

Weintraub supported both political parties at various times in his life. However, it is widely noted that he was friends with both George H. W. Bush and Ronald Reagan.[7] He also had a strong spiritual side, which he once described to television host Larry King. He was a devotee of The Lubavitcher Rebbe and believed in his mystical powers.[28]

Death

Weintraub died from cardiac arrest in Santa Barbara, California, on July 6, 2015, at the age of 77.[29][7][30][31]

Following the announcement of his death, celebrities and friends paid tribute to Weintraub. "Jerry was an American original, who earned his success by the sheer force of his instinct, drive, and larger-than-life personality," said former president George H.W. Bush, a longtime friend. "He had a passion for life, and throughout the ups and downs of his prolific career it was clear just how much he loved show business."[22]

"He was a force of nature," said actor and director Carl Reiner.[5] Actor Don Cheadle wrote, "Jerry was to me equal parts Godfather, rainmaker, caretaker, PT Barnum and friend."[32] George Clooney, star of the *Ocean's* movies, said that "in the coming days there will be tributes about our friend Jerry Weintraub. We'll laugh at his great stories, and applaud his accomplishments. And in the years to come, the stories and accomplishments will get better with age, just as Jerry would have wanted it. But not today. Today our friend died."[22]

He is interred at Hillside Memorial Park Cemetery in Culver City, California.[33]

Filmography

He was a producer in all films unless otherwise noted. [34]

Film

Year	Title	Credit	Notes
1975	*Nashville*	Executive producer	
1977	*September 30, 1955*		
	Oh, God!		
1980	*Cruising*		
1981	*All Night Long*		
1982	*Diner*		
1984	*The Karate Kid*		
1986	*The Karate Kid Part II*		
1987	*Happy New Year*		
1988	*My Stepmother Is an Alien*	Executive producer	
1989	*The Karate Kid Part III*		
1992	*Pure Country*		
1994	*The Next Karate Kid*		
	The Specialist		
1997	*Vegas Vacation*		
1998	*The Avengers*		
	Soldier		
2000	*The Independent*	Executive producer	
2001	*Ocean's Eleven*		
2004	*Ocean's Twelve*		
2007	*Ocean's Thirteen*		
	Nancy Drew		
2010	*The Karate Kid*		
2016	*The Legend of Tarzan*		Posthumous release

As an actor

Year	Title	Role
1993	*The Firm*	Sonny Capps
1997	*Vegas Vacation*	Jilly
2001	*Ocean's Eleven*	High Roller
2002	*Full Frontal*	Jerry
	Confessions of a Dangerous Mind	Larry Goldberg
2004	*Ocean's Twelve*	American Businessman
2007	*Ocean's Thirteen*	Denny Shields

Thanks

Year	Title	Role
2015	*The Haunting of Pearson Place*	Inspired by
2016	*The Legend of Tarzan*	For
2018	*Ocean's 8*	In loving memory of

Television

Year	Title	Credit	Notes
1974	*Sinatra – The Main Event*	Executive producer	Television special
	The John Denver Show	Executive producer	
1975	*An Evening with John Denver*	Executive producer	Television special
	Rocky Mountain Christmas	Executive producer	Television special
1976	*John Denver and Friend*	Executive producer	Television special
	Father O Father	Executive producer	Television film
	The Dorothy Hamill Special	Executive producer	Television special
	The Carpenters' Very First TV Special	Executive producer	Television special
1977	*Neil Diamond: Love at the Greek*	Executive producer	Television special
	The Starland Vocal Band Show	Executive producer	Television special
	Neil Diamond: I'm Glad You're Here with Me Tonight	Executive producer	Television special
	Szysznyk	Executive producer	
	The Carpenters at Christmas	Executive producer	Television special
1978	*John Denver in Australia*	Executive producer	Television special
	Pat Boone and Family	Executive producer	Television film
	Dorothy Hamill Presents Winners	Executive producer	Television special
	King of the Road	Executive producer	Television film
	The Carpenters...Space Encounters	Executive producer	Television special
	The Carpenters: A Christmas Portrait	Executive producer	Television special
1979	*John Denver and the Muppets: A Christmas Together*	Executive producer	Television special
1980	*When the Whistle Blows*	Executive producer	
	The Jimmy McNichol Special		Television special
	Rocky Mountain Reunion	Executive producer	Television film
	The Carpenters: Music, Music, Music	Executive producer	Television special
	Blue Jeans	Executive producer	Television film
1981	*John Denver: Music and the Mountains*	Executive producer	Television special
1983	*Rocky Mountain Holiday with John Denver and the Muppets*	Executive producer	Television special
	Diner	Executive producer	Television pilot
	John Denver: The Higher We Fly	Executive producer	Television film
1984	*The Cowboy and the Ballerina*	Executive producer	Television film
1989	*The Karate Kid*	Executive producer	
2005	*L'Chaim: To Life Telethon*	Executive producer	Television film
2013	*Behind the Candelabra*	Executive producer	Television film
2015	*The Brink*	Executive producer	
2016	*The Sherry Wolf Show*	Co-producer	
2014–2016	*Years of Living Dangerously*	Executive producer	Documentary
2016–2022	*Westworld*	Executive producer	

Awards and honors

In 1986, the National Association of Theatre Owners named Weintraub the Producer of the Year. In 1991, he was named to the board of the Kennedy Center. Weintraub was one of the first independent film producers to be honored with a star on the Hollywood Walk of Fame. In 2007, a Golden Palm Star on the Palm Springs Walk of Stars was dedicated to him.[35] 2012 he was honored with the Career Achievement Award of Zurich Film Festival.[36]

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Jane Morgan

Florence Catherine Currier (May 3, 1924 – August 4, 2025), known professionally as **Jane Morgan**, was an American singer and recording artist of traditional pop. Morgan initially found success in France and the UK before achieving recognition in the US, receiving six gold records. She was a frequent nightclub and Broadway performer, and also appeared numerous times on American television, both as a singer and as a dramatic performer.

Early life

Morgan was born in Newton, Massachusetts, on May 3, 1924. She was one of five children born to musicians Olga (Brandenburg) and Bertram Currier.[1] At five she began vocal lessons while continuing piano lessons. During the summers, she took on child roles and appeared in theater productions at the Kennebunkport Playhouse in Kennebunkport, Maine, which her brother, Robert Currier, had founded.[2][3]

In 1941, she was the Treasurer of the Kennebunkport Playhouse.[4] After graduating from Seabreeze High School, she was accepted into New York's Juilliard School of Music.[5] Intending to become an opera singer, she studied opera by day and performed whenever possible.[6]

Early career

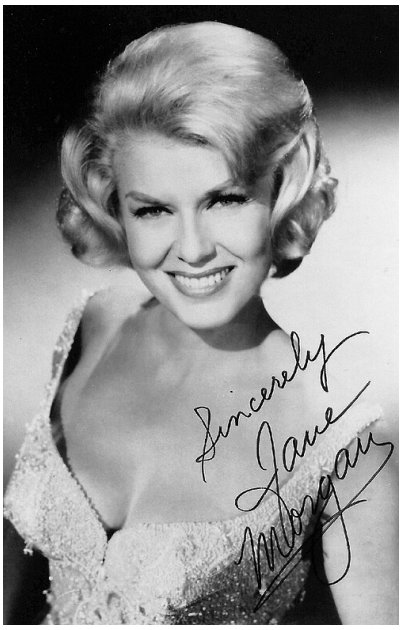
Morgan sang popular songs in nightclubs and small restaurants, and at bar mitzvahs and other private parties, to help pay her tuition expenses at Juilliard.[7] Orchestra leader Art Mooney changed her name to **Jane Morgan** by taking the first name of one of his vocalists, Janie Ford, and the last name of another, Marian Morgan.[3]

In 1948, French impresario Bernard Hilda selected her to accompany him to Paris.[7] Morgan became a sensation in Paris.[8] Many French songwriters, including Charles Trenet, frequented the club, and they wrote several songs that became hit recordings for Morgan. Morgan and Hilda soon opened a new weekly hour-long television show and she began recording in 1949 on the French Polydor label as well as Parlophone, Philips, and others.[8] She returned to Europe in 1954 to appear in a London West End review with comedian Vic Oliver, and later at the Savoy Theatre and London Palladium.[7][9]

American success

Morgan left her agent and began singing at Lou Walters' Latin Quarter in New York. Walters kept Morgan at the Latin Quarter for a year, when she was noticed by Dave Kapp, who had recently founded a new recording label, Kapp Records.[5] Kapp signed Morgan to a recording contract, and near that same period he signed pianist Roger Williams.[8]

Jane Morgan



An August 1969 photo of Morgan, which was signed for television host Mike Douglas

Born	Florence Catherine Currier May 3, 1924 Newton, Massachusetts, U.S.
Died	August 4, 2025 (aged 101) Naples, Florida, U.S.
Education	Juilliard School of Music
Occupations	Singer · actress · night club/cabaret performer · television personality
Years active	1943–2009
Spouses	Larry Stith (m. 1959; div. 1964) Jerry Weintraub (m. 1965, separated 1980s)
Children	4 (1 step-son)
	Musical career
Genres	Traditional pop
Labels	Kapp · Epic · RCA Victor · Decca · Polydor · Parlophone

To counter her reputation as a French singer, Kapp had Morgan record "Baseball, Baseball", and her first album release was titled *The American Girl from Paris*. She recorded several additional albums and soon was paired with Williams, who had gained national acceptance with his recording of "Autumn Leaves". They recorded "Two Different Worlds", which gave Morgan her first significant airplay on US radio.[5] In 1957 Kapp brought The Troubadors, a virtually unknown group of five musicians, to his studio. They had appeared in *Love in the Afternoon*. Kapp asked Morgan to join The Troubadors and sing "Fascination".[5]

Although written in 1904 by F. D. Marchetti as "Valse Tzigane", the song was modified in Paris at the Folies Bergère as a "strip" number. With English lyrics added by Dick Manning in 1932, it had been played throughout the 1957 movie (the French lyric had been created in 1942).[5] Her recording was released in late 1957 and remained on the charts for 29 weeks.[10]

In 1958, Kapp released "The Day the Rains Came" (a French song by Gilbert Bécaud called "Le jour où la pluie viendra") with Morgan singing in English on one side and in French on the other.[5] It reached number one in the UK Singles Chart in early 1959.[11] She was featured on the 10 November 1959, jazz special, *Timex-All-Star Jazz III*.[12]

Middle years

Morgan performed in musicals on the stage and Broadway. She appeared in *Can-Can*, *The King and I*,[13] *Kiss Me, Kate*, *Gentlemen Prefer Blondes*,[14] *Bells Are Ringing*,[15] *Anniversary Waltz*, *Affairs of State*, *Hello, Dolly*[16] and others.[17]

Morgan's agent died in 1959 and her new manager, Jerry Weintraub, was able to obtain bookings for her in many noted US venues. Morgan divorced Larry Stith in 1964[18] and married Weintraub, more than a decade her junior, in 1965; the couple later adopted three daughters. Morgan also had a stepson Michael from Weintraub's first marriage.[5] Morgan and Weintraub separated in the 1980s, but never divorced. Weintraub died in 2015.[19]

In 1960, she recorded the English-language version of an Italian song, *Romantica*.[5]

Later years

After Morgan performed on Broadway, she said, "Being on Broadway was one of the most exciting things in my life because I had always dreamed of it".[20]

Morgan's two final albums were for RCA Records: her last LP, *Jane Morgan in Nashville*, yielded two moderate hits on the country music charts, including her answer to Johnny Cash's song, "A Boy Named Sue", titled "A Girl Named Johnny Cash" (written by comic Martin Mull). She performed the song on Cash's eponymous television series in early 1971.[21]

The only other time Morgan had recorded without formal arrangements was on her hit single, "Fascination"; nevertheless, she was reportedly dubbed "The Countryest Girl in Nashville" by the crew.[21] She retired from performing in 1973, but appeared occasionally over the years at special events and benefits. She worked as a production assistant to her husband (producer Jerry Weintraub) on films including the remake of *Ocean's Eleven*.[20]

On December 10, 2009, Morgan performed at the UNICEF Ball honoring her husband, Jerry Weintraub, held at the Beverly Wilshire Hotel, singing "Ten Cents a Dance" and "Big Spender".[22] Known as Jane Weintraub, she divides her time between Malibu, California, Palm Springs, California and Kennebunkport, Maine. She owned Blueberry Hill Farm in Kennebunkport, Maine from 1958.[20]

Morgan's collection of her unique performance gowns spanning from the 1950s to the 1980s were exhibited to the public for the first time, premiering at the Brick Store Museum in Kennebunk, Maine, in February 2022.[23]

Morgan celebrated her 100th birthday on May 3, 2024.[24] She died at her home in Naples, Florida, on August 4, 2025, at the age of 101.[25]

Notable associates

Morgan performed for French President Charles de Gaulle, and for five U.S. Presidents: John F. Kennedy, Richard Nixon, Gerald Ford, Jimmy Carter, and George H. W. Bush. She toured with Jack Benny and John Raitt, and appeared at the Grand Ole Opry; two of her RCA singles hit the *Billboard* country charts in 1970.[10]

Television appearances

Morgan made her U.S. television debut on *Celebrity Time* in 1951. Her early television credits include *The Victor Borge Show*, *The Colgate Comedy Hour*, *Cavalcade of Stars*, *The Jack Benny Program*, *The Jimmy Dean Show*, *The Jonathan Winters Show*, *The Mike Douglas Show*, and *The Hollywood Palace*, as well as more than fifty appearances on *The Ed Sullivan Show*.[26]

Morgan appeared in such television specials as *Highways of Melody* 1961; *The Bell Telephone Hour: A Trip to Christmas* (1961); *The Bell Telephone Hour: Christmas Program* (1965); *The Bell Telephone Hour: Masterpieces and Music* (1966); *Coliseum* (1967); *Kraft Music Hall: Broadway's Best* (1969) and *Operation: Entertainment* (1969).[27]

She starred in three of her own television specials: *The Jane Morgan Hour* (1959); *Voice of Firestone: An Evening in Paris* (1959), and *The Jane Morgan Show* (1968), and made several dramatic television appearances, including *The Web: Rehearsal for Death* (1952); *Peter Gunn: Down the Drain* (1961); and *It Takes a Thief: The Suzie Simone Caper* (1970).[26]

Morgan's version of "If Only I Could Live My Life Again" was featured during the closing credits of the second season finale of Apple TV's *The Morning Show* which was released November 19, 2021.

On May 6, 2011, Morgan received the 2,439th star on the Hollywood Walk of Fame.

Discography

Singles

Year	Title	Label and Number	Peak positions			
			US Pop [28]	US AC [28]	US Country [29]	UK Singles Chart [11]
1946	"Quel est ce rossignol?" / "Hey! Ba-ba re bop" (with Bernard Hilda Orchestra in London)	Columbia R 14566 C 655	-	-	-	-
	"Cement Mixer (Put-Ti, Put-Ti)" / "Le temps qu'une hirondelle " (with Bernard Hilda Orchestra in London)	Columbia R 14567	-	-	-	-
1947	"Gipsy" / "Quisiera Saber" (with Bernard Hilda Orchestra in London)	Columbia R 14582	-	-	-	-
	"Maria de Bahia" / "Dreaming of You" (with Bernard Hilda Orchestra in London)	Columbia R 14583	-	-	-	-
1948	"Debut d'une aventure" / "Mam'selle" (with Bernard Hilda Orchestra in London)	Columbia R 14673	-	-	-	-
1949	"C'est Tout" / "J'aurais Bien Donne Dix Ans De Ma Vie" (with Bernard Hilda Orchestra in London)	Decca 9141	-	-	-	-
1950	"Mon blond" / "Les feuilles mortes" (with Bernard Hilda Orchestra in London)	Decca RF 17010	-	-	-	-
	"La Raspa" / "Comme on est bien dans tes bras" (with Bernard Hilda Orchestra in London)	Decca RF 20.837	-	-	-	-
	"Woody Woodpecker" / "Nature Boy" (with Bernard Hilda Orchestra in London)	Polydor 560109	-	-	-	-
1953	"April in Portugal" / "If I Were a Bell" (with Philip Green Orchestra in London)	Parlophone 3699	-	-	-	-
	"Say You're Mine Again" / "Send My Baby Back To Me" (with Philip Green Orchestra in London)	Parlophone 3713	-	-	-	-
	"Eyes of Blue" / "The Kissing Tree" (with Philip Green Orchestra in London)	Parlophone 3720	-	-	-	-
	"Forgive Me" / "The Donkey Song" (with Philip Green Orchestra in London)	Parlophone 3762	-	-	-	-
1954	"Baseball, Baseball" / "Fairweather Friends"	Kapp 104	-	-	-	-
	"Why" / "The Heart You Break"	Kapp 107	-	-	-	-
1955	"I Try To Forget You" / "Why Don't They Leave Us Alone"	Kapp 111	-	-	-	-
	"Flyin' High" / "Give Me Your World"	Kapp 115	-	-	-	-
	"In Paree" / "Take Me Away"	Kapp 121	-	-	-	-
1956	"Let's Go Steady" / "Take Care" (With The Jones Boys)	Kapp 140	-	-	-	-
	"La Ronde" / "Midnight Blues"	Kapp 148	-	-	-	-
	"Two Different Worlds" / "Nights in Verona" (with Roger Williams)	Kapp 161	41	-	-	-
1957	"From The First Hello to the Last Goodbye" / "Come Home"	Kapp 172	-	-	-	-
	"It's Not For Me to Say" / "Around the World in Eighty Days"	Kapp 185	-	-	-	-
	"Fascination" / "Whistling Instrumental" (with The Troubadors)	Kapp 191	7	-	-	-
	"It's Been a Long, Long Time" / "I'm New at The Game of Romance" (Canadian hit(#44[30]))	Kapp 200	-	-	-	-
1958	"Only One Love" / "I've Got Bells in My Heart"	Kapp 214	-	-	-	-
	"Enchanted Island" / "Once More My Love Once More"	Kapp 221	-	-	-	-
	"The Day The Rains Came" / "Le Jour Ou La Pluie Viendra" (Sung in French)	Kapp 235	21	-	-	1
	"You'll Never Walk Alone" / "I May Never Pass This Way Again"	Kapp 236	-	-	-	-
	"To Love And Be Loved" / "If Only I Could Live My Life Again"	Kapp 253	-	-	-	27

1959	"Love Is Like Champagne" / "To Each His Own"	Kapp 264	-	-	-	-
	"With Open Arms" (#31CAN[31])/ "I Can't Begin to Tell You"	Kapp 284	39/113	-	-	-
	"I'm in Love" / "Was It Day, Was It Night"	Kapp 304	-	-	-	-
	"Happy Anniversary" / "C'est La Vie C'est L'Amour"	Kapp 305	57	-	-	-
1960	"My Love Doesn't Love Me at All" / "The Bells of St. Mary's"	Kapp 317	-	-	-	-
	"The Bells of St. Mary's" / "Ballad of Lady Jane"	Kapp 317	-	-	-	-
	"I Am A Heart" / "Romantica"	Kapp 332	-	-	-	39
	"Lord And Master" / "Where's The Boy (I Never Met)"	Kapp 351	-	-	-	-
	"Somebody" / "The Angry Sea"	Kapp 358	-	-	-	-
1961	"In Jerusalem" / "In Jerusalem" (French version)	Kapp 369	115	-	-	-
	"Love Makes The World Go Round" / "He Makes Me Feel I'm Lovely"	Kapp 390	-	-	-	-
	"Homesick For New England" / "It Takes Love"	Kapp 418	-	-	-	-
	"Blue Hawaii" / "Moon River"	Kapp 431	-	-	-	-
1962	"Forever My Love" / "What Now My Love"	Kapp 450	-	-	-	-
	"Ask Me to Dance" / "Waiting For Charley to Come Home"	Kapp 478	-	-	-	-
1963	"Bless 'Em All" / "Does Goodnight Mean Goodbye?"	Colpix 713	131	-	-	-
1964	"The Last Time I Saw Paris"	Colpix 469	-	-	-	-
	"From Russia with Love" / "The Song from Moulin Rouge"	Colpix 727	-	-	-	-
	"C'est si bon" / "Once Upon a Summertime"	Colpix 734	-	-	-	-
	"Dominique" / "Funny World"	Colpix 754	-	-	-	-
	"Poor People of Paris" / "Funny World"	Colpix 755	-	-	-	-
1965	"After the Fall" / "Oh How I Lie"	Colpix 761	-	-	-	-
	"Maybe" / "Walking the Streets in the Rain"	Epic 9819	-	-	-	-
	"Side by Side" / "Till I Waltz Again with You"	Epic 9847	-	25	-	-
	"Little Hands" / "Everyone Come to My Party"	Epic 9881	-	-	-	-
1966	"I Will Wait for You" / "Love Me True"	Epic 10012	-	-	-	-
	"1-2-3" / "Kiss Away"	Epic 10032	135	16	-	-
	"Elusive Butterfly" / "Good Lovin'"	Epic 10058	-	9	-	-
	"Kiss Tomorrow Goodbye" / "Now and Forever"	Epic 10113	121	30	-	-
1967	"The Three Bells" / "I Want to Be With You"	Epic 10159	-	-	-	-
	"Somebody Someplace" / "This Is My World Without You"	ABC 10969	-	24	-	-
	"I Promise You" / "Him's a Dope"	ABC 11002	-	27	-	-
	"The Marvelous Toy" / "Smile"	ABC 11024	-	-	-	-
1968	"Masquerade" / "Smile"	ABC 11034	-	-	-	-
	"A Child" / "My Funny Valentine"	ABC 11054	-	39	-	-
	"Look What You've Done to Me" / "There's Nothing Else in My Mind"	ABC 11092	-	-	-	-
1969	"Marry Me! Marry Me!" / "Three Rest Stops"	RCA 74-0153	-	-	-	-
	"Traces" / "Where Do I Go?"	RCA 74-0194	-	-	-	-
	"Congratulations, I Guess" / "All of My Laughter"	RCA 47-9727	-	-	-	-
1970	"A Girl Named Johnny Cash" / "Charley" (US Country hit)	RCA 47-9839	-	-	61	-
	"The First Day" / "I'm Only a Woman" (US Country hit)	RCA 47-9901	-	-	70	-
	"He Gives Me Love" / "He's Never Too Busy"	RCA 74-0316	-	-	-	-
1971	"Jamie Boy" / "Things of Life"	RCA 74-0395	-	-	-	-

Albums (original vinyl)

No.	Year	Album title	Peak positions		Label and Album Number
			US *BB* [32]	US *CB* [33]	
1	1956	*The American Girl from Paris*	—	—	KAPP 1023
2	1957	*Fascination*	13	14	KAPP 1066
3	1958	*All the Way*	—	—	KAPP 1080
4		*Something Old, Something New, Something Borrowed, Something Blue*	—	—	KAPP 1089
5		*Jane Morgan* (repackage of *The American Girl from Paris*)	—	—	KAPP 1093
6		*The Day the Rains Came*	—	—	KAPP 1105
7		*Chante Pour Ses Amis Canadiens*	—	—	KAPP 801
8	1959	*Jane in Spain*	—	—	KAPP 1129
9		*Great Songs from Great Shows of the Century*	—	—	KAPP 5006
10		*Broadway in Stereo*	—	—	KAPP 3001
11	1960	*Jane Morgan Time* (Compilation of singles)	—	—	KAPP 1170
12		*The Ballads of Lady Jane*	—	—	KAPP 1191
13	1961	*The Second Time Around*	—	—	KAPP 1239
14		*Great Golden Hits* (Compilation)	—	—	KAPP 1246
15		*Big Hits from Broadway*	—	—	KAPP 1247
16		*Love Makes the World Go 'Round*	—	—	KAPP 1250
17	1962	*At the Cocoanut Grove*	—	—	KAPP 1268
18		*More Golden Hits* (Compilation)	—	—	KAPP 1275
19		*What Now My Love?*	—	—	KAPP 1296
20	1963	*Greatest Hits* (Compilation)	—	—	KAPP 1329
21		*Serenades the Victors*	—	—	COLPIX 460
22	1964	*More Greatest Hits* (Compilation)	—	—	KAPP 1372
23		*The Last Time I Saw Paris*	—	—	COLPIX 469
24	1965	*In My Style*	—	—	EPIC 24166
25		*Jane Morgan in Gold – Today's Hits…Tomorrow's Golden Favorites*	—	97	EPIC 24190
26	1966	*Jane Morgan Album*	—	—	COLPIX 497
27		*Fresh Flavor*	134	—	EPIC 24211
28	1967	*Kiss Tomorrow Goodbye*	—	—	EPIC 24247
29	1968	*A Jane Morgan Happening*	—	—	ABC 638
30	1969	*Marry Me! Marry Me!*	—	—	RCA Victor LSO-1160
31		*Traces of Love*	—	—	RCA Victor LSP-4171
32	1970	*In Nashville*	—	—	RCA Victor LSP-4322

- This list does not include re-releases.

Albums (CD)

Year	Album title	Label and Album Number
1990	*Jane Morgan – Greatest Hits*	Curb Special Markets B000000CYA
1998	*Fascination: The Jane Morgan Collection*	Varèse Sarabande B00000151D
2000	*In My Style/Fresh Flavor*	Collectables B0000523PI
2001	*Fascination*	Polygram Int'l B00005HPV7
2007	*An American Songbird in Paris*	Sepia Recordings B000ULQVAM
2008	*Jane Morgan Sings Showstoppers*	Sepia Recordings B001E1BOAE
2008	*The American Girl From Paris Jane Morgan*	Time Records, Spain B0025LX6X0
2009	*Fascination: The Ultimate Collection*	Jasmine Music B001NH4CAS
2009	*Jane Morgan Sings Popular Favorites*	Sepia Recordings B001QEIHWM

See also

- List of artists who reached number one on the UK Singles Chart

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External links

- Jane Morgan (https://www.imdb.com/name/nm1873586/) at IMDb
- Jane Morgan (https://www.discogs.com/artist/Jane+Morgan) discography at Discogs
- UNICEF Ball honoring Jerry Weintraub (http://www.zimbio.com/pictures/GROTeCzNNR4/UNICEF+Ball+Honoring+Jerry+Weintraub+Inside/UDnRJjWn5UR/Jane+Morgan)
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