8 West Street

Kennebunkport, Maine



For more information, please contact:

JANE CHASE
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O: 207.414.5299
jchase@landvest.com

JIM NADEAU
Luxury Real Estate Broker, ME & NH
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All information provided is deemed reliable but is not guaranteed and should be independently verified.
BR927343



8 West Street

Kennebunkport, ME

Base Plan Orthophotograph

Legend

- Subject Property - 2.23 ±Ac
- Adjacent Properties
- Protected Land
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: 2025 Imagery from Nearmap Imagery map service.

Project Number: ME3039
Date: 08/31/26

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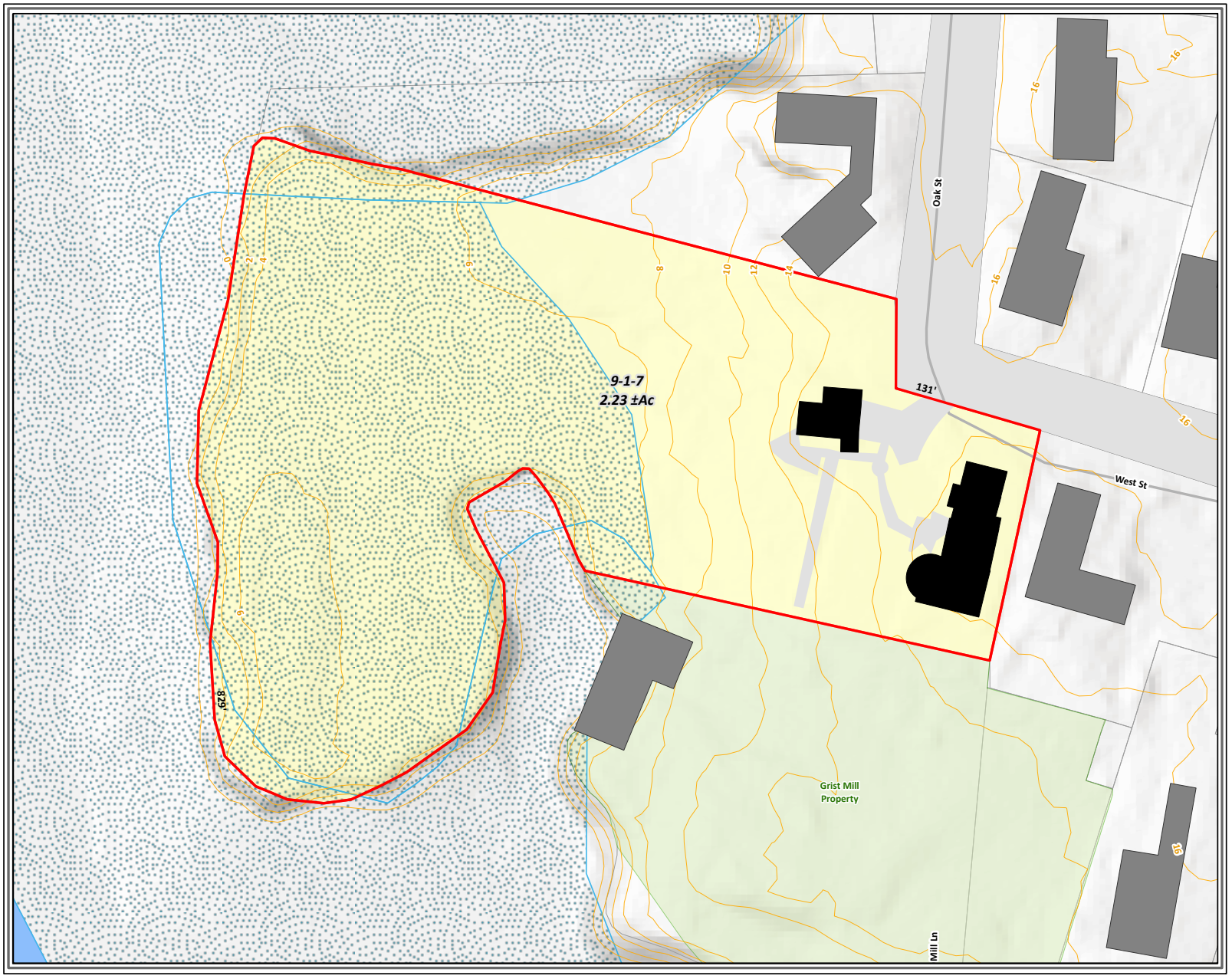
0 25 50 100 Feet

Scale: 1" = 50 "

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

LandVest

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8 West Street

Kennebunkport, ME

Base Plan

Legend

- Subject Property - 2.23 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Wetlands
- Contours (ft)



Credits: Background from ESRI 'Terrain Base' map service

Project Number: ME3039
Date: 08/31/26

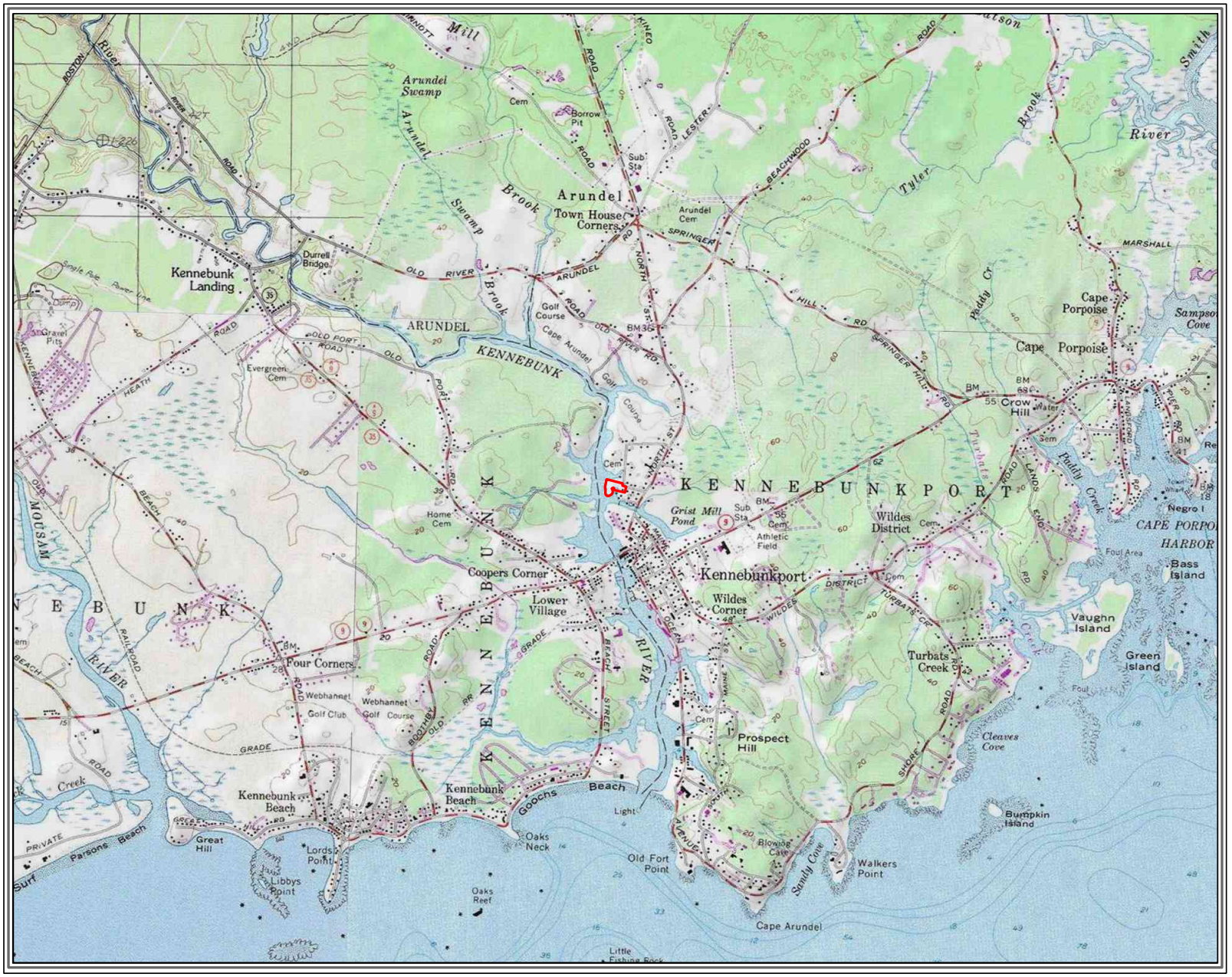
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Scale: 1" = 50 "

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

LandVest

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8 West Street

Kennebunkport, ME

USGS Topographic Map

Legend

Subject Property - 2.23 ±Ac



Credits: USGS Topo background from ESRI 'USA Topo Map' map service.

Project Number: ME3039
Date: 08/31/26

0 1,000 2,000 4,000 Feet

Scale: 1" = 2,000 "

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

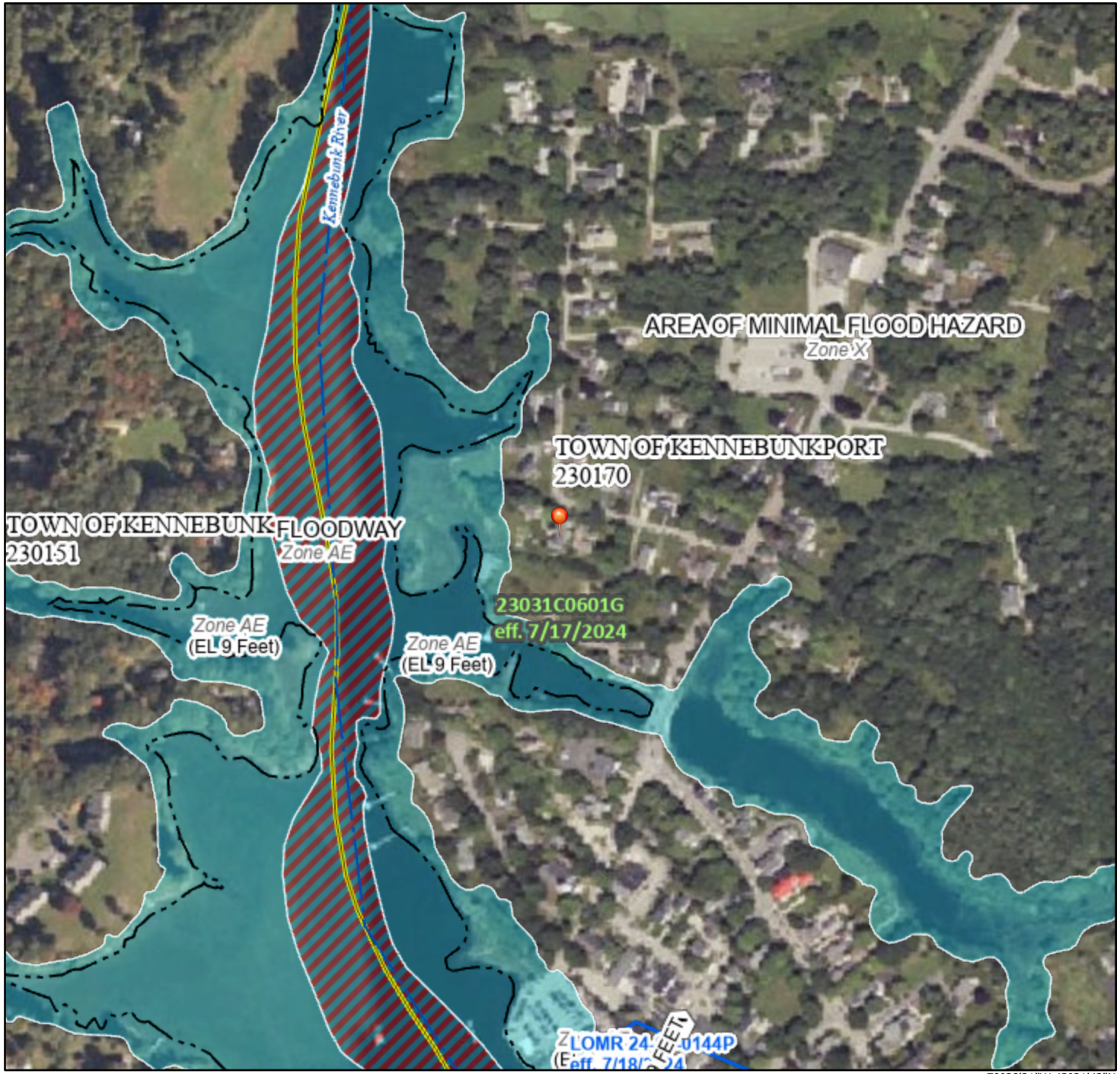
LandVest

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National Flood Hazard Layer FIRMette

FEMA

70°28'59"W 43°22'8"N



70°28'21"W 43°21'42"N

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

1:6,000

Basemap Imagery Source: USGS National Map 2023

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, Areas of 1% annual chance flood with average depth less than one foot or with drainage 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 D*

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

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- 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

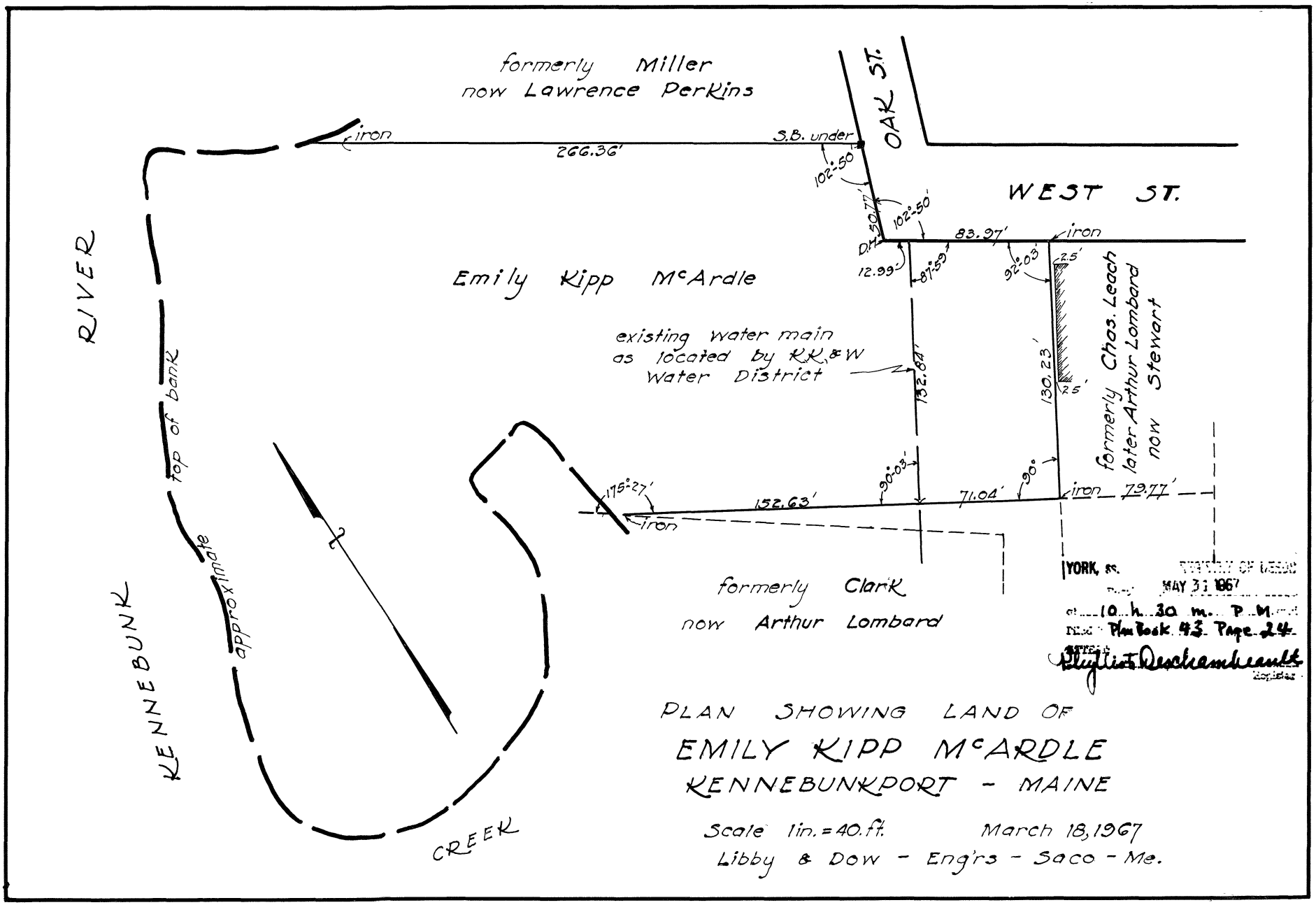
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The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 8/18/2026 at 1:11 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.



PLAN SHOWING LAND OF

EMILY KIPP McARDLE

KENNEBUNKPORT - MAINE

Scale 1in. = 40.ft. March 18, 1967

Libby & Dow - Eng'rs - Saco - Me.

PROPERTY LOCATED AT: **8 West Street , Kennebunkport, ME**

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):	[ ] N/A	[ ] Yes	[X] 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: _____~~ 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? ..... [X] Yes [ ] No

What steps were taken to remedy the problem? **not applicable**

~~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: **Municipal water is public, provided by KK&W utility - water tests are available from KK&W**

Source of Section I information: **Seller**

SECTION II - WASTE WATER DISPOSAL

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

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

Have you had the sewer line inspected?..... ☐ Yes ☒ No

~~If Yes, what results~~: _____

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

~~What steps were taken to remedy the problem?~~ _____

IF PRIVATE (Strike Section if Not Applicable):

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

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

~~Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other:~~ _____

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

~~Location: _____ OR ☐ Unknown~~

~~Date installed: _____ Date last pumped: _____ Name of pumping company: _____~~

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

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

~~Date of last servicing of tank: _____ Name of company servicing tank:~~ _____

~~Leach Field. ..... ☐ Yes ☐ No ☐ Unknown~~

~~If Yes, Location:~~ _____

~~Date of installation of leach field: _____ Installed by:~~ _____

~~Date of last servicing of leach field: _____ Company servicing leach field:~~ _____

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

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

~~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: **None**

Source of Section II information: **Seller**

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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 burning FP**		
Age of system(s) or source(s)	**unknown**	**unknown**		
TYPE(S) of Fuel	**Propane**	**wood**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	**Champagne Energy**			
Date of most recent service call	**Spring 2026**			
Malfunctions per system(s) or source(s) within past 2 years	**None**	**None**		
Other pertinent information	**None**	**Used infrequently**		

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

Comments: **None**
Source of Section III information: **Seller**

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ..... [X] Yes [ ] No [ ] Unknown
If Yes, are tanks in current use? ..... [X] Yes [ ] No [ ] Unknown
~~If no longer in use, how long have they been out of service?~~ _____
~~If tanks are no longer in use, have tanks been abandoned according to DEP?~~ ~~[ ] Yes [ ] No [ ] Unknown~~
~~Are tanks registered with DEP?~~ ..... ~~[ ] Yes [ ] No [ ] Unknown~~
Age of tank(s): **unknown** Size of tank(s): **500 gallons**
Location: **left front of house, along West Street**

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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**

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

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

~~If Yes: Date: By:~~

Results: **unkown, testing was many years ago**

If applicable, what remedial steps were taken? **none**

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:~~

~~Results:~~

~~If applicable, what remedial steps were taken?~~

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

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

Results/Comments: **Water is supplied by utility provider, KK&W**

Source of information: **Seller**

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:~~

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

~~If Yes, describe~~:

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

Comments: **None**

Source of information: **Seller**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

Other: **None**

Source of information: **Seller**

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: **The tree along West Street is registered with the Town of Kennebunkport**

Source of information: **Seller, Deed, Public Records**

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~~?

~~Road Association Name (if known):~~

Source of information: **Seller, observation, Deed**

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SECTION VI – FLOOD HAZARD

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

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

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

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

During the time the seller has owned the property:

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, indicate the dates of each claim: _____

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

If Yes, indicate the date of each payment: _____

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

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

Zone X (house and garage area) and AE, EL-9, portion of the property

Relevant Panel Number: **23031C06016** Year: **07-17-2024** (Attach a copy)

Comments: **None**

Source of Section VI information: **FEMA, Flood Plain Maps**

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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

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

If Yes, explain: _____

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

Year Principal Structure Built: **1900** What year did Seller acquire property? **2012**

Roof: Year Shingles/Other Installed: **2013**

Water, moisture or leakage: **None**

Comments: **None**

Foundation/Basement:

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

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

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

Comments: **None**

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

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

Comments: **None**

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

Comments: **None**

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

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

Manufactured Housing - Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ Unknown

Modular ..... ☐ Yes ☒ No ☐ Unknown

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

Comments: **None**

PROPERTY LOCATED AT: **8 West Street , Kennebunkport, ME**

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

Comments: **None**

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

The property has several updates to it including, American Security Alarm System and a multi-zone irrigation system. The Garage is detached, and has two bays and a large storage area above. There is a wash tub for garden tools that is used seasonally, and not currently in use. The property may be entitled to a dock, ramp, and float system, permitted by others. Seller prefers a closing/settlement the first week of January, 2027.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

SELLER **James Tardiff**	DATE	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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After recording return to:
Wayne T. Adams, Esq.
Bergen & Parkinson, LLC
62 Portland Road, Suite 25
Kennebunk, ME 04043

Doc# 2012055084
Bk 16466 Pg 694 - 697
Received York SS
11/21/2012 12:27PM
Debra L. Anderson
Register of Deeds

Space Above This Line for Recording Data

WARRANTY DEED

Maine R.E. Transfer Tax Paid

MARY G. MacQUEEN of Asheville, NC, f/ka/ **Mary G. Harrison,** for full value and consideration paid, hereby grants to **JAMES TARDIFF,** individually, and **JAMES G. TARDIFF AND BRANDT FOSTER, CO-TRUSTEES OF THE CATHERINE CARRE TARDIFF DISCLAIMER TRUST U/W DATED 12/23/98,** whose mailing address is 3920 North Ocean Drive, 17a, Singer Island, Florida 33404 with WARRANTY COVENANTS, the following real estate in the Town of Kennebunkport, County of York and State of Maine:

See EXHIBIT A attached hereto and made a part hereof.

Witness my hand and seal this 16th day of November, 2012.

In presence of:

_____

Mary G. MacQueen
MARY G. MacQUEEN

STATE OF NORTH CAROLINA
COUNTY OF Buncombe, ss.

November 16, 2012

Personally appeared the above-named Mary G. MacQueen and acknowledged the foregoing instrument to be her free act and deed.

Before me,

AGNIESZKA OTREBA NOTARY PUBLIC BUNCOMBE COUNTY, NC

Agnieszka Otreba
Notary Public
Print Name: AGNIESZKA OTREBA
My Commission Expires: 05/12/16

Bergen & Parkinson, LLC
62 Portland Road

EXHIBIT A

Two certain lots or parcels of land together with the buildings and improvements thereon, situated in the Town of Kennebunkport, County of York and State of Maine, being more particularly bounded and described as follows:

Parcel 1:

BEGINNING at an iron pipe driven into the ground on the Southwesterly side of West Street, said iron pipe being the Northerly corner of land formerly of Charles Leach, later of Arthur Lombard and now or formerly of one Stewart;

THENCE Northwesterly by said Street, a distance of 83.97 feet to a drill hole in a stone;

THENCE continuing on the same course by the second parcel herein described a distance of 376 feet, more or less, to the bank of the Kennebunk River.

THENCE continuing by the same course to said River or Northwesterly so far as we may own;

THENCE Southerly, by and along said River to a Creek or Cove now or formerly called Millers Cove;

THENCE Easterly by and along said Creek or Cove until it strikes the middle of the small cove leading into said Millers Cove to land now or formerly of Arthur F. Lombard;

THENCE Southeasterly by and along said land now or formerly of Lombard, to an iron pipe driven into the ground near the bank of said Creek;

THENCE Southeasterly by and along said land now or formerly of Lombard and forming an included angle of 175° 27' with the last described line, a distance of 223.67 feet to an iron pipe driven into the ground and land now or formerly of Stewart;

THENCE Northeasterly by and along said land now or formerly of Stewart at right angles with the last described line and by a line which is parallel with and 2.5 feet Northwesterly from the Northwesterly side of the house standing on said land now or formerly of Stewart a distance of 130.23 feet to the point of beginning.

The above described premises is conveyed subject to the rights of said Lombard, his heirs and assigns, to maintain in place, the water main which exists across the above described premises and the right to enter upon said land in a reasonable manner to maintain, repair and renew the same.

Parcel 2:

Land lying Northeasterly of and adjacent to the first parcel above described.

BEGINNING at the junction of the westerly side of Oak Street with the Southwesterly side of West Street at a drill hole in a stone located 83.97 feet Northwesterly measured along the Southwesterly side of said West Street from the Northerly corner of land formerly of Charles Leach, later of Arthur Lombard and now or formerly of one Stewart;

THENCE Northwesterly by and along said Oak Street a distance of 50.77 feet to a stone set in the ground and land now or formerly of Lawrence Perkins;

THENCE Northwesterly by and along said land now or formerly of Perkins and forming an included angle of 102° 50' with the last described line a distance of 266.36 feet to an iron pipe driven into the ground near the bank of the Kennebunk River;

THENCE continuing by the same course and by land now or formerly of said Perkins to said River or Northwesterly so far as we may own;

THENCE Southerly by said River to a point in a line, which line is parallel with the and 50 feet distant Southwesterly measured perpendicularly from the Southwesterly line of said Perkins property to said River (being the second described line in this description);

THENCE by said line and by the first parcel above described, Southwesterly to the bank of said River;

THENCE continuing the same course still by said first parcel a distance of 376 feet, more or less, to said first mentioned drill hole and the point of beginning.

Excepting however from the second parcel above described, the interest of John Laming and Emily S. Laming as set forth in their deed to said Perkins dated July 21, 1983 and recorded in the York County Registry of Deeds in Book 3128, Page 344.

Meaning and intending to convey and hereby conveying the remaining land as shown on a plan entitled "Plan Showing Land of Emily Kipp McArdle, Kennebunkport, Maine, Scale 1 in = 40 feet, March 18, 1967" made by Libby & Dow, Engineers, recorded in said Registry of Deeds. See deed from said Perkins to the Lamings, said deed dated July 21, 1983 and recorded in the York County Registry of Deeds in Book 3128, Page 344.

Being the same premises conveyed to John R. Harrison and Mary Gee Harrison by Warranty Deed from Karen Beane and Douglas J. Beane dated November 21, 1988 and recorded in the York

County Registry of Deeds in Book 4908, Page 234: also the same premises described in a Warranty Deed from John R. Harrison to Mary G. MacQueen f/k/a Mary G. Harrison dated July 21, 2000, and recorded in the York County Registry of Deeds in Book 10159, Page 294.

End of Document

(5) Up → Paul Cadigan

BK 17135 PGS 571 - 573
INSTR # 2015049028
RECEIVED YORK SS
11/16/2015 11:38:01 AM
DEBRA ANDERSON
REGISTER OF DEEDS

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS that __James G. Tardiff__, (Property Owner) of County of York, State of Maine, ("Grantor"), for consideration paid, ("Grantor"), for consideration paid, **GRANT** to the **INHABITANTS OF THE TOWN OF KENNEBUNKPORT** ("Grantee" or "Town"), a municipality organized and existing under the laws of the State of Maine, with a mailing address of P.O. Box 566, Kennebunkport, Maine 04046-0566, and its successors and assigns forever, **WITH WARRANTY COVENANTS**, the following real property rights subject to the limitations and conditions contained below:

1. The Grantor and Grantee/Town acknowledge that the purpose of this easement is to meet the Town's objective of providing and maintaining trees – which contribute shade, beauty and clean air to the environment – for the benefit of the Town, Grantor, and the general community.

2. This easement shall be a perpetual easement that runs with the land for the purpose of planting, replanting, maintaining, pruning, or removing any part of the Tree, as hereinafter described, on Grantor's property (the "Property") located at _8 West Street_ (address) in Kennebunkport, Maine, as more particularly described in a deed to Grantor, dated 11-21-2012 and recorded in the York County Registry of Deeds in Book 16466, Page 694.

3. This easement shall include the right, but not the obligation, to enter onto the Property for the purpose of planting, replanting, maintaining, pruning, or removing all or any part of the Tree. The easement shall also include a right of access twenty feet wide, for persons and machines, for ingress and egress to the easement area in a straight line from the nearest public way for any purpose related to the subject of this easement. Grantee agrees that, following the completion of any such work, Grantee shall repair any damage to the Property resulting from such work so as to restore the Property substantially to its prior condition.

4. The Tree means any tree which the Town has planted (or may plant or replant in the future) on the Property, and if there is more than one such tree, this agreement applies to each of them. A general description of the Tree referenced herein, including the type of tree, number of trees, Town identification number and approximate location on the Property, is attached hereto as Schedule A.

5. Grantor agrees not to remove or prune the Tree without the Town's prior written permission, unless such action is required in response to an emergency situation, such as severe storm damage that results in imminent danger to Grantor or any relative, guest, invitee or neighbor of Grantor, Grantor's property, or the property of any neighbor of Grantor.

6. The Town shall not be responsible for the raking or cleanup of leaves or small branches that may fall from the Tree.

Town of Kennebunkport PO Box 566 Kennebunkport ME 04046

← 3p
(14)

IN WITNESS WHEREOF, the said James G. Tardiff (Property Owner) has executed this instrument, this 19th day of October, 2015.

Witness

Signature

JAMES G. TARDIFF
Print Name

Witness

Signature

Print Name

STATE OF Maine
YORK, SS.

10/19, 2015

Personally appeared before me the above-named James G. Tardiff and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

KAREN A. SCHLEGEL
Type or Print Name Notary Public, Maine
My Commission My Commission Expires June 29, 2016

SEAL

8 West St, Kennebunkport, ME



0 6 12 ft

PREPARED: 2026/08/15

N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

8 West St, Kennebunkport, ME

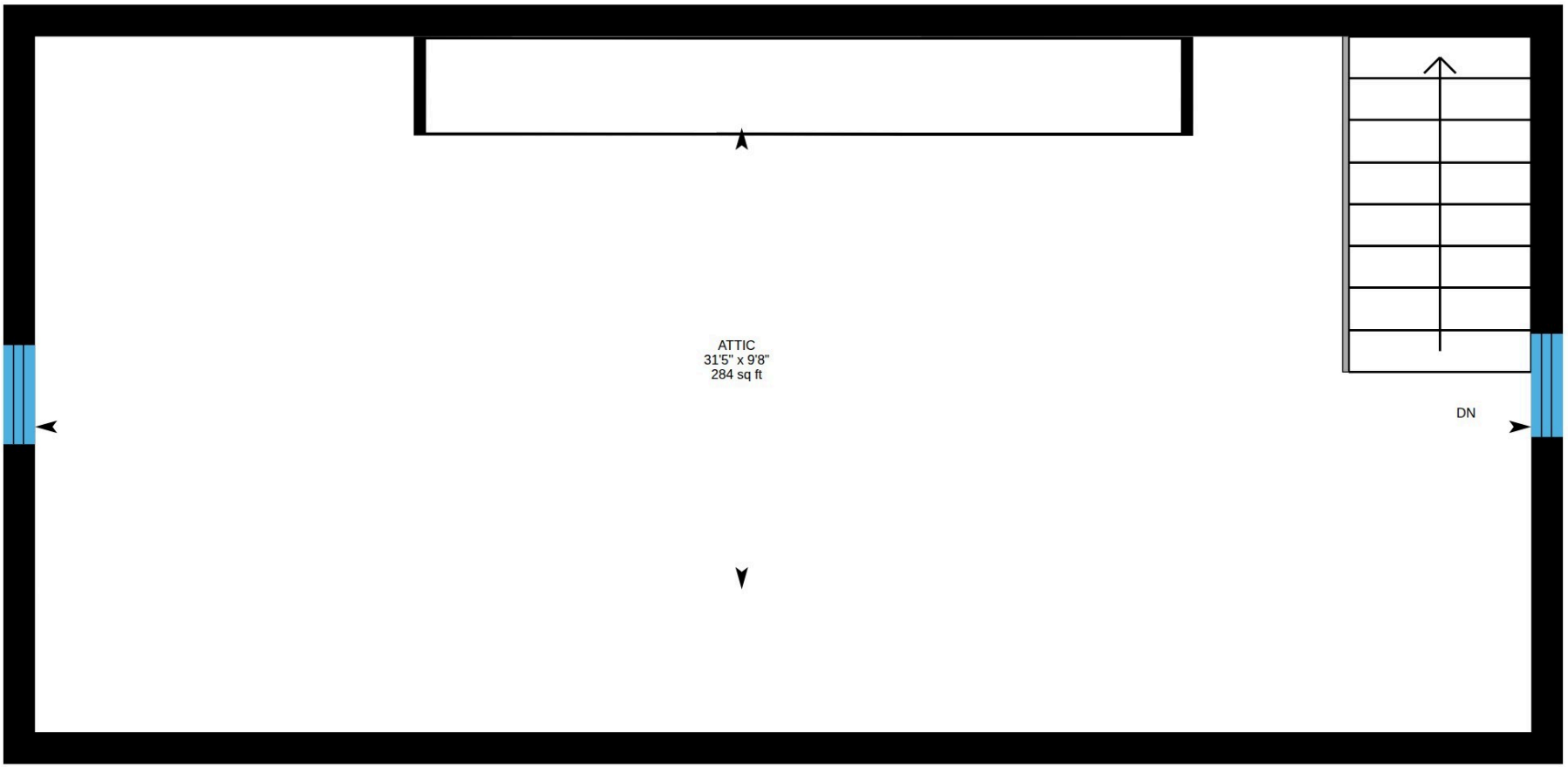


0 6 12 ft

PREPARED: 2026/08/15

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

8 West St, Kennebunkport, ME



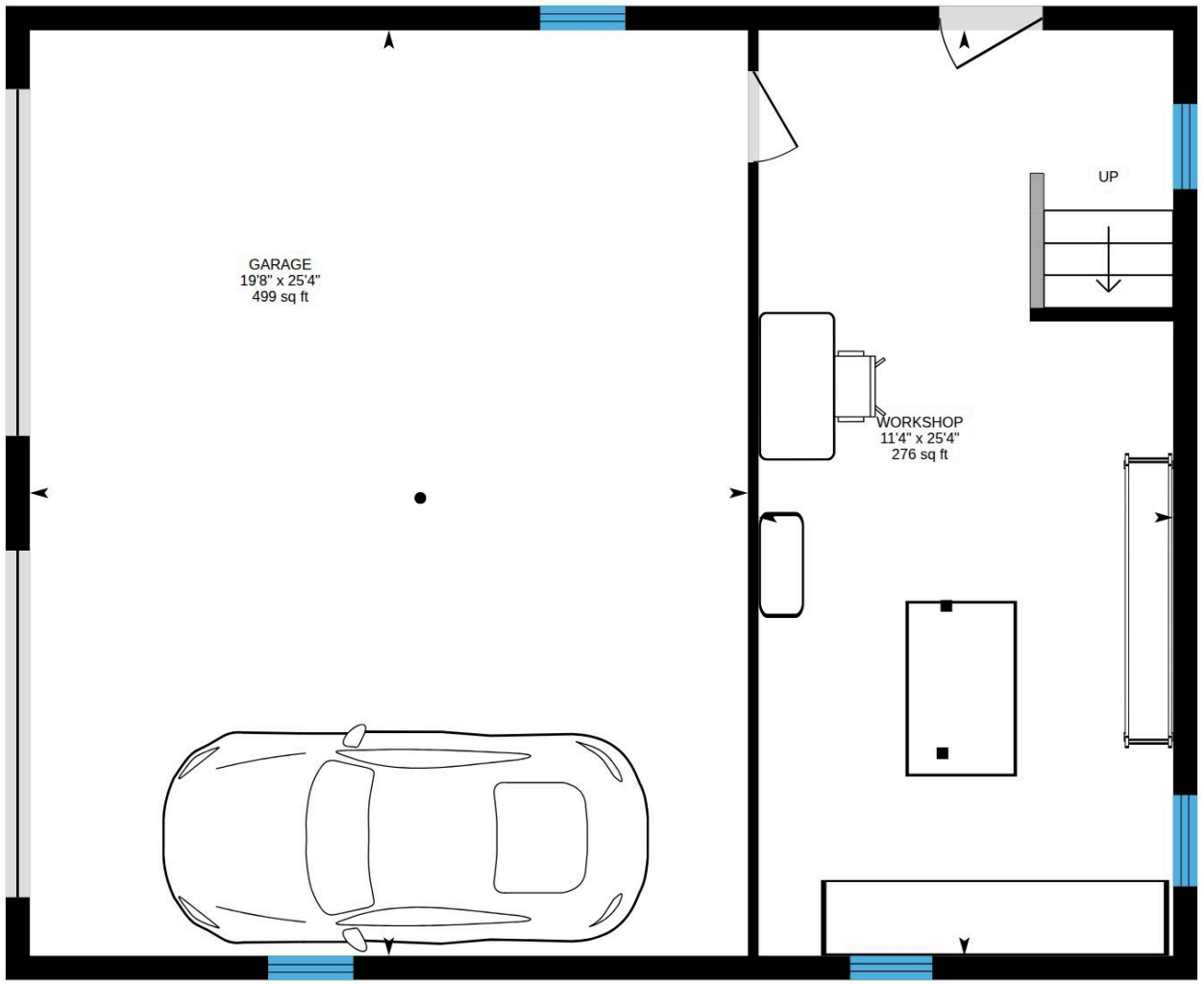
0 3 6 ft

PREPARED: 2026/08/15

N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

8 West St, Kennebunkport, ME



0 3 6 ft

PREPARED: 2026/08/15

N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **James Tardiff** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **8 West Street (The House), Kennebunkport, ME**

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 **James Tardiff** James G. Tardiff	Date 6/10/24
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent **James (Jim) Nadeau & Jane Chase, LandVest, Inc.** James a Nadeau	Date June 10, 2024

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REALTOR®

EQUAL HOUSING OPPORTUNITY

Fact Sheet: Arsenic Treated Wood

Department of Health and Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

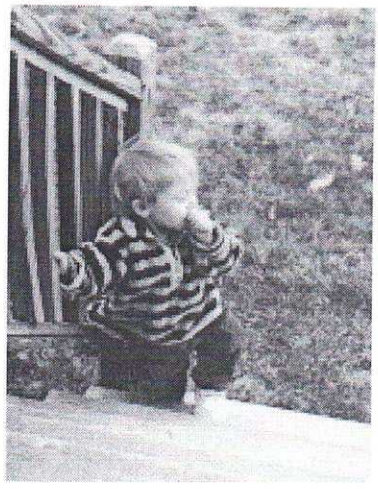
TO LEARN MORE

Eric Frohmberg
Environmental and Occupational Health Program
Maine CDC
Toll-free in Maine 866-292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/eohp

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.