



DOWNEAST PROPERTIES

Specializing in Fine Maine Coastal Properties

BEAUTIFUL COASTAL COTTAGE

Deer Isle



MLS# 1561247

Price: \$650,000

Annie Allen
Real Estate Broker
Office: (207) 374-2321
Cell: (207) 944-1489
Email: annieallen@downeastproperties.com

DOWNEAST PROPERTIES
Blue Hill
www.downeastproperties.com



Acreage: 2.8
Year Built: 1981
Basement: Partial, Poured Concrete
Rooms: 3
Bedrooms: 1
Bathrooms: 1
Square Footage: 1,188
Electric: Cricut Breakers
Map/Lot: 40/003

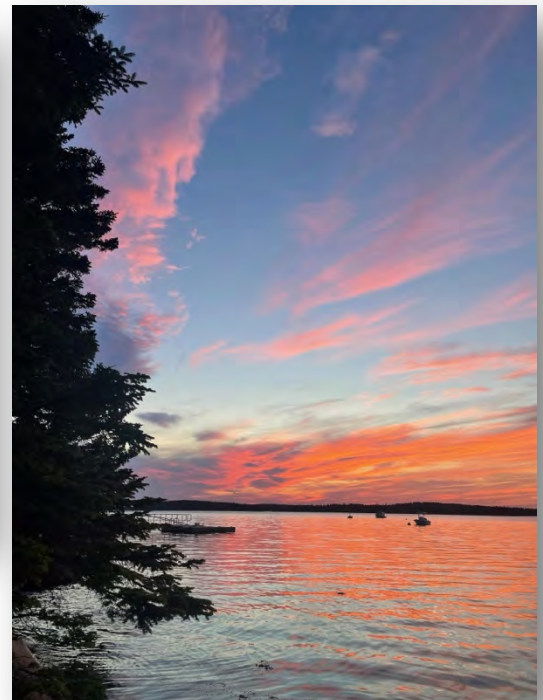
Waterfront: Deep water frontage on Southern Cove
Book/Page/Deed: 3848/174/All
Heat System: Direct Vent Heater, Stove
Heat Fuel: Electric; Propane; Wood
Water: Private, Well Existing on site
Sewer: Private Sewer
Floors: Tile; Vinyl; Wood
Vehicle Storage: 2 Car; Carport
Taxes: \$4,526 (2022)

135 Eaton Point Road
Deer Isle

Enjoy the peace and quiet of this privately situated coastal cottage on 2.8 acres with 395' of deep-water oceanfront. The spacious open design offers a large great room and a studio bedroom with vaulted ceilings and a floor to ceiling fireplace. A 600 sq. ft. boathouse with a wraparound deck sits on the edge of the granite ledges providing dramatic views of Southern Cove. A private bunkhouse with views offers electricity and heat for those weekend guests. Located near the popular Haystack Mountain School of Crafts, Nervous Nellies Jams and Jellies and short drive to the seaside village of Stonington offering shops, galleries and dining.



395' of Deep-water oceanfront with beautiful evening sunsets





Shore front boat house, at water's edge, featuring a wraparound deck with beautiful views



Quaint and cozy interior boat house for added family or guests



Main house is privately nestled into a wooded lot

DOWNEAST PROPERTIES
Blue Hill
www.downeastproperties.com



Main Entrance and Entryway



Main living area and studio





Sunny rustic kitchen with bar top seating looking out on the property.



Bathroom and Laundry



PROPERTY LOCATED AT: 135 Eaton Point Road, Deer Isle, ME 04627

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal _____ Unknown
 Drilled Dug Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): N/A Yes No Unknown
Quantity: Yes No Unknown
Quality: Yes No Unknown

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

WATER TEST: Have you had the water tested? Yes No
If Yes, Date of most recent test: _____ Are test results available? .. Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
If Yes, are test results available? Yes No
What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Left front side of the house

Installed by: Samoset Well Drilling

Date of Installation: unk

USE: Number of persons currently using system: 1

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

Comments: _____

Source of Section I information: Seller & POA

Buyer Initials _____ Page 1 of 7 Seller Initials AM DS
PHPEJMk

SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

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

~~Have you had the sewer line inspected? Yes No~~

~~If Yes, what results? _____~~

~~Have you experienced any problems such as line or other malfunctions? Yes No~~

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

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: Right side of house OR Unknown

Date installed: 1984 Date last pumped: 6/2023 Name of pumping company: Percy Brown & Son

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: The pump station had disconnected. Percy Brown has restored the connection.

Date of last servicing of tank: 6/8/2023 Name of company servicing tank: Percy Brown & Son

Leach Field: Yes No Unknown

If Yes, Location: Located in the open area to the right of the driveway

Date of installation of leach field: 1984 Installed by: Larry Packwood

Date of last servicing of leach field: 6/8/2023 Company servicing leach field: Percy Brown & Son

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: _____

Source of Section II information: Seller & POA

Buyer Initials _____ Page 2 of 7 Seller Initials _____

PROPERTY LOCATED AT: 135 Eaton Point Road, Deer Isle, ME 04627

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	2 Rinnai Heaters	2 Electric Heaters	2 Wood Stoves	Fireplace
Age of system(s) or source(s)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Malfunction per system(s) or source(s) within past 2 years	None	None	None	None
Other pertinent information				

Are there fuel supply lines? Yes No Unknown
 Are any buried? Yes No Unknown
 Are all sleeved? Yes No Unknown
 Chimney(s): Yes No
 If Yes, are they lined: Yes No Unknown
 Is more than one heat source vented through one flue? Yes No Unknown
 Had a chimney fire: Yes No Unknown
 Has chimney(s) been inspected? Yes No Unknown
 If Yes, date: _____
 Date chimney(s) last cleaned: _____
 Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: _____

Comments: _____

Source of Section III information: **Seller & POA**

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? Yes No Unknown

If Yes, are tanks in current use? 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): _____ Size of tank(s): _____
 Location: _____

Buyer Initials _____ Page 3 of 7 Seller Initials MM DS
PHPFJMK

PROPERTY LOCATED AT: 135 Eaton Point Road, Deer Isle, ME 04627

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

Have you experienced any problems such as leakage? Yes No Unknown

Comments: _____

Source of information: **Seller has no knowledge of any hazardous materials**

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: _____

Source of information: **Seller has no knowledge of any asbestos on the property**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

Source of information: **Seller & POA**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

Source of information: **Seller & POA**

E. METHAMPHETAMINE - Current or previously existing:

..... Yes No Unknown

Comments: _____

Source of information: **Seller & POA**

Buyer Initials _____

Seller Initials AW

^{DS}
PHPFJMK

PROPERTY LOCATED AT: 135 Eaton Point Road, Deer Isle, ME 04627

F. LEAD-BASED PAINT/PAINT HAZARDS — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes No Unknown Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

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

If Yes, describe: _____

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

Comments: _____

Source of information: Seller & POA

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: Seller has no knowledge of any other hazardous materials

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

SECTION V — GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: Easement for Stonington & Deer Isle Power Co

Source of information: Seller & POA

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? Homeowner

Road Association Name (if known): Informal Road Association

Buyer Initials _____

Seller Initials AA

^{DS}
PAPE MLK

PROPERTY LOCATED AT: 135 Eaton Point Road, Deer Isle, ME 04627

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

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... Yes No Unknown
Is house now covered by flood insurance policy (not a determination of flood zone) Yes No Unknown

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

Year Principal Structure Built: ca. 1981

What year did Seller acquire property? 1979

Roof: Year Shingles/Other Installed: ukn

Water, moisture or leakage: Yes, small area of water damage on the back wall & around the metal bestos where it exits the house.

Comments: House shingles need to be replaced

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: _____

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

If Yes, are test results available? Yes No

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

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: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Comments: _____

Source of Section V information: Seller & POA

Buyer Initials _____

Seller Initials AB

DS
PHPFMK

PROPERTY LOCATED AT: 135 Eaton Point Road, Deer Isle, ME 04627

SECTION VI – ADDITIONAL INFORMATION

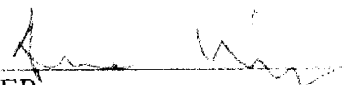
<u>Boathouse - 600 sq ft - built in 1981</u>	<u>Bunkhouse - 200 sq ft - built in 1981</u>
<u>Sits on the edge of the ledges over</u>	<u>Privately situated among the trees</u>
<u>looking Southern Cove.</u>	<u>with a water view.</u>
<u>*has electricity</u>	<u>*has electricity and an electric wall heater</u>

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

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

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

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

 _____
 SELLER DATE
Anne Marie Higonnet

DocuSigned by:
Philip Higonnet, POA for Janet Marian King ^{6/2/2023}
 SELLER DATE
Philip Higonnet, POA for Janet Marian King

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 _____



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Anne Marie Higonnet, Philip Higonnet, POA for Janet Marian King (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT 135 Eaton Point Road, Deer Isle, ME 04627

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).

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).

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.

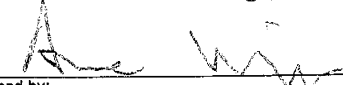
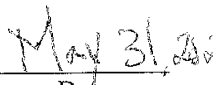
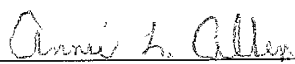
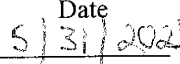
Agent's Acknowledgment

(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.

_____	Date
Buyer	_____
_____	Date
Buyer	_____
_____	Date
Buyer	_____
_____	Date
Buyer	_____
_____	Date
Agent	_____

	
Seller <u>Anne Marie Higonnet</u>	Date <u>6/27/2023</u>
Seller <u>Philip Higonnet, POA for Janet Marian King</u>	Date _____
_____	Date _____
Seller _____	Date _____
	
Agent <u>Annie L. Allen</u>	Date <u>5/31/2023</u>

Know all Men by these Presents

That I, ANNE MARIE HIGONNET, whose mailing address is 7 Bowdoin Street
Cambridge, Massachusetts 02138

Bk 3848 Pg174 #2735
02-17-2004 @ 09:06a

in consideration of one dollar and other valuable considerations

paid by ANNE MARIE HIGONNET and JANET MARIAN KING, both of whom have
a mailing address of 7 Bowdoin Street, Cambridge, Massachusetts 02138

the receipt whereof I do hereby acknowledge, do hereby give, grant,

bargain, sell and convey unto the said

ANNE MARIE HIGONNET and JANET MARIAN KING

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them,
and the heirs and assigns of the survivor of them, forever, a certain lot or parcel of
land situated in that part of the Town of Deer Isle, Hancock County,
Maine, known as Sunshine, on Stinson's Neck, being all and the same
premises described in a deed from Alice V. Walder to Richard W. Ziehl,
et ux., dated June 20, 1965, and recorded at the Hancock County, Maine,
Registry of Deeds in Book 988, Page 219, in which deed said premises
are described as follows:

"Beginning at the shore of Southern Cove at a brass bolt in a ledge,
said point being the Northeast corner of land of Emory and Margery
Adams; thence South 5° East 404.7 feet to a cement marker on the
North side of the old town road, now a private road; thence following
the north side of said road North 86° 30' East 297 feet to an iron
pipe set in cement; thence North 12° West 327 feet to a brass bolt in
a ledge near a cleft in the face of the ledge; thence following the
same course to high water mark of Southern Cove; thence following
high water mark of Southern Cove in a generally westerly direction
395.4 feet, more or less, to a point intersected by an extension of
the first course above given North 5° West; thence South 5° East to
the point of beginning.

"Together with all our right, title and interest in and to the shore
or flats between the side lines of the above described premises to
low water mark, in accordance with the laws of the State of Maine.

"Together with a right-of-way for all purposes of a way over the
old town road, so-called, to be used in common with others having
similar rights."

Title of the grantor herein is derived by deed from Richard W. Ziehl,
et ux., to the grantor dated October 9, 1979, and recorded at the
Hancock County, Maine, Registry of Deeds in Book 1361, Page 435.

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

HANCOCK COUNTY

POWER LINE EXTENSION EASEMENT FORM

(THIS IS A LEGAL DOCUMENT CONVEYING RIGHTS IN REAL ESTATE)

KNOW ALL PERSONS BY THESE PRESENTS, that I/WE Janet M. King

~~husband and wife, or~~ ~~being unmarried,~~
for consideration paid, grant to STONINGTON & DEER ISLE POWER COMPANY, a
Maine Corporation having its principal place of business and mailing address
at Sunset, Town of Deer Isle, Maine 04683, its successors and assigns, the
right, privilege and easement to lay, construct, reconstruct, operate,
maintain, replace and remove lines for the transmission of power and
intelligence, including the necessary poles, wires, cables, conduits, pipes,
manholes, guys, anchors, fixtures, transformers and meters, and appurtenances
upon, under and over a portion of my/our real estate located in the Town of
Deer Isle, County of Hancock, State of Maine, and being the same
premises shown as Lot No. 3 on the 19 83 Property or Tax Map of the Town
of Deer Isle on file in the office of the Assessors in and for said
Town, the above granted rights being more particularly described as the
exclusive right to construct, reconstruct, operate, maintain, replace and
remove poles with the wires and/or cables thereon, with the necessary guys,
anchors, fixtures and supports within a strip of land 16 feet in width
and the exclusive right within said strip to lay, construct, reconstruct,
operate, maintain, replace and remove the necessary cables and/or conduits,
pipes, manholes, and such surface testing terminals, transformers, meters,
repeaters and markers and such other appurtenances with wires or cables
therein, as the grantee may, from time to time desire, upon, over and under
said described premises, with the right to cut down and keep trimmed all
trees, bushes, underbrush and growth, including the foliage thereon, as the
grantee may deem necessary in the exercise of all the above right, and
with the right to permit the attachment of and/or to lay or carry in conduits
the power and intelligence wires and cables of any other company, the
location of said strip to be determined by and to become permanent upon, the
erection and placement of the poles, laying of cables and/or construction
of conduits in said lines, with the centerline of said strip to be coincident
with the line of said poles, cables and/or conduits, as erected, with per-
mission to enter upon said strip, and over adjoining premises of the
grantor(s) if necessary to reach said strip, for access thereto for all
of the above purposes.

The grantor(s) hereby covenant(s) that no buildings or other structure
will be erected or permitted to be erected upon said strip which, in the
judgment of the grantee, its successors and assigns, might interfere with
the proper maintenance of said lines, or their service in connection therewith,
and further, that no inflammable structure will be erected or permitted on
any of the real estate of said grantor(s) within 8 feet of said lines.

~~WITNESS my hand and seal this 11 day of August 1983~~
~~of my husband or wife, or~~
~~being unmarried,~~
~~and all other rights.~~

WITNESS ~~my~~ hand(s) and seal(s) this 11 day of August 1983

Janet M. King

STATE OF MAINE
COUNTY OF HANCOCK ss

Then personally appeared the above named JANET M. KING
and acknowledged the foregoing instrument to be ~~his~~ her free act and deed.

Before me,



Rosalind S. Luning
Notary Public
~~Justice of the Peace~~
~~Attorney at Law~~
My commission expires 11/13/88

*(Note: Strike the inappropriate portions of the above asterisked phrase)

** (Note: Strike the above asterisked phrase where the grantor/owner is
unmarried or where the husband and wife own the premises in both
their names) HANCOCK, SS: REC'D AUG 17 1983 AT 10 H47M A.M

7844
Know All Men By These Presents.

BOOK 1361 PAGE 435

That we RICHARD W. ZIEHL and ANN ZIEHL of Allen Park,
Michigan

in consideration of one dollar and other valuable considerations,

paid by ANNE MARIE HIGONNET whose mailing address is 7 Bowdoin
Street, Cambridge, Massachusetts 02138

the receipt whereof we do hereby acknowledge, do hereby
grant, bargain, sell and convey unto the said ANNE MARIE HIGONNET
her heirs and assigns forever,

a certain lot or parcel of land situated in that part of the Town of
Deer Isle, Hancock County, Maine, known as Sunshine, on Stinson's
Neck, being all and the same premises described in a deed from
Alice V. Walder to the grantors herein dated June 20, 1965, and
recorded at the Hancock County, Maine, Registry of Deeds in
Book 988, Page 219, in which deed said premises are described
as follows:

"Beginning at the shore of Southern Cove at a brass bolt in
a ledge, said point being the Northeast corner of land of
Emory and Margery Adams; thence South 5° East 404.7 feet to a
cement marker on the North side of the old town road, now a
private road; thence following the north side of said road
North 86° 30' East 297 feet to an iron pipe set in cement;
thence North 1° West 327 feet to a brass bolt in a ledge near
a cleft in the face of the ledge; thence following the same
course to high water mark of Southern Cove; thence following
high water mark of Southern Cove in a generally westerly direction
395.4 feet, more or less, to a point intersected by an extension
of the first course above given North 5° West; thence South
5° East to the point of beginning.

"Together with all our right, title and interest in and to the
shore or flats between the side lines of the above described
premises to low water mark, in accordance with the laws of the
State of Maine.

Together with a right-of-way for all purposes of a way over the
old town road, so-called, to be used in common with others having
similar rights."

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said

ANNE MARIE HIGGONET, her heirs and assigns, to them and their use and behoof forever.

And we do COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises that they are free of all encumbrances:

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said RICHARD W. ZIEHL and ANN ZIEHL, husband and wife, seized as joint tenants,

Joining in this deed as Grantor, and relinquishing and conveying right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 9th day of October in the year of our Lord one thousand nine hundred and seventy-nine.

Signed, Sealed and Delivered in presence of [Signatures]

[Signatures of Richard W. Ziehl and Ann Ziehl]

State of Maine, Hancock

ss. October 9, 1979

Personally appeared the above named

RICHARD W. ZIEHL

and acknowledged the above

instrument to be her free act and deed.

Before me, [Signature] Justice of the Peace.

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Anne Marie Higonnet, Philip Higonnet, POA for Janet Marian King (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT 135 Eaton Point Road, Deer Isle, ME 04627

Said contract is further subject to the following terms:

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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).

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).

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.

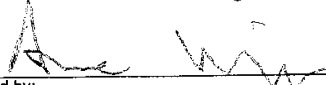
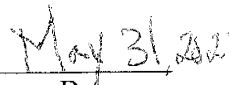
Agent's Acknowledgment

(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.

_____	Date
Buyer	
_____	Date
Buyer	
_____	Date
Buyer	
_____	Date
Buyer	
_____	Date
Agent	

	
Signed by <u>Anne Marie Higonnet</u>	Date <u>6/27/2023</u>
<u>Philip Higonnet, POA for Janet Marian King</u>	Date _____
Seller <u>Philip Higonnet, POA for Janet Marian King</u>	Date _____
Seller _____	Date _____
Seller <u>Annie L. Allen</u>	Date <u>5/31/2023</u>
Agent <u>Annie L. Allen</u>	Date _____



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Downeast Properties, 103 Main Street Blue Hill ME 04614
Annie Allen

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Phone: 2079441489

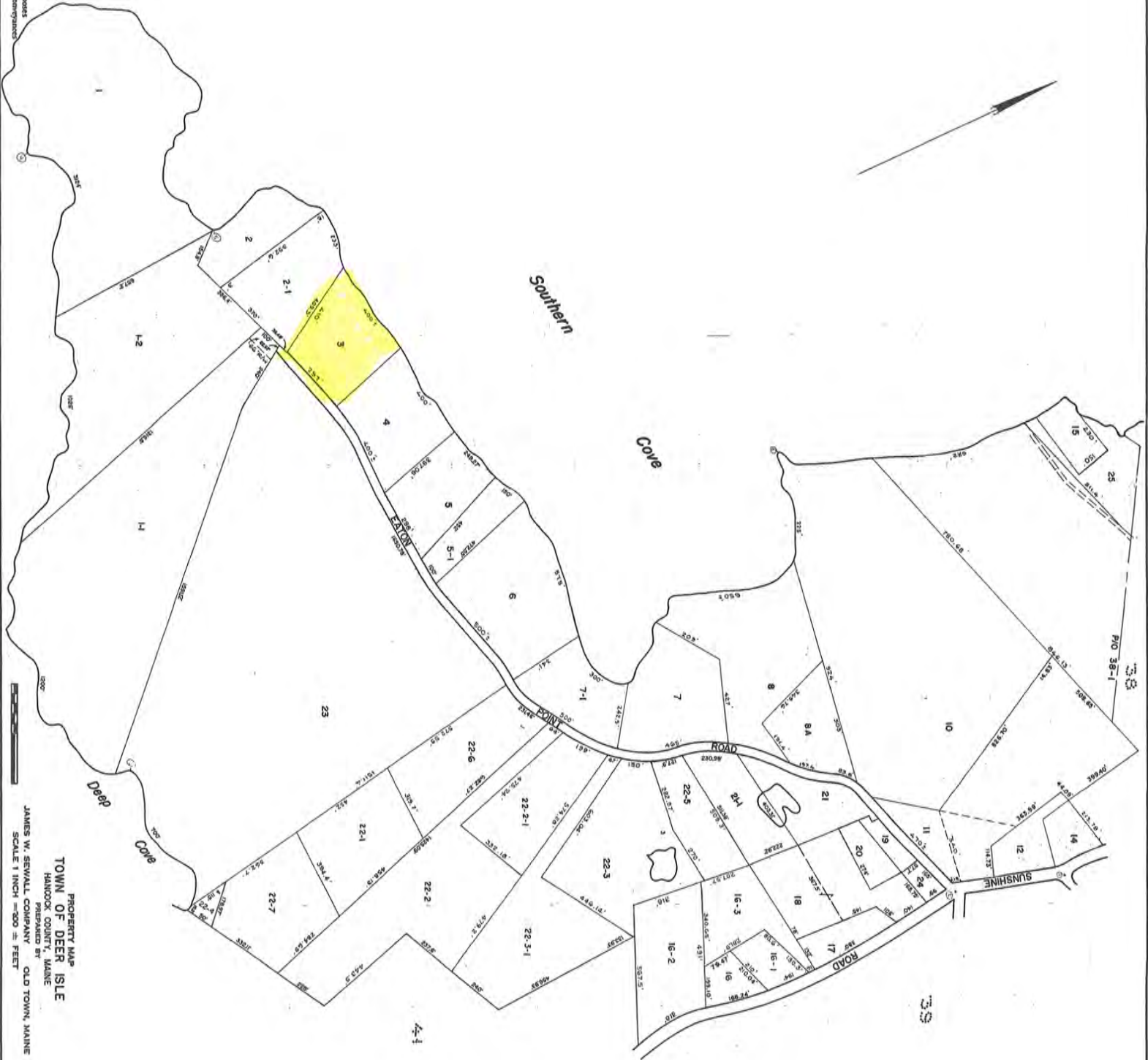
Fax:



Anne Marie

LEGEND
 PARCEL NUMBERS 1
 ADJACENT MAPS 2
 MATCH LINE 2

For Assessment Purposes
 Not to be used for Conveyances



PROPERTY MAP
 TOWN OF DEER ISLE
 HANNOCK COUNTY, MAINE
 PREPARED BY
 JAMES W. SEWELL COMPANY
 OLD TOWN, MAINE
 SCALE 1 INCH = 200 ± FEET