

## PROPERTY DISCLOSURE – LAND ONLY

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 – 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 your 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:.....~~

~~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

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

LAND FILL:..... ☐ Yes ☒ No ☐ Unknown

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

METHAMPHETAMINE:..... ☐ Yes ☒ No ☐ Unknown


~~Comments:.....~~

Source of information: Seller

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

Buyer Initials \_\_\_\_\_

Page 1 of 3

Seller Initials 

## SECTION II — 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: Covenants, Homeowner association, Right of Way

Source of information: Seller, 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? Lot owners

Road Association Name (if known): NONE

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: State & Town Shoreland Zoning Laws

Source of information: State, Town, Seller

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~

Source of information: Seller

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~

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

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

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

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

If Yes, are the results available?..... ☐ Yes ☒ No ☐ Unknown

Are mobile/manufactured homes allowed?..... ☐ Yes ☒ No ☐ Unknown


Are modular homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Source of information: Seller

~~Additional Information:~~

Buyer Initials \_\_\_\_\_

Page 2 of 3

Seller Initials 

PROPERTY LOCATED AT: Lot#7 Point Road, Steuben, ME 04680

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

 4-27-22  
SELLER DATE  
Susan J. Peters

\_\_\_\_\_  
SELLER DATE

\_\_\_\_\_  
SELLER DATE

\_\_\_\_\_  
SELLER DATE

I/We have read and received a copy of this disclosure 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



QUIT-CLAIM DEED WITH COVENANT


KNOW ALL MEN BY THESE PRESENTS, that We, **CAROL E. LARSEN**, individually and as Personal Representative of the Estate of Bertha E. Larsen duly administered in the Washington County, Maine, Probate Court of Key Largo, County of Monroe, State of Florida, and **ROBERT L. LARSEN**, of Wellfleet, County of Barnstable, Commonwealth of Massachusetts, and **NANCY L. PORTEUS**, of South Wellfleet, County of Barnstable, Commonwealth of Massachusetts, for consideration paid, grant to **SUSAN J. PETERS**, whose mailing address is 415A East K. Street, Elizabethton, TN 37643, with QUITCLAIM COVENANT, the land, with any improvements thereon, in Steuben, County of Washington, State of Maine, as described in Exhibit A attached hereto, incorporated herein and made a part hereof.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Witness our hands this

21<sup>st</sup>

day of November, 2005.

  
Carol E. Larsen, Individually and as Personal Representative

  
Robert L. Larsen

  
Nancy L. Porteus

COMMONWEALTH OF MASSACHUSETTS  
BARNSTABLE, ss.

11/21/05, 2005

Personally appeared the above named Robert L. Larsen and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
Notary Public

Type or print name of Notary Public

ANN MORTON, Notary Public  
My Commission Expires April 24, 2009

Doc# 14506  
BK# 3084 Pg# 216

TRANSFER TAX PAID

SEAL

## EXHIBIT A

Being a part of the Quit-Claim Deed with Covenant from Carol E. Larsen, Robert L. Larsen and Nancy L. Porteus to Susan J. Peters.

A certain lot or parcel of land, with any improvements thereon, being all and the same premises described as conveyed in deed from Carol E. Larsen, Personal Representative of the Estate of Bertha E. Larsen, to Robert L. Larsen, Nancy L. Porteus and Carol E. Larsen dated October 29, 1992 and recorded in Book 1868, at Page 76 in the Washington County, Maine, Registry of Deeds, wherein said premises are bounded and described as follows, to wit:

"a certain lot or parcel of land situated at Schooner point, Town of Steuben, Washington County, Maine bounded and described as follows, to wit:

Lot number Seven (7) as shown on subdivision plan entitled "Schooner Head Properties, George and Nancy Jenkins, Owners, Book 932, Page 196, Steuben, Maine" made by Herrick & Salsbury, Inc., dated July 18, 1977, and recorded in the Washington County, Maine Registry of Deeds in Hanger 1, Slide 28 of Plans, containing 2.3 acres, more or less, together with all rights, title and interest of the Grantor in and to the shore and flats adjoining said lot on the East and lying between the high and low water mark of Dyer Bay.

Together with and as appurtenant to said lot all rights, privileges and easements and the benefit of all covenants described in a Declaration of Trust dated July 7, 1977, made by said George S. Jenkins and Nancy M. Jenkins and recorded in Washington County, Maine, Registry of Deeds in Book 1033, Page 43.

BEING the same lot or parcel of land conveyed to Albert L. And Bertha E. Larsen, as Joint Tenants, by deed dated December 6, 1985 and recorded in the Washington County Registry of Deeds in Book 1362, at page 235. Said Albert L. Larsen having died on January 28, 1987 leaving Bertha E. Larsen the surviving Joint Tenant."

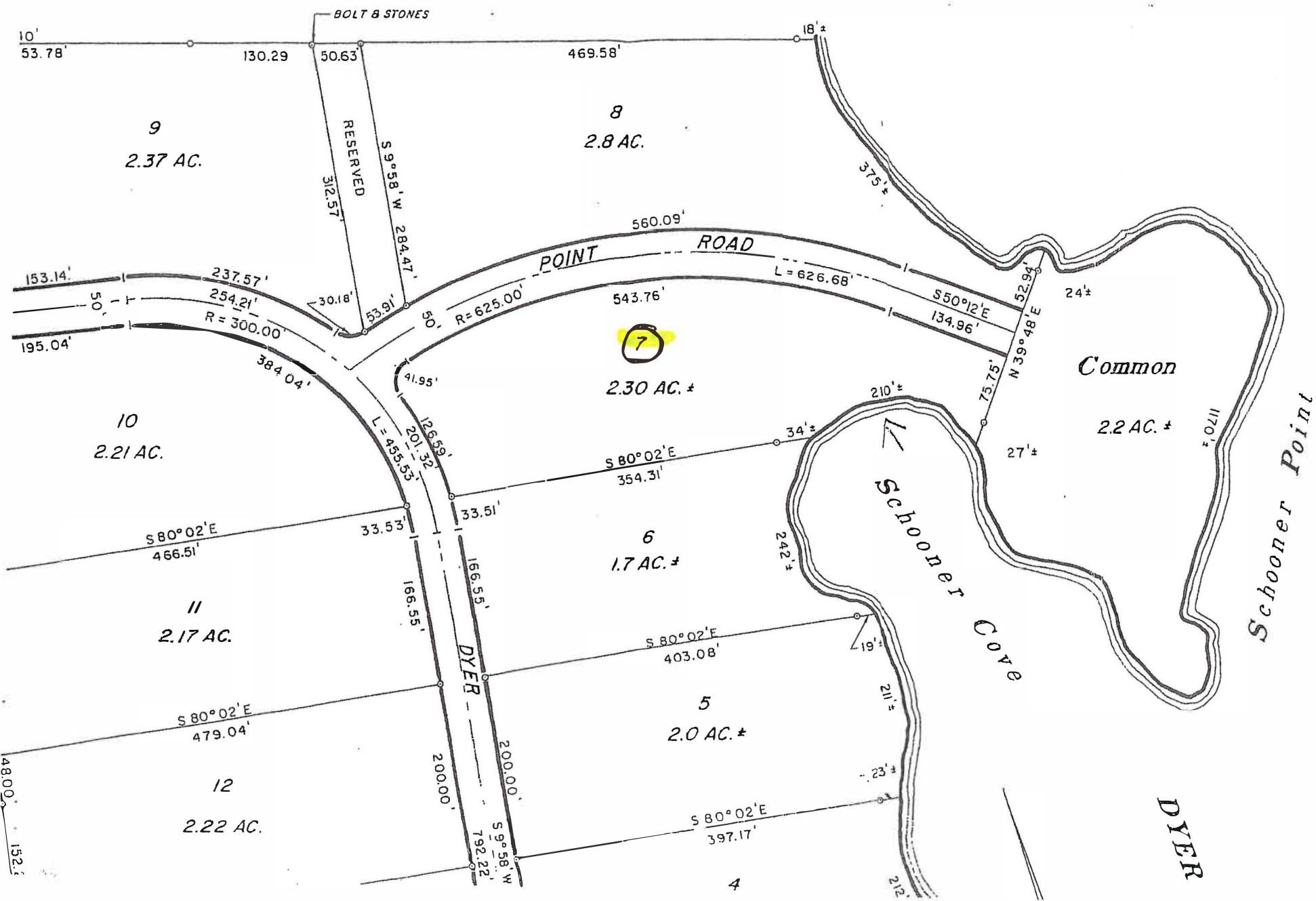
This conveyance is made expressly subject to the restrictions, covenants, terms and conditions set forth in said Declaration of Trust dated July 7, 1977. The Grantees herein, by the acceptance of this deed, covenant and agree that they will be bound by the provisions of said Declaration of Trust and will make the payments and will perform all covenants required of them as owners of the aforesaid lot under the terms of said Declaration of Trust.

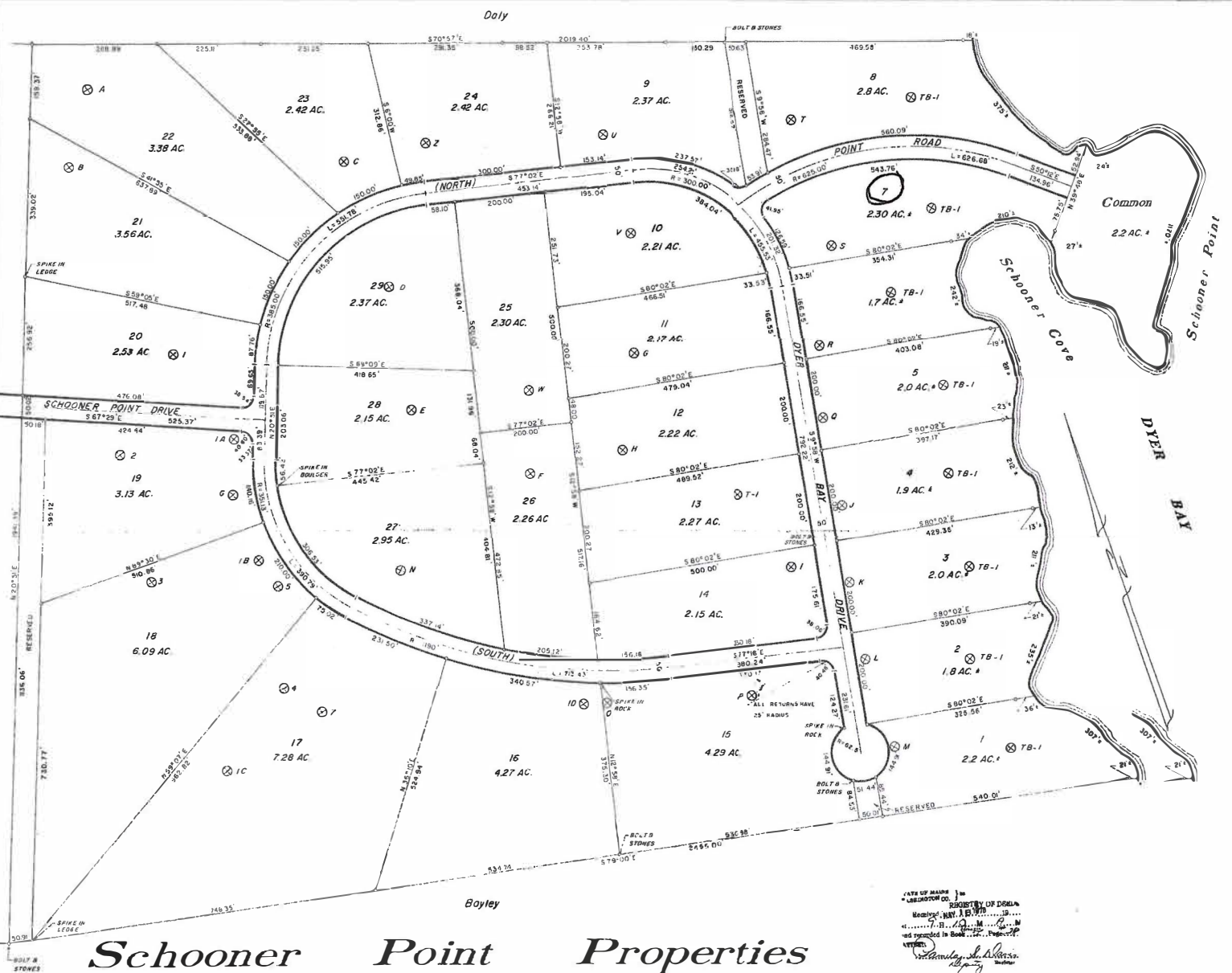
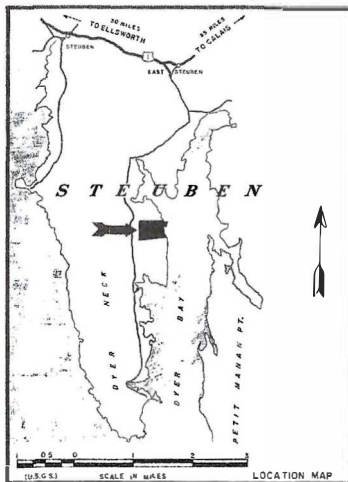
Reference is further made to a conveyance to Albert L. Larsen and Bertha E. Larsen recorded December 19, 1985 in Book 1362, at Page 235 in said Registry of Deeds

Received  
Recorded Register of Deeds  
Dec 01, 2005 10:54:34A  
Washington County  
Sharon D. Strout

Doc# 14506  
Bk: 3084 Pg: 217







This is to certify that after reviewing the Subdivision shown in this Plan and considering each of the criteria set forth in TITLE 30 M.R.S. 4 SUBSECTION 4956, as amended, the undersigned have made findings of fact substantiating that the proposed Subdivision meets all of the criteria set forth, and therefore the Subdivision is approved on the following conditions:

1. As to Lots 6, 7 and 8, the only sewage disposal system which may be used is the mound type subsurface sewage disposal system or such other system as may be hereafter approved for use on surfaces by the Maine Department of Environmental Protection.
2. As to Lots 10, 11 and 12, any subsurface disposal system which installing shall be located only where the soil test pit is located, provided that another location may be used under the same conditions as apply to Lots 6, 7 and 8 set out in condition 1.

*Dana M. Long* CHAIRMAN  
*James Watson*  
*James M. Schell*  
*Marion B. Squire*  
*Alfred J. Payne*

DATE: April 13, 1978

SEAL

HERRICK & SALSBERY INC.  
 BLUE HILL, MAINE  
 JULY 18, 1977

# Schooner Point Properties

GEORGE & NANCY JENKINS, OWNERS, Book 932, Page 196

STEUBEN MAINE

⊗ A DENOTES TEST PIT BY SOLS SERVICE ASSOCIATES  
 ⊗ TB-1 DENOTES TEST BORING BY SOLS SERVICE ASSOCIATES  
 ⊗ DENOTES BOLT SET UNLESS NOTED OTHERWISE



NOTED BY MAINE DEPT. OF LAND & FOREST  
 RECORDED MAY 15, 1978  
 RECORDED IN BOOK 932, PAGE 196  
*James M. Schell*

REVISED MAY 1, 1978