dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

PROPERTY LOCATED AT: **0 North Berwick Rd, Wells, ME 04090**

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? **N/A**

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): **N/A** Size of tank(s): **N/A**

Location: **Unk**

What materials are, or were, stored in the tank(s): **Unk**

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

Comments: **The seller is not aware of any underground storage tanks**

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: **The seller is not aware of any hazardous materials.**

Source of information: **Seller**

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

Buyer Initials _____ _____ _____ _____ Seller Initials B 06/02/26 11:00 PM EDT dotloop verified _____ _____ _____

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

SECTION II – 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? ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **rights-of-way, may be others, please reference deed and publically available site plan**

Source of information: **Seller, Deed, Site Plan**

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?..... [X] Yes [ ] No [ ] Unknown

If No, who is responsible for maintenance? **Frontage on Crediford Rd (Public) and Mt Zion Way (Private)**

Road Association Name (if known): **Unk**

Source of information: **Seller, Deed Site Plan**

SECTION III – 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 [X] No [ ] Unknown

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

Have any flood events affected a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

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

Has any flood-related damage to a structure occurred on the property? ..... [ ] Yes [X] No [ ] Unknown

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

Has there been any flood insurance claims filed for a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, indicate the dates of each claim: **N/A**

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

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: **N/A**

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: **23031C0559G** Year: **7/17/2024** (Attach a copy)

Comments: **None**

Source of Section III information: **Seller**

SECTION IV – GENERAL INFORMATION

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

If Yes, explain: **Resource protection and shoreland zoning overlays on a portion of the lot - see map**

Source of information: **Public Record**

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

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

Source of information: **Deed, Public Record**

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: **N/A**

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 Section IV information: **Seller and Public Record**

Additional Information: **Part of the property has been surveyed by previous owners.**

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

PROPERTY LOCATED AT: **0 North Berwick Rd, Wells, ME 04090**

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.

Tiff Shuttlesworth dotloop verified 06/02/26 11:00 PM EDT ZRSP-FAV7-PNKO-YCZL

SELLER DATE SELLER DATE

Northpoint Bible College

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

Maine Association of REALTORS®/Copyright © 2026.
All Rights Reserved. Revised July 2024.

REALTOR®

EQUAL HOUSING OPPORTUNITY

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Northpoint Bible

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

Wells, ME

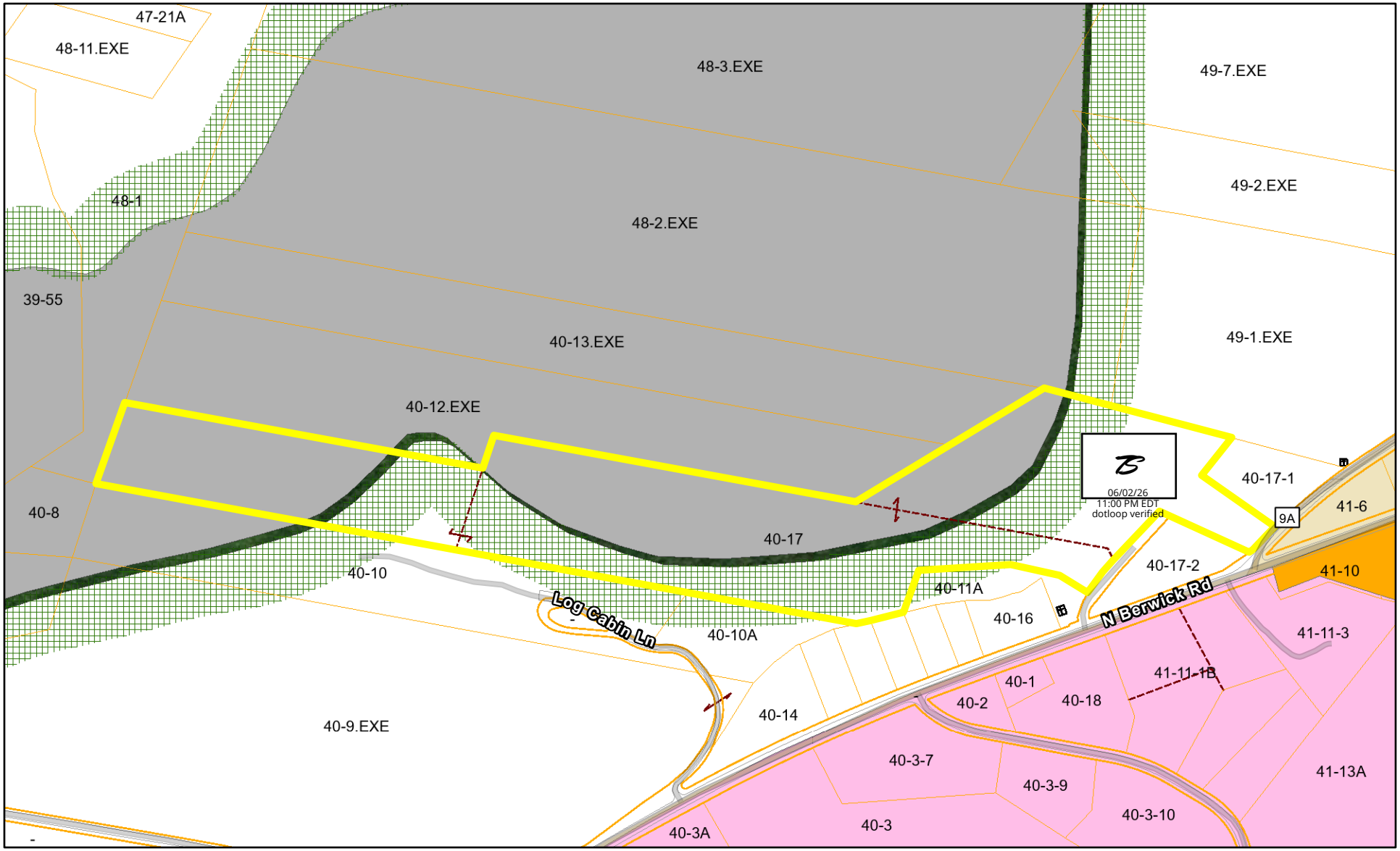
1 inch = 549 Feet

0 549 1098 1647

April 20, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



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.

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

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.

06/02/26
11:00 PM EDT
dotloop verified

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**

March 2020

Century21 Samia Realty, 1137 Main Street Sanford ME 04073 Phone: (207)636-5113 Fax: (207)206-7406 Northpoint Bible
Brian Samia
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

06/02/26
11:00 PM EDT
dotloop verified

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED
Bk 18039 PG 525
Instr # 2019037652
09/06/2019 03:01:48 PM
Pages 6 YORK CO

For Registry Use Only

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS That

Wells Pentecostal Church a.k.a. Wells Pentecostal Church, Inc. a.k.a. Mount Zion Chapel, a non-profit corporation duly organized and existing under and by virtue of the laws of the State of Maine, with its usual place of business at 1010 Branch Rd., Wells, Maine

In consideration of the fulfillment of the Grantor's charitable intent and without the payment or receipt of any financial consideration by Grantor being for and in consideration of the fulfillment of the tax exempt purposes of Grantor

For No Consideration, but instead as a charitable donation and with charitable intent gifts, donates, gives and conveys to

Northpoint Bible College a non-profit corporation duly organized and existing under and by virtue of the laws of the Commonwealth of Massachusetts, with its usual place of business at 320 South Main Street, Haverhill, Massachusetts

with **Quitclaim Covenants**

The land with the buildings thereon, located in the Town of Wells, County of York, more particularly described in EXHIBIT A attached hereto and made a part hereof.

THIS TRANSFER DOES NOT CONSTITUTE ALL OR SUBSTANTIALLY ALL OF THE ASSETS OF THE GRANTOR.

Maine R.E. Transfer Tax Paid

Locus: 119 Crediford Rd., Wells, ME

06/02/26
11:00 PM EDT
dotloop verified

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

IN WITNESS WHEREOF the said Wells Pentecostal Church a.k.a. Wells Pentecostal Church, Inc. a.k.a Mount Zion Chapel has caused these presents to be signed in its name and behalf by E. Terry Courtney, its President this 5th day of September, 2019.

WELLS PENTECOSTAL CHURCH
a.k.a. Wells Pentecostal Church, Inc.
a.k.a. Mount Zion Chapel

Witness: _____

By: E. Terry Courtney

Its President

STATE OF MAINE

York County, ss

On this 5th day of September, 2019, before me, the undersigned notary public, personally appeared E. Terry Courtney, proved to me through satisfactory evidence of identification, which was State issued driver's license, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he/she signed it voluntarily for its stated purpose as President for Wells Pentecostal Church, a Maine non-profit corporation.

_____
Notary Public
My Commission Exp:

SHAYNA THIBODEAU
NOTARY PUBLIC
State of Maine
My Commission Expires
January 8, 2025

06/02/26
11:00 PM EDT
dotloop verified

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

EXHIBIT A

PARCEL I

A certain lot or parcel of land with the buildings thereon, situated on the northerly side of Route 9A, also known as the Old Crediford Road, located in the Town of Wells, County of York and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pipe set in the northerly side of the Crediford Road at land now or formerly of Nella Stevens; thence running

North 23° 39'45" West	97 feet to an iron pin; thence turning and running
North 61° 4' 45" West	60.75 feet to an iron pipe at land now or formerly of Freddie J. Milliard; thence turning and running
North 61° 42' 30" East	by and along said Milliard land 150.11 feet to an iron pipe located at the Southwesterly corner of land of Robert M. and Gloria J. Rozeff; thence turning and running
South 57° 9' 13" East	by and along said Rozeff's land 233.96 feet to an iron pipe located on the Northerly side of Route 9A, also known as Old Crediford Road; thence turning and running
South 69° 58' 47" West	by and along said roadway 30 feet to a granite monument; thence continuing along said roadway
South 75° 56' 24" West	214.88 feet to an iron pipe and place of beginning.

Excepting the existing right of way leading from Route 9A across the above described parcel of land in a generally northwesterly direction to land now owned by Freddie J. Milliard. The above described parcel of land is as shown on plan of remaining land of Rankine S. Nicholson in Wells, Maine, dated December 8, 1975, Moulton Engineering Company, Paul A. Henry, registered land surveyor.

Meaning and intending to convey a portion of the premises described in Book 1286, Page 223 of the York County Registry of Deeds and the premises described in Book 1408, Page 457 of said registry.

Being the same premises conveyed to the Grantor herein by deed of Paul Bergeron dated April 28, 1976 and recorded in York County Registry of Deeds in Book 2131, Page 776.

06/02/26
11:00 PM EDT
dotloop verified

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

PARCEL II (containing four parcels)

The following parcels of land in the Town of Wells, County of York, State of Maine, lying on the northerly side of "Maryland Ridge Road", so called, with any improvements thereon, bounded and described as follows:

PARCEL ONE:

Beginning at a stone at the margin of the Old Road, so-called, and land formerly of Benjamin Stuart to a stone set in the ground to land formerly of William Hubbard; thence

Northerly	by said Hubbard's land to a spruce tree spotted and to the Great Heath, so called; thence
Easterly	by the Great Heath and by land formerly of Jeremiah Hubbard to land formerly of William Hubbard, now or formerly owned, or occupied by Deland Hubbard; thence
Southerly	to said land of Deland Hubbard to and across the Old Road, so called, to the last described parcel of land in this deed; thence from said point to the stone first begun at.

Containing twenty-eight acres, more or less

PARCEL TWO:

Beginning at the well formerly of John Goodwin on the northerly side of the road leading to North Berwick, thence running

Northerly	by land now or formerly owned or occupied by Deland Hubbard to other land of Joseph Goodwin; thence to the old town road, now discontinued; thence
Westerly	by said old town road to land formerly of Ira Cheney; thence
Southerly	by land of said Cheney to the highway aforesaid; thence
Easterly	by the highway to the place begun at.

Containing about two acres.

Parcels One and Two hereinabove are the same premises conveyed by Daniel Chase to Jonathan T.E. Courtney by deed dated July 22, 2003 and recorded in Book 13210, Page 19 of the said York County Registry of Deeds.

B
06/02/26
11:00 PM EDT
dotloop verified

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

PARCEL THREE:

Beginning at the easterly corner of this said lot of land at a stone set in the ground in line of said road, thence

Northwesterly	by land formerly of William W. Hubbard in line of a stonewall 75 rods to a corner; thence
Westerly	by other land of said Hubbard 24 rods to land now or formerly of Wood & Shaw; thence
Southeasterly	by said Wood & Shaw land 63 rods to other land supposedly now or formerly belonging to said Hubbard and then continuing on in last mentioned direction by said Hubbard land 12 rods to the road first mentioned; thence
Easterly	60 rods to the place of beginning.

Containing 19 acres, more or less.

PARCEL FOUR:

Beginning at the westerly corner of this said described lot of land at the easterly corner of land now or formerly of the heirs of Ira Chaney; thence

Easterly	21 rods by said road to land now or formerly of William W. Hubbard conveyed to Ida G. Shorey 29 August, 1930; thence
Northwesterly	by said land of William W. Hubbard, 12 rods to a corner of land now or formerly of Wood & Shaw; thence
Westerly	by said land now or formerly of Wood & Shaw, 21 rods to said land now or formerly of the heirs of Ira Chaney 12 rods to the place of beginning.

Containing one acre and 92 square rods, more or less.

Subject to and with the benefit of a certain Right of Way as set forth in Book 4075, Page 136.

Also included in this conveyance is all the grantors right title and interest in and to the land described and conveyed in the "Corrective Deed" of Robert Paul Brown to E. Terry Courtney dated May 11, 2005 and recorded in Book 14461, Page 077 of York County Registry of Deeds.

06/02/26
11:00 PM EDT
dotloop verified

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

Excepted from the parcels hereinabove conveyed are the following outsale conveyances: E. Terry Courtney to Robert Paul Brown, Book 14458, Page 048 of York County Registry (correcting deed recorded in Book 13983, Page 214); Jonathan T.E. Courtney to Michael G. Ward and Sharon Ward in Book 14707, Page 281 of said Registry; and E. Terry Courtney and Jonathan T.E. Courtney to Alan K. Martin and Carolyn A. Martin, Book 15417, Page 150 of said Registry.

Being the same premises conveyed to the Grantor herein by deed of E. Terry Courtney and Jonathan T.E. Courtney dated September 3, 2008 and recorded in the York County Registry of Deeds on October 3, 2008 in Book 15500, Page 325.

06/02/26
11:00 PM EDT
dotloop verified

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

Doc# 2005024962
Bk 14458 Pg 0048 - 0049
Received York SS
05/11/2005 1:13PM
Debra L. Anderson
Register of Deeds

CORRECTIVE DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **E. TERRY COURTNEY** of Wells, Maine, for consideration paid, convey to **ROBERT PAUL BROWN** whose mailing address is 738 Old Post Road, Arundel, Maine 04046, with **Warranty Covenants,** the real property located in Wells, County of York, State of Maine, described as follows:

A certain lot or parcel of land situated on the northwesterly side of Crediford Road, in the Town of Wells, County of York, State of Maine and being more particularly bounded and described as follows:

BEGINNING in the northwesterly sideline of the said Crediford Road at the southeasterly corner of land, now or formerly, of the Inhabitants of The Town of Wells (York County Registry of Deeds, Volume 11780, Page 345) said point of beginning being marked by a found drill hole at the base of a leaning granite monument;

Thence, S 56°28'17" W, by the said Crediford Road, passing on line at 67.51 feet, a set iron rod and continuing for a total of 109.44 feet, to a point;

Thence, S 49°14'57" W, by the said Crediford Road, 197.65 feet to a point;

Thence, S 47°42'55" W, by the said Crediford Road, 60.42 feet to a set iron rod at remaining land of the grantor;

Thence, N 55°47'31" W, by remaining land of the grantor, 351.31 feet to a point;

Thence, N 38°31'04" E, by remaining land of the grantor, passing on line at 135.39 feet, a set iron rod, and continuing for a total of 190.26 feet, to a point at land, now or formerly, of the Inhabitants of the Town of Wells;

Thence, S 75°47'49" E, by said Town of Wells, 72.18 feet to a found granite bound with Civil Consultants brass identification disk;

Thence, S 75°44'27" E, by said Town of Wells, 400.06 feet TO THE POINT OF BEGINNING, containing 100,571 square feet, more or less.

The above described parcel is based on a sketch by Post Road Surveying, Inc. dated February 26, 2004, last revised April 12, 2005 and titled "SKETCH OF LAND TO BE CONVEYED BY E. TERRY COURTNEY TO ROBERT PAUL BROWN LOCATED ON CREDEFORD ROAD, WELLS ~ MAINE"

06/02/26
11:00 PM EDT
dotloop verified

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

Iron rods set are 5/8th inch outside diameter with identification cap scribed "PRS INC ME1311 NH749".

Being a portion of the premises conveyed to the grantor herein by quitclaim deed of George F. Fenderson & Sons, Inc. and Daniel Chase which is recorded in the York County Registry of Deeds in Book 1321, Page 017. See also the Warranty Deed of E. Terry Courtney to Robert Paul Brown dated March 2, 2004 and recorded in Book 13983, Page 214 of said registry.

The purpose of this deed is to correct and clarify the description in said deed from this grantor to this grantee as recorded in Book 13983, Page 214. No additional consideration has been given for this conveyance. See also quitclaim deed from this grantee to this grantor dated even herewith and to be recorded herewith.

2 pgs => Robert Brown 738 Old Post Rd. Arundel Me. 04046

Witness

E. Terry Courtney

STATE OF MAINE
COUNTY OF YORK, ss.

May 11th, 2005

Personally appeared the above-named E. Terry Courtney and acknowledged the foregoing instrument to be his free act and deed.

Before me,

James S. Ross
Notary Public, State of Maine
Commission Expires: 12/1/2011

Notary Public/Maine Attorney at Law
Print Name: James S. Ross

END OF DOCUMENT

B
06/02/26
11:00 PM EDT
dotloop verified

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

Doc# 2005076828
Bk 14707 Pg 0281 - 0284
Received York SS
12/20/2005 12:39PM
Debra L. Anderson
Register of Deeds

MAINE R.E. TRANSFER TAX PAID

WARRANTY DEED

Joint Tenants
(Maine Statutory Short Form)

Know all persons by these presents, that I, **Jonathan T. E. Courtney** of Sanford, Maine do hereby grant to **Michael G. Ward and Sharon Ward** as joint tenants, whose mailing address is 55 Heath Road, Saco, Maine 04072 with WARRANTY COVENANTS, the land together with any buildings thereon, in the Town of Wells, County of York, and State of Maine described as follows:

See Exhibit 'A'

Meaning and intending to convey a portion of the premises conveyed by Daniel Chase to Jonathan T. E. Chase by Quitclaim Deed with Covenants dated July 12, 2003 and recorded in the York County Registry of Deeds in Book 13210, Page 19.

WITNESS my hand and seal this 15 day of December, 2005.

Signed, Sealed, and Delivered in the presence of:

Jonathan T. E. Courtney

COUNTY OF CUMBERLAND
STATE OF MAINE

December 15, 2005

Then personally appeared the above-named Jonathan T. E. Courtney, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law

Printed Name

My Commission Expires:

Kimberly A. Bintliff,
Notary Public, Maine
My Commission Exp. 10/13/12

06/02/26
11:00 PM EDT
dotloop verified

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

Exhibit 'A'

A CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH ANY IMPROVEMENTS THEREON, SITUATED ON THE NORTHWESTERLY SIDE OF NORTH BERWICK ROAD, SO CALLED, ALSO KNOWN AS ROUTE 9, SO CALLED, IN THE TOWN OF WELLS, COUNTY OF YORK AND STATE OF MAINE, SAID LOT BEING A PORTION OF THE SAME PREMISES CONVEYED TO JONATHAN T. E. COURTNEY BY DEED DATED JULY 22, 2003 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN BK. 13210, PG. 19 AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDELINE OF SAID NORTH BERWICK RD. AT THE EASTERLY CORNER OF LAND CONVEYED TO DEXTER SHEPARD AND FRANCES SHEPARD BY DEED DATED JULY 23, 1981 AND RECORDED AT SAID REGISTRY IN BK. 2828, PG. 131, AND AS SHOWN ON A PLAN ENTITLED "BOUNDARY SURVEY PLAN PREPARED FOR DANIEL CHASE, GEORGE F. FENDERSON & SONS AND E. TERRY COURTNEY", BY POST ROAD SURVEYING, DATED 6/16/03, SAID POINT BEING MORE PARTICULARLY LOCATED NORTH 21°-31'-36" WEST, A DISTANCE OF 0.32 FEET FROM A ONE INCH DIAMETER IRON ROD FOUND AS SHOWN ON SAID ABOVE MENTIONED PLAN;

1. THENCE RUNNING NORTH 21°-31'-36" WEST BY SAID LAND NOW OR FORMERLY OF SHEPARD, A DISTANCE OF 219.44 FEET TO A 33 INCH DIAMETER WHITE PINE TREE FOUND AT THE NORTHERLY MOST CORNER OF SAID LAND NOW OR FORMERLY OF SHEPARD AS SHOWN ON SAID ABOVE MENTIONED PLAN;

2. THENCE TURNING AND RUNNING SOUTH 62°-01'-04" WEST BY SAID LAND NOW OR FORMERLY OF SHEPARD, A DISTANCE OF 92.63 FEET TO A 42 INCH DIAMETER WHITE PINE TREE ON THE NORTHWESTERLY REAR LINE OF SAID LAND NOW OR FORMERLY OF SHEPARD AS SHOWN ON SAID ABOVE MENTIONED PLAN;

3. THENCE CONTINUING SOUTH 62°-01'-04" WEST BY SAID LAND NOW OR FORMERLY OF SHEPARD, A DISTANCE OF 23.41 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY REAR LINE OF LAND NOW OR FORMERLY OF SHEPARD AS SHOWN ON SAID ABOVE MENTIONED PLAN;

4. THENCE TURNING AND RUNNING SOUTH 87°-14'-08" WEST BY SAID LAND NOW OR FORMERLY OF SHEPARD AND ALONG THE REMAINS OF AN OLD STONE WALL, A DISTANCE OF 47.46 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY REAR LINE OF LAND NOW OR FORMERLY OF SHEPARD AS SHOWN ON SAID ABOVE MENTIONED PLAN;

5. THENCE TURNING AND RUNNING SOUTH 64°-17'-37" WEST BY SAID LAND NOW OR FORMERLY OF SHEPARD AND ALONG THE REMAINS OF SAID OLD STONE WALL, A DISTANCE OF 50.38 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY REAR LINE OF LAND NOW OR FORMERLY OF SHEPARD AS SHOWN ON SAID ABOVE MENTIONED PLAN;

6. THENCE TURNING AND RUNNING SOUTH 84°-55'-44" WEST BY SAID LAND NOW OR FORMERLY SHEPARD AND PARTLY ALONG THE REMAINS OF SAID OLD STONE WALL, A DISTANCE OF 98.97 FEET TO AN IRON ROD WITH SURVEY CAP INSCRIBED "P.L.S. 1350" FOUND AT THE NORTHEASTERLY CORNER OF LAND CONVEYED TO JEFF MICHAEL GRAVES BY DEED DATED APR. 24, 1995 AND RECORDED AT SAID REGISTRY IN BK. 7396, PG. 105 AS SHOWN ON SAID AFOREMENTIONED PLAN;

7. THENCE TURNING AND RUNNING SOUTH 79°-55'-30" WEST BY SAID LAND NOW OR FORMERLY OF GRAVES AND PARTLY ALONG THE REMAINS OF SAID OLD STONE WALL, A DISTANCE OF 46.88 FEET TO AN ANGLE POINT IN THE NORTHWESTERLY REAR LINE OF SAID LAND NOW OR FORMERLY OF GRAVES AS SHOWN ON SAID ABOVE MENTIONED PLAN;

8. THENCE TURNING AND RUNNING SOUTH 80°-49'-40" WEST BY SAID LAND NOW OR FORMERLY OF GRAVES AND PARTLY BY LAND CONVEYED TO JEFF M. GRAVES AND PATRICIA A. GRAVES BY DEED DATED MAY 12, 2003 AND RECORDED AT SAID REGISTRY IN BK. 12869, PG. 303, A DISTANCE OF 128.78

B
06/02/26
11:00 PM EDT
dotloop verified

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

FEET TO AN IRON ROD SET AT REMAINING LAND NOW OR FORMERLY OF THE WITHIN GRANTOR, BEING THE SOUTHWESTERLY MOST CORNER OF THE PARCEL HEREIN DESCRIBED;

9. THENCE TURNING AND RUNNING NORTH 0°-14'-42" WEST BY SAID REMAINING LAND NOW OR FORMERLY OF THE WITHIN GRANTOR, A DISTANCE OF 166.97 FEET TO AN IRON ROD SET AT SAID REMAINING LAND NOW OR FORMERLY OF THE WITHIN GRANTOR, BEING THE NORTHWESTERLY MOST CORNER OF THE PARCEL HEREIN DESCRIBED;

10. THENCE TURNING AND RUNNING NORTH 84°-55'-05" EAST BY SAID REMAINING LAND NOW OR FORMERLY OF THE WITHIN GRANTOR, A DISTANCE OF 380.68 FEET TO AN IRON ROD SET AT SAID REMAINING LAND NOW OR FORMERLY OF THE WITHIN GRANTOR;

11. THENCE TURNING AND RUNNING SOUTH 84°-00'-00" EAST BY SAID REMAINING LAND NOW OR FORMERLY OF THE WITHIN GRANTOR, A DISTANCE OF 200.00 FEET TO AN IRON ROD SET AT SAID REMAINING LAND NOW OR FORMERLY OF THE WITHIN GRANTOR;

12. THENCE TURNING AND RUNNING SOUTH 40°-00'-46" EAST BY SAID REMAINING LAND NOW OR FORMERLY OF THE WITHIN GRANTOR, A DISTANCE OF 142.67 FEET TO AN IRON ROD SET AT SAID REMAINING LAND NOW OR FORMERLY OF THE WITHIN GRANTOR, BEING THE EASTERLY MOST CORNER OF THE PARCEL HEREIN DESCRIBED AND THE NORTHERLY MOST CORNER OF A PROPOSED 50 FOOT WIDE RIGHT OF WAY;

13. THENCE TURNING AND RUNNING SOUTH 35°-00'-00" WEST BY SAID REMAINING LAND NOW OR FORMERLY OF THE WITHIN GRANTOR AND ALONG THE NORTHWESTERLY SIDELINE OF SAID PROPOSED 50 FOOT WIDE RIGHT OF WAY, A DISTANCE OF 76.59 FEET TO A POINT OF CURVATURE AT SAID REMAINING LAND NOW OR FORMERLY OF THE WITHIN GRANTOR AND SAID NORTHWESTERLY SIDELINE OF SAID RIGHT OF WAY;

14. THENCE TURNING AND RUNNING IN A GENERALLY SOUTHWESTERLY AND SOUTHERLY DIRECTION BY SAID LAND NOW OR FORMERLY OF THE WITHIN GRANTOR AND SAID NORTHWESTERLY SIDELINE OF SAID RIGHT OF WAY, ALONG A CURVE DEFLECTING TO THE LEFT AND HAVING A RADIUS OF 67.47 FEET, AN ARC DISTANCE OF 64.02 FEET TO AN IRON ROD SET ON SAID NORTHWESTERLY SIDELINE OF NORTH BERWICK RD AS SHOWN ON A PLAN ENTITLED "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE AID HIGHWAY A5", FILE NO. 16-78, SHEETS 10 AND 11, DATED JULY 1951 AND RECORDED AT SAID REGISTRY IN PLAN BK. 36, PGS. 31 & 32, AT SAID REMAINING LAND NOW OR FORMERLY OF THE WITHIN GRANTOR AND THE SOUTHERLY MOST CORNER OF SAID RIGHT OF WAY;

15. THENCE TURNING AND RUNNING SOUTH 60°-57'-53" WEST BY SAID NORTHWESTERLY SIDELINE OF NORTH BERWICK RD., A DISTANCE OF 58.94 FEET TO A GRANITE MONUMENT WITH DRILL HOLE IN THE LETTER "H" FOUND ON SAID NORTHWESTERLY SIDELINE OF NORTH BERWICK RD., AS SHOWN ON SAID LAST AFOREMENTIONED PLAN;

16. THENCE TURNING AND RUNNING SOUTH 70°-40'-05" WEST BY SAID NORTHWESTERLY SIDELINE OF NORTH BERWICK RD., A DISTANCE OF 18.64 FEET TO SAID POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 2.321 ACRES (101,104 SQUARE FEET).

TOGETHER WITH A CERTAIN 50 FOOT WIDE PROPOSED RIGHT OF WAY, SAID OF WAY BEING SITUATED ADJACENT TO THE SOUTHEASTERLY SIDELINE OF THE ABOVE DESCRIBED PARCEL AND RUNNING IN A GENERALLY NORTHEASTERLY DIRECTION FROM SAID NORTHWESTERLY SIDELINE OF NORTH BERWICK RD. TO SAID REMAINING LAND NOW OR FORMERLY OF THE WITHIN GRANTOR AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID NORTHWESTERLY SIDELINE OF NORTH BERWICK RD. AS SHOWN ON SAID LAST AFOREMENTIONED PLAN, SAID POINT BEING MORE PARTICULARLY LOCATED SOUTH 70°-40'-05" WEST ALONG SAID NORTHWESTERLY SIDELINE OF NORTH BERWICK RD., A DISTANCE OF 202.10 FEET FROM THE FORMER LOCATION OF AN IRON PIN SITUATED AT THE SOUTHWESTERLY CORNER OF

06/02/26
11:00 PM EDT
dotloop verified

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

LAND CONVEYED TO E. TERRY COURTNEY BY DEED DATED JULY 25, 2003 AND RECORDED AT SAID REGISTRY IN BK. 13210, PG. 21 AND AS SHOWN ON SAID FIRST ABOVE MENTIONED PLAN;

1. THENCE RUNNING SOUTH 70°-40'-05" WEST BY SAID NORTHWESTERLY SIDELINE OF NORTH BERWICK RD., A DISTANCE OF 9.90 FEET TO THE FORMER LOCATION OF A GRANITE MONUMENT WITH DRILL HOLE IN THE LETTER "H" SITUATED ON SAID NORTHWESTERLY SIDELINE OF NORTH BERWICK RD. AND IS SHOWN ON SAID BOTH ABOVE MENTIONED PLAN REFERENCES.

2. THENCE TURNING AND RUNNING SOUTH 60°-57'-53" WEST BY SAID NORTHWESTERLY SIDELINE OF NORTH BERWICK RD., A DISTANCE OF 42.19 FEET TO SAID IRON ROD SET AT THE TERMINUS OF COURSE NUMBER FOURTEEN OF THE ABOVE DESCRIBED PARCEL AND LAND NOW OR FORMERLY OF THE WITHIN GRANTOR;

3. THENCE TURNING AND RUNNING IN A GENERALLY NORTHERLY AND NORTHWESTERLY DIRECTION BY THE ABOVE DESCRIBED PARCEL AND LAND NOW OR FORMERLY OF THE WITHIN GRANTOR ALONG A CURVE DEFLECTING TO THE RIGHT AND HAVING A RADIUS OF 67.47 FEET, AN ARC DISTANCE OF 64.02 FEET TO A POINT OF TANGENCY AT THE TERMINUS OF COURSE NUMBER THIRTEEN OF THE ABOVE DESCRIBED PARCEL AND LAND NOW OR FORMERLY OF THE WITHIN GRANTOR;

4. THENCE RUNNING NORTH 35°-00'-00" EAST BY THE ABOVE DESCRIBED PARCEL OF LAND NOW OR FORMERLY OF THE WITHIN GRANTOR, A DISTANCE OF 76.59 FEET TO SAID IRON ROD SET AT THE TERMINUS OF COURSE NUMBER TWELVE OF THE ABOVE DESCRIBED PARCEL AND REMAINING LAND NOW OR FORMERLY OF THE WITHIN GRANTOR;

5. THENCE TURNING AND RUNNING SOUTH 40°-00'-46" EAST BY SAID REMAINING LAND NOW OR FORMERLY OF THE WITHIN GRANTOR AND ALONG THE NORTHEASTERLY TERMINUS OF THE HEREIN DESCRIBED RIGHT OF WAY, A DISTANCE OF 51.76 FEET TO A POINT AT REMAINING LAND NOW OR FORMERLY OF THE WITHIN GRANTOR;

6. THENCE TURNING AND RUNNING SOUTH 35°-00'-00" WEST BY SAID REMAINING LAND NOW OR FORMERLY OF THE WITHIN GRANTOR, A DISTANCE OF 63.20 FEET TO A POINT OF CURVATURE AT SAID REMAINING LAND NOW OR FORMERLY OF THE WITHIN GRANTOR;

7. THENCE TURNING AND RUNNING IN A GENERALLY SOUTHERLY DIRECTION BY SAID REMAINING LAND NOW OR FORMERLY OF THE WITHIN GRANTOR ALONG A CURVE DEFLECTING TO THE LEFT AND HAVING A RADIUS OF 17.47 FEET, AN ARC DISTANCE OF 9.28 FEET TO SAID POINT OF BEGINNING.

THE ABOVE DESCRIBED RIGHT OF WAY CONTAINING 0.122 AC. (5299 SQUARE FEET).

ALL BEARINGS ABOVE REFERRED TO ARE ORIENTED TO GRID NORTH OF THE MAINE STATE COORDINATE SYSTEM AND BASED ON SAID FIRST ABOVE MENTIONED PLAN REFERENCE.

ALL ABOVE MENTIONED IRON RODS SET ARE 5/8 INCH DIAMETER REBARS WITH YELLOW PLASTIC CAPS INSCRIBED "JOHN BRUCKLER, PLS 1285".

FURTHER PLAN REFERENCE IS HEREBY MADE TO A PLAN ENTITLED "PLAN SHOWING A STANDARD BOUNDARY SURVEY AND PROPOSED LOT, LOCATED ON NORTH BERWICK ROAD IN WELLS, MAINE, LAND OF JONATHAN T.E. COURTNEY", PREPARED BY JOHN BRUCKLER, PLS #1285, DATED 12/2/05.

END OF DOCUMENT

B
06/02/26
11:00 PM EDT
dotloop verified

(6)
→ 4pgs ATLANTIC TITLE CO. ALFRED ME

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

Doc# 2008020128
Bk 15417 Pg 0150 - 0152
Received York SS
05/16/2008 11:04AM
Debra L. Anderson
Register of Deeds

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, **E. TERRY COURTNEY** of Wells, Maine, and **JONATHAN T. E. COURTNEY** of Sanford, Maine, for good consideration, convey to **ALAN K. MARTIN** and **CAROLYN A. MARTIN** whose mailing address is 76 Center Road, Gray, Maine 04039 as **Joint Tenants** the following land in the town of Wells, County of York, State of Maine, lying on the northerly side of "Maryland Ridge Road", so called, with the improvements and buildings thereon, bounded and described as follows:

MAINE R.E. TRANSFER TAX PAID

Beginning at an iron rod set in the northerly sideline of said Maryland Ridge Road (known also as the "North Berwick Road") at the westerly corner of the lot herein conveyed; then proceeding N 70 40 05 E by said road 202.10 feet to a point where an iron pin is or was purportedly located; then N 70 40 05 E by said road 248.00 feet to an iron pin; then N 79 36 32 E by said road 108.23 feet to an iron pin set in the northwesterly sideline of Crediford Road, so called; then N 47 42 55 E by Crediford Road 137.82 feet to an iron rod set at corner of other land now or formerly of E. Terry Courtney (book 13210, page 17 of York Registry); then N 75 44 27 W by said other land now or formerly of E. Terry Courtney 220.35 feet to an iron rod set; then S 59 20 22 W by said other land now or formerly of E. Terry Courtney and then by other land now or formerly of Jonathan T. E. Courtney for a total distance of 365.49 to an iron rod set; then S 44 41 15 W by said other land now or formerly of Jonathan T. E. Courtney 86.14 feet to an iron rod set; then S 35 00 00 W by said other land now or formerly of Jonathan T. E. Courtney 63.20 feet to an iron rod set; then by other land now or formerly of Jonathan T. E. Courtney on a curve to the left having a radius of 17.47 feet and a length of 9.28 feet to said Maryland Ridge Road and the iron rod at the point of beginning hereof.

Together with an appurtenant easement for Right of Way to be used in common with E. Terry Courtney and Jonathan T. E. Courtney and their heirs and assigns of said adjoining or proximate lands. Said rights of way being conveyed to the grantees herein shall be for purposes of passage and repassage, construction of utilities, maintenance and improvements, all to the extent as may be reasonably necessary for lawful residential use of the land herein being granted. The same shall not otherwise be construed in any way so as to limit the rights of E. Terry Courtney or Jonathan T. E. Courtney and their heirs and assigns to the use thereof, including but not limited to any lawful development of other parcels of land now owned or which may in the future be owned by said E. Terry Courtney or Jonathan T. E. Courtney and which may be served by said right of way. The right of way is to be located as follows:

06/02/26
11:00 PM EDT
dotloop verified

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

Beginning at the westerly corner of the parcel of land hereinabove conveyed at an iron rod set in the northerly sideline of said Maryland Ridge Road (aka North Berwick Road); then by said land of E. Terry Courtney and Jonathan T. E. Courtney hereinabove conveyed on a curve to the right having a radius of 17.47 feet and a length of 9.28 feet to an iron rod set; then by said land of E. Terry Courtney and Jonathan T. E. Courtney (as conveyed hereinabove) by and along the following courses, distances and monuments: N 35 00 00 E 63.20 feet to an iron rod set; N 44 41 15 E 86.14 feet to an iron rod set; N 59 20 22 E 365.49 feet to an iron rod set at other land of E. Terry Courtney; then N 75 44 27 W by other land of E. Terry Courtney 70.81 feet to a corner; then S 59 20 22 W by said other land of E. Terry Courtney and in part by other land of Jonathan T. E. Courtney 321.77 feet to a corner; then S 44 41 15 W by said other land of Jonathan T. E. Courtney 96.80 feet to an iron rod set at land now or formerly of Ward (book 14707, page 281); then S 35 00 00 W by said land of Ward 76.59 feet to a point; then on a curve to the right having a radius of 67.47 feet and a length of 64.02 feet to an iron rod set at the northerly sideline of said Maryland Ridge Road; then N 60 57 58 E by said road 42.19 feet to a granite monument set; then northeasterly by said road 9.90 feet to the point of beginning.

Together with a perpetual easement to the shared use and enjoyment of water from the drilled well situated on adjacent remaining land of Courtney, grantor herein, in such reasonable amounts as will serve the necessary and ordinary residential purposes and uses of the property herein being conveyed. The grantor retains the use of the well and the waters thereof to be used personally for himself or commercially for other proximate lands or otherwise as he may desire in his own discretion. The grant of this easement disclaims any warranty of supply or quality of the water from such well. Upon the event of the grantees obtaining a residential water supply by another source, private or public, this easement shall automatically expire and terminate.

Excluding from this conveyance is the private cemetery located on the easterly side thereof to whatever extent, if any, that others may have lawful claims or rights therein.

For source of title see the following deeds: (1) George F. Fenderson & Sons, Inc. to E. Terry Courtney and Jonathan T. E. Courtney in Book 13210, Page 021 of the York Registry; and (2) corrective deed from E. Terry Courtney and John T. Courtney to the same which is recorded in the York Registry. See also Site Plan Showing a Standard Boundary Survey, A Topographic Survey and A Proposed Lot with Right of Way (of) Land of E. Terry Courtney and Jonathan T. E. Courtney Located on N. Berwick Rd. and Crediford Rd. in Wells, Maine, Date 11/21/06.

B
06/02/26
11:00 PM EDT
dotloop verified

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc

Witness

E. Terry Courtney

Witness

Jonathan T. E. Courtney

STATE OF MAINE
COUNTY OF YORK, ss.

May 13, 2008, ~~2005~~

Personally appeared the above-named E. Terry Courtney and Jonathan T. E. Courtney and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public/Maine Attorney at Law

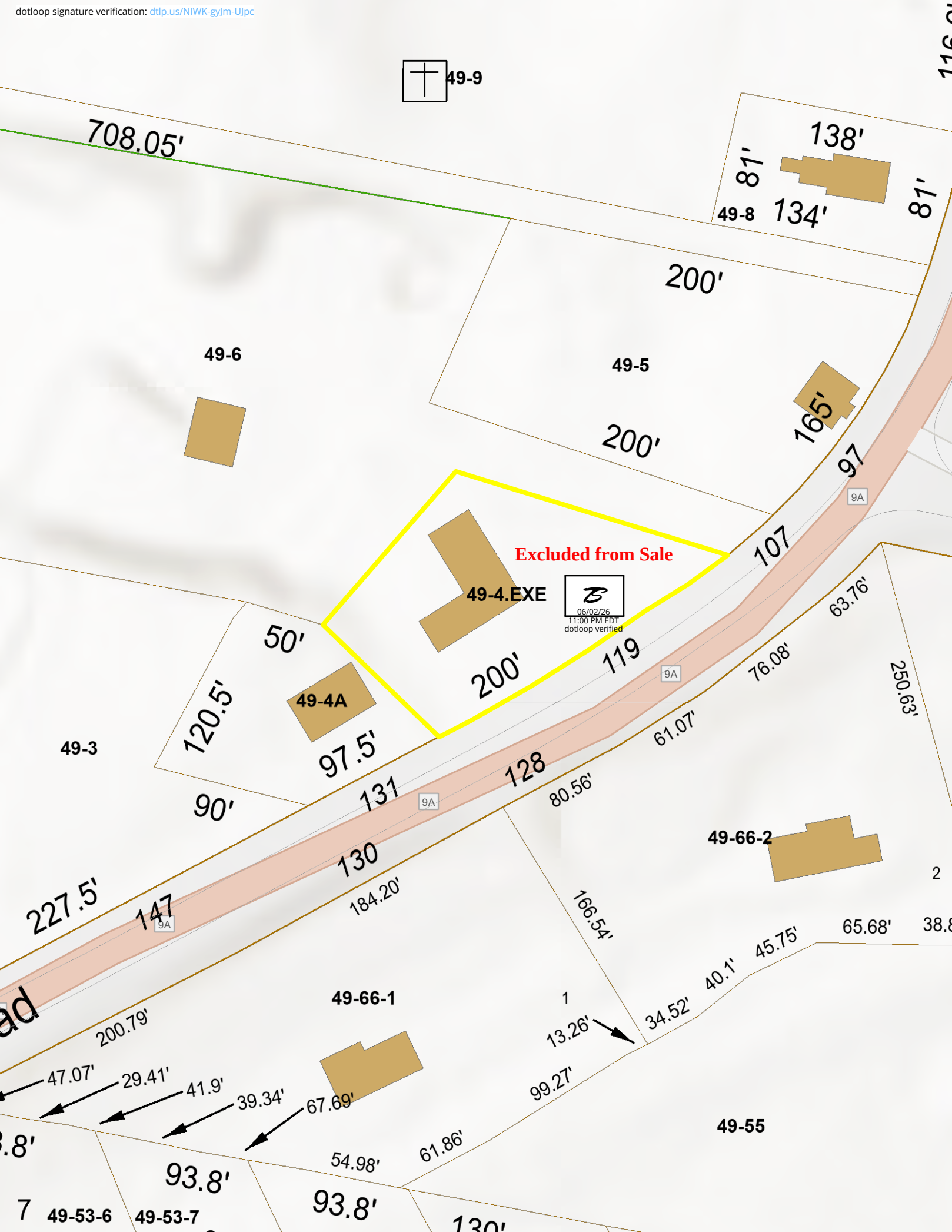
ANASTASIA ANDERSON
Notary Public, Maine
My Commission Expires January 16, 2010

END OF DOCUMENT

PHENIX TITLE SERVICES, LLC
9 DONALD B DEAN DRIVE
SOUTH PORTLAND ME 04106

06/02/26
11:00 PM EDT
dotloop verified

dotloop signature verification: dtlp.us/NIWK-gyJm-UJpc



2026 REAL ESTATE TAX BILL

Fiscal Year July 1, 2025 - June 30, 2026

Tax Rate $ 6.46 per $1,000

TOWN OF WELLS
TAX COLLECTOR
208 SANFORD RD
WELLS, ME 04090

DUE DATE :	**10/30/2025**
INTEREST BEGINS AFTER :	10/30/2025
FULL YEAR TAX AMOUNT :	$1,848.92
PAYMENTS / ADJUSTMENTS :	$0.00
CURRENT YEAR PAST DUE :	$0.00
INTEREST :	$0.00
CURRENT INSTALLMENT TAX AMOUNT :	$924.46
AMOUNT DUE :	**$924.46**

7832 1 AB 0.641 E0095X I0095 D14627079706 S2 P10901684 0001:0001

NORTHPOINT BIBLE COLLEGE
320 S MAIN ST
HAVERHILL MA 01835-7332

Payment made after 09/23/2025 may not reflect on this bill

TOWN HALL HOURS

Mon thru Fri: 8am-4pm

1st and 3rd Tuesdays of the month 8am-6pm

REMITTANCE INSTRUCTIONS

Taxes may be paid by mail.
Please include account number on checks.
Please make check or money order payable to:

TOWN OF WELLS
PAYMENT PROCESSING CENTER
P.O. BOX 123
BRATTLEBORO, VT 05302-0123

ACCOUNT NUMBER :
0040017000RE
BILL NUMBER : 11519
PARCEL : 0040/017-000
BOOK / PAGE : 18039/0525
LOCATION :
0 NORTH BERWICK RD

INTEREST AT 7.5% PER ANNUM CHARGED AFTER DUE DATE

NOTICE TO TAXPAYERS

*Notice is hereby given that your county, school and municipal tax has been committed for collection on **SEPTEMPBER 15, 2025**. You have the option to pay the entire amount on or before **OCTOBER 30, 2025** or you may pay in two installments, the first payment on or before **OCTOBER 30, 2025** and the second payment on or before **APRIL 29, 2026**. Interest will be charged on the first installment at an annual rate of 7.5% starting **OCTOBER 31, 2025**. Interest will be charged on the second installment at an annual rate of 7.5% starting **APRIL 30, 2026.**
*As per State statute, the ownership and taxable valuation of all real and personal property subject to taxation shall be fixed as of April 1st. For this bill, that date is April 1, 2025. **If you have sold your real estate since April 1, 2025, it is your obligation to forward this bill to the new property owner.**
*Without State Aid to Education, Homestead Exemption Reimbursement and State Municipal Revenue Sharing your tax bill would have been 5.12% higher.
*For information regarding valuations please contact the Assessors Office at (207) 646-6081.
*This bill is for the current fiscal year only; past due amounts are not included. To determine past due amounts OR to receive information regarding payments, interest, cost changes and/or refunds, please contact the Tax Collector's Office at (207) 646-5113 ext 356.
*Maine Law now provides the Homestead Exemption in the amount of $25,000 off the valuation for eligible Maine residents.
*If your bank pays your taxes, please forward your bill to them. If a receipt is desired, please send a self-addressed, stamped envelope.
*The outstanding bonded indebtedness of the Town of Wells as of **9/15/2025** is $14,315,000.
*Payments received after **9/23/2025** may not be reflected on this bill.

CURRENT BILLING INFORMATION

LAND VALUE	$	286,210
BUILDING VALUE	$	
HOMESTEAD EXEMPTION	$	
OTHER EXEMPTIONS	$	
PERSONAL PROPERTY	$	
TAXABLE VALUATION	$	286,210

TAX RATE DISTRIBUTION

SCHOOL :	**53.99%**
COUNTY :	**6.12%**
MUNICIPAL :	**39.89%**
TOTAL :	**100%**

Remit This Portion With Your Payment To Ensure Proper Posting

2026 REAL ESTATE TAX BILL

TOWN OF WELLS, MAINE

Fiscal Year July 1, 2025 - June 30, 2026

FIRST INSTALLMENT

OWNERS NAME(S) : NORTHPOINT BIBLE COLLEGE

BILL NUMBER : 11519
LOCATION : 0 NORTH BERWICK RD
PARCEL : 0040/017-000

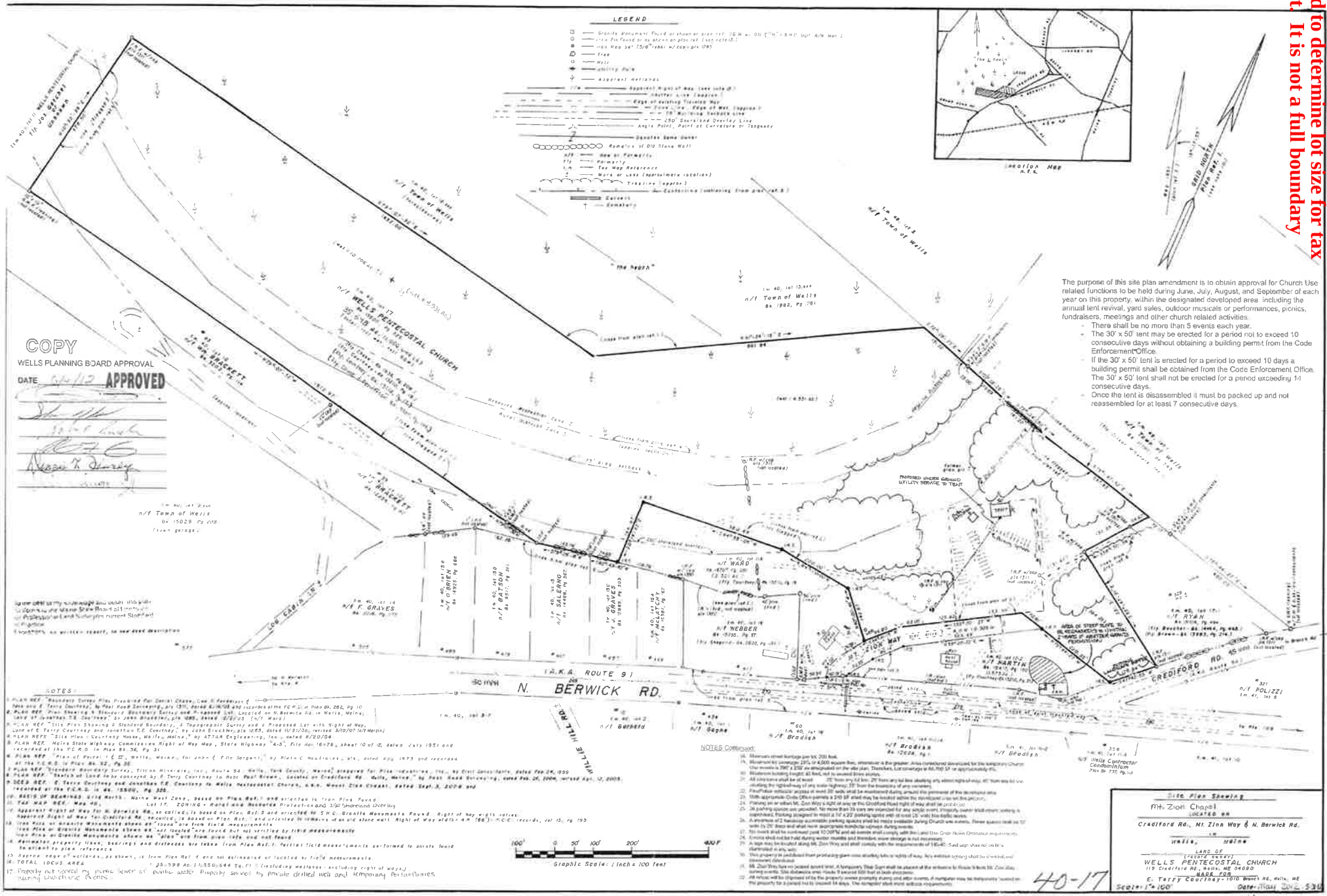
ACCOUNT NUMBER :	**0040017000RE**
DUE DATE :	**10/30/2025**
INTEREST BEGINS AFTER :	10/30/2025
AMOUNT DUE :	**$924.46**
TOTAL SUBMITTED :	

NORTHPOINT BIBLE COLLEGE
320 S MAIN ST
HAVERHILL MA 01835-7332

TOWN OF WELLS
PAYMENT PROCESSING CENTER
P.O. BOX 123
BRATTLEBORO, VT 05302-0123

00002082026300011519600000924464

This is a site plan provided by assessing department. It was used to determine lot size for tax assessment. It is not a full boundary survey.



The purpose of this site plan amendment is to obtain approval for Church Use related functions to be held during June, July, August, and September of each year on this property, within the designated developed area including the annual tent revival, yard sales, outdoor musicals or performances, picnics, fundraisers, meetings and other church related activities.

- There shall be no more than 5 events each year.
- The 30' x 50' tent may be erected for a period not to exceed 10 consecutive days without obtaining a building permit from the Code Enforcement Office.
- If the 30' x 50' tent is erected for a period to exceed 10 days a building permit shall be obtained from the Code Enforcement Office. The 30' x 50' tent shall not be erected for a period exceeding 14 consecutive days.
- Once the tent is disassembled it must be packed up and not reassembled for at least 7 consecutive days.

40-17