Bk 15950 Pg329 #9640
03-29-2021 @ 10:15a

NOT AN OFFICIAL COPY

WARRANTY DEED

DLN# 10021401373 39

CHRISTOPHER T. ZANARDI, of Corinth, County of Penobscot and State of Maine, for consideration paid, GRANTS to **DIANNE MONSAM**, of Naugatuck, County of New Haven and State of Connecticut, with Warranty Covenants, a certain lot or parcel of land, with any buildings or improvements thereon, situated in Bangor, County of Penobscot and State of Maine, more particularly bounded and described as follows:

The real estate in Bangor, Penobscot County, Maine, described as follows:

Unit No. 13 in College Park Condominium, located on Husson Avenue, Bangor, County of Penobscot, State of Maine, together with a 7.69% undivided interest in the Common Elements and the applicable Limited Common Elements as is more fully described in a certain Declaration under the Maine Condominium Act recorded in the Penobscot County Registry of Deeds in Book 3743, Page 139, and Amendment thereto dated May 9, 1986, and recorded in Vol. 3818, Page 231, Floor Plans recorded in Plan Book D100-85, and the Plat recorded in Plan Book D99-85.

All rights, obligations and interest appurtenant to said unit created by said Declaration are hereby conveyed.

This conveyance is made expressly subject to: (1) Easement from Warren Sawyer, Gerald Gouchberg, and Kenduskeag Associates, Inc. to Bangor Hydro-Electric Company dated September 25, 1985, recorded in the Penobscot Registry of Deeds in Book 3735, Page 188; (2) easement from Warren Sawyer, et al to Bangor Hydro-Electric Co. dated August 24, 1977 and recorded in Book 2790, Page 24; (3) easement from Warren Sawyer, et al to Husson College dated November 19, 1985, and recorded in said Registry in Book 3755, Page 271; and (4) easement from Kenduskeag Associates, Inc. to New England Telephone & Telegraph Co. dated November 1, 1985, recorded in said Registry of Deeds, in Book 3757, Page 49.

The undivided percentage interest of the unit hereby conveyed in the Common Elements and Limited Common Elements is subject to reduction incident to the inclusion of further addition(s) to the Condominium as described and defined in Article V of the Declaration.

Being all and the same premises as described in a deed from Rhonda L. Winchester to Christopher T. Zanardi, dated October 12, 2018 and recorded in Book 14969, Page 98 in the Penobscot County Registry of Deeds.

NOT AN OFFICIAL COPY

Witness my hands and seals this 26th day of March 2021.

Witness

CHRISTOPHER T. ZANARDI

STATE OF MAINE
COUNTY OF PENOBSCOT, ss.

March 26, 2021.

Personally appeared the above named Christopher T. Zanardi and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

Print Name

Lori M. Clayton
Notary Public, State of Maine
My Commission Expires Nov. 29, 2027

Maine Real Estate Transfer Tax Paid

Bangor

Map Lot R34-061 | Account 5482 | Location 13 CYNTHIA CIR | Card 1 Of 1 | 07/13/2026

Building Style	9 Condo/PUD	
1.Colonial	5.Convent	9.Condo/PUD
2.Contemp	6.Cape	
3.Split Leve	7.Ranch	
4.ECO Home	8.R Ranch	
Dwelling Units	1	
Other Units	0	
Stories	1 One Story	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	1 Vinyl or Alum. Siding	
1.Al/Vinyl	5.Concrete	9.None
2.Stone	6.Wood	
3.Asbestos	7.Brick	
4.Stucco	8.Other	
Roof Surface	1 Asphalt Shingles	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	0	
Street Setback	1	
Basement Floor	1	
Year Built	1985	
Year Remodeled	2020	
Foundation	1 Concrete	
1.Concrete	4.Br/Stone	7.
2.C.Block	5.Slab	8.
3.Wood	6.Piers	9.
Basement	6 Full Basement	
1.1/4 Bmt	4.None	7.FW/Slab
2.1/2 Bmt	5.Crawl	8.FW/Joist
3.3/4 Bmt	6.Full Bmt	9.
Bsmt Gar # Cars	0	
Wet Basement	1 Dry Basement	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.No Bsmt

SF Bsmt Living	0	
Fin Bsmt Grade	0 0	
	0	
Heat Type	100%	1 Electric BB
1.Elect BB	5.Fl/Wall	9.No Heat
2.H Pump	6.FWA	
3.Steam	7.Gravity	
4.Solar	8.HWBB	
Cool Type	0%	9 None
1.Central	4.W&C Air	7.
2.Indiv	5.	8.
3.H Pump	6.	9.None
Kitchen Style	1 Modern	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.No Kit
Bath(s) Style	1 Modern Bath(s)	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.No Bath
# Rooms	0	
# Bedrooms	2	
# Full Baths	2	
# Half Baths	0	
# Addn Fixtures	0	
# Fireplaces	0	

Layout	1 Typical	
1.Typical	4.Layout -Ad	7.
2.Inadeq	5.Layout -Ad	8.
3.Improved-I	6.Layout -Ad	9.
Attic	3 1/2 Finished	
1.Full Fin	4.3/4 Fin	7.Full 25%D
2.1/4 Fin	5.Fl/Stair	8.Full 50%D
3.1/2 Fin	6.No Attic	9.Full 75%D
Insulation	4 Full	
1.None	4.Full	7.
2.Minimal	5.Heavy	8.
3.Capped	6.	9.
Unfinished %	0%	
Grade & Factor	3 Average 100%	
1.E Grade (#	4.B Grade (#	7.
2.D Grade (#	5.A Grade (#	8.
3.C Grade (#	6.AA Grade (	9.Same
SQFT (Footprint)	624	
Condition	6 Good	
1.Poor	4.Avg	7.V Gd
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	0%	
Funct. % Good	100%	
Functional Code	9 None	
1.Incomp	4.Delap	7.No Elect
2.O-Built	5.C.Wall	8.LongTerm
3.Damage	6.Bsmt	9.None
Econ. % Good	100%	
Economic Code	9 None	
0.None	3.No Elect	7.New Home
1.Location	4.Generate	9.None
2.Encroach	5.Fld Zone	
Entrance Code	1 Interior Inspect	
1.Interior	4.Vacant	7.
2.Refusal	5.Est	8.
3.Informed	6.Reviewed	9.
Information Code	1 Owner	
1.Owner	4.Agent	7.Ext./St
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Remodeled 2022

Date Inspected 02/26/2019

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
39 Wood Deck	1985	84	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.6251 CLAIM FIL
2.
3.
4.
5.
6.
21.Open Mason Por
22.Encl Mason Por
23.Masonry Garage
24.Masonry Shed
25.Masonry Bay Wi
26.1SMa Overhang
27.1/2S Brick Add
28.Unfinished Att
29.Finished Attic



Map Lot R34-061 | Account 5482 | Location 13 CYNTHIA CIR | Card 1 Of 1 | 7/13/2026

MONSAM, DIANNE
13 CYNTHIA CIRCLE
BANGOR ME 04401

B15950P329

Previous Owner
ZANARDI, CHRISTOPHER T
176 PUDDLEDOCK ROAD

CORINTH ME 04427
Sale Date: 03/26/2021

Previous Owner
WINCHESTER, RHONDA L
PO BOX 698

CORINTH ME 04427-0698
Sale Date: 10/12/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Bangor

Property Data

Neighborhood	65 College Park Cynthia Cir Condos 65
Tree Growth Year	0
X Coordinate	2390
Y Coordinate	6050
Zone/Land Use	12 High Density Res
Secondary Zone	
Topography	1 Level

1.Level 4.Rolling 7.Swampy
2.Above St 5.Steep 8.Wet
3.Below St 6.Low 9.Dry

Utilities 1 All Public

1.Public 4.Well 7.Cess Pl
2.Water 5.Septic 8.
3.Sewer 6.None 9.None

Street 1 Paved

1.Paved 4.Proposed 7.
2.Semi Imp 5.None 8.
3.Gravel 6.Paved ROW 9.

TIF District Code	0
Traffic Flow Code	2

Sale Data

Sale Date	03/26/2021
Price	144,500
Sale Type	2 Land & Buildings

1.Land 4.Other 7.
2.L & B 5.MoHo 8.
3.Building 6.L & Moho 9.

Financing 9 Unknown

1.Convent 4.Seller 7.FMHA
2.FHA/VA 5.Private 8.Other
3.Assumed 6.Cash 9.Unknown

Validity 1 Valid Arms Length

1.Valid Arms 4.Distress 7.Partial In
2.Related 5.Split 8.Exempt
3.Foreclose/ 6.Assemb 9.Other

Verified 6 Public Record

1.Buyer 4.Other 7.Lender
2.Seller 5.None 8.MLS
3.Agent/MH B 6.PubRec 9.Family

Assessment Record

Year	Land	Buildings	Exempt	Total
2026	20,500	191,100	31,000	180,600

Land Data

Front Foot
11.Regular Lot
12.
13.Rear Land
14.Delta Triangle
15.Nabla Triangle

Square Foot
16.Regular Lot
17.Secondary Lot
18.Condominium
19.Square Foot
20.Sound Value

Fract. Acre
21.Homesite (Frac
22.Baselot (Fract
23.(Fract)

Acres
24.Homesite
25.Baselot
26.Right of Way -
27.Condo/PUD/PGD
28.Mobile Home De
29.Mobile Home Un

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
27		1.00	100 %	0
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.00

Influence Codes
1.Unimproved
2.Excess Frontag
3.Topography
4.Size/Shape
5.Misimprovement
6.Restriction
7.Corner Influen
8.View/Environme
9.% Share

Acres
30.Common Land
31.Right of Way
32.
33.Solar Use/Leas
34.Rear Land #2
35.Kenduskeag SP/
36.Former Paper S
37.Secondary
38.Frontage
39.Rear Land #1
40.Acres
41.Wasteland
42.TG Softwood
43.TG Mixed Wood
44.TG Hardwood
45.Farmland
46.Resource Prot