Docusign Envelope ID: 7422ACE2-EE8C-8E55-8374-C822D2946680

PROPERTY LOCATED AT: **6 Willow Grove, Brunswick, ME 04011**

PROPERTY DISCLOSURE

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

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

SECTION I - WATER SUPPLY

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

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

Pump (if any): ..... [ ] N/A [ ] Yes [X] No [ ] Unknown
Quantity: ..... [ ] Yes [X] No [ ] Unknown
Quality: ..... [ ] Yes [X] No [ ] Unknown

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

WATER TEST: Have you had the water tested? ..... [ ] Yes [X] No

If Yes, Date of most recent test: _____ Are test results available? .. [ ] Yes [X] No

To your knowledge, have any test results ever:

a) Been reported as unsatisfactory or satisfactory with notation?..... [ ] Yes [X] No
b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? [ ] Yes [X] No

If Yes to (a) and/or (b) above, are test results available? ..... [ ] Yes [X] No

What steps were taken to remedy the problem? **N/A**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: _____
Installed by: _____
Date of Installation: _____

USE: Number of persons currently using system: _____
Does system supply water for more than one household? [ ] Yes [ ] No [ ] Unknown

Comments: **Water quality report available at www.btwater.org**

Source of Section I information: **Public Record/Owner**

Buyer Initials _____ _____ _____ _____ Seller Initials Initial Initial

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PROPERTY LOCATED AT: **6 Willow Grove, Brunswick, ME 04011**

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: [X] Public [ ] Private [ ] Quasi-Public _____ [ ] Unknown

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

Have you had the sewer line inspected?..... [ ] Yes [X] No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunctions? ..... [ ] Yes [X] No

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: [ ] Septic Tank [ ] Holding Tank [ ] Cesspool [ ] Other: _____

[ ] Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: [ ] 500 Gallon [ ] 1000 Gallon [ ] Unknown [ ] Other: _____

Tank Type: [ ] Concrete [ ] Metal [ ] Unknown [ ] Other: _____

Location: _____ OR [ ] Unknown

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

Have you experienced any malfunctions? ..... [ ] Yes [ ] No

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

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

Leach Field: ..... [ ] Yes [ ] No [ ] Unknown

If Yes, Location: _____

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

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

Have you experienced any malfunctions? ..... [ ] Yes [ ] No

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

Do you have records of the design indicating the # of bedrooms the system was designed for? [ ] Yes [ ] No

If Yes, are they available? ..... [ ] Yes [ ] No

Is System located in a Shoreland Zone? ..... [ ] Yes [ ] No [ ] Unknown

Comments: **None**

Source of Section II information: **Public Record/Owner**

Buyer Initials _____ _____ _____ _____

Seller Initials Initial _____ Initial _____

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SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	**Electric Baseboard**	**Rannai**		
Age of system(s) or source(s)	**1986**	**Unknown**		
TYPE(S) of Fuel	**Electric**	**Natural Gas**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**Unknown**	**541 Therms (2024) 351 Therms (9/25-9/26)**		
Name of company that services system(s) or source(s)	**None**	**Unknown**		
Date of most recent service call	**None**	**2024**		
Malfunctions per system(s) or source(s) within past 2 years	**None Known**	**None Known**		
Other pertinent information	**Owner has never lived in the property.**	**None**		

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [ ] Yes [X] No [ ] Unknown

Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown

Chimney(s): ..... [X] Yes [ ] No

If Yes, are they lined: ..... [X] Yes [ ] No [ ] Unknown

Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown

Had a chimney fire: ..... [ ] Yes [ ] No [X] Unknown

Has chimney(s) been inspected? ..... [ ] Yes [ ] No [X] Unknown

If Yes, date: _____

Date chimney(s) last cleaned: **Unknown**

Direct and/or Power Vent(s): ..... [X] Yes [ ] No [ ] Unknown

Has vent(s) been inspected? ..... [ ] Yes [ ] No [X] Unknown

If Yes, date: _____

Comments: **Owner has never lived in the property and has limited knowledge.**

Source of Section III information: **Owner**

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 [X] 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: _____

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

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

Comments: **None**

Source of information: **Owner**

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work?	☐ Yes	☒ No	☐ Unknown
In the ceilings?	☐ Yes	☒ No	☐ Unknown
In the siding?	☐ Yes	☒ No	☐ Unknown
In the roofing shingles?	☐ Yes	☒ No	☐ Unknown
In flooring tiles?	☐ Yes	☒ No	☐ Unknown
Other: _____	☐ Yes	☒ No	☐ Unknown

Comments: **None known**

Source of information: **Owner**

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: **None**

Source of information: **Owner**

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: **None**

Source of information: **Owner**

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: **None**

Source of information: **Owner**

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

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

If Yes, describe location and basis for determination:

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

If Yes, describe:

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

Comments: **None**

Source of information: **Owner**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

Other: **None**

Source of information: **Owner**

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

SECTION V - ACCESS TO THE PROPERTY

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

If Yes, explain: **Willow Grove PUD**

Source of information: **Declaration of Covenants, Conditions and Restrictions**

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? **Willow Grove HOA**

Road Association Name (if known): **Willow Grove HOA**

Source of information: **Declarations of Covenants, Conditions and Restrictions**

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SECTION VI – FLOOD HAZARD

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

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

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

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

During the time the seller has owned the property:

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, indicate the dates of each claim: _____

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

If Yes, indicate the date of each payment: _____

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

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

_____

Relevant Panel Number: **23005C0363F** Year: **6/20/2024** (Attach a copy)

Comments: **None**

Source of Section VI information: **FEMA Flood Map Service Center/Owner**

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SECTION VII - GENERAL INFORMATION

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

If Yes, explain: _____

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

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

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, solar panels, wind turbines): Type: **None**

From Whom: **N/A**

Year Principal Structure Built: **1986** What year did Seller acquire property? **2001**

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

Water, moisture or leakage: **None known**

Comments: **None**

Foundation/Basement:

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

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

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

Comments: **None**

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

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

Comments: **None**

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

Comments: **None**

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

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

Manufactured Housing - Is the residence a:

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

Modular ..... ☐ Yes ☒ No ☐ Unknown

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

Comments: **Owner has never lived in the property.**

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PROPERTY LOCATED AT: **6 Willow Grove, Brunswick, ME 04011**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **Property doesn't have sprinkler heads upstairs.**

Comments: **None**

Source of Section VII information: **Owner**

SECTION VIII - ADDITIONAL INFORMATION

January 2022- Tenant turned off upstairs heat and pipe froze, new insulation was added and the kitchen and 1st floor bath were renovated down to the studs. New flooring in the living room and dining area done at the same time. Dishwasher new in 2025. Washer and dryer new in 2026. The owner has never lived in the property and has limited knowledge of the home. Sprinkler system inspected in 2026, report is available.

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.

Signed by: 9/22/2026
SELLER DATE
Estate of Gianelia Guernelli

SELLER DATE

Signed by: 9/22/2026
SELLER DATE
Adelaide Guernelli Living Trust

SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE

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Planned Unit Development HOA

~~CONDOMINIUM~~ ADDENDUM - RESALES

To Agreement dated _____, between
Estate of Gianelia Guernelli, Adelaide Guernelli Living Trust
_____ ("Seller")
and _____
_____ ("Buyer")
for property located at **6 Willow Grove, Brunswick, ME 04011**
_____

The Purchase and Sale Agreement is further subject to the following terms:

1. Seller shall provide Buyer, at Seller's expense, with the following within the indicated number of days from the Effective Date of this Agreement:
   a. A copy of the current Condominium Declaration, Bylaws and Rules/Regulations within **5** _____ days;
   b. Copies of the minutes of meetings of the Association and its Board of Directors for the preceding **6** months within **5** days; and
   c. ~~An original Resale Certificate for the Condominium Association in accordance with the Maine Condominium Act * within **30** days.~~ This is a PUD, they do not issue resale certificates.
2. Buyer shall have **5** days (by statute cannot be less than 5 calendar days) from receipt to review and approve the above documents. If Buyer is not satisfied with such documents, Buyer may terminate this Agreement by written notice to Seller within the specified number of days in which case the earnest money deposit shall be returned to Buyer. In the event Buyer does not so notify Seller within the specified number of days, this contingency is waived by Buyer.

3. Seller shall provide Buyer with an updated Resale Certificate if required by Buyer's lender or closing agent and shall provide Buyer with a lender questionnaire if required by Buyer's lender. Buyer will pay any fee charged by the association for these documents when due.

4. Seller represents that condominium association fees in the current amount of $**275.00** are due [X] monthly [ ] quarterly, and include the following:

• Water:	[ ] Yes	[X] No	[ ] Unknown
• Sewer:	[ ] Yes	[X] No	[ ] Unknown
• Heat:	[ ] Yes	[X] No	[ ] Unknown
• Hot Water:	[ ] Yes	[X] No	[ ] Unknown
• Insurance: (common areas)	[ ] Yes	[X] No	[ ] Unknown
• Maintenance: (common areas)	[X] Yes	[ ] No	[ ] Unknown
• Other: **Trash Removal**	[X] Yes	[ ] No	[ ] Unknown
• Other: **Lawn Care**	[X] Yes	[ ] No	[ ] Unknown
• Other: **Snow Removal**	[X] Yes	[ ] No	[ ] Unknown
• Other: **Exterior Painting**	[X] Yes	[ ] No	[ ] Unknown

Buyer Initials _____ Seller Initials Initial Initial

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For Property Located At: **6 Willow Grove, Brunswick, ME 04011**

5. Are there any special assessments known to the Seller? ☐ Yes ☒ No ☐ Unknown
   If Yes, explain: _____

6. Buyers are required to pay an entry fee of $ **550.00** to the association at closing.
   The association fees are payable to **Willow Grove Homeowners Association**
   at the following address: **88 Willow Grove Road, Brunswick, ME 04011**

Buyer	Date	Seller **Estate of Gianelia Guernelli**	Date
Buyer	Date	Seller **Adelaide Guernelli Living Trust**	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date

Signed by: 9/22/2026

Signed by: 9/22/2026

* The Maine Condominium Act establishes the following requirements in connection with the resale of a condominium unit: A unit owner is required to furnish to a purchaser a copy of the declaration (other than the plats and plans), the bylaws, the rules or regulations of the association, and a reasonably current certificate containing the items set forth in 33 MRSA §1604-108. The condominium's association is required, within 10 calendar days after a request by a unit owner and payment of any reasonable fee established by the association, to furnish a certificate containing the information necessary to enable the unit owner to comply with this requirement. If the certificate is not provided prior to execution of the purchase contract, the purchase contract is voidable by the purchaser until the certificate has been provided and for 5 calendar days thereafter or until conveyance, whichever first occurs.

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EQUAL HOUSING OPPORTUNITY

DEED OF DISTRIBUTION

(DLN): 2952481

Karen M. Guernelli of 31 Friendship Street, Brunswick, Maine 04011, duly appointed and acting Successor Trustee of the **John V. Guernelli Testamentary Trust**, grants to the **Estate of Gianelia F. Guernelli**, with a mailing address of 31 Friendship Street, Brunswick, Maine 04011, being the person entitled to distribution, a **one-half interest** in the real property in the Town of Brunswick, County of Cumberland, and State of Maine, more fully described in Exhibit A, attached hereto and made a part hereof.

Dated this 10 day of July, 2025.

Karen M. Guernelli, Successor Trustee
of the John V. Guernelli Testamentary Trust

STATE OF MAINE
COUNTY OF Cumberland

This record was acknowledged before me on July 10, 2025, by Karen M. Guernelli Successor Trustee of the John V. Guernelli Testamentary Trust.

Signature of notarial officer

JEREMY RYAN SHAPIRO
Notary Public
State of Maine
My Commission Expires Oct 12, 2030

Stamp or printed name

Title of office

My commission expires: _____

DOC :26125 BK:41582 PG:235
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
07/15/2025, 02:55:09P
Register of Deeds Jessica M. Spaulding E-RECORDED

EXHIBIT A

A certain lot or parcel of land, with the buildings and improvements thereon, situated the Town of Brunswick, County of Cumberland, and State of Maine, and being Lot #6, together with the Unit thereon, at Willow Grove as described in a declaration entitled "Willow Grove, Declaration of Covenants, Conditions and Restrictions", dated November 12, 1986, by Verrier Construction Company and recorded on November 19, 1986, in the Cumberland County Registry of Deeds in Book 7490, Page 186, as amended by a First Amendment dated March 18, 1987, recorded in the Cumberland County Registry of Deeds in Book 7676, Page 320, as amended by a Second Amendment dated March 31, 1987, recorded in the Cumberland County Registry of Deeds in Book 7737, Page 97, as amended by a Third Amendment dated May 26, 1987, recorded in the Cumberland County Registry of Deeds in Book 7791, Page 104, as amended by a Fourth Amendment dated September 2, 1987, recorded in the Cumberland County Registry of Deeds in Book 7967, Page 105, as amended by a Fifth Amendment dated October 22, 1987, recorded in the Cumberland County Registry of Deeds in Book 8031, Page 250, as amended by a Sixth Amendment dated November 4, 1987, and an additional Amendment dated November 5, 1987, both of which were recorded in the Cumberland County Registry of Deeds in Book 8053, Page 38 and Book 8053, Page 40, respectively, as set forth on the plans referred to therein and recorded therewith. The within Lot and Unit are hereby conveyed subject to and together with all the terms and conditions of the aforesaid Declaration, as amended.

Meaning and intending to describe the same premises conveyed in a deed of distribution by personal representative from Adelaide L. Guernelli, Personal Representative of the Estate of John V. Guernelli to Adelaide L. Guernelli and Gianelia F. Guernelli as trustee of the John V. Guernelli Testamentary Trust dated November 23, 2010, and recorded in the Cumberland County Registry of Deeds at Book 28332, Page 84.

RECORDING REQUESTED BY
AND AFTER RECORDING RETURN TO:
Richard J. Abbondanza, Esq.
Hopkinson & Abbondanza
511 Congress Street, Suite 801
Portland, ME 04101

WARRANTY DEED

THIS INDENTURE WITNESSETH, that **ADELAIDE L. GUERNELLI** ("Grantor"), of Cumberland County, in the State of Maine, CONVEYS AND WARRANTS to **ADELAIDE GUERNELLI and GIANELIA GUERNELLI, Trustees, or their successors in trust, under the ADELAIDE GUERNELLI LIVING TRUST dated December 11, 2009, and any amendments thereto**, of Cumberland County, Maine, for valuable consideration, the receipt of which is hereby acknowledged, with Warranty covenants, her interest in certain real estate in Cumberland County, in the State of Maine, described as follows in a deed from WILLIAM VAN TWISK to JOHN GUERNELLI and ADELAIDE L. GUERNELLI which deed was dated January 11, 2002, and recorded in the Cumberland County Registry of Deeds on January 17, 2002, in Book 17215, Page 59:

> A certain lot or parcel of land, with the buildings and improvements thereon, situated in the Town of Brunswick, County of Cumberland and State of Maine, and being Lot #6, together with the Unit thereon, at WILLOW GROVE as described in a declaration entitled "Willow Grove, Declaration of Covenants, Conditions and Restrictions", dated November 12, 1986 by Verrier Construction Company and recorded on November 19, 1986 in the Cumberland County Registry of Deeds in Book 7490, Page 186, as amended by a First Amendment dated March 18, 1987, recorded in said Registry of Deeds in Book 7676, Page 320, as amended by a Second Amendment, dated March 31, 1987 and recorded in said Registry of Deeds in Book 7737, Page 97, and as amended by a Third Amendment, dated May 26, 1987 and recorded in said Registry of Deeds in Book 7791, Page 104, and by a Fourth Amendment dated September 2, 1987 and recorded in said Registry, Book 7967, Page 105, and by a Fifth Amendment dated October 22, 1987 and recorded in said Registry, Book 8031, Page 250, and by a Sixth Amendment dated November 4, 1987 and an additional Amendment dated November 5,

1987, both of which were recorded in said Registry, Book 8053, Page 38 and Book 8053, Page 40, respectively, and as set forth on the plans referred to therein and recorded therewith. The within Lot and Unit are hereby conveyed subject to and together with all of the terms and conditions of the aforesaid Declaration, as amended.

This conveyance is subject to all restrictions, easements and encumbrances of record.

Grantor: Adelaide Guernelli
ADELAIDE L. GUERNELLI

STATE OF MAINE)
) SS:
COUNTY OF SAGADAHOC)

Before me, a Notary Public in and for said County and State, personally appeared ADELAIDE L. GUERNELLI, who acknowledged execution of the foregoing Warranty Deed to be her free act and deed.

WITNESS my hand and notarial seal this 23rd day of November 2010.

Richard J. Abbondanza
RICHARD J. ABBONDANZA, NOTARY PUBLIC

My Commission Expires: May 6, 2011

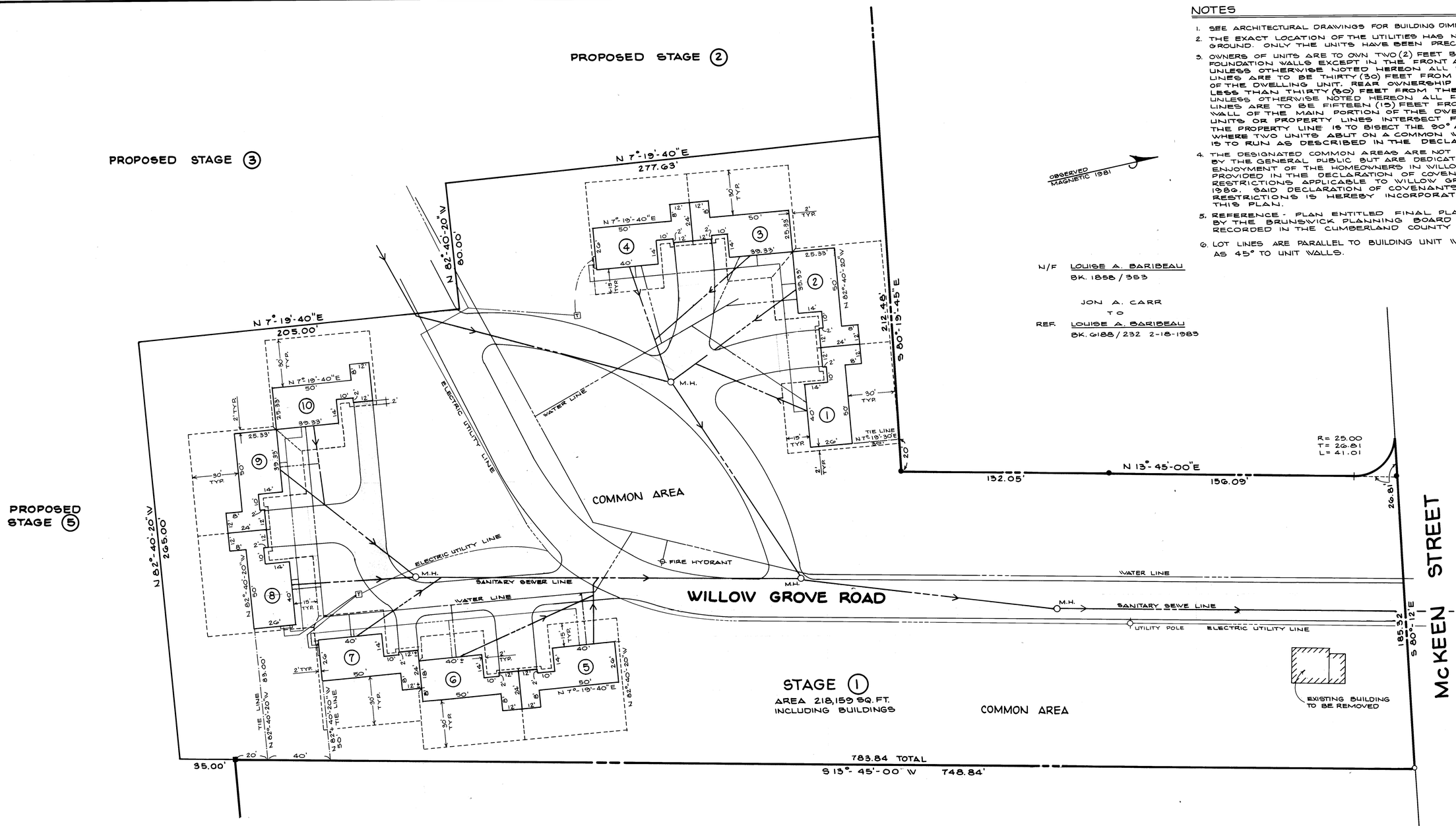
SEAL

RICHARD J. ABBONDANZA
Notary Public, Maine
My Commission Expires May 6, 2011

Received
Recorded Register of Deeds
Dec 06,2010 01:48:35P
Cumberland County
Pamela E. Lovley

G:\CLIENTS\ESTATE PLANNING\Rick Abbondanza\Wealthdocs clients\Guernelli, Adelaide\Funding\Warranty Deed-Brunswick-6Willow Grove Rd.doc

This instrument prepared by Richard J. Abbondanza, attorney, Hopkinson & Abbondanza, P.A., 511 Congress Street, Suite 801, Portland, Maine 04101, (207) 772-5845



NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND MODIFYING DATA
2. THE EXACT LOCATION OF THE UTILITIES HAS NOT BEEN VERIFIED ON THE GROUND. ONLY THE UNITS HAVE BEEN PRECISELY LOCATED.
3. OWNERS OF UNITS ARE TO OWN TWO (2) FEET BEYOND THE OUTSIDE OF THEIR FOUNDATION WALLS EXCEPT IN THE FRONT AND REAR OF EACH UNIT. UNLESS OTHERWISE NOTED HEREON ALL REAR OWNERSHIP PROPERTY LINES ARE TO BE THIRTY (30) FEET FROM THE REAR FOUNDATION WALL OF THE DWELLING UNIT. REAR OWNERSHIP PROPERTY LINES MAY BE LESS THAN THIRTY (30) FEET FROM THE REAR OF THE GARAGE. UNLESS OTHERWISE NOTED HEREON ALL FRONT OWNERSHIP PROPERTY LINES ARE TO BE FIFTEEN (15) FEET FROM THE FRONT FOUNDATION WALL OF THE MAIN PORTION OF THE DWELLING UNIT. WHERE TWO UNITS OR PROPERTY LINES INTERSECT FORMING AN ANGLE OF 90°, THE PROPERTY LINE IS TO BISECT THE 90° ANGLE AS SHOWN HEREON. WHERE TWO UNITS ABUT ON A COMMON WALL THE PROPERTY LINE IS TO RUN AS DESCRIBED IN THE DECLARATION.
4. THE DESIGNATED COMMON AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN WILLOW GROVE AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO WILLOW GROVE DATED NOVEMBER 12, 1986. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAN.
5. REFERENCE - PLAN ENTITLED FINAL PLAN OF WILLOW GROVE SIGNED BY THE BRUNSWICK PLANNING BOARD DATED MAY 29, 1986 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
6. LOT LINES ARE PARALLEL TO BUILDING UNIT WALLS EXCEPT WHERE SHOWN AS 45° TO UNIT WALLS.

N/F LOUISE A. BARIBEAU
BK. 1858 / 353

JON A. CARR
TO
REF. LOUISE A. BARIBEAU
BK. 6188 / 232 2-18-1983

STAGE (1)
AREA 218,159 SQ. FT.
INCLUDING BUILDINGS

COMMON AREA

EXISTING BUILDING TO BE REMOVED

CAPEHART HOUSING
BRUNSWICK NAVAL AIR STATION
PB. 51 / 38 & PB. 51 / 50

LEGEND

- IRON PIN FOUND
- IRON REBAR SET
- MONUMENT FOUND
- PROPERTY LINE
- STAGE BOUNDARY
- SANITARY SEWER LINE
- WATER LINE
- ELECTRIC UTILITY LINE
- LOT OWNERSHIP LINE
- M.H. SEWER MANHOLE
- T TRANSFORMER
- BUILDING UNIT LINE
- (9) LOT AND UNIT DESIGNATION

CERTIFICATION

TO THE BEST OF MY KNOWLEDGE THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYOR STANDARDS FOR CATEGORY I CONDITION III WITH THE FOLLOWING EXCEPTIONS.
1) NO PINS SET AT STAGE CORNERS

Brian B. Smith
BRIAN B. SMITH R.L.S. # 1175

State of Maine, Cumberland ss.
Register of Deeds
Received November 19, 1986
at 3 35 P.M.
Plan Book 159 Page 18
Attest [illegible]
Register

STAGE (1)
OF **WILLOW GROVE** A PLANNED UNIT DEVELOPMENT
McKEEN STREET
BRUNSWICK, MAINE
SCALE: 1" = 30' DATE: NOVEMBER 3, 1986
FOR **VERRIER CONSTRUCTION COMPANY**
BY BRIAN SMITH SURVEYING INC.
OLD POST ROAD, BOWDOINHAM, MAINE

JOB NO. 85-137

159
18

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.

RE/MAX Riverside, 1 Bowdoin Mill Island, Suite 101 Topsham ME 04086 Phone: (207) 789-0606 Fax: 6 Willow Grove
Girmaldi Murphy
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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