

PROPERTY LOCATED AT: Lot 3, Sand Pond Road, Limington, ME 04049

PROPERTY DISCLOSURE – LAND ONLY

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

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

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown

If Yes: Are tanks in current use? ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP?..... ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP?..... ☐ Yes ☐ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

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

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

Comments: None Known

Source of information: _____

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL:..... ☐ Yes ☒ No ☐ Unknown

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

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

Comments: _____

Source of information: Seller

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

Buyer Initials BPH EBH Page 1 of 4 Seller Initials _____

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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? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: **Seller, Deed, Subdivision 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?..... ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? ---

Road Association Name (if known): ----

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

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 ☒ 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: _____

Buyer Initials ^{Initial}
BPA ^{Initial}
EBH _____

Seller Initials _____

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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: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section III information: _____

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: _____

Source of information: **Seller and Public Record**

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

If Yes, explain: _____

Source of information: **Subdivision Plan dated 1995**

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

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

If Yes, explain: _____

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

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

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

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

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

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

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

Source of Section IV information: **Seller, Subdivision Plan**

Additional Information: **Soils were tested as part of original subdivision. Tests not available. Subdivision plan is recorded and available as attachment on MLS.**

Buyer Initials BPH EBH

Seller Initials _____

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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.

Signed by:
Brandon P. Hale
SELLER
10/1/2026
DATE
Brandon P. Hale

Signed by:
Erica B. Hale
SELLER
10/1/2026
DATE
Erica B. Hale

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



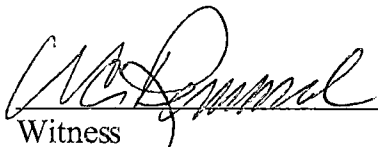
**WARRANTY DEED**

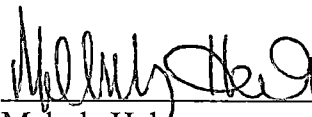
KNOW ALL MEN BY THESE PRESENTS, that MELODY HALE, of the Town of Scarborough, Maine, ("Grantor") in consideration of one dollar (\$1.00) and other valuable consideration paid by BRANDON HALE and ERICA HALE of Gorham, Maine 04038, (collectively the "Grantees") the receipt whereof is hereby acknowledged, do hereby Quitclaim with Covenant unto said Grantees, their heirs, successors and assigns forever, as joint tenants and not as tenants in common, all of Grantor's right title and interest in and to certain property located in the town of Limington, County of York and State of Maine described as follows:

Lot Number Three as shown on the subdivision plan titled "Christine Acres II" which plan was recorded on June 14, 1995 in the York County Registry of Deeds at Plan Book 224, Page 12, as it was amended by a subdivision plan entitled "Christine Acres II Amended Plan" which was recorded on July 28, 1995 at Plan Book 224, Page 39.

Being a portion of the premises described in two deeds from Roger A. Hale, one dated March 24, 2003 recorded in the York County Registry of Deeds in Book 12687, Page 24, and the second dated July 8, 2008 and recorded in the said registry in Book 15450, Page 859 to the Grantor.

IN WITNESS WHEREOF, Melody Hale has caused this instrument to be signed and sealed this 18 day of September, 2017.


 Witness
 U.C. Remmel


 Melody Hale

State of Maine
 Cumberland County

September 18, 2017

Personally appeared the above-named Melody Hale and acknowledged the foregoing instrument to be her free act and deed

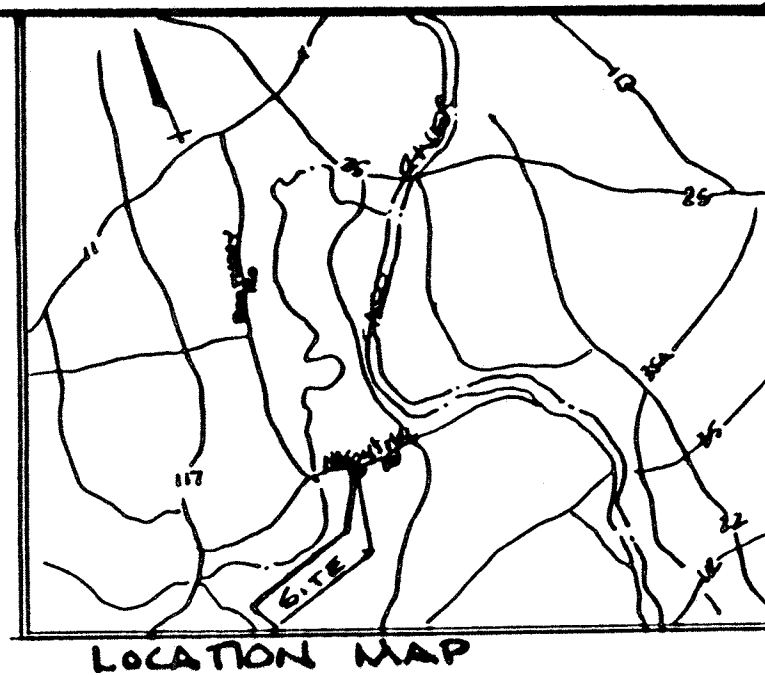
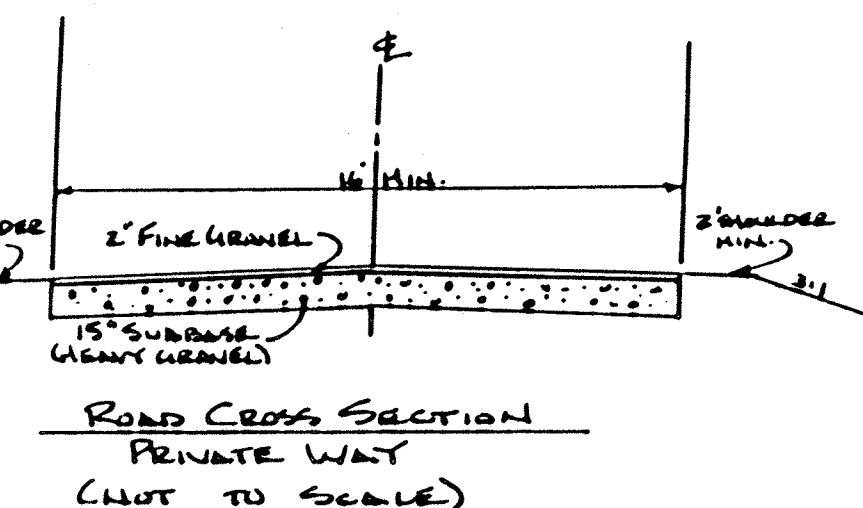
Before me,


 Notary Public Attorney at Law

U. Charles Remmel II
 Printed Name

No R.E. Transfer Tax Paid

318 Kelly + Remmel Robox 557 841 0412



SOILS LEGEND	
SYMBOL	TYPE
Va	VASSALBORO PEAT
Ad	ADAMS LOAMY SAND
Hm	HERMON VERY STONY SANDY LOAM
Pg	GRAVEL PITS
SOILS BOUNDARIES SHOWN ON THIS MAP ARE APPROXIMATE ONLY.	

APPROVED BY TOWN OF LIMINGTON, MAINE PLANNING BOARD

James H. Galloway
Valerie S. Silliman
Freeman E. Clifton
Richard T. Brune
David J. Jones

DATE: July 27, 1995

LOT AREA	15.12 ACRES
(Lots 1) to (3)	
ROAD AREA	1.12 ACRES

TOTAL AREA: 16.24 ACRES

DEED REFERENCE: BOOK 4772 PAGE 76
YORK COUNTY REGISTRY OF DEEDS

028427

YORK, SS

REGISTRY OF DEEDS

Revised JUL 28 1995

at 2 h 31 m P M, and

Filed in Plan Book 224 Page 39

ATTEST: *John M. Munn*

Register

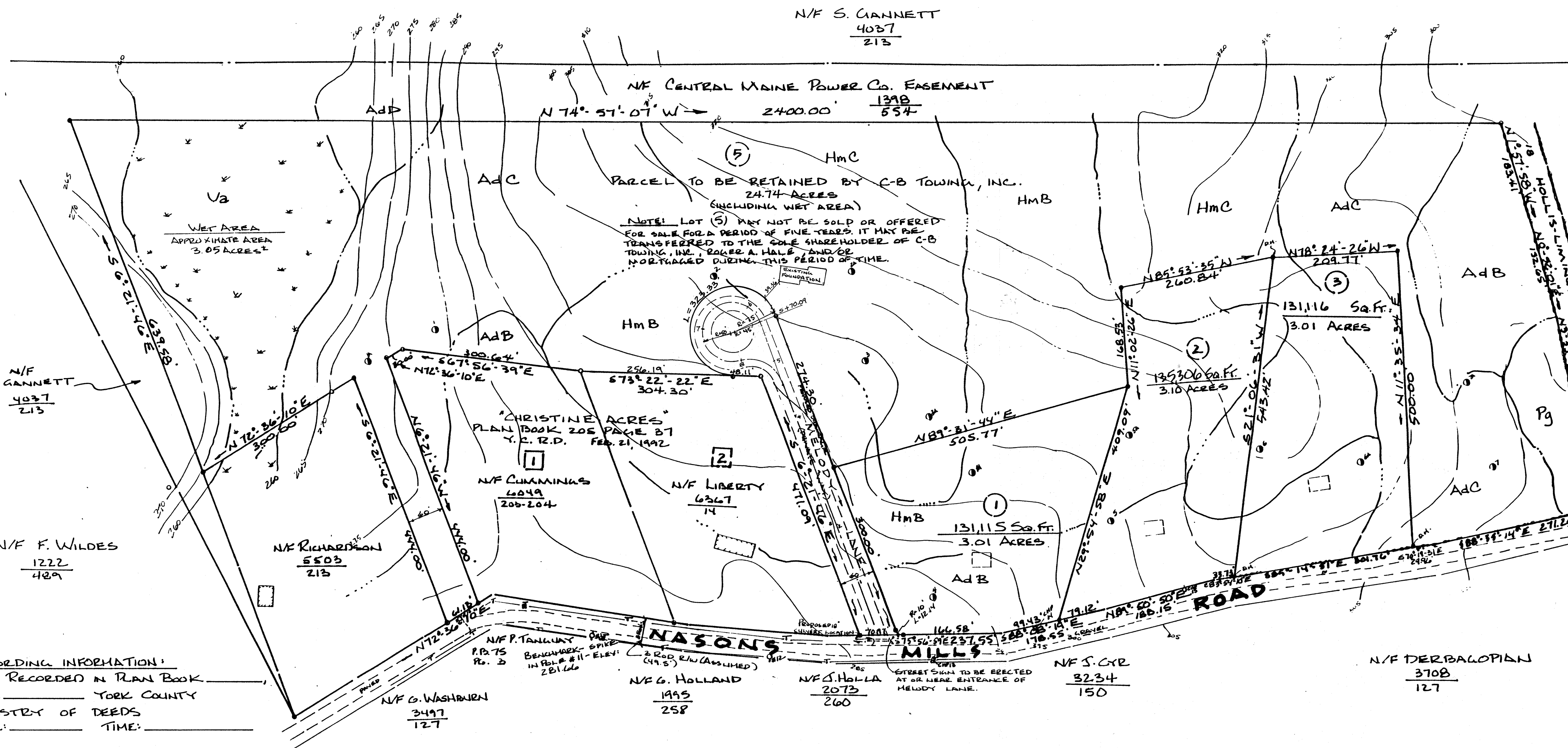
AMENDED PLAN OF

CHRISTINE ACRES II

OWNER & DEVELOPER: C-B TOWING, INC.
446 COMMERCIAL STREET
PORTLAND, MAINE

SURVEY BY: SURVEY, INC.
P.O. Box 210
WINDHAM, MAINE
PLAN PREPARED BY: *adw*, P.L.S. 2013
P.O. Box 210
WINDHAM, MAINE

SCALE: 1" = 100'
OCTOBER, 1995
AMENDED 7/13/1995



RECORDING INFORMATION:
PLAN RECORDED IN PLAN BOOK
PAGE YORK COUNTY
REGISTRY OF DEEDS
DATE: TIME:

NOTES:

- PERIMETER SURVEY BY WELLS ENGINEERING INC. 12-30-91
- PLAN REFERENCE - CHRISTINE ACRES SUBDIVISION - APPROVED BY LIMINGTON PLANNING BOARD 2-13-93 PLAN BOOK 205 PAGE 37, Y.C.R.D.
- TAX MAP REFERENCE: MAP R13, LOT 60.3
- ZONING DISTRICT - RURAL
LOT REQUIREMENTS - FRONTAGE: 300.00'
MIN. AREA: 3 ACRES
- DURING CONSTRUCTION MAY BALES OR SILT FENCE SHALL BE USED TO PREVENT SEDIMENTATION FROM LEAVING THE SITE.
- PERMANENT REVEGETATION OR SEEDING OF ALL DISTURBED AREAS (EXCEPT DRIVEWAYS) SHALL OCCUR IMMEDIATELY UPON CONSTRUCTION COMPLETION.
- LOTS TO BE SERVED BY ON SITE WELLS & SEPTIC SYSTEMS.
- THE LAND IS COVERED WITH SMALL SCRUB HARDWOOD AND SMALL PINE.
- THE LOTS ARE NOT IN A FLOOD HAZARD AREA.
- PREDOMINANT SOILS TYPES ON THIS LOT
- HERMON-VERY STONY FINE SANDY LOAM
- ADAMS - LOAMY SAND
YORK COUNTY SOILS SURVEY - PANEL # 16 - SEE SOILS LEGEND
- NO MOBILE HOMES WILL BE ERECTED PLACED OR MAINTAINED ON THESE PREMISES.
- CONTOURS SHOWN ARE NOT FROM A DETAILED TOPOGRAPHIC SURVEY, BUT FROM SPOT READS TAKEN ON SURVEY TRANSVERSE, INFORMATION TAKEN FROM PLAN REFERENCED IN NOTE (2) AND FROM USGS TOPO MAP.

LEGEND:

- IRON PIN FOUND
- STONE WALL
- UTILITY POLE
- BURIED TELEPHONE LINE MARKER
- PROPOSED BUILDING LOCATION

- IRON PIN SET (GURNEY INC. - P.L.S. 986)
- SOIL TEST PIT
- DEIRL HOLE SET

NOTES: (CONTINUED)

- LOTS ARE TO BE ACCESSED FROM INDIVIDUAL DRIVEWAYS OFF OF NASONS MILLS ROAD OR MELODY LANE. A 15" (MINIMUM) CULVERT WITH RIPRAP APRON, IS TO BE INSTALLED AT EACH DRIVEWAY.
- MAINTENANCE AND REPAIR OF MELODY LANE WILL BE THE SHARED RESPONSIBILITY OF THE LOT OWNERS OF LOTS 1) AND 3).
- IF MELODY LANE IS EVER TO BE ACCEPTED AS A TOWN ROAD, IT MUST FIRST BE UPGRADED TO THE MINIMUM CURRENT TOWN STANDARDS AT THE EXPENSE OF THE OWNERS OF LOTS 1) AND 3). MELODY LANE WILL OTHERWISE REMAIN A PRIVATE ROAD.

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS FOR A STANDARD BOUNDARY SURVEY - CATEGORY 1 CONDITION II.

EXCEPTIONS: 1) NO WRITTEN REPORT
2) IF LOCATED BUT NOT IDENTIFIED
3) NO DESCRIPTION PREPARED

Robert N. Farthing
ROBERT N. FARTHING P.L.S. 526