DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE
SHORT FORM DEEDS ACT 33 M.R.S. §§ 761 *et seq.*
(Testate)

KNOW ALL BY THESE PRESENTS, that **ANN STOWELL**, of 109A Bridge St, Yarmouth, Maine, 04096, County of Cumberland, State of Maine, and **LINDA OUILLETTE**, with a mailing address of 133 Burnell Dr, Yarmouth, Maine, 04096, both duly appointed and acting Co Personal Representatives of the **ESTATE OF THERESA L. CHARRON,** deceased, whose Will was duly admitted to probate in the Probate Court for Cumberland County, Maine, Docket No. 2022-1622, by the power conferred by law, and every other power, (in distribution of the estate), hereby GRANT to **ANN STOWELL**, with a mailing address of 109A Bridge St, Yarmouth, Maine, 04096, and **LINDA OUILLETTE**, with a mailing address of 133 Burnell Dr, Yarmouth, Maine, 04096, as Tenants in Common, each with a 50% interest, being the persons entitled to distribution, that certain lot or parcel of land, with any and all improvements thereon, located at 125 Bridge St, Yarmouth, Cumberland County, State of Maine as more fully described in Exhibit A, attached hereto and incorporated herein.

Being the same premises conveyed to Theresa L. Charron and Romeo Charron, by warranty deed dated October 12, 1959 and recorded in Cumberland County Registry of Deeds in Book 2511, Page 170. The interest of Romeo Charron passed to Theresa L. Charron upon his death on December 10, 2011.

IN WITNESS WHEREOF, the said Ann Stowell and Linda Ouillette have caused this instrument to be signed and sealed, on behalf of the Estate of Theresa L. Charron on 4-17-2024

Witness

By Ann Stowell,
Its: Personal Representative

Witness

By Linda Ouillette,
Its: Personal Representative

STATE OF MAINE
County of Cumberland

Personally appeared the above-named Ann Stowell and Linda Ouilette, Co Personal Representatives of the Estate of Theresa L. Charron and acknowledged the foregoing to be their free acts and deeds and their free acts and deeds in their said capacity on 4-17-2024

Before me,

Notary Public/Attorney at Law

SEAL

ROCHELLE L. HINDS
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES DEC. 8, 2028

EXHIBIT A

125 Bridge Street, Yarmouth, Maine
Map 33, Lot 59

A certain lot or parcel of land with the buildings thereon situated in said Yarmouth, being the same premises conveyed to Mary Foss by deed dated the third day of May 1866, and recorded in Cumberland Registry of Deeds Book 347, Page 536, by Joseph B. Harding, reference to said dead may be had for a more particular description of the premises herein conveyed.

ALSO another certain lot or parcel of land situated in said Yarmouth and bounded as follows, viz: Beginning on the North corner of the above described lot or parcel of land on the Kimball road, so-called; thence Northeasterly by said road fifty-five (55) feet; thence Southeasterly on a line parallel with the Northeasterly line of the above described land until it intersects a line coinciding with the Southeasterly side line of the above described land; thence on a line Southwesterly directly to the Easterly corner of said land; thence Northwesterly on said above described land to the road at the place of beginning, being the same premises conveyed to the said Mary Foss by Benj. Davis by deed dated March 1867 and recorded in Cumberland Registry of Deeds Book 354, Page 295, reference to said deed to be had for a more particular description of the premises herein conveyed.

Meaning and intending hereby to convey to the said grantees all the premises conveyed to Arthur F. Bennett by Arexine A. Leighton, which was conveyed to Arexine A. Leighton by said Mary Foss by deed dated the ninth day of November, 1882, and recorded in the Cumberland Registry of Deeds.

ALSO intending to convey a certain lot or parcel of land situated in said Yarmouth, conveyed to George A. Leighton by the Royal River Manufacturing Company, by deed dated September 27, 1892 and recorded in Cumberland Registry of Deeds Book 671, Page 272, reference to the same to be had for a more particular description.

Meaning to convey the properties described in the Municipal Quitclaim Deeds from the Town of Yarmouth and recorded in the Cumberland County Registry of Deeds on November 9, 1990 at Book 10979, Pages 158, 162, and 176.

No Title Search was performed.

Received
Recorded Register of Deeds
Apr 26,2024 11:30:28A
Cumberland County
Jessica M. Spaulding

AS
KO

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Ann Stowell, Linda Ouillette**

_____ (hereinafter "Seller")

AND _____

_____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **125 Bridge Street, Yarmouth, ME 04096**

_____

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards **(check one below):**

____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

__X__ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller **(check one below)**:

____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

__X__ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has **(check one below)**:

____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	Seller **Ann Stowell** Ann M Stowell	Date 9/2/24
Buyer	Date	Seller **Linda Ouillette** Linda Ouillette	Date 9/2/26
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent **Heidi Hall and Patrick Powers** Heidi Hall	Date 9/2/24

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REALTOR®

EQUAL HOUSING OPPORTUNITY

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

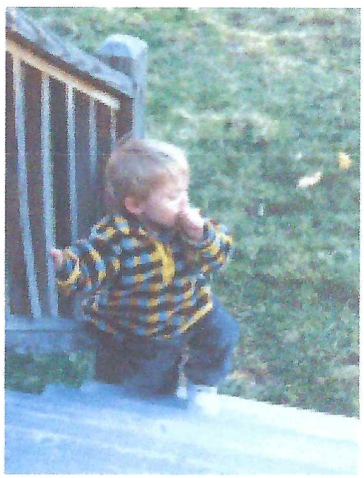
TO LEARN MORE

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?

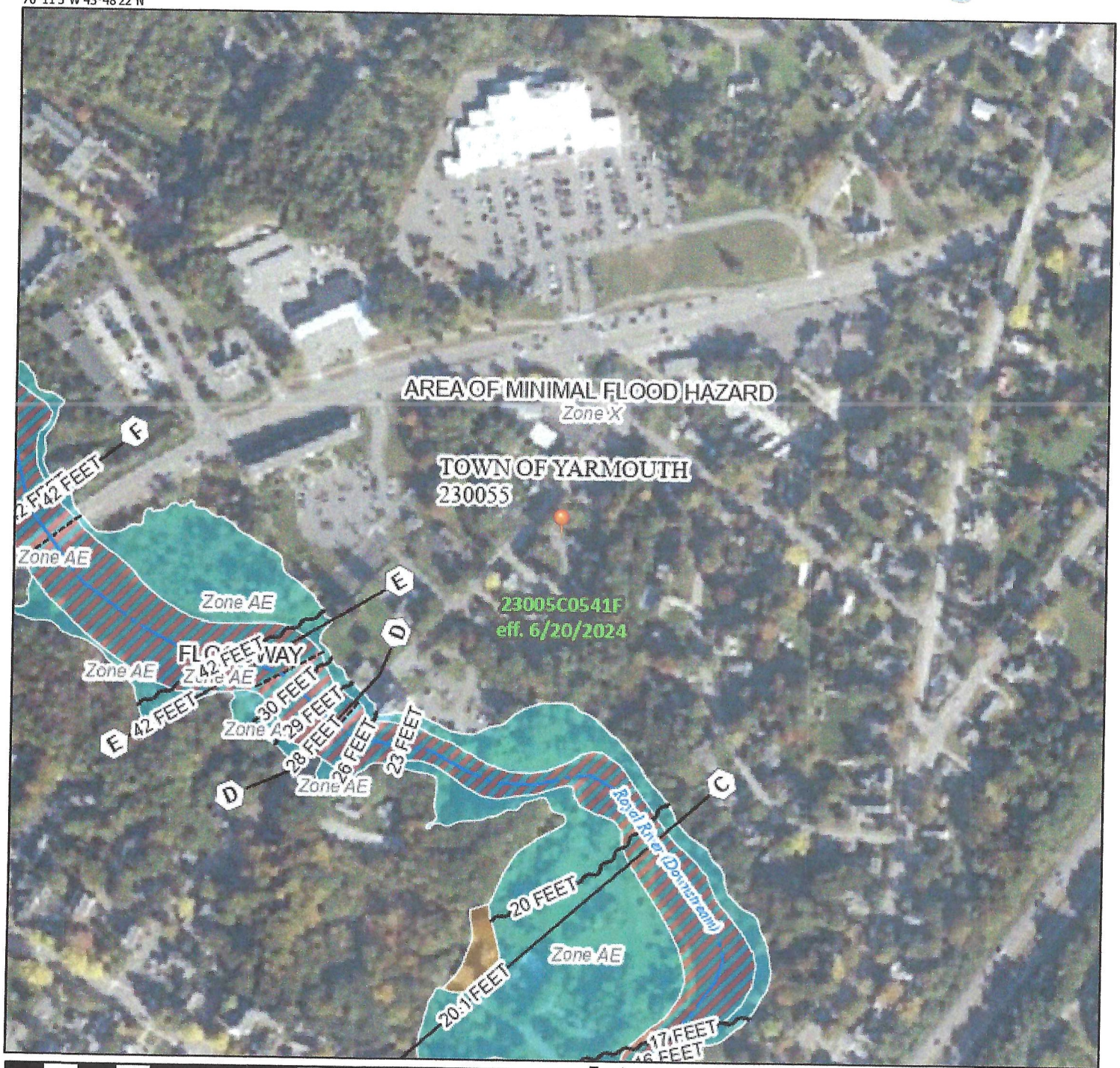
CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, 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.

National Flood Hazard Layer FIRMette

70°11'5"W 43°48'22"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

70°10'27"W 43°47'56"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represen an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/30/2026 at 11:53 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.