Docusign Envelope ID: 14A3746F-ADBC-8E92-83D8-8C5EFDA9D7AD

PROPERTY LOCATED AT: **0 Catamount Rd, Sullivan, ME 04664**

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: **No underground tanks during our ownership**

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:

Source of information: **Seller**

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

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

If Yes, explain: **Seller deed Property has access on Catamount Rd. and Bert Gray Rd.**

Source of information: **Seller**

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? _____

Road Association Name (if known): **Property has frontage on Bert Gray Rd.**

Source of information: **Seller**

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: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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: _____

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PROPERTY LOCATED AT: **0 Catamount Rd, Sullivan, ME 04664**

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: **23009c0814d** Year: **2016** (Attach a copy)

Comments: _____

Source of Section III information: **Fema Map**

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: **Small Brook on property**

Source of information: **Seller**

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: _____

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**

Additional Information: _____

_____

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PROPERTY LOCATED AT: **0 Catamount Rd, Sullivan, ME 04664**

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:
Arden E Davis, Trustee 7/1/2026
SELLER DATE SELLER DATE

Davis Family Trust

Signed by:
Mtaya Davis, Trustee 7/1/2026
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

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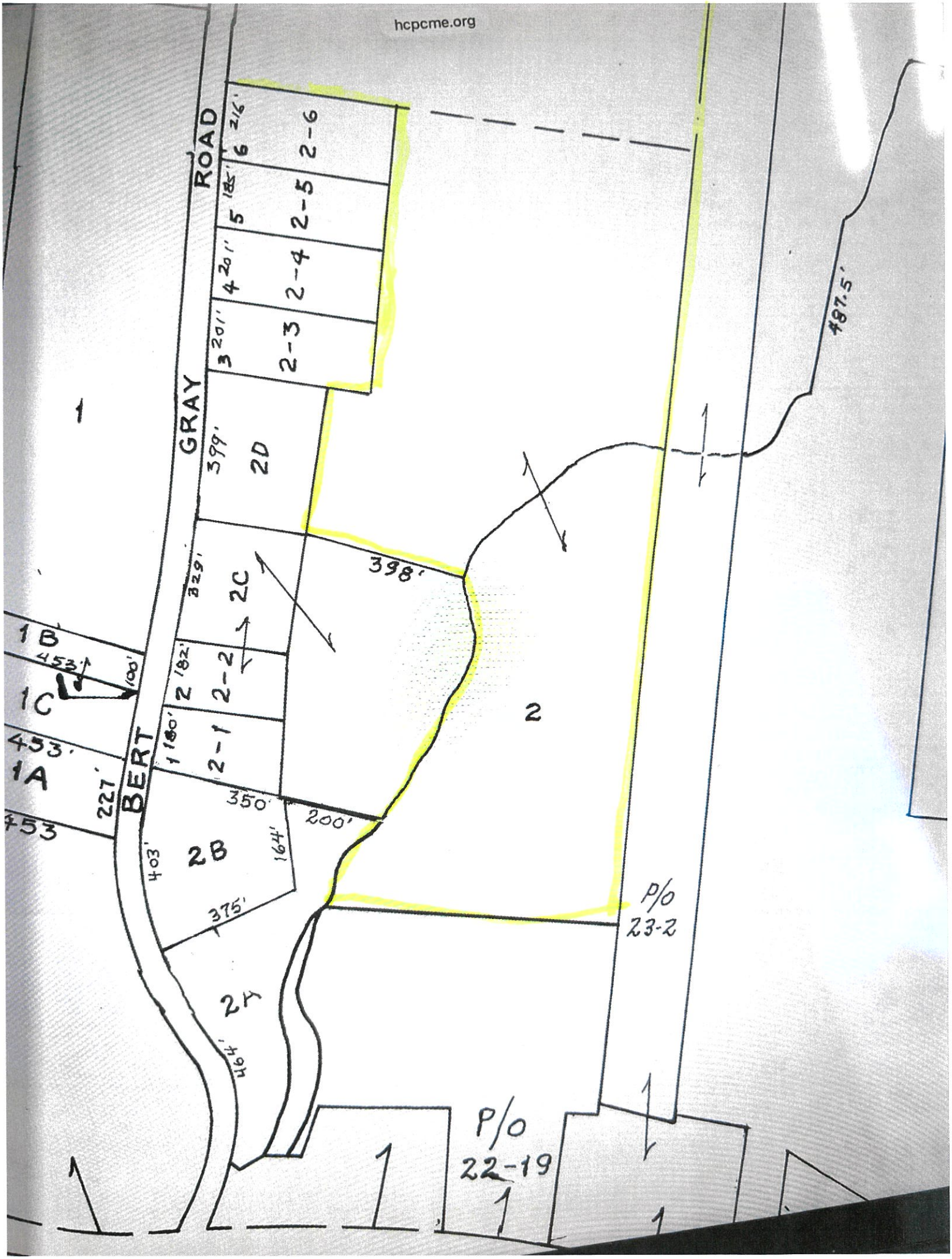
Davis Family



hcpcme.org


GRAY ROAD
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P/O 22-19

hcpcme.org



Purposes

063-062

OR BK 6814 PGS 69 - 70
INSTR # 2017013149
HANCOCK COUNTY, ME

08/23/2017 01:14:15 PM
JULIE A. CURTIS
REGISTER OF DEEDS

QUIT CLAIM DEED WITH COVENANT

ARDEN E. DAVIS AND NITAYA DAVIS, HUSBAND AND WIFE, whose address is 7606 Goodman Drive NW, Gig Harbor, Washington, GRANT to **ARDEN E. DAVIS AND NITAYA DAVIS**, Trustees of the **DAVIS FAMILY TRUST**, a revocable living trust, with QUIT-CLAIM COVENANTS, a certain lot or parcel of land, situated in Sullivan, County of **Hancock**, State of **Maine**, bounded and described in Exhibit A, attached hereto and made a part hereof.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Witness our hands and seals this 19th day of August, 2017.

Arden E. Davis
ARDEN E. DAVIS

Nitaya Davis
NITAYA DAVIS

STATE OF WA }
COUNTY OF Pierce } SS.

Personally appeared the above-named ARDEN E. DAVIS and NITAYA DAVIS, and acknowledged the foregoing instrument to be their free act and deed.

Given under my hand and official seal this 19th day of August, 2017.

MICHAEL S. PERKINS
Notary Public
State of Washington
My Appointment Expires
March 8, 2021

Michael S. Perkins
Notary Public

EXHIBIT A

A certain lot or parcel of land, situated in Sullivan, County of Hancock, State of Maine, bounded and described as follows, to wit:

Beginning at a #6 rebar set, said rebar being on the east line of Route 200 and marking the southwest corner of Lot 7, as shown on a subdivision plan entitled Final Plan of Eastwood Subdivision, Sullivan, Maine, dated June 14, 2000 and recorded at Hancock County, Maine, Registry of Deeds in Plan File 29, No. 194; thence following said subdivision lots, South seventy-six degrees twenty-nine minutes twenty-eight seconds East (S 76° 29' 28" E) four hundred sixty-nine and seventy-six one-hundredths (469.76) feet to a #6 rebar set; thence North eleven degrees forty-six minutes thirty-seven seconds East (N 11° 46' 37" E) one thousand six hundred eighty-one (1681) feet, more or less, to a point on the north line of Catamount Road; thence Northeasterly, following said road, three hundred seventy-five (375) feet, more or less, to a #5 rebar found with ID cap 1228; thence South seventy-eight degrees thirteen minutes thirty-seven seconds East (S 78° 13' 37" E) three hundred seventy-six and ten one-hundredths (376.10) feet to a point; thence South ten degrees fifty-four minutes forty-four seconds West (S 10° 54' 44" W) four thousand two hundred thirty-eight and eighteen one-hundredths (4238.18) feet to a point; thence North seventy-seven degrees twenty-four minutes fifty-four seconds West (N 77° 24' 54" W) seven hundred twenty-five (725) feet, more or less, to a point on the west side of Mill Stream; thence Northeasterly, following said stream, along land of Phelhan-McGrath and land of Thompson to a 12 inch diameter, blazed spruce tree, said spruce tree being the northeast corner of said Thompson; thence following said Thompson's line, North seventy-three degrees twenty-six minutes two seconds West (N 73° 26' 02" W) three hundred ninety-seven and seventy-six one-hundredths (397.76) feet to land of Scott; thence following said Scott's line, North fifteen degrees five minutes thirty-three seconds East (N 15° 5' 33" E) four hundred seven and sixty-one one-hundredths (407.61) feet to a #4 rebar found, said rebar being on the south line of Lot 3 of Eastwood Subdivision; thence following said subdivision lots, South seventy-six degrees seven minutes sixteen seconds East (S 76° 07' 16" E) one hundred nineteen and fifty-one one-hundredths (119.51) feet to a #6 rebar set; thence North eleven degrees forty-six minutes thirty-seven seconds East (N 11° 46' 37" E) eight hundred and thirty-seven one-hundredths (800.37) feet to a #6 rebar set, said rebar being the northeast corner of Eastwood Lot 6; thence North seventy-six degrees seven minutes sixteen seconds West (N 76° 07' 16" W) four hundred sixty-nine and forty-five one-hundredths (469.45) feet to a #6 rebar set on the east line of said Route 200; thence Northerly, following said line, one hundred nine and forty-nine one-hundredths (109.49) feet to the point of beginning.

Containing sixty-five (65) acres, more or less.

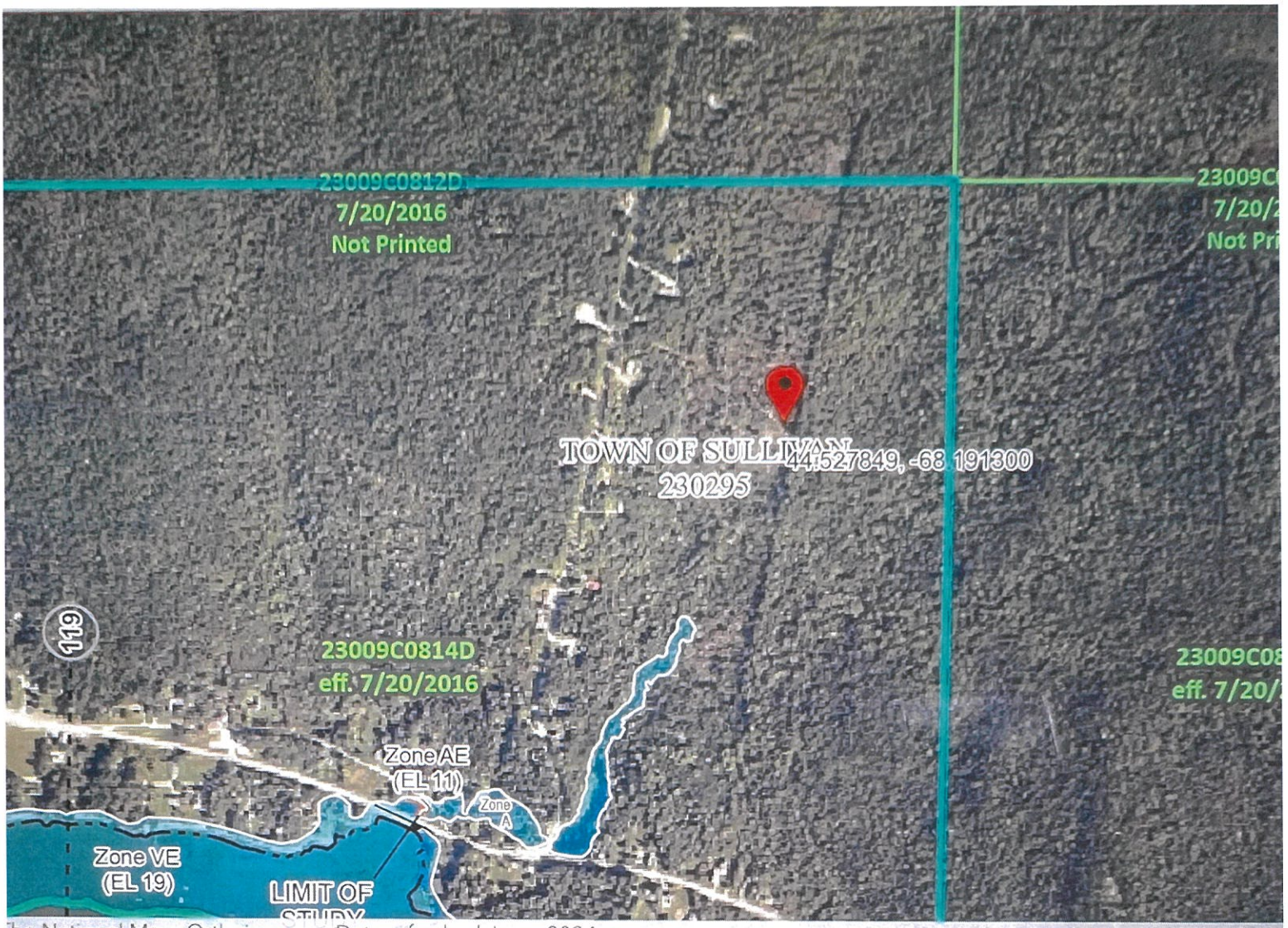
Bearing referenced to Grid North, Maine East Zone.

Above referenced #6 rebar set, have surveyor's ID cap 1064.

Also conveying a 50 foot wide right of way to the above described lot over Catamount Road, said road being shown on said subdivision plan.

Reserving herefrom, a thirty-three (33) foot wide right of way, extending from the east end of the above described 50 foot wide right of way and extending Northeasterly to the north line of the lot herein above described, said thirty-three (33) foot wide right of way being described in Book 1884, Page 132, Hancock County Registry of Deeds.

@#2 Ret/
Arden Davis



The National Map: Orthoimagery. Data refreshed June, 2024.

PIN
Approximate location based on user input and does not represent an authoritative property location

Selected FloodMap Boundary
Digital Data Available
No Digital Data Available
Unmapped

ELS
NO SCREEN Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D
Otherwise Protected Area

EAS
Coastal Barrier Resource System Area

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

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 FEATURES
20.2 Cross Secti
17.5 Water Surf
Coastal Tra
Base Flood
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Jurisdiction
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GENERAL STRUCTURES
Channel, Cul
Levee, Dike,

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OIG HOTLINE