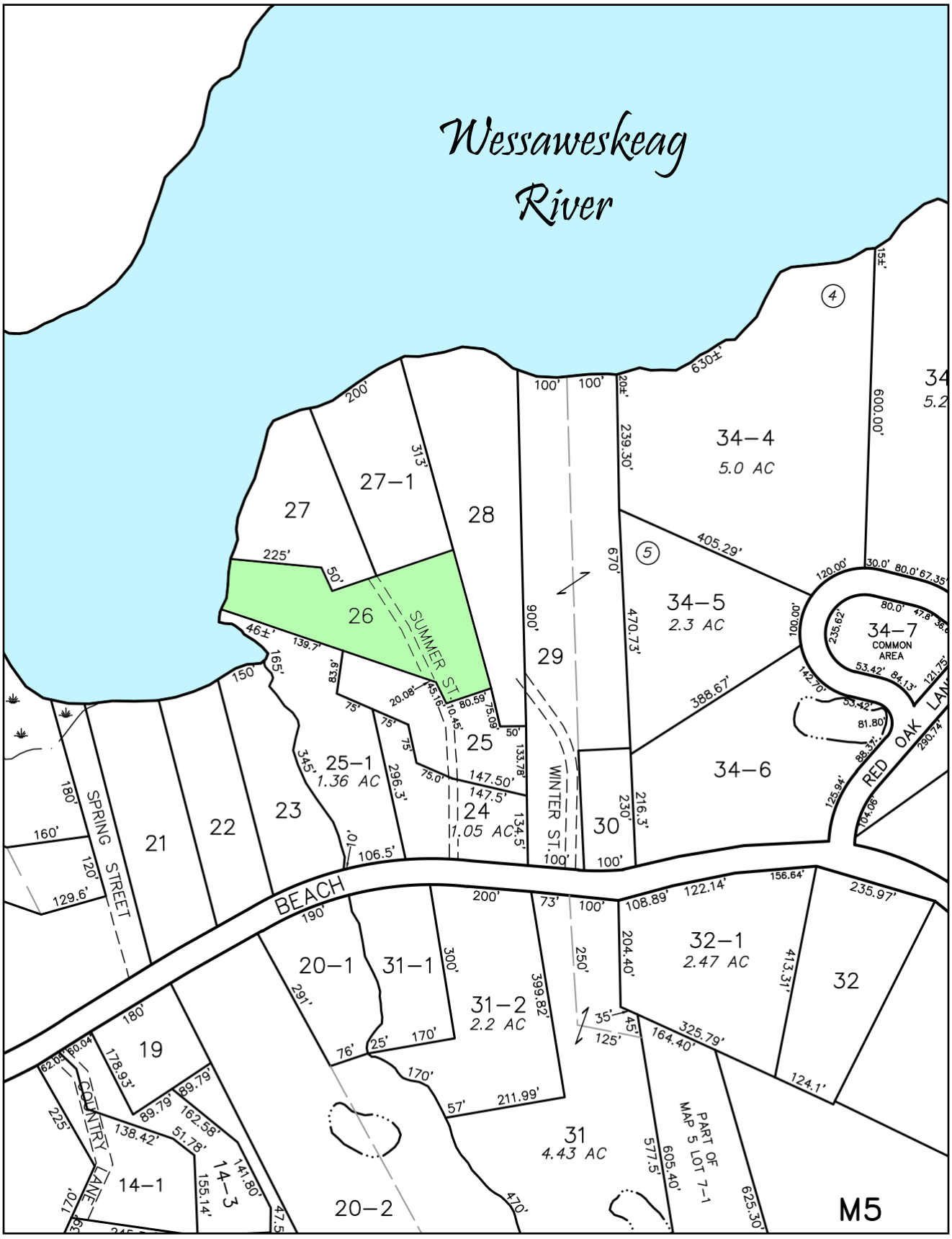
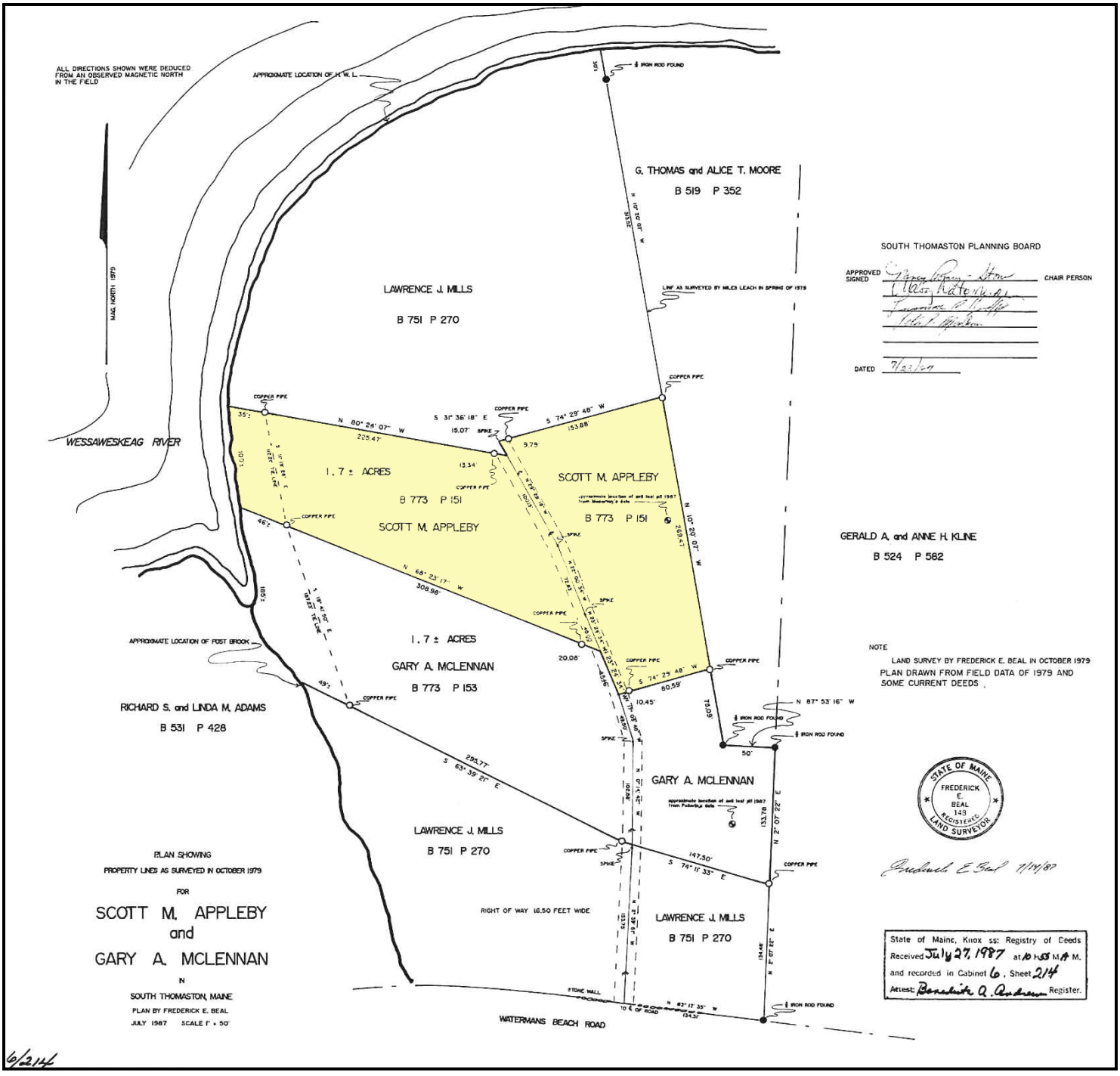
21 Summer Street, South Thomaston



This is a tax map and not a survey. All measurements and building locations (if any) are approximate.
For more accurate boundary locations, a standard Boundary Survey is recommended.


ALL DIRECTIONS SHOWN WERE DEDUCED FROM AN OBSERVED MAGNETIC NORTH IN THE FIELD
APPROXIMATE LOCATION OF H. W. L.
MAG. NORTH 1979
WESSAWESKEAG RIVER
G. THOMAS and ALICE T. MOORE
B 519 P 352
LAWRENCE J. MILLS
B 751 P 270
LINE AS SURVEYED BY MILES LEACH IN SPRING OF 1979
1.7 ± ACRES
B 773 P 151
SCOTT M. APPLEBY
SCOTT M. APPLEBY
B 773 P 151
1.7 ± ACRES
GARY A. MCLENNAN
B 773 P 153
GERALD A. and ANNE H. KLINE
B 524 P 582
RICHARD S. and LINDA M. ADAMS
B 531 P 428
APPROXIMATE LOCATION OF POST BROOK
GARY A. MCLENNAN
LAWRENCE J. MILLS
B 751 P 270
LAWRENCE J. MILLS
B 751 P 270
RIGHT OF WAY 16.50 FEET WIDE
STONE WALL
WATERMANS BEACH ROAD
COPPER PIPE
SPIKE
IRON ROD FOUND
N 80° 24' 07" W 225.47'
S 31° 36' 18" E 15.07'
S 74° 29' 48" W 153.88'
N 68° 23' 17" W 309.98'
S 74° 29' 48" W 80.59'
N 87° 53' 16" W
S 63° 39' 21" E 289.77'
S 74° 11' 33" E 147.30'
N 2° 07' 22" E 133.78'
N 2° 07' 22" E 134.48'
N 83° 17' 35" W 134.39'
N 10° 20' 07" W 269.47'
N 10° 20' 07" W 335.83'
S 74° 29' 48" W 9.79'
13.34'
20.08'
10.45'
50'
46.96'
46.2'
49.2'
100.1'
100.1'
SOUTH THOMASTON PLANNING BOARD
APPROVED SIGNED
CHAIR PERSON
DATED 7/23/87
NOTE
LAND SURVEY BY FREDERICK E. BEAL IN OCTOBER 1979
PLAN DRAWN FROM FIELD DATA OF 1979 AND SOME CURRENT DEEDS .
STATE OF MAINE
FREDERICK E. BEAL
148
REGISTERED LAND SURVEYOR
Frederick E Beal 7/24/87
State of Maine, Knox ss: Registry of Deeds
Received July 27, 1987 at 10 h 55 M. A M.
and recorded in Cabinet 6, Sheet 214
Attest: Bernadette A. Andrews Register.
PLAN SHOWING
PROPERTY LINES AS SURVEYED IN OCTOBER 1979
FOR
SCOTT M. APPLEBY
and
GARY A. MCLENNAN
IN
SOUTH THOMASTON, MAINE
PLAN BY FREDERICK E. BEAL
JULY 1987 SCALE 1" = 50'
6/214

PROPERTY LOCATED AT: **21 Summer St, So. Thomaston, ME 04858**

PROPERTY DISCLOSURE – LAND ONLY
(With Improvements)

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: ☐ Public ☐ Drilled ☐ Private ☐ Dug ☐ Seasonal _____ ☐ Other _____ ☐ Unknown

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

Pump (if any): ..... ☐ N/A ☐ Yes ☐ No ☐ Unknown
Quantity: ..... ☐ Yes ☐ No ☐ Unknown
Quality: ..... ☐ Yes ☐ 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 ☐ No
IF Yes: Date of most recent test: _____ Are test results available? .. ☐ Yes ☐ No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ..... ☐ Yes ☐ No
IF Yes, are test results available? ..... ☐ Yes ☐ No
What steps were taken to remedy the problem? _____
Has the water been tested for radon?..... ☐ Yes ☐ No
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: _____

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: _____

Source of Section I information: **Seller**

Buyer Initials _____ _____ _____ _____ Seller Initials Initial RSH Initial DDV Initial RSH _____ _____

PROPERTY LOCATED AT: **21 Summer St, So. Thomaston, ME 04858**

SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☐ Private ☐ Quasi-Public _____ ☐ Unknown

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

Have you had the sewer line inspected?..... ☐ Yes ☐ No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunction?..... ☐ Yes ☐ 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 system was designed for? ☐ Yes ☐ No

If Yes, are they available? ..... ☐ Yes ☐ No

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

Comments: **Preliminary soils test done May 2026 by Ed Green. Soil supports a septic system.**

Source of Section II information: **Edward Green's report**

PROPERTY LOCATED AT: **21 Summer St, So. Thomaston, ME 04858**

SECTION III – 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 ☐ 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? **xxxxxxxxxxxxxxxxxxx**

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

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

Age of tank(s): **xxxxxxxxxxxxxxxxxxx** Size of tank(s): **xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx**

Location: **xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx**

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

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

Comments: **Outhouse on premises behind structure. Not used in a decade.**

Source of information: **Seller and observation.**

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: **Seller has no knowledge of any hazardous materials at the subject property.**

Source of information: **Seller**

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

SECTION IV – 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: **Right of way, utilities, riparian rights & more. See deeds.**

Source of information: **Deeds. Property has three owners.**

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? **The 4-6 neighbors. Carlos Jimenez (neighbor) maintains the road.**

Road Association Name (if known): **None. Travis Reynolds plows the road. #207-691-9797**

Source of information: **Seller and neighbor Carlos Jimenez.**

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PROPERTY LOCATED AT: **21 Summer St, So. Thomaston, ME 04858**

SECTION V – 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?

Just the immediate shoreline is in Zone AE otherwise, entire parcel is in zone X (area of minimal flood hazard)

Relevant Panel Number: **23013C0342D** Year: **2016** (Attach a copy)

Comments: **None**

Source of Section V information: **FEMA, Seller**

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PROPERTY LOCATED AT: **21 Summer St, So. Thomaston, ME 04858**

SECTION VI – GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Shoreland Zone**

Source of information: **Public Records**

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

If Yes, explain: **n/a**

Source of information: **Deed, survey**

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 [X] No [ ] Unknown

If Yes, explain: **n/a**

Is a Forest Management and Harvest Plan available?..... [ ] Yes [X] No [ ] Unknown

Has all or a portion of the property been surveyed?..... [X] Yes [ ] No [ ] Unknown

If Yes, is the survey available?..... [X] Yes [ ] No [ ] Unknown

Has the property ever been soil tested?..... [X] Yes [ ] No [ ] Unknown

If Yes, are the results available?..... [X] Yes [ ] No [ ] Unknown

Are mobile/manufactured homes allowed?..... [ ] Yes [ ] No [X] Unknown

Are modular homes allowed?..... [ ] Yes [ ] No [X] Unknown

Source of Section VI information: **Seller, public records, survey.**

Additional information: **Two of the three sellers inherited the property from their parent. None of the owners have lived here. The structure on the property had a CMP meter that was pulled years ago.**

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... [ ] Yes [X] 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: Roger S Teachout II 9/8/2026
SELLER DATE

Roger S Teachout II

Signed by: Roger S Teachout II 9/8/2026
SELLER DATE

Teachout Living Trust

Signed by: Jaime D Teachout 9/8/2026
SELLER DATE

Jaime J Teachout

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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REALTOR®

EQUAL HOUSING OPPORTUNITY

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National Flood Hazard Layer FIRMette

FEMA



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, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone*
- 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 *Zon*

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

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 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 represe 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 9/1/2026 at 3:21 PM 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.

Docusign Envelope ID: 6CBB0141-8191-8D2B-8168-96D180A13604

Receipt # 89021 KNOX SS: RECEIVED
VOL 5017 PG 80
03/10/2016 09:39:42 AM
3 Pages
Instr # 2016-2275
ATTEST: Lisa J.Simmons, Knox County Registry of Deeds

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS

THAT I, **DONNA J. JANVILLE, Sole Trustee of the MARILYN C. JANVILLE IRREVOCABLE TRUST under Agreement dated November 25, 2014**, of Camden, Knox County, Maine, in consideration of One Dollar ($1.00) and other valuable consideration paid by **ROGER S. TEACHOUT** whose mailing address is 21 Pine Ledge Drive, Scarborough, Maine 04074 **and JAIME J. TEACHOUT**, whose mailing address is 21418 Florence, Mandeville, LA 70471, the receipt of which I do hereby acknowledge, do hereby give, grant, bargain, sell, and convey unto the said **ROGER S. TEACHOUT and JAIME J. TEACHOUT,** as tenants in common, their heirs and assigns forever, a seventy-five (75%) interest in a certain lot or parcel of land situated in South Thomaston, County of Knox and State of Maine, described as follows:

BEGINNING at a copper pipe at the southeast corner of land of Lawrence J. Mills and located on the property line of Thomas and Alice T. Moore; thence South 74° 29' 48" West one hundred fifty three and eighty-eight hundredths (153.88) feet to a copper pipe which is located on the easterly side of a right of way; thence continuing along the same course nine and seventy-eight hundredths (9.78) feet to a spike in the center of the reserved right of way; thence South 31° 36' 18" East by the center of said right of way fifteen and seven hundredths (15.07) feet to a spike; thence North 80° 24' 7" West by land of Mills thirteen and thirty-four hundredths (13.34) feet to a copper pipe; thence continuing the same course by land of Mills two hundred twenty-five and forty-seven hundredths (225.47) feet to a copper pipe on the bank of the Wessaweskeag River; thence continuing the same course thirty-five (35) feet, more or less, to the shore of said River, thence southerly by the shore of said River one hundred (100) feet, more or less, to a point which is North 68° 23' 17" West forty-six (46) feet, more or less, from an iron pipe at the bank of said River; thence South 68° 23' 17" East forty-six (46) feet, more or less, by land of McLennan to a copper pipe which copper pipe is South 11° 19' 25" East one hundred twelve and twenty-one (112.21) feet from a copper pipe located on line of Mills and the northerly boundary of the premises conveyed herein; thence South 68° 23' 17" East three hundred eight and ninety-eight hundredths (308.98) feet along land of McLennan to a copper pipe; thence continuing along the same course twenty and eight hundredths (20.08) feet to a spike in the center of previously mentioned right of way; thence South 23° 24' 34" East forty-five and six-tenths (45.6) feet by center of said right of way to a stake; thence North 74° 29' 48" East ten and forty-five hundredths (10.45) feet to a copper pipe; thence continuing along the same course eighty and fifty-nine hundredths (80.59) feet still by land of McLennan to a copper pipe at line of property of Moore; thence North 10° 20' 7" West two hundred sixty-nine and forty-seven hundredths (269.47) feet to a copper pipe, being the place of beginning, containing 1.7 acres, more or less.

ALSO conveying all the riparian rights appurtenant to the above described lot.

The above described premises is subject to a right of way, previously conveyed to G. Thomas and Alice Moore from the North side of the Watermans Beach Road to the lot of said Moore and a right of way reserved by Lawrence J. Mills by deed recorded in the Knox County Registry of

Deeds at Book 733, Page 150 and dated November 15, 1979.

ALSO CONVEYING a right of way to be used in common with others and Grantee for travel and utilities to and from the Watermans Beach Road, said right of way to be sixteen and five tenths (16.5) feet wide and the center line being described as follows:

BEGINNING at a point on the northerly line of the Watermans Beach Road, said point being North 83° 17' 35" West one hundred thirty-four and thirty-one hundredths (134.31) feet from the 5/8 inch iron pin at the westerly line of the Gerald A. Kline property; thence North 2° 39' 51" East one hundred fifty-three and seventy-five hundredths (153.75) feet to a spike; thence North 0° 14' 42" West one hundred two and eighty-eight hundredths (102.88) feet to a spike; thence North 17° 05' 48" West forty-nine and fifty hundredths (49.50) feet to a spike; thence North 23° 24' 34" West eighty-five and sixteen hundredths (85.16) feet to a spike; thence North 22° 00' 34" West seventy-two and eighty-three hundredths (72.83) feet to a spike; thence North 29° 29' 18" West one hundred and fifteen hundredths (100.15) feet to a spike; thence North 31° 36' 18" West fifteen and seven hundredths (15.07) feet to a spike, said spike being at the end of the said right of way center line and South 74° 29' 48" West one hundred sixty-three and sixty-seven hundredths (163.67) feet from a copper pipe at the westerly line of G.Thomas and Alice T. Moore property.

REFERENCE is made to a survey of the above described premises by Fredrick Beal dated July 1987 which survey and subdivision was approved by the South Thomaston Selectman July 23, 1987 and which survey is recorded in the Knox County Registry of Deeds at Cabinet 6, Sheet 214.

By acceptance of this deed, the Grantees, their heirs and assigns agree to share prorate all expenses of road repairs, maintenance and plowing.

Grantee further agrees that no junk cars, debris or any other refuse shall be allowed on the said property. The property is to be kept in a clean, slightly and sanitary condition.

FOR REFERENCE see Quitclaim Deed from Marilyn C. Janville to Debbey Schilder and Donna J. Janville, Trustees, or their successors in Trust under The Marilyn C. Janville Irrevocable Trust Dated November 25, 2014, dated November 25, 2015 and recorded in the Knox County Registry of Deeds in Book 4867, Page 137.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **ROGER S. TEACHOUT and JAIME J. TEACHOUT**, as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND I do **covenant** with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that it is free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my successors and assigns shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said **DONNA J. JANVILLE, Trustee of the MARILYN C. JANVILLE IRREVOCABLE TRUST under Agreement dated November 25, 2014**, have hereunto set my hand and seal this 8 day of March, 2016.

Signed, sealed, and delivered in the presence of

Witness

MARILYN C. JANVILLE IRREVOCABLE TRUST under Agreement dated November 25, 2014

By: Donna J. Janville
Donna J. Janville, Trustee

STATE OF MAINE
COUNTY OF KNOX, ss.:

March 8, 2016

Then personally appeared before me the above-named **DONNA J. JANVILLE** and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

Notary Public/~~Attorney-at-Law~~

JENNIFER D. WILEY
Notary Public, Maine
My Commission Expires May 8, 2020

SEAL

G:\CLIENTS\Janville, Marilyn - Irrevocable Trust\So. Thomaston Property\Trustee Deed - So. Thomaston 02.2016 - Teachout.doc

Doc# 10466
Bk: 4005 Pg: 238

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT I, **Marilyn C. Janville**, of Appleton, Knox County, Maine, in consideration of One Dollar ($1.00) and other valuable consideration paid by **Roger S. Teachout II and Donna Saxby, Trustees of the Teachout Living Trust dated November 9, 2005,** and any amendments thereto, whose mailing address is P.O. Box 6825, Scarborough, ME 04070-6825, the receipt of which I do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said **Roger S. Teachout II and Donna Saxby, Trustees of the Teachout Living Trust dated November 9, 2005**, and any amendments thereto, their successors and assigns forever, an undivided twenty-five percent (25%) interest in the entire lot or parcel of land with improvements thereon situated in South Thomaston, Knox County, Maine, described as follows:

Beginning at a copper pipe at the southeast corner of land of Lawrence J. Mills and located on the property line of Thomas and Alice T. Moore; thence South 74° 29' 48" West one hundred fifty-three and eighty-eight hundredths (153.88) feet to a copper pipe which is located on the easterly side of a right of way; thence continuing along the same course nine and seventy-eight hundredths (9.78) feet to a spike in the center of the reserved right of way; thence South 31° 36' 18" East by the center of said right of way fifteen and seven hundredths (15.07) feet to a spike; thence North 80° 24' 7" West by land of Mills thirteen and thirty-four hundredths (13.34) feet to a copper pipe; thence continuing the same course by land of Mills two hundred twenty-five and forty-seven hundredths (225.47) feet to a copper pipe on the bank of the Wessaweskeag River; thence continuing the same course thirty-five (35) feet, more or less, to the shore of said River; thence southerly by the shore of said River one hundred (100) feet, more or less, to a point which is North 68° 23' 17" West (46) forty-six feet, more or less, from an iron pipe at the bank of said River; thence South 68° 23' 17" East forty-six (46) feet, more or less, by land of McLennan to a copper pipe which copper pipe is South 11° 19' 25" East one hundred twelve and twenty-one hundredths (112.21) feet from a copper pipe located on line of Mills and the northerly boundary of the premises conveyed herein; thence South 68° 23' 17" East three hundred eight and ninety-eight hundredths (308.98) feet along land of McLennan to a copper pipe; thence continuing along the same course twenty and eight hundredths (20.08) feet to a spike in the center of previously mentioned right of way; thence South 23° 24' 34" East forty-five and six-tenths (45.6) feet by center of said right of way to a stake; thence North 74° 29' 48" East ten and forty-five hundredths (10.45) feet to a copper pipe; thence continuing along the same course eighty and fifty-nine hundredths (80.59) feet still by land of McLennan to a copper pipe at line of property of Moore; thence North 10° 20' 7" West two hundred sixty-nine and forty-seven hundredths (269.47) feet to a copper pipe, being the place of beginning, containing 1.7 acres, more or less.

ALSO conveying all the riparian rights appurtenant to the above described lot.

The above described premises are subject to a right of way, previously conveyed to G. Thomas and Alice Moore from the North side of the Watermans Beach Road to the lot of said Moore and a right of way reserved by Lawrence J. Mills by deed recorded in the Knox County Registry of Deeds at Book 773, Page 150 and dated November 15, 1979.

ALSO CONVEYING a right of way to be used in common with others and Grantee for travel and utilities to and from the Watermans Beach Road, said right of way to be sixteen and five tenths (16.5) feet wide and the center line being described as follows:

BEGINNING at a point on the northerly line of the Watermans Beach Road, said point being North 83° 17' 35" West one hundred thirty-four and thirty-one hundredths (134.31) feet from the 5/8 inch iron pin at the westerly line of the Gerald A. Kline property; thence North 2° 39' 51" East one hundred fifty-three and seventy-five hundredths (153.75) feet to a spike; thence North 0° 14' 42" West one hundred two and eighty-eight hundredths (102.88) feet to a spike; thence North 17° 05' 48" West forty-nine and fifty hundredths (49.50) feet to a spike; thence North 23° 24' 34" West eighty-five and sixteen hundredths (85.16) feet to a spike; thence North 22° 00' 34" West seventy-two and eighty-three hundredths (72.83) feet to a spike; thence North 29° 29' 18" West one hundred and fifteen hundredths (100.15) feet to a spike; thence North 31° 36' 18" West fifteen and seven hundredths (15.07) feet to a spike, said spike being at the end of the said right of way center line and South 74° 29' 48" West one hundred sixty-three and sixty-seven hundredths (163.67) feet from a copper pipe at the westerly line of the G. Thomas and Alice T. Moore property.

REFERENCE is made to survey of the above described premises by Frederick Beal dated July 1987 which survey and subdivision was approved by the South Thomaston Selectmen July 23, 1987 and which survey is recorded in the Knox County Registry of Deeds at Cabinet 6, Sheet 214.

By acceptance of this deed, the Grantees, their successors and assigns, agree to share prorata all expenses of road repair, maintenance and plowing.

Grantees further agree that no junk cars, debris or any other refuse or junk shall be allowed on the said property. The property is to be kept in a clean, sightly and sanitary condition.

Reference is made to a Warranty Deed from Scott M. Appleby to Marilyn C. Janville dated July 1, 1988 and recorded at the Knox County Registry of Deeds in Book 1280, Page 340.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Roger S. Teachout II and Donna Saxby, Trustees of the Teachout Living Trust dated November 9, 2005**, and any amendments thereto, their successors and assigns, to them and their use and behoof forever.

AND I do **covenant** with the said Grantees, their successors and assigns, that I am lawfully seized in fee of the premises; that it is free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantees, their successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Marilyn C. Janville, have hereunto set my hand and seal this 19 day of July, 2008.

Signed, sealed and delivered in the presence of

Claudia R. Mercer
Witness

Marilyn C. Janville

STATE OF MAINE
COUNTY OF KNOX, ss:

7/19, 2008

Then personally appeared before me the above-named **Marilyn C. Janville** and acknowledged the foregoing instrument to be her free act and deed. Before me,

SEA

Claudia R. Mercer
Notary Public/~~Attorney at Law~~
Claudia R. Mercer
Commission
expires 6/25/12

KNOX SS: RECEIVED
Sep 12, 2008
at 11:44:24A
ATTEST: LISA J SIMMONS
REGISTER OF DEEDS

G:\CLIENTS\Janville, Marilyn\WD to Teachout Living Trust.doc

Docusign Envelope ID: 7B98C866-7B08-8502-81BF-DD884AF9D1EF

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Roger S Teachout II, Jaime J Teachout, Teachout Living Trust** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **21 Summer St, So. Thomaston, ME 04858**

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 **Roger S Teachout II**	Date 9/18/2026
Buyer	Date	Seller **Jaime J Teachout**	Date 9/18/2026
Buyer	Date	Seller **Teachout Living Trust**	Date
Buyer	Date	Seller	Date
Agent	Date	Agent **Geraldine (Jeri) Holm/ Shane Davis**	Date

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Fact Sheet: Arsenic Treated Wood

Initial RST Initial DDV

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

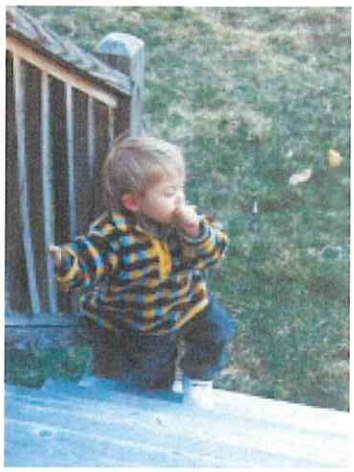
TO LEARN MORE

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.

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Initial DDV

Initial RST

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

Camden Real Estate Company, 43 Elm St Camden ME 04843 Phone: (207) 691-3424 Fax: (207) 236-6091 Teachout
Jeri Holm Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Disclaimer to Buyers Acreage/Structure

Our company makes no representations regarding the boundary locations, dimensions, acreage, or the size of any structures on the property under consideration. If you have questions, concerns, or require clarification about these measurements, we recommend consulting a licensed surveyor, engineer, architect, or attorney.

Information provided in MLS listings has been compiled from a variety of sources with varying reliability. Any details that are critical to your purchasing decision should be independently verified. All measurements are approximate and not guaranteed.