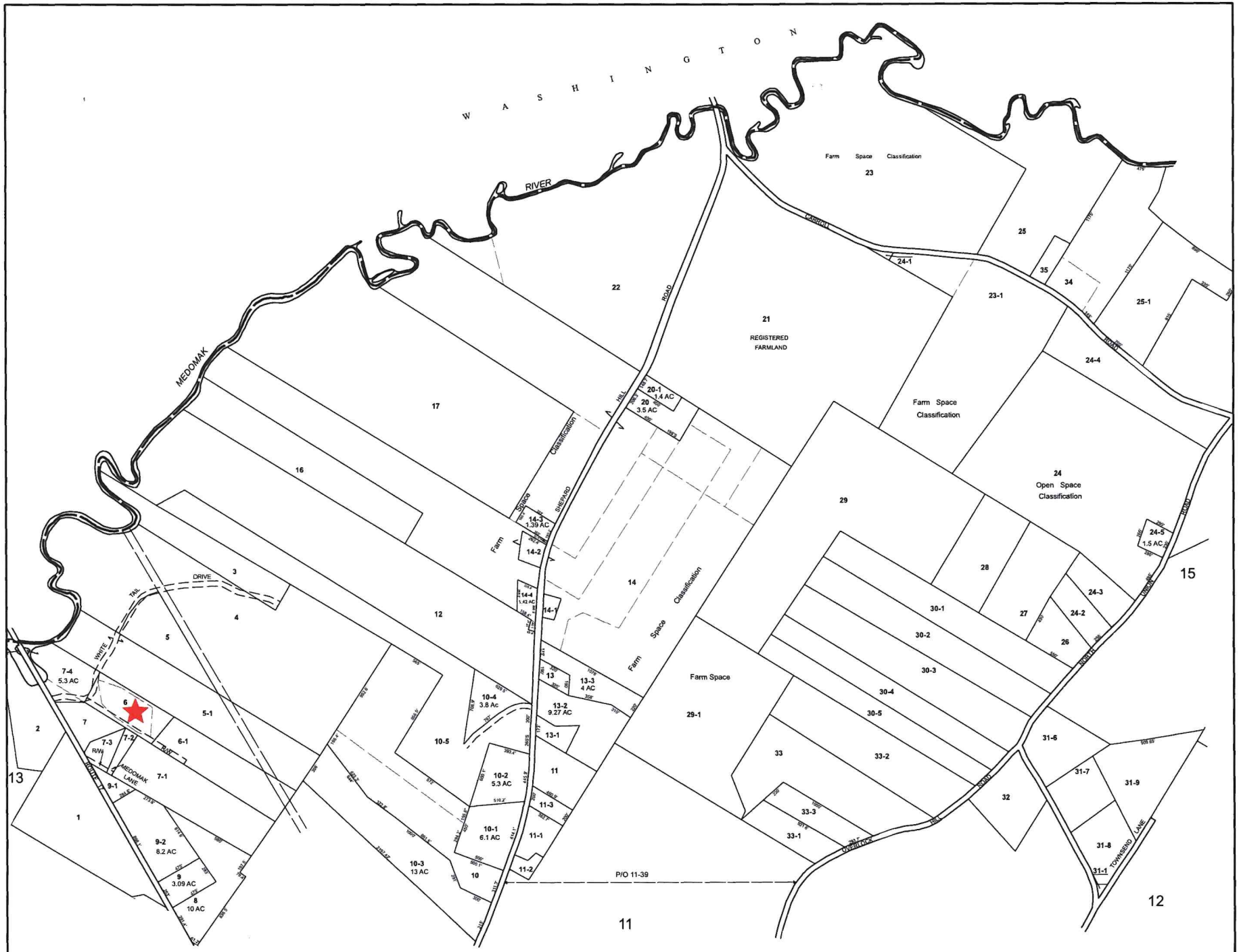

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE MAINE STATE PLANE COORDINATE SYSTEM, NAD 83.

ORIGINAL MAPPING BY JAMES W. SEWALL COMPANY OLD TOWN, MAINE.

REVISED & REPRINTED BY

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Precision Mapping. Geospatial Solutions
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LEGEND

AREA	Ac	SUBDIVISION LOT NO.	②
RECORD DIMENSION	100'	RIGHT OF WAY/ACCESS	R/W
SCALED DIMENSION	100'S	COMMON OWNERSHIP	OR
MATCH LINE	M.L.	WETLANDS	⊥
WATER	-W-		

SCALE: 1" = 400'

FEET 400 200 0 400 800 1,200

METERS 100 50 0 100 200 300

PROPERTY MAPS

UNION

MAINE

MAP NO.

14

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PROPERTY LOCATED AT: **33 White Tail Drive, Union, ME 04862**

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: ☐ 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 ☒ 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:

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

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

What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Right of house, to the right of the top of driveway**

Installed by: **Reilly Well Drilling**

Date of Installation: **2006**

USE: Number of persons currently using system: **1**

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **None**

Source of Section I information: **Seller**

Legacy Properties Sotheby's International Realty, 46 Bay View St. Camden ME 04843 Phone: 2079755368 Fax: Nan Fitzgerald
Alexandra Uhll
Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

PROPERTY LOCATED AT: **33 White Tail Drive, Union, ME 04862**

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 malfunctions? ..... ☐ 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: **Front lawn** OR ☐ Unknown

Date installed: **2006** Date last pumped: **5/25/2022** Name of pumping company: **Interstate Septic**

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

If Yes, give the date and describe the problem: **N/A**

Date of last servicing of tank: **N/A** Name of company servicing tank: **N/A**

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Lower lawn**

Date of installation of leach field: **2006** Installed by: **Willard Pierpont**

Date of last servicing of leach field: **5/23/2022** Company servicing leach field: **Quimby Septic**

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: **N/A**

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: **Seller**

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PROPERTY LOCATED AT: **33 White Tail Drive, Union, ME 04862**

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	**Radiant floor heat**	**Hot water baseboard**	**Wood Stove**	
Age of system(s) or source(s)	**2022**	**2022**	**2024**	
TYPE(S) of Fuel	**Propane**	**Propane**	**Wood**	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**462 Gallons**		**About 1.5 cords if used daily**	
Name of company that services system(s) or source(s)	**Black Gold Heating**	**Black Gold Heating**	**Rocky's Stove Shop**	
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	**None**	**None**	**None**	
Other pertinent information	**First floor**	**Second floor**		

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 [X] No [ ] Unknown
Has chimney(s) been inspected? ..... [X] Yes [ ] No [ ] Unknown
If Yes, date: **October 2025**
Date chimney(s) last cleaned: **Scheduled for Dec 3, 2026**
Direct and/or Power Vent(s): ..... [ ] Yes [X] No [ ] Unknown
Has vent(s) been inspected? ..... [ ] Yes [ ] No [ ] Unknown
If Yes, date: _____

Comments: **Chimney sealed and cap installed in 2025**
Source of Section III information: **Seller**

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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PROPERTY LOCATED AT: **33 White Tail Drive, Union, ME 04862**

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: **Seller**

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**

Source of information: **Seller**

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: _____

Source of information: _____

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: **Seller**

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

Comments: **None**

Source of information: **Seller**

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PROPERTY LOCATED AT: **33 White Tail Drive, Union, ME 04862**

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: **Post and beam timbers, ceiling and flooring are from original 1838 house.**

Source of information: **Seller**

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: **Seller**

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: **Right of Way**

Source of information: **Deed**

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? **Right of Way maintained by homeowners**

Road Association Name (if known): **None**

Source of information: **Seller**

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PROPERTY LOCATED AT: **33 White Tail Drive, Union, ME 04862**

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: _____ Year: _____ (Attach a copy)

Comments: **None**

Source of Section VI information: **Seller**

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PROPERTY LOCATED AT: **33 White Tail Drive, Union, ME 04862**

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: **Homestead Exemption**

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: **2 x 120 gallon propane tanks.**

From Whom: **Dead River**

Year Principal Structure Built: **2006** What year did Seller acquire property? **2022**

Roof: Year Shingles/Other Installed: **2024**

Water, moisture or leakage: **None**

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: **Property is on a slab**

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: **None**

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PROPERTY LOCATED AT: **33 White Tail Drive, Union, ME 04862**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **None**

Comments: **None**

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

There are some windows that have fogging. Shingle siding is showing signs of wear and could use paint/stain. There are other areas of peeling paint on trim and siding.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... [X] 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.

DocuSigned by:
Nancy A. Fitzgerald
SELLER 11/2/2026 DATE

SELLER DATE

Nancy A. Fitzgerald

SELLER DATE

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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33 Whitetail Drive Information

History of house:
The original house was built in Nobleboro in 1838 on what is now East Pond Road by Ernest Demuth, a railroad worker. I was told it was the oldest house in Nobleboro.
It was purchased from his descendant Phyllis Libbey in 2004 and rebuilt on the Union property in 2006. I purchased it from the owner/builders in July, 2022.

- Post and beam, ceilings, and boards from the original home were used to construct the current home.
- The Nobleboro house's chimney bricks were used for the surface under the woodstove.
- The barrel in the dining room and the three railroad lanterns on top of the kitchen cabinet were found in the Nobleboro house. I believe the old bottles in the house and the shed were also found there.
- The old wooden level with Dumuth's name on it was found in a local antique store.
- There are two framed paintings, one in the house and one hanging in the shed, which I believe are of the original house. I don't know who painted them.
- I also have photos of the original home and the construction of this one left by the previous owners.

There is a permit from 2021 for a 10 x 16' mudroom addition.

My improvements since the purchase:

- 2023: Fence installed by Midcoast Fence, including 2 cedar trellis gates, a gate by the shed leading to the creek and woods, and a drive gate at the end of the driveway.
- 2024: New roof, gutters, and rain barrels installed by Horch Roofing.
- 2024: Jotul Greenville cast iron wood stove
- 2025: Chimney cleaned, capped, and sealed in fall

- New appliances:
    - LG Gas range 2022
    - Speed Queen Washing machine 2023
    - LG gas dryer 2023
    - GE freezer 2024
    - KitchenAid dishwasher 2025

Plantings:

I had the property assessed and certified as a Conservation District by the Knox/Lincoln Soil & Water Conservation office in 2023 – details in the paperwork I'll leave – basically means lots of native species, no invasives, evidence of clean water in creek and pond. I've used only non-toxic products and sustainable growing methods on the property. I'll also leave details on which fruit tree varieties are where for identification. I've planted:

- 4 Peach trees
- 2 Plum trees
- 2 Pears
- 1 Asian pear
- 2 Cherry trees
- 4 Apple trees
- 4 Hazelnuts
- Green and Red Grapes
- Raspberries
- Peonies
- Native wildflowers (echinacea, wild bergamot and others)
- Wild blackberries were already here along the way to the shed and are very productive.

Docusign Envelope ID: 7D9CF214-2C06-839F-81AA-79101137B4FE

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Nancy A. Fitzgerald** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **33 White Tail Drive, Union, ME 04862**

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 DocuSigned by: Nancy A. Fitzgerald 684A4... **Nancy A. Fitzgerald**	November 2, 2026 Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller Signed by:	Date
Agent	Date	Agent Alexandra Uhll 3040B... **Alexandra Uhll**	November 2, 2026 Date

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REALTOR®

EQUAL HOUSING OPPORTUNITY

Real Estate Transfer Tax Paid

Receipt # 136855 KNOX SS: RECEIVED
ERECORDED
VOL 5918 PG 231
07/19/2022 11:14:17 AM
2 Pages
Instr # 2022-6577
ATTEST:Madelene F. Cole, Knox Co Registry of Deeds

DLN: 1002240202299

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Christopher Gracie and Cristine Gracie, whose mailing address is 3651 Heald Highway, Union, Maine 04862, for consideration paid, grant to Nancy A. Fitzgerald, whose mailing address is 40 Oak Street, Apartment 2, Boothbay Harbor, Maine 04538, with **WARRANTY COVENANTS,** a certain lot or parcel of land situated northerly of Route 17 in Union, County of Knox and State of Maine, bounded and described as follows:

Beginning at a point on the northerly side of Route 17, said point being on the centerline of a woods road which runs in a northeasterly direction and being located easterly of the southwest corner of land of this Grantor; Thence running in a northeasterly direction along the woods road, a distance of two hundred eighty-one (281) feet to the intersection of two roads; Thence running in a northerly direction along one of the roads a distance of one hundred eight (108) feet to a point in the centerline of said road, which is a distance of forty-seven (47) feet, more or less, westerly from an iron pin set for a corner at the true point of beginning of the parcel herein conveyed; Thence running in a northerly direction approximately parallel with said woods road and by and along land to be retained by this Grantor, a distance of two hundred seventy (270) feet, more or less, to an iron pin set for a corner; Thence running in a northeasterly direction, still along land to be retained by this Grantor and crossing a brook, a distance of four hundred (400) feet to an iron pin set for a corner; Thence running in a southerly direction by and along land to be retained by this Grantor, re-crossing said brook and crossing a new woods road as built by this Grantor, a distance of two hundred forty-five (245) feet, more or less, to an iron pin set for a corner; Thence running in a southwesterly direction approximately parallel with the new woods road, a distance of two hundred fifty (250) feet, more or less, to an iron pin set for a corner; Thence running in a northwesterly direction crossing said woods road a distance of one hundred fifty (150) feet, more or less, to an iron pin at the point of beginning.

Also conveying herewith a right of way in common with the Grantor and others as the Grantor may convey from Route 17 to the above described property, said right of way being fifty (50) feet wide from the northerly side of Route 17 to the intersection of two woods roads as described above, said right of way continuing in an easterly direction along the new road constructed by this Grantor, and still being fifty (50) feet wide over and across the above described parcel. The Grantor expressly reserves the right to use the right or way in common with the Grantees and reserves the right to convey the right of way to others, said right of way being for the purpose of ingress, egress, utilities, and all common purposes.

Being the same premises described in a deed from Willard Pierpont to Christopher Gracie and Cristine Gracie dated July 11, 2006 and recorded in the Knox County Registry of Deeds in Book 3647, Page 218.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 18 day of July, 2022.

Witness

Witness

Christopher Gracie

Cristine Gracie

STATE OF MAINE

County of Kennebec July 18, **2022**

Personally appeared the above named Christopher Gracie and Cristine Gracie and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public/Attorney at Law

Printed Name: Mark Hathaway

My Commission expires Nov 6, 2027

Docusign Envelope ID: C7D55A54-0DBB-8C46-8097-3EF884D54763

NLF

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**

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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.