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PROPERTY LOCATED AT: **17 Grove Street, Rockland , ME 04841**

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: [X] 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 [X] No [ ] Unknown
Quantity: ..... [ ] Yes [X] No [ ] Unknown
Quality: ..... [ ] Yes [X] 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 [X] 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? _____

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: **No additional comments**

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

Initial CT Initial AAST

City + Harbor Real Estate, 415 Main Street Rockland ME 04841 Phone: 2075420412 Fax: Amy and Clay
Fletcher Smith-McNaboe
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PROPERTY LOCATED AT: **17 Grove Street, Rockland , ME 04841**

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: [X] Public [X] Private [ ] Quasi-Public _____ [ ] Unknown

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

Have you had the sewer line inspected? ..... [X] Yes [ ] No

If Yes, what results: **schedule 40 pvc pipe and cleanout into cast iron; into clay tile pipe outside; root at 48'**

Have you experienced any problems such as line or other malfunctions? ..... [ ] Yes [X] No

What steps were taken to remedy the problem? **N/A**

IF PRIVATE (Strike Section if Not Applicable):

Tank: [ ] Septic Tank [ ] Holding Tank [ ] Cesspool [ ] Other: _____

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 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: **Sewer Line was inspected on 10/2020 when the Sellers purchased the property** Please see section VIII

Source of Section II information: **Seller, Public Record, Interstate Septic**

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PROPERTY LOCATED AT: **17 Grove Street, Rockland , ME 04841**

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	**Rinnai/Direct Vent**	**Rinnai/Direct Vent**	**Rinnai/Direct Vent**	
Age of system(s) or source(s)	**14 years +/-**	**14 years +/-**	**14 years +/-**	
TYPE(S) of Fuel	**Propane**	**Propane**	**Propane**	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**300 Usage info from 2020**	**300 Usage info from 2020**	**450 Unsage info from 2020**	
Name of company that services system(s) or source(s)	**Dead River**	**Dead River**	**Dead River**	
Date of most recent service call	**N/A**	**N/A**	**N/A**	
Malfunctions per system(s) or source(s) within past 2 years	**None reported**	**None reported**	**None reported**	
Other pertinent information	**Unit A front unit**	**Unit A rear unit**	**Unit B**	

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: ..... [ ] Yes [ ] No [X] Unknown

Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown

Had a chimney fire: ..... [ ] Yes [ ] No [X] Unknown

Has chimney(s) been inspected? ..... [ ] Yes [ ] No [X] Unknown

~~If Yes, date:~~ _____

~~Date chimney(s) last cleaned~~: _____

Direct/Power Vent(s): ..... [X] Yes [ ] No [ ] Unknown

Has vent(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown

~~If Yes, date:~~ _____

Comments: **Fuel usage should be relatively the same; chimney is not in use at all**

Source of Section III information: **Seller, Previous Property Disclosure**

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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Amy and Clay

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

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

Comments: **Seller has no knowledge of any underground storage tanks; UST Finder app did not indicate the presence of any tanks**

Source of information: **Seller, UST Finder (EPA)**

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, Previous Property Disclosure**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: **12/7/2023** By: **Seacoast Home Inspections**

Results: **.6 pCi/L**

If applicable, what remedial steps were taken? **None needed**

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ Unknown

Are test results available? ..... ☒ Yes ☐ No

Results/Comments: **No additional comments**

Source of information: **Seller, Test Results**

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: **Public Water Supply**

Source of information: **Seller, Maine Water,**

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

Comments: **None**

Source of information: **Seller**

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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: **Some exterior paint and trim may have cracked/flaked**

Source of information: **Seller, Broker Observation**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

LAND FILL: ..... ☐ Yes ☒ No ☐ Unknown

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

~~Other:~~ _____

Source of information: **Seller, Previous Property Disclosure**

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~~: _____

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?~~ _____

~~Road Association Name (if known):~~ _____

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

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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: **23013C0351D** Year: **2016** (Attach a copy)

Comments: **None**

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

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PROPERTY LOCATED AT: **17 Grove Street, Rockland , ME 04841**

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:~~ _____

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

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? ……..... ☐ 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, photovoltaics, wind turbines): Type: **Propane Tank - Dead River**

Year Principal Structure Built: **circa 1900** What year did Seller acquire property? **2020**

Roof: Year Shingles/Other Installed: **2016**

Water, moisture or leakage: **No**

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: **Sump pump installed 2019**

Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ Unknown

~~If Yes, are test results available? ..... Yes No~~

Comments: **Basement can be wet in the spring season**

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

~~Comments:~~ _____

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**

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

Comments: **None**

Source of Section VII information: **Seller, Previous Property Disclosure**

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PROPERTY LOCATED AT: **17 Grove Street, Rockland , ME 04841**

SECTION VIII - ADDITIONAL INFORMATION

Please see additional information regarding work/renovations/repairs completed since current ownership

Interstate Septic inspected the sewer line on 7/26 and recommended replacement. Sellers will provide a $16,000 closing credit based on a quote from MidKnight Excavation for the work to be completed after closing.

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.

Signed by: Amelia Anne Sisco Thompson 8/6/2025
86B35FD75D9A4C2...

SELLER DATE
Amelia Anne Sisco Thompson

Signed by: Clayton Thompson 8/6/2025
7413EEA1CC31448...

SELLER DATE
Clayton James Thompson

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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A & L LABORATORY
A DIVISION OF GRANITE STATE ANALYTICAL SERVICES, LLC.
155 Center Street, Building C, Auburn, Maine 04210
Phone (207) 784-5354 website www.allaboratory.com

CERTIFICATE OF ANALYSIS FOR RADON IN AIR

DATE PRINTED: 12/11/2023
CLIENT NAME: Seacoast Home Inspection
CLIENT ADDRESS: 19 Limerock St
Camden, ME 04843

SAMPLE ID #: 2312-01250-001
SAMPLED BY: Tom Fogg
SAMPLED ADDRESS: 17 Grove Street
Rockland ME 04841
LOCATION: First Floor
CLIENT JOB #: 4745729

Legend
Passes ✓
Fails EPA Guideline ✗

DATE AND TIME COLLECTED: 12/07/2023 07:00AM
DATE AND TIME RECEIVED: 12/08/2023 06:30AM
ANALYSIS PACKAGE: A & L Radon Air
EXPOSURE START: 12/04/2023 09:00AM
EXPOSURE END: 12/07/2023 07:00AM
EXPOSURE TIME (hours): 70.0

Test Description	Result	Test Units	Pass /Fail	DQ Flag	RL	Limit	Method	Analyst	Date & Time Analyzed
Radon Air	0.6	pCi/L	✓		0.4	4.0 pCi/L	Liquid Scintillation	TT-ME	12/08/2023 09:58PM

Rebecca L. Labranche
Laboratory Director

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Tenant/Lease Details

Unit A:

Lease Term: month-to-month tenancy with a 60 day notice
Rent: $1953.00/month
Tenant Paid Expenses: electricity, propane (heat), Internet, lawn care, trash removal
Landlord Paid Expenses: sewer, water, snow removal from parking area

Unit B:

Lease Term: Lease ends 11/30/2025
Rent: $1650.00
Tenant Paid Expenses: electricity, propane (heat), Internet, trash removal
Landlord Paid Expenses: sewer, water, snow removal from parking area, lawn care (if needed)

Improvement Narrative for 17 Grove Street Rockland Maine 04841

After we bought it (2020) we gutted both kitchens so those are both quite new. We added that second bathroom to the front unit (before there was only one bathroom upstairs), we updated the back unit bathroom and the front unit upstairs bathroom. We painted all of both units and did new carpet in the front unit (upstairs). We also turned half of the third floor into living space (half is still just attic storage), added built in bookshelves to the front unit, a built in bench/nook in the upstairs hall, built-in desk in the office on the second floor, new slate tile in the entryway (and kitchen), new light fixtures downstairs and new can lights all over in the front unit.

And then last summer (2024) we painted all of the back unit again, had a new deck built, planted some bushes, had new carpet installed, we also hired someone to add a bunch of can lights all over.

GROVE STREET WORK CHECK LIST

Cleaning
-windows
-wipe down walls
-carpet spots (2nd floor)
-mop kitchen and bathrooms
-mop living and dining

Cellar
-cover plates for all junction boxes
-clean out

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-*wiring wrap up
    -microwave
    -smoke detectors
-*foundation sealing with sprayfoam
-insulate and seal cracks leading into house / bathroom plumbing

Attic
-organize, stack,clean
-throw away junk
-wall off/insulate eaves
-*new window installation
-smoke detector
-paint trim
-lock door :)

Chimneys
-*hire flashing repair

Rain Gutter
-haul ladder over from river road to muck out rain gutters

2nd Floor
-smoke detector
-paint door trim and sill and new stairway shelf

office:
-wiring in office
-remove 1 desk in office
-finish trim detail
-fill, touch up and paint

Hallway Closet:
-drywall back wall, Paint back wall instead
-cleats and shelves
-access panel for plumbing and electrical

Nook:
-build bench
-trim and paint (baseboard)

Master closet:
Sand and paint, Reconfigure rods

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Master bedroom:
Fill and paint hole in wall
Fill and paint baseboard damage

Master bath:
Patch-in and paint missing paneling above built-ins
Install pulls on cupboard doors

1st floor
-smoke detector in kitchen or dining (pull wire through light holes in ceiling)
-paint/trim-out entryway
-repair holes in door
-window treatment over door

Kitchen:
-*replace dishwasher
-install toe boards
-paint ceiling

Bath:
-*Caulk tub
-touch up paint
-Caulk sink to wall
-Fill holes under floating shelves
-*new in-line draft blocker for bathroom vent fan

Yard
-finish edging
-weed fabric and mulch

-paint bulkhead

-paint exterior trim

-New decks front and back (hire Donnie to do them in a year?)
-Awning over back door (Donnie)

Week1 Sept 18-23
2nd floor Projects

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Week 2 Sept 25-30
1st floor Projects
Rain gutters
Cellar clean out

Week3 Oct 2-7
Attic Projects
Attic window
Cellar wiring and sealing

Week 4 Loose ends Oct 9-13

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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Amelia Anne Sisco Thompson , Clayton James Thompson** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **17 Grove Street, Rockland , ME 04841**

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).

Initial ASt

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).

Initial CT

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.

Initial CT

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.

Initial ASt

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	Signed by: Amelia Anne Sisco Thompson — Seller **Amelia Anne Sisco Thompson**	8/6/2025 Date
Buyer	Date	Signed by: 86B35FD75D9A4C2... Clayton Thompson — Seller **Clayton James Thompson**	8/6/2025 Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	DocuSigned by: Fletcher Smith-McNaboe — Agent **Fletcher Smith McNaboe**	8/6/2025 Date

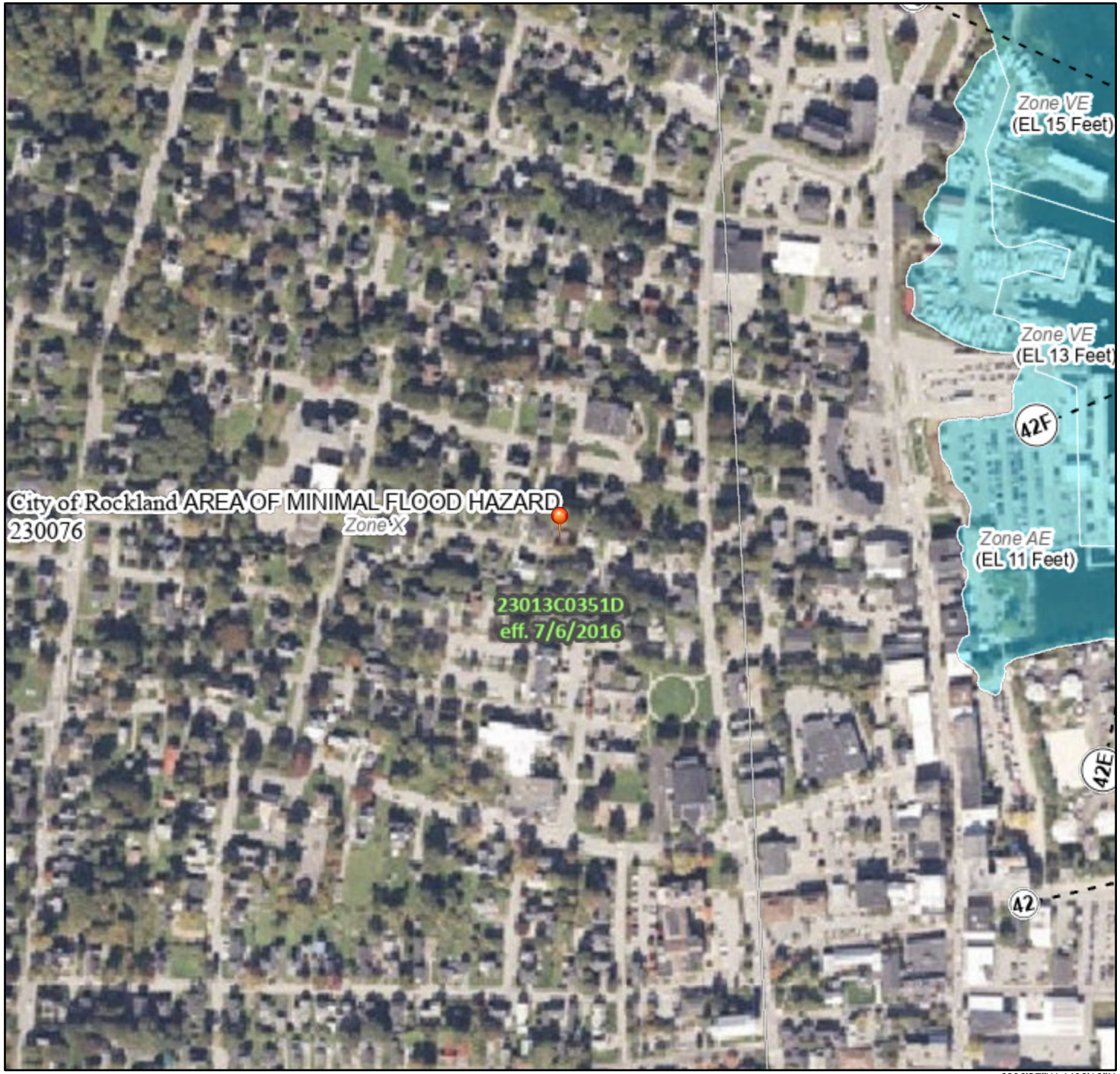
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National Flood Hazard Layer FIRMette

FEMA

69°7'5"W 44°6'36"N



69°6'27"W 44°6'10"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

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 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

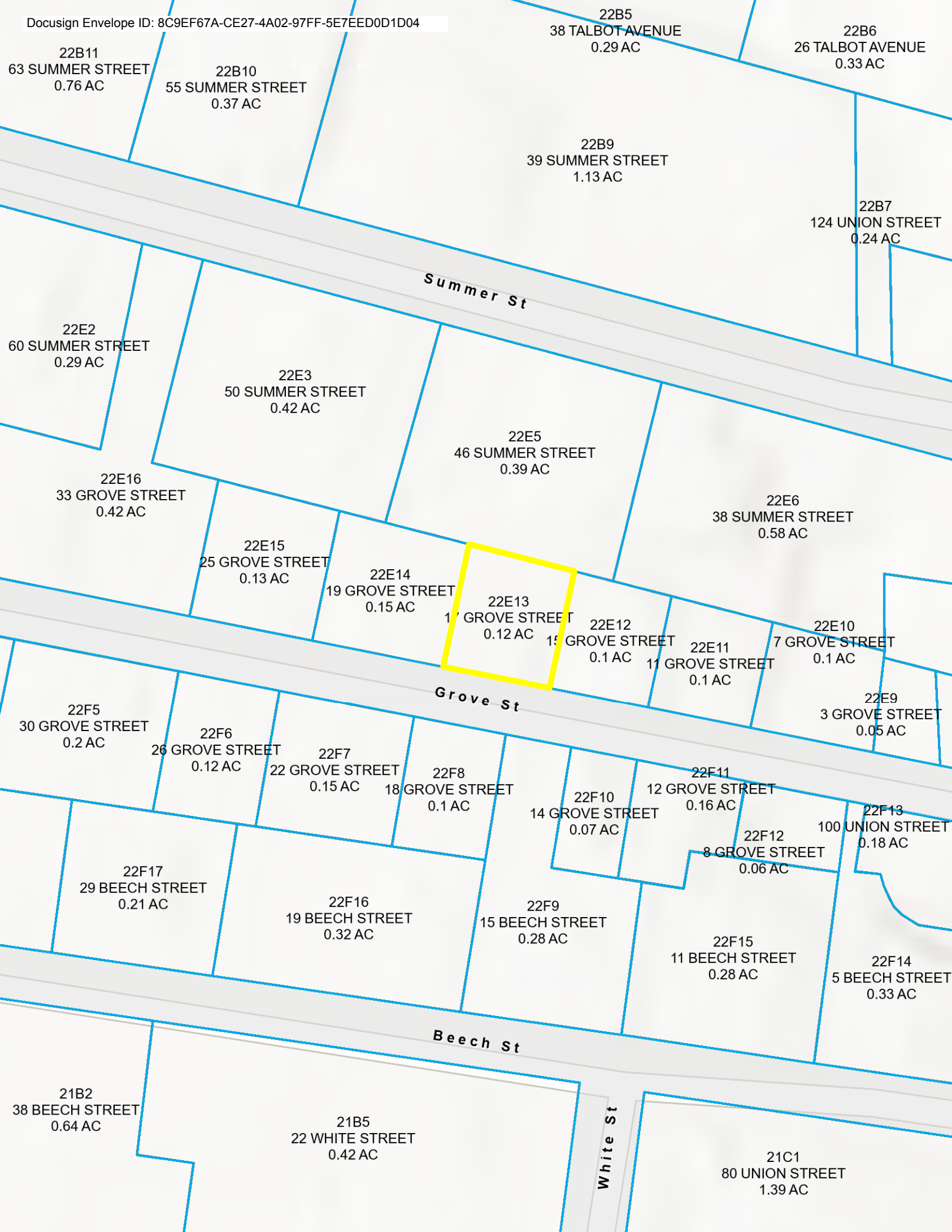
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 8/1/2025 at 2:46 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.

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2 Pages
Instr # 2020-13154
ATTEST: Madelene F. Cole, Knox Co Registry of Deeds

Real Estate Transfer Tax Paid

DLN: 1002040127268

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, **STANLEY W. CARLETON, JR.**, of Rockland, Knox County, Maine,

in consideration of one dollar and other valuable considerations,

paid by **AMELIA ANNE SISCO and CLAYTON JAMES THOMPSON,**

whose mailing address is: 879 River Road, St. George, Maine 04860

the receipt whereof I do hereby acknowledge, do hereby grant to the said **AMELIA ANNE SISCO and CLAYTON JAMES THOMPSON**, as joint tenants, their heirs and assigns forever,

WITH WARRANTY COVENANTS

A CERTAIN lot or parcel of land, together with the buildings thereon, situated in Rockland, County of Knox, State of Maine, more particularly described in **EXHIBIT A**, attached hereto and incorporated herein by reference.

The said **STANLEY W. CARLETON, JR.**, has set his hand and seal this 14 day of December, 2020.

STANLEY W. CARLETON, JR.

STATE OF MAINE

County of Knox, ss. December 14, 2020

Then personally appeared the above named **STANLEY W. CARLETON, JR.** (known to me or satisfactorily proven to me), and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law
Printed Name: _____
My Commission Expires: _____

JESSE D. RUTTER
Notary Public-Maine
My Commission Expires
October 25, 2025

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EXHIBIT A

A CERTAIN lot or parcel of land, together with the buildings thereon, situated in Rockland, County of Knox, State of Maine, more particularly bounded and described as follows:

Bounded on the East by land now or formerly of Kirkpatrick 73 feet, more or less; on the South by Grove Street 65 feet, more or less; on the West by land now or formerly of John May 76 feet, more or less; and on the North by land now or formerly of Pillsbury 65 feet, more or less.

FOR REFERENCE see deed of William K. Rogers, II, to Stanley W. Carleton, Jr., dated September 16, 1996 and recorded in the Knox County Registry of Deeds at Book 2066, Page 234.