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PROPERTY LOCATED AT: 99 Quarry Road / Limerick ME. 04048

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 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: FRONT
Installed by: Western Maine Water Wells
Date of Installation: 7/26

USE: Number of persons currently using system: 0 - New Construction
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: None

Source of Section I information: Seller

Buyer Initials _____ _____ _____ _____

Seller Initials [Initial] _____ _____ _____

Maine Real Estate Experts - Standish, 47 Ossipee Trail East Standish ME 04084
Bill Trask
Phone: 2073292630 Fax: 2076422108
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PROPERTY LOCATED AT: 99 Quarry Road Limerick, ME. 04048

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: REAR OR ☐ Unknown
Date installed: 7/26 Date last pumped: NONE Name of pumping company: N/A
Have you experienced any malfunctions? ..... ☐ Yes ☒ No
If Yes, give the date and describe the problem: _____
_____
Date of last servicing of tank: NONE Name of company servicing tank: N/A
Leach Field: ..... ☒ Yes ☐ No ☐ Unknown
If Yes, Location: BEHIND TANK
Date of installation of leach field: 7/26 Installed by: Clearview Excavation
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: NONE
Source of Section II information: Seller

Buyer Initials _____ _____ _____ _____ Seller Initials NT _____ _____ _____ _____

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PROPERTY LOCATED AT: 99 Quarry Road Limerick ME. 04048

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	CENTRAL HVAC			
Age of system(s) or source(s)	2026			
TYPE(S) of Fuel	PROPANE			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	TBD			
Name of company that services system(s) or source(s)	LIBERAL PLUMBING & HEATING			
Date of most recent service call	NONE - NEW			
Malfunctions per system(s) or source(s) within past 2 years	NONE			
Other pertinent information	NONE			

Are there fuel supply lines? ..... ☒ Yes ☐ No ☐ Unknown
Are any buried? ..... ☒ Yes ☐ No ☐ Unknown
Are all sleeved? ..... ☒ Yes ☐ No ☐ Unknown
Chimney(s): ..... ☐ Yes ☒ No
If Yes, are they lined: ..... ☐ Yes ☐ No ☐ Unknown
Is more than one heat source vented through one flue? ..... ☐ Yes ☐ No ☐ Unknown
Had a chimney fire: ..... ☐ Yes ☐ No ☐ Unknown
Has chimney(s) been inspected? ..... ☐ Yes ☐ No ☐ Unknown
If Yes, date: _____
Date chimney(s) last cleaned: _____
Direct and/or Power Vent(s): ..... ☐ Yes ☐ No ☐ Unknown
Has vent(s) been inspected? ..... ☐ Yes ☐ No ☐ Unknown
If Yes, date: _____
Comments: NONE
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 ☒ 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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What materials are, or were, stored in the tank(s)? _____

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

Comments: NO TANKS

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 KNOWN

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: Seller

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: _____

Source of information: Seller

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

Comments: NONE KNOWN

Source of information: Seller

Buyer Initials _____ _____ _____ _____

Seller Initials MT (Initial) _____ _____ _____ _____

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PROPERTY LOCATED AT: 99 Quarry Road Limerick, ME. 04048

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: All Wrapped New Construction

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 Known

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: See Deed

Source of information: Seller

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: Seller

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PROPERTY LOCATED AT: 99 Quarry Road Limerick ME. 04048

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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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

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, photovoltaics, wind turbines): Type: _____

Year Principal Structure Built: 2026 What year did Seller acquire property? 2026

Roof: Year Shingles/Other Installed: 2026

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: NONE

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: 99 Quarry Road Limerick, ME. 04048

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

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☐ 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: Nicholas Thorne 9/4/2026

SELLER Nicholas Thorne DATE SELLER DATE

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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NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19918 PG 331**
Instr # 2026018959
06/05/2026 01:35:45 PM
Pages 3 YORK CO

DLN:3871978

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that **F. R. Carroll Inc.**, a Maine Corporation, of Limerick, County of York and State of Maine for consideration paid, GRANT(S) **Thorne Property Development, LLC** of Limington, County of York and State of Maine, with a mailing address of PO Box 432 Limington, ME 04049, with WARRANTY COVENANTS, the land in the Town of Limerick, County of York, State of Maine, described as follows:

SEE EXHIBIT A, which is attached and made a part hereof.

WITNESS his hand and seal this 5th day of June 2026

Signed, Sealed and Delivered in the presence of:

F. R. Carroll Inc

Witness

By: Francis R. Carroll II
Its: Vice President

STATE OF MAINE
Cumberland County, ss. June 5, 2026

Personally appeared the above- named **Francis R. Carroll II,** and acknowledged the above instrument to be his free act and deed in his stated capacity and the free act and deed of F.R. Carroll, Inc.

Before me,

CHRISTOPHER K. LEFEBVRE
NOTARY PUBLIC-MAINE
MY COMMISSION EXPIRES 01-27-2028

Notary Public/Attorney at Law

Maine R.E. Transfer Tax Paid

EXHIBIT A

A certain lot or parcel of land, situated on the northeasterly side of Quarry Road, so-called, in the Town of Limerick, County of York, and the State of Maine, being Lot 9 as shown on the "Final Subdivision Plan, Quarry Road Estates for F. R. Carroll, Inc," dated August 2, 2024, last revised on August 29, 2024, by Daniel T. Yarumian, PLS 2502, of Maine Boundary Consultants, and recorded in the York County Registry of Deeds in Plan Book 442, Page 23, and more particularly bounded and described as follows;

Beginning at a point, being a set iron rod and cap, on the assumed northeasterly sideline of said Quarry Road, and being at the westerly most corner of Lot 8, said Quarry Road Estates, and being on the southeasterly sideline of the Sidewalk Easement as described in the Easement Deed recorded in the York County Registry of Deeds, in Book 19505, Page 495;

Thence N 15°26'39" W, along said Quarry Road, so-called, and being along the southwesterly sideline of said Sidewalk Easement, 34.54 feet, to a point

Thence N 18°46'39" W, along said Quarry Road, so-called, and being along the southwesterly sideline of said Sidewalk Easement, 130.94 feet, to a point;

Thence N 36°46'02" W, along said Quarry Road, so-called, and being along the southwesterly sideline of said Sidewalk Easement, 9.53 feet, to a set iron rod and cap, and Lot 10, of said Quarry Road Estates;

Thence N 71°45'14" E, along said Lot 10, 399.23 feet, to a set iron rod and cap, and the remaining land of the Grantor herein;

Thence S 14°31'03" E, along said remaining land of the Grantor herein, 194.05 feet, to a set iron rod and cap, and said Lot 8;

Thence S 74°36'43" W, along said Lot 8, 384.54 feet, to the point of beginning; Containing 71,749 Square Feet, more or less, or 1.647 Acres, more or less.

SUBJECT TO the PUBLIC ACCESS AND SIDEWALK EASEMENT, being 10.00 feet in width, along the northeasterly sideline of Quarry Road, so-called, and within the parcel described herein above, as described in the document of F.R. Carroll, Inc. to the Inhabitants of the Town of Limerick, dated September 5, 2024, and recorded in the said Registry in Book 19505, Page 495.

By accepting this parcel, the Grantee, their heirs and assigns agree that the current snowmobile trail on the property, or a new snowmobile trail located as far easterly within the property as reasonably possible, will remain and be accessible to snowmobiles in perpetuity.

The Basis of Bearing for this description is GRID NORTH based on the Maine State Coordinate System West Zone, NAD 83 (Cors96) Epoch 2002, using a Stonex S900A RTK GNSS (GPS) receiver. The 2024 magnetic declination was found to be 15° west of Grid North. The set iron rod at the point of beginning of the parcel described herein above is at a coordinate of NORTH 321104.766, EAST 2790086.348.

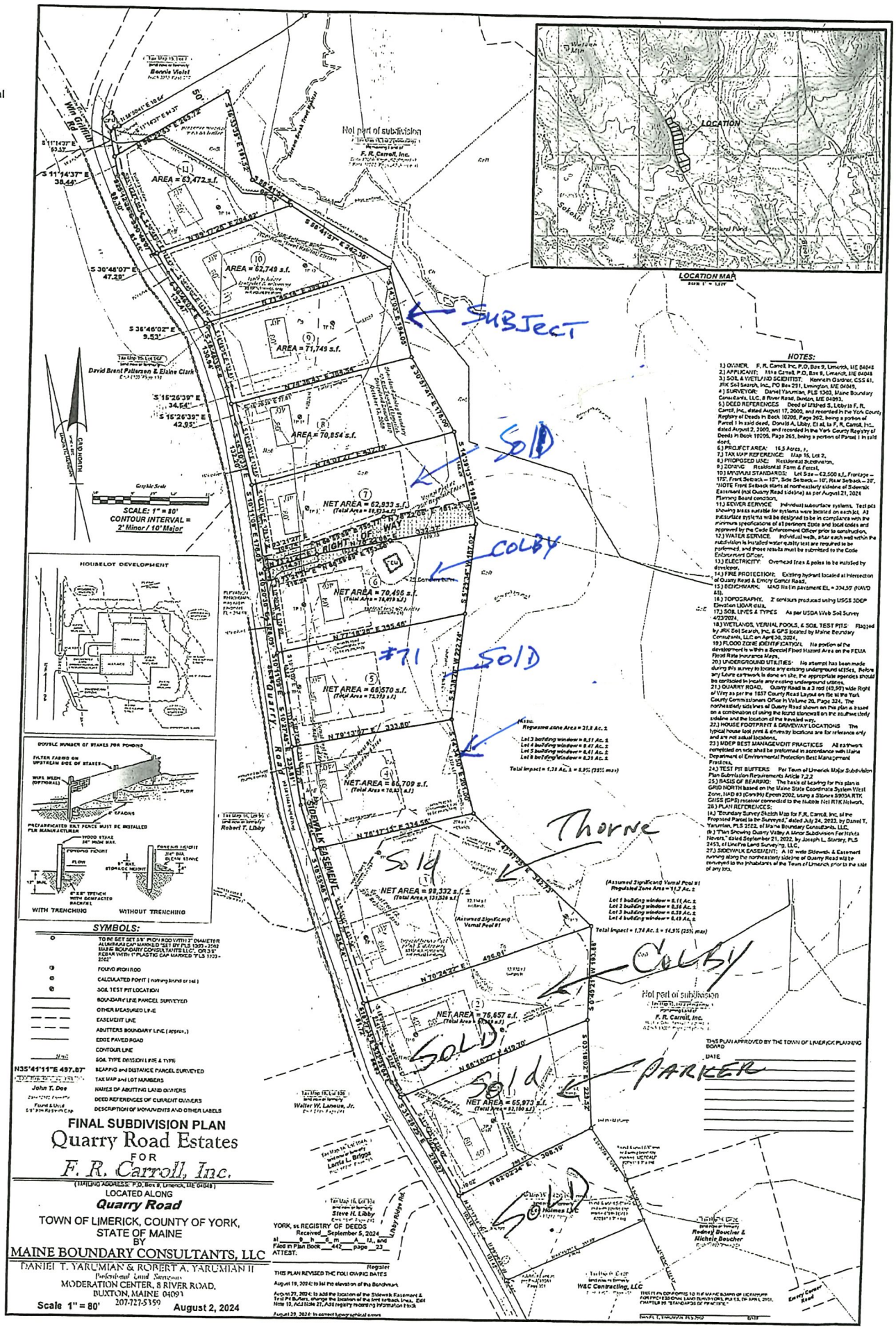
All said "set iron rod and cap"(s) are 5/8" rebar with a 2" diameter aluminum cap marked "SET BY PLS 1303 - 2502 MAINE BOUNDARY CONSULTANTS LLC".

This description is based on the "Final Subdivision Plan, Quarry Road Estates for F. R. Carroll, Inc," dated August 2, 2024, last revised on August 29, 2024, by Daniel T. Yarumian, PLS 2502, of Maine Boundary Consultants, and recorded in the York County Registry of Deeds in Plan Book 442, Page 23, and conforms to the Maine Board of Licensure for Professional Land Surveyors, Rules, of April 2001, Chapter 90, Standards of Practice.

Meaning and intending to describe a portion of the premises described in the deed of Mildred S. Libby to F. R. Carroll, Inc., dated August 17, 2000, and recorded in the York County Registry of Deeds in Book I 0206, Page 262, being a portion of Parcel 1 in said deed, and the deed of Donald A. Libby, Et al. to F. R. Carroll, Inc., dated August 2, 2000, and recorded in the York County Registry of Deeds in Book I 0206, Page 265, being a portion of Parcel 1 in said deed.

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