Docusign Envelope ID: 0EAC6DD1-2DBC-8975-8399-DB481237F27F

PROPERTY LOCATED AT: **R7 L11 Osborne Road, Farmington, ME 04938**

PROPERTY DISCLOSURE – LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? ☐ Yes ☐ No ☒ Unknown

If Yes: Are tanks in current use? ☐ Yes ☐ No ☒ Unknown

If no longer in use, how long have they been out of service? **n/a**

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): **n/a** Size of tank(s): **n/a**

Location: **n/a**

What materials are, or were, stored in the tank(s): **n/a**

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

Comments: **No known tanks on property.**

Source of information: **Seller**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE: ☐ Yes ☐ No ☒ Unknown

Comments: **No known hazadous materials on property.**

Source of information: **Seller**

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

PROPERTY LOCATED AT: **R7 L11 Osborne Road, Farmington, ME 04938**

SECTION II – ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **CMP easement for ROW to property, Deed restrictions**

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

If No, who is responsible for maintenance? **Town of Farmington**

Road Association Name (if known): **n/a**

Source of information: **Farmington town**

SECTION III – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, indicate the dates of each claim: _____

PROPERTY LOCATED AT: **R7 L11 Osborne Road, Farmington, ME 04938**

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? **n/a**

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: **not in a flood zone**

Source of Section III information: **FEMA**

SECTION IV – GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: **Beales Brook set back**

Source of information: **ONX APP**

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

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

Source of information: **Farmington town**

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront? ☐ Yes ☒ No ☐ Unknown

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

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

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Has the property ever been soil tested? ☐ Yes ☐ No ☒ Unknown

If Yes, are the results available? ☐ Yes ☐ No ☒ Unknown

Are mobile/manufactured homes allowed? ☐ Yes ☒ No ☐ Unknown

Are modular homes allowed? ☐ Yes ☐ No ☒ Unknown

Source of Section IV information: **survey**

Additional Information: **Awaiting Farmington CEO approval as building lot. CEO is away until end of October.**

PROPERTY LOCATED AT: **R7 Lot Osborne Road, Farmington, ME 04938**

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Signed by:
Victoria Jepson
SELLER DATE 9/30/2026

SELLER DATE

Estate of Robert L. Jepson

SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE

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Bk 4265 Pg330 #10630
12-10-2020 @ 02:05p

DLN: 10020401243 42

WARRANTY DEED

We, **Nicholas Watson and Marlie Watson,** whose mailing address is 132 Hilltop Estates, Farmington, ME 04938, for consideration paid, grant to **Robert Lawrence Jepson, Jr.,** having a mailing address of 165 Hillside Street, Milton, MA 02186, with **WARRANTY COVENANTS**, a certain lot or parcel of land situated westerly of Osborne Road in the Town **Farmington**, County of Franklin, State of Maine, together with any buildings and improvements thereon, bounded and described as follows,

Maine Real Estate Transfer Tax Paid

Beginning at a point marked by an iron rebar set in the ground on a bearing of S 82° 15' 31" E a distance of fourteen and eighty-five hundredths (14.85) feet from a point on the westerly sideline of said road at the corner in a stone wall; thence S 66° 43' 40" W a distance of one thousand five hundred twenty-three and ten hundredths (1,523.10) feet to a point marked by a rebar set in the ground; thence continuing on the same course a distance of ten (10) feet, more or less, to the thread of Beales Brook, so-called; thence northerly following the thread of Beales Brook a distance of nine hundred eighty-two (982) feet, more or less, to the southerly line of land conveyed to Rodney L. Bridges and Harriette L. Wade by deed recorded at the Franklin County Registry of Deeds in Book 598 Page 123; thence S 78° 17' 51" E a distance of eleven (11) feet, more or less, to a point marked by a yellow wood post found in the ground; thence continuing easterly along the southerly line of said Bridges and Wade land and following a wire fence and a stone wall a distance of one thousand three hundred ninety-one and forty-two hundredths (1,391.42) feet to the point of beginning. Containing 13.25 acres, more or less.

This property is depicted on a plan entitled "Final Subdivision Plan of West Grand View Estates" recorded at the Franklin County Registry of Deeds as Plan #4172, being the 13.25 acre parcel located northwesterly of and abutting the Central Maine Power Company power line depicted on said plan.

Being a portion of the premises conveyed to Scott A. Dillon and Thomas R. Dillon by Warranty Deed of Janette M. Osborne dated September 4, 2003 and recorded at the Franklin County Registry of Deeds in Book 2342, Page 190.

Included herewith is the easement created by the Indenture between Central Maine Power Company as Grantor and Scott Dillon as Grantee dated June 1, 2006, and recorded at the Franklin County Registry of Deeds in Book 2766, Page 149. This conveyance is subject to all of the conditions and restrictions as set forth in said Indenture.

The premises herein conveyed are subject to the West Grand View Estates Declaration of Property Restrictions dated June 30, 2004, and recorded July 9, 2004, in Book 2475, Page 189 at the Franklin County Registry of Deeds.

The premises is subject to a Drainage Easement granted by James W. Bouffard and Carol L. Bouffard to the Town of Farmington dated October 14, 2008, and recorded September 15, 2015, in Book 3765, Page 338 of the Franklin County Registry of Deeds.

Meaning and intending to convey and hereby conveying all and the same premises conveyed to by James W. Bouffard and Carol L. Bouffard to Nicholas Watson and Marlie Watson by Warranty Deed dated July 15, 2016, and recorded in Book 3836, Page 133, of the Franklin County Registry of Deeds.

WITNESS our hands and seals this 10th day of December, 2020

Witness — Nicholas Watson

Witness — Marlie Watson

STATE OF MAINE
COUNTY OF FRANKLIN — DECEMBER 10, 2020

Then personally appeared the above-named Nicholas Watson and Marlie Watson, and acknowledged the foregoing instrument to be their free act and deed,

Before me,

Notary Public/~~Attorney at Law~~ SEAL

RealEstate/Jepson/WDeed

ERICKA J. BUOTE
Notary Public, State of Maine
My Commission Expires May 20, 2025

Received
Franklin County
Susan A Black
REGISTER

Bk 2766 Pg149 #5578
06-05-2006 @ 11:19a

INDENTURE

This Indenture is made and is entered into this 1ST day of June, 2006; by and between **CENTRAL MAINE POWER COMPANY**, a Maine corporation having its general offices and principal place of business at 83 Edison Drive, Augusta, Kennebec County, Maine, 04336, hereinafter the "Grantor"; and **Scott Dillon**, having a common mailing address of PO Box #296, Anson, Maine 04911, hereinafter the "Grantee".

W I T N E S S E T H

WHEREAS, the Grantor has certain fee simple ownership rights in a portion of a four hundred foot (400') wide strip of land designated as CMP Transmission Line Section 63 in Farmington, Maine; as conveyed to Central Securities Corporation by a deed from Joseph Wesley Moody dated September 25, 1930 and recorded at the Franklin County Registry of Deeds in Book 241, Page 591; and subsequently conveyed by Central Securities Corporation to Grantor by corporate expansion deed dated February 10, 1931 and recorded at said Registry of Deeds in Book 247, Page 229, hereinafter referred to as the "Premises"; and

WHEREAS, the Grantee has requested an easement across a portion of the Premises westerly from the westerly sideline of Osborne Road to provide driveway access to a northwesterly adjacent lot owned by said Grantee.

NOW THEREFORE, the Grantor and Grantee agree to define and locate the easement and right-of-way in consideration of the covenants contained herein, as follows:

The Grantor does hereby convey unto the Grantee the right to construct and maintain a driveway, to install underground utilities, and to pass and repass on foot and with vehicles, over a small triangular portion of the Premises, hereinafter referenced as the "Easement Area". Said Easement Area being more particularly described as follows:

> Beginning at a point marking the intersection of the westerly sideline of Osborne Road, so-called and the northerly boundary line of the Premises;
>
> Thence, in a generally southerly direction along the westerly sideline of Osborne Road a distance of fifty (50') to a point;
>
> Thence, in a generally westerly direction, but always perpendicular to Osborne Road, one hundred (100') feet, more or less, to a point in the boundary line between the Premises and said land of the Grantee;
>
> Thence, in a generally northeasterly direction along said boundary line between the Premises and said land of the Grantee a distance of one hundred twelve (112') feet, more or less, to the point of beginning.
>
> Said Easement Area to contain a total land area of approximately twenty five hundred (2,500± sf) square feet, more or less.

In partial consideration for the above grant from Grantor, Grantee hereby conveys to the Grantor the following:

1. Any rights, not described above, that the Grantee may have in the Premises pursuant to reservations in said deeds or otherwise.

2. The right and easement to travel over, along and across any roadway as now exists, or to be constructed by the Grantees in the future, within the above-described Easement Area and any public roadways connected thereto, without cost, for the purpose of accessing other lands of the Grantor.

3. The right and easement to cross, either aerially or in-ground, any roadway as now exists, or as may be constructed by the Grantees in the future within the above-described Easement Area, with utilities.

Terms and Conditions:

The above-described easement granted by Grantor to Grantees is subject to the following terms and conditions:

1. Any roadway located within the Easement Area will be constructed and maintained at the sole risk and expense of the Grantee and shall be in compliance with all laws, ordinances and regulations pertaining thereto.

2. No utilities or other improvements are to be installed above ground within the Easement Area.

3. Any roadway located within the Easement Area shall not exceed 20' in width, and shall be located as close as practical to the existing boundary line which defines the northerly boundary of the Easement Area. In addition, the elevation of any new roadbed shall not be raised more than two feet (2') above its existing elevation as of the date of this Indenture.

4. The Grantee will take any steps necessary to insure that erosion does not occur and will, at its sole expense, repair any erosion which may occur as a result of the exercise of the right herein granted to the Grantee.

5. The Grantee will at their sole expense, promptly obtain and comply with all local, state and federal permits, and will comply with all laws, ordinances, rules, regulations and requirements of all federal, state and local governments and appropriate departments, commissions, boards and officers thereof, which may be applicable to the exercise of the right granted herein.

6. The Grantee agrees to pay any and all costs for repair of damage caused to the Premises, Easement Area, or to Grantor's transmission lines, now located on the Premises, or equipment connected thereto, resulting from the exercise of the right herein granted.

7. The right herein granted to Grantee shall not limit or restrict nor shall liability arise from the Grantor's use of its said Premises in its operation as a public utility or otherwise.

8. The Grantee hereby waives any claim they now have or may have in the future against the Grantor and or its parent corporation and affiliates and their directors, officers, employees, contractors, agents, successors and assigns, which may arise out of the Grantee's use of the Premises, pursuant to this Indenture or otherwise.

9. The Grantee agrees to indemnify the Grantor and it's parent corporation and affiliates and it's and their directors, officers, employees, agents, contractors, successors and assigns and hold it and them harmless from and against all claims, penalties, fines, demands and actions arising out of the use of the Premises by the Grantee, or their heirs, assigns, agents, contractors, invitees or others.

The terms Grantor and Grantee shall include their respective successors, affiliates or assigns.

Grantee's rights herein are subject to the Grantor's right to install, maintain, repair, replace, remove and patrol overhead and underground structures, including but not limited to electric, communication, gas and other utilities within the Premises.

IN WITNESS WHEREOF, the parties or their authorized representatives have set their hands and seals on this Indenture, all as of the day and year first above written.

Signed, Sealed and Delivered
in presence of:

Witness

CENTRAL MAINE POWER COMPANY

By: Kenneth Freye
Kenneth H. Freye
Manager Real Estate Services

June 15, 2006.

STATE OF MAINE
KENNEBEC, ss.

The above named Kenneth H. Freye, Manager Real Estate Services, personally appeared before me and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Central Maine Power Company.

Alice Richards
Notary Public

Alice D. Richards
Notary Public, Maine
My Commission Expires January 4, 2011
Printed Name

My Commission Expires:

SEAL

June Wyman
Witness

Scott Dillon

STATE OF Maine

Somerset Cty ss. May 22, 2006.

The above named Scott Dillon personally appeared before me and acknowledged the foregoing instrument to be his free act and deed.

June Wyman
Notary Public

June Wyman
Printed Name
My Commission Expires:

SEAL

JUNE E. WYMAN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES NOV. 27, 2011

Rec: CMP-Aug.

FRANKLIN COUNTY
Susan A. Black
Register of Deeds

Bk 2475 Pg189 #7257
07-09-2004 @ 09:19a

WEST GRAND VIEW ESTATES

DECLARATION OF PROPERTY RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, that **THOMAS R. DILLON** and **SCOTT A. DILLON** (the "Grantors") are the owners of certain real estate situated in said Town of Farmington, being a portion of the premises described in the deed of Janette M. Osborne to the Grantors dated September 4, 2003, and recorded in the Franklin County Registry of Deeds in Book 2342, Page 190.

WHEREAS, the Grantors are now subdividing said property and it is the Grantors' desire to continue the development of said property for residential purposes and for the establishment of certain restrictions regarding the use and development of said property by all future owners thereof and to ensure said property is developed pursuant to the Final Subdivision Plan of West Grand View Estates recorded in the Franklin County Registry of Deeds as Plan 4172.

WHEREAS, the Grantors desire to assist the owners in providing the necessary means and organization to enable them and their grantees to enforce the restrictions and covenants hereinafter set forth, and to maintain the development;

NOW, THEREFORE, in consideration of the premises, the Grantors do hereby subject all of the lots to be developed to the following property restrictions all of which shall run with and bind all such lots within the development and shall be binding upon said Grantors and their grantees and their successors and assigns:

PROPERTY RESTRICTIONS

1. None of the lots shall be further subdivided without approval of the Town of Farmington Planning Board, provided, however, that conveyances of land from one lot to an abutting lot shall not require such approval unless otherwise required by law.

2. No trailers or mobile homes are allowed on any lot. Recreational travel trailers are allowed for storage only by the owner of the lot only. The travel trailer is not allowed to be used as a residence.

3. The minimum square footage of living area of any dwelling to be erected on any lot shall be 1,600 square feet for a single-story structure or a two-story structure. Non-living areas such as porches, garages or sheds shall not be counted in arriving at the required square footage. Dwellings shall be constructed on full or frost wall foundations.

4. Only single-family dwellings may be constructed in this subdivision. Only one dwelling may be built on each lot. Any garage must be attached to the dwelling.

5. All initial landscaping shall be completed within one year of commencement of construction of the dwelling.

6. Only domesticated household pets, such as dogs, cats and birds are allowed. No horses, cattle, cows, goats, chickens, geese, deer, or any farm or barnyard animals are allowed.

7. Trash and garbage or other waste shall be kept in covered sanitary containers concealed from view from adjacent properties.

8. The exterior walls of all dwellings, including garages, principal and accessory structures, shall be suitably finished with a covering of clapboards, wood, stone, brick, masonry or other similar finishing material (such as vinyl or aluminum), within one year of the start of building construction.

9. Any log homes constructed within this subdivision shall be built of logs milled in a pattern.

10. No lot owner shall store or accumulate on any lot any refuse, junk automobiles, junk appliances, or other tangible personal property of any nature or description not regularly used in the residence situated on the lot.

11. Each lot owner must have all weeds and undergrowth mowed from their lot at least once a year.

12. All construction activities, including the siting of buildings, sewage disposal systems and water supplies shall be conducted in accordance with all applicable local, state and federal laws, codes, ordinances and regulations.

13. No well shall be located within one hundred (100) feet of the southerly line of lot #10.

14. All of the provisions of this Declaration shall be deemed to be covenants running with the land and shall bind the Grantors, their successors and assigns and all parties claiming by, through or under them, shall be taken to hold, agree and covenant with the Grantors, their successors in title and with each of them to conform to and observe all the terms and conditions herein contained

IN WITNESS WHEREOF, the Grantors have caused this instrument to be signed and sealed as of this 30 day of June, 2004.

June Wyman
Witness

June Wyman
Witness

Thomas R. Dillon
Thomas R. Dillon

Scott A. Dillon
Scott A. Dillon

STATE OF MAINE
FRANKLIN, SS.

The foregoing instrument was acknowledged before me this ___ day of _____, 2004, by Thomas R. Dillon and Scott A. Dillon.

June Wyman
Notary Public

June Wyman
Type or Print Name

My Commission Expires: Nov 27 2004

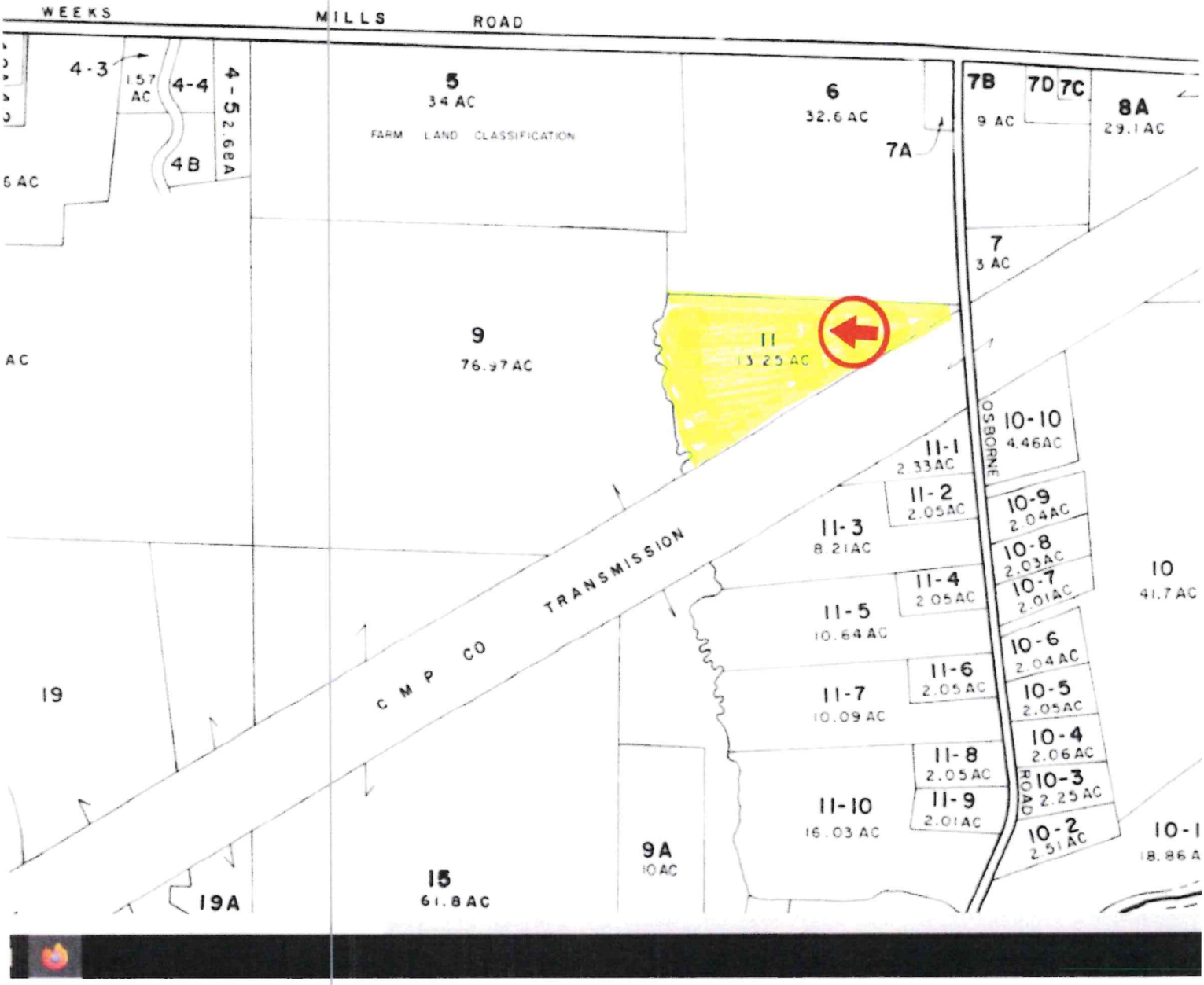
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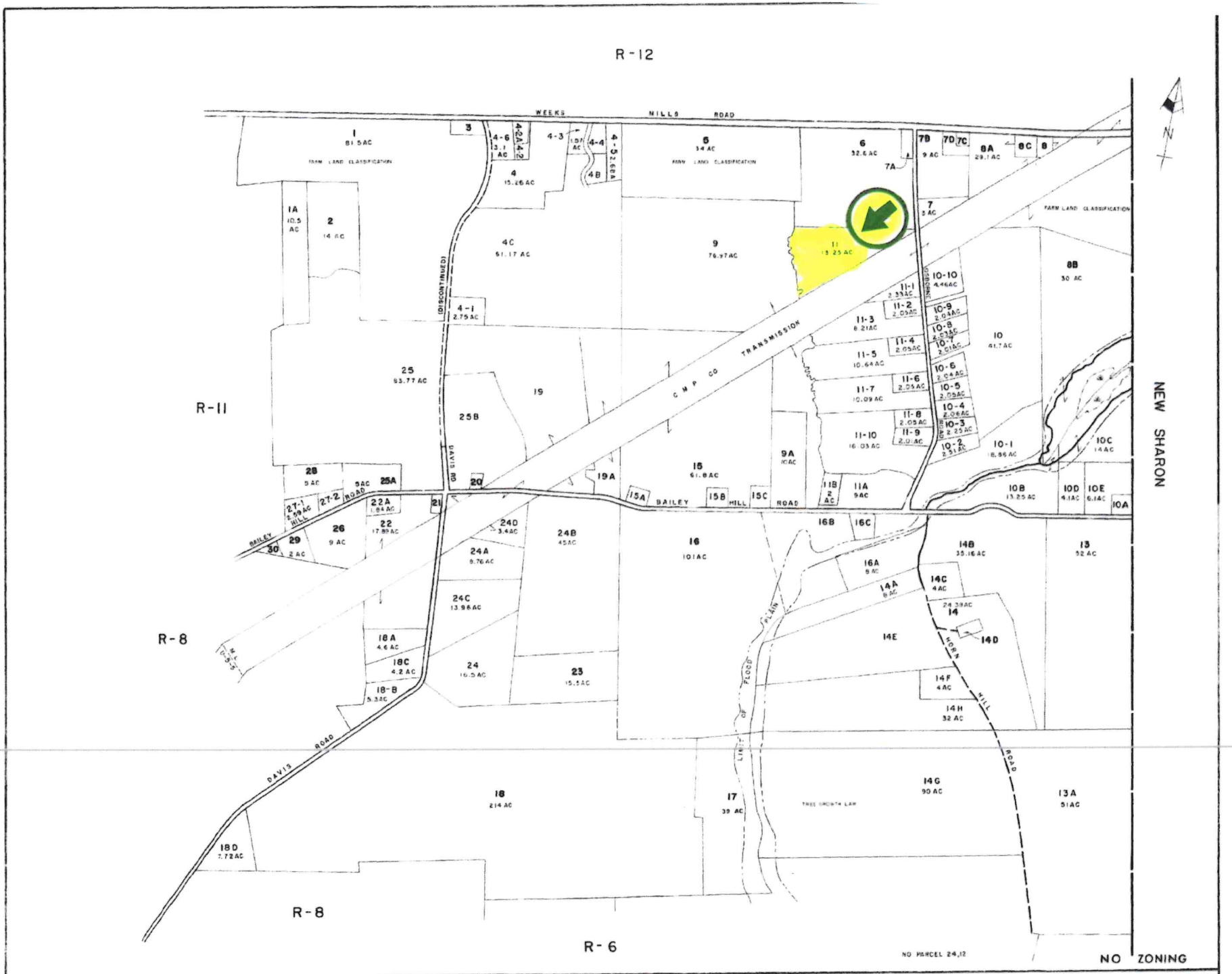
JUNE E. WYMAN
Notary Public, Maine
My Commission Expires November 27 2004

SEAL

Scott Dillon
Anson

FRANKLIN COUNTY
Susan A. Black
Register of Deeds


WEEKS MILLS ROAD
4-3
1.57 AC
4-4
4-5 2.68A
4B
5
34 AC
FARM LAND CLASSIFICATION
6
32.6 AC
7A
7B
9 AC
7D
7C
8A
29.1 AC
7
3 AC
9
76.97 AC
11
13.25 AC
OSBORNE
10-10
4.46AC
11-1
2.33AC
11-2
2.05AC
10-9
2.04AC
11-3
8.21AC
10-8
2.03AC
10-7
2.01AC
10
41.7 AC
11-4
2.05AC
11-5
10.64 AC
10-6
2.04 AC
11-6
2.05AC
C M P CO TRANSMISSION
19
11-7
10.09 AC
10-5
2.05AC
10-4
2.06AC
11-8
2.05AC
ROAD
10-3
2.25 AC
11-10
16.03 AC
11-9
2.01AC
10-2
2.51 AC
9A
10 AC
15
61.8 AC
19A



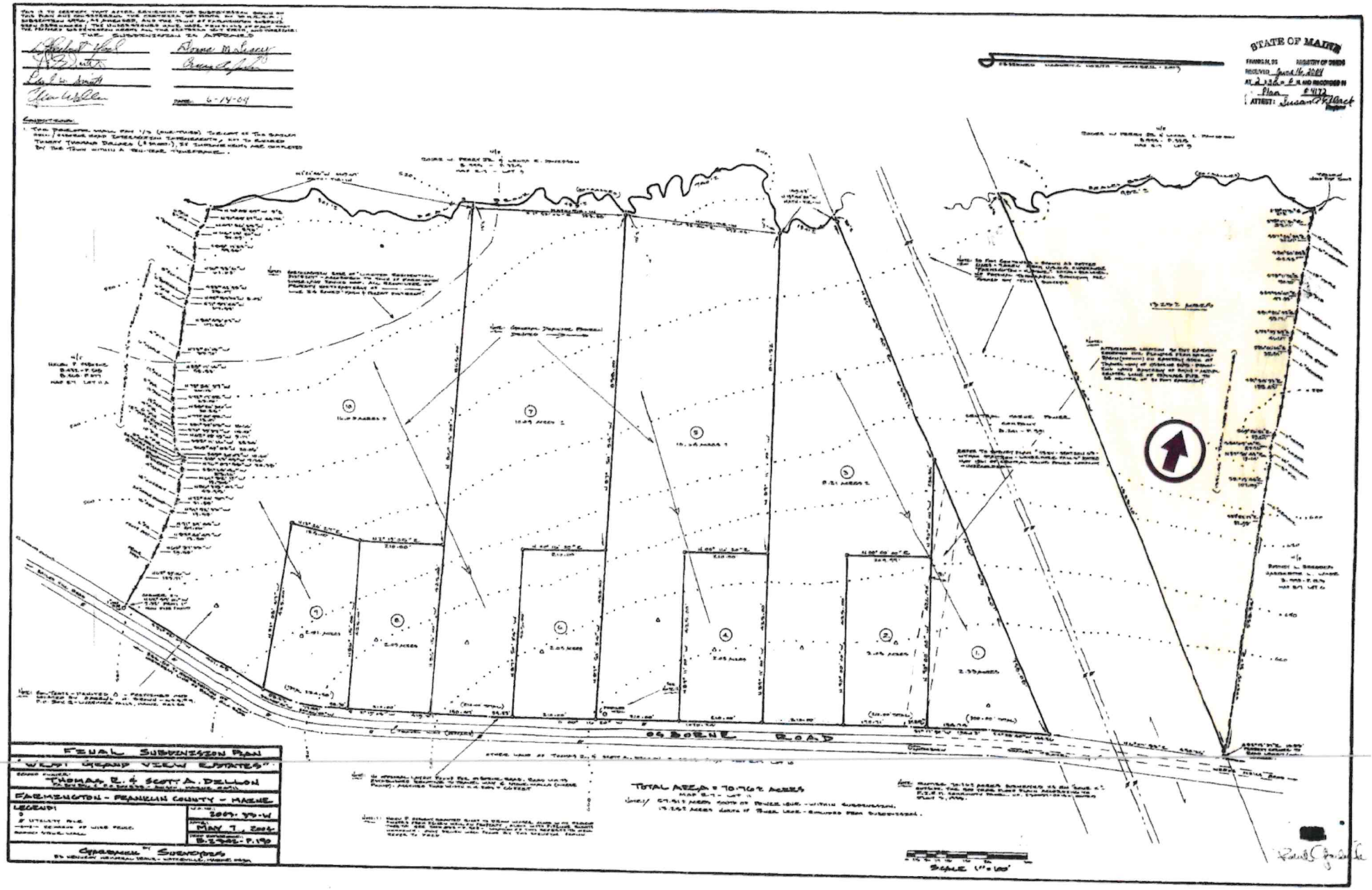
JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1969

PROPERTY MAP

FARMINGTON, MAINE

0 500 1000
SCALE IN FEET

R-7


STATE OF MAINE
FINAL SUBDIVISION PLAN
"WEST GRAND VIEW ESTATES"
THOMAS E. & SCOTT A. DELLON
FARMINGTON - FRANKLIN COUNTY - MAINE
LEGEND:
MAY 7, 2004
O'BRIEN ROAD
TOTAL AREA = 70.762± ACRES
SCALE 1" = 100'