Public Detail Report

MLS #: 1682718 **County:** York **Seasonal:** No **List Price:** $399,000
Status: Active **Property Type:** Residential **Original List Price:** $399,000
Directions: From I-95, take Exit 19, turn right onto ME-109 N, turn right onto Jagger Mill Rd, turn right onto ME-4, left onto School St, right onto Oak Ridge Rd, #2 is on the left.



2 Oak Ridge Road Sanford, ME 04073-2309

List Price: $399,000
MLS#: 1682718



General Information

Sub-Type: Single Family Residence
Style: Saltbox
Levels: Two
Color: Grey
Year Built: 1977
Fireplaces Total: 1
Furniture: Unfurnished
Rooms: 11
Beds: 4
Baths: 3/0
Sqft Fin Abv Grd+/-: 1,482
Sqft Fin Blw Grd+/-: 780
Sqft Fin Total+/-: 2,262
Source of Sqft: Public Records

Land Information

Leased Land: No
Lot Size Acres +/-: 0.76
Source of Acreage: Public Records
Surveyed: Yes
Waterfront: No
Water Views: No
Zoning: RR
Zoning Overlay: Unknown

Interior Information

Full Baths Bsmnt: 1
Full Baths Lvl 1: 1
Full Baths Lvl 2: 1
Full Baths Lvl 3: 0
Full Baths Upper: 0
Half Baths Bsmnt: 0
Half Baths Lvl 1: 0
Half Baths Lvl 2: 0
Half Baths Lvl 3: 0
Half Baths Upper: 0
VA Certification:

Appliances: Dishwasher; Dryer; Electric Range; Microwave; Refrigerator; Washer

Room Name	Length	Width	Level	Room Features
Kitchen	13	11	First	
Dining Room	12	11	First	
Living Room	15	13	First	
Primary Bedroom	14	11	First	Closet
Bedroom 2	15	11	Second	Walk-In Closet(s)
Bedroom 3	11	9	Second	Closet
Kitchen	12	11	Basement	
Den	16	12	Basement	
Bedroom 4	10	8	Basement	Closet
Sunroom	13	11	First	
Office	12	11	Basement	

Property Features

Site: Level; Well Landscaped
Driveway: Paved
Parking: 1 - 4 Spaces
Location: Near Golf Course; Near Shopping; Near Town; Neighborhood
Roads: Paved; Public
Electric: Circuit Breakers
Gas: No Gas
Sewer: Private Sewer; Septic Design Available; Septic Tank
Water: Public
Basement Entry: Exterior Only; Interior

2 Dtchd Houses on 1 Lot: No
Construction: Wood Frame
Basement Info: Finished; Full; Walk-Out Access
Foundation Materials: Poured Concrete
Exterior: Wood Siding
Roof: Shingle
Heat System: Hot Water; Pellet Stove
Heat Fuel: Oil; Pellets
Water Heater: Off Heating System
Cooling: None
Floors: Carpet; Vinyl; Wood
Other Structures: Shed(s)
Veh. Storage: No Vehicle Storage
Garage: No
Garage Spaces: 0
Amenities: 1st Floor Bedroom; Bathtub; In-Law Apartment; Laundry - 1st Floor; Shower
Patio and Porch Features: Deck; Porch-Screened
View: Scenic; Trees/Woods

Tax/Deed Information

Book/Page/Deed: 19116/724/All
Deed/Conveyance Type Offered: Personal Rep
Deed Restrictions: Unknown
Full Tax Amt/Yr: $6,065/ 2027
School District: Sanford Public Schools
Map/Block/Lot: R12G//41
Tax ID: SANF-000041-R000012G

Remarks

Remarks: Spacious living, with a finished apartment! The main house has 3 bedrooms, 2 full baths, and a sunroom. Downstairs is a 1 bedroom, 1 bath apartment with an office, its own entrance, and its own driveway. All of it sits on three-quarters of an acre waiting to be a great yard. The house is ready to be refreshed, including paint inside and out and some exterior repairs, and that's where the opportunity lies. Put in the sweat-equity and you end up with a solid home on good land, in a spot that's hard to beat, with a potential rental unit that could pay you back for years. Curious? Schedule your showing today!

Authentisign ID: BF57BD85-1DBD-F111-A6A9-000D3A4FF82A

PROPERTY LOCATED AT: **2 Oak Ridge Road, Sanford, ME 04073**

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

a) Been reported as unsatisfactory or satisfactory with notation?..... [ ] Yes [X] No
b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? [ ] Yes [X] 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: _____~~
~~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: **Seller is the personal representative of an estate. Knowledge about the property is limited.**

Source of Section I information: **Seller, Listing Agent, Previous Disclosure, Town Records**

Keller Williams Coastal Realty, 750 Lafayette Road Portsmouth NH 03801 Phone: 2073516914 Fax: Arlene Sheriff
Darryk Kelly
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PROPERTY LOCATED AT: **2 Oak Ridge Road, Sanford, ME 04073**

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: **Left side of the house** OR ☐ Unknown
Date installed: **1977** Date last pumped: **2019** Name of pumping company: **Unknown**
Have you experienced any malfunctions? ..... ☐ Yes ☒ No
~~If Yes, give the date and describe the problem: _____~~

Date of last servicing of tank: **Unknown** Name of company servicing tank: **Unknown**
Leach Field: ..... ☒ Yes ☐ No ☐ Unknown
If Yes, Location: **Left side of the house**
Date of installation of leach field: **1977** Installed by: **Unknown**
Date of last servicing of leach field: **Unknown** Company servicing leach field: **Unknown**
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: **Date of last pump sourced from prior disclosure. See additional Information for more.**
Source of Section II information: **Seller, Listing Agent, Previous Disclosure, Town Records, septic design**

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PROPERTY LOCATED AT: **2 Oak Ridge Road, Sanford, ME 04073**

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	**Forced Hot Water**	**Pellet Stove**		
Age of system(s) or source(s)	**2004 +/-**	**2015 +/-**		
TYPE(S) of Fuel	**Oil**	**Wood pellets**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**Utilities were paid by a tenant**	**Unknown**		
Name of company that services system(s) or source(s)	**Pare Oil Co. Inc***	**Unknown**		
Date of most recent service call		**Unknown**		
Malfunctions per system(s) or source(s) within past 2 years	**Unknown**	**Unknown**		
Other pertinent information	**Boiler provides domestic HW**	**Seller has no knowledge of use history of this system.**		

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 [ ] No [X] Unknown
Has chimney(s) been inspected? ..... [ ] Yes [ ] No [X] Unknown
~~If Yes, date: _____~~
Date chimney(s) last cleaned: **Unknown**
Direct and/or Power Vent(s): ..... [ ] Yes [X] No [ ] Unknown
~~Has vent(s) been inspected? ..... [ ] Yes [ ] No [ ] Unknown~~
~~If Yes, date: _____~~

Comments: ***Pare can't release any data about the boiler or fuel usage, as seller was not the account holder.**
Source of Section III information: **Seller, Listing Agent, Previous Disclosure, Boiler's Service Tags**

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 [X] 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: **2 Oak Ridge Road, Sanford, ME 04073**

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

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

Comments: **No known underground storage tanks present. Knowledge about the property is limited.**

Source of information: **Seller, Listing Agent, Previous Disclosure, Town Records**

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: **No knowledge of asbestos on the property. Knowledge about the property is limited.**

Source of information: **Seller, Listing Agent, Previous Disclosure, Town Records**

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: **No knowledge of radon air at the property. Knowledge about the property is limited.**

Source of information: **Seller, Listing Agent, Previous Disclosure, Town Records**

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: **No knowledge of radon water at the property. Public Water - Sanford Water District**

Source of information: **Seller, Listing Agent, Previous Disclosure, Town Records**

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

Comments: **No knowledge of methamphetamines at the property. Knowledge about the property is limited.**

Source of information: **Seller, Listing Agent, Previous Disclosure, Town Records**

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PROPERTY LOCATED AT: **2 Oak Ridge Road, Sanford, ME 04073**

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: **Peeling paint on some siding, as well as trim & sills around some windows.**

Source of information: **Seller, Listing Agent, Previous Disclosure, Town Records**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☐ No	☒ Unknown
LAND FILL:	☐ Yes	☐ No	☒ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☐ No	☒ Unknown

Other: **No knowledge of Hazardous Materials at the property. Knowledge about the property is limited.**

Source of information: **Seller, Listing Agent, Previous Disclosure, Town Records**

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: **Seller, Listing Agent, Previous Disclosure, Town Records, 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: **Town Records**

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PROPERTY LOCATED AT: **2 Oak Ridge Road, Sanford, ME 04073**

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: **23031C0411G** Year: **2024** (Attach a copy)

Comments: **Property is not in a FEMA designated flood zone**

Source of Section VI information: **Seller, Listing Agent - FEMA Flood Map Service.**

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PROPERTY LOCATED AT: **2 Oak Ridge Road, Sanford, ME 04073**

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, solar panels, wind turbines): Type: **None**

From Whom: **N.A.**

Year Principal Structure Built: **1977** What year did Seller acquire property? **2024**

Roof: Year Shingles/Other Installed: **1994**

Water, moisture or leakage: **None**

Comments: **Roof has surpassed its expected lifespan; seller has no knowledge of moisture or leaks.**

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: **Prior owner had repaired a clog in the perimeter drain that led to water backing up.**

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

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

Comments: **Knowledge about the property is limited.**

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: **No knowledge of defects or hazards at the property. See additional information.**

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PROPERTY LOCATED AT: **2 Oak Ridge Road, Sanford, ME 04073**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **Back deck condition will need attention and repair. Visible exterior rot, siding will need to be repaired/replaced.**

Comments: **Knowledge about the property is limited.**

Source of Section VII information: **Seller, Listing Agent, Previous Disclosure, Town Records**

SECTION VIII - ADDITIONAL INFORMATION

Owner (deceased), and Personal Representative have never lived at the property. There was a tenant, the property is now vacant. The basement apartment was added in 1994, as a condition of the expanded living area, an expanded septic design was created, and will be required when a new septic is installed. That septic design is recorded with the town & registry of deeds. Squirrel seen entering attic gable vent. Property would benefit from interior painting.

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.

		Authentisign Arlene Sheriff, Personal Representative	09/30/2026
SELLER	DATE	SELLER	DATE
Estate of Morris A. Sheriff		**Arlene Sheriff, Personal Representative**	
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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Arlene Sheriff

Authentisign ID: D722681E-B4BD-F111-A6A9-000D3A4FF82A

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Estate of Morris A. Sheriff, Arlene Sheriff, Personal Representative** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **2 Oak Ridge Road, Sanford, ME 04073**

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 AuthentiSIGN Arlene Sheriff, Personal Representative **Estate of Morris A. Sheriff**	Date 10/01/2026
Buyer	Date	Seller **Arlene Sheriff, Personal Representative**	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller AuthentiSIGN Darryk Kelly	Date 10/01/26
Agent	Date	Agent **Darryk A. Kelly**	Date

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REALTOR®

EQUAL HOUSING OPPORTUNITY

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19116 PG 724**
Instr # 2022040373
09/21/2022 08:28:31 AM
Pages 2 YORK CO

After Recording Return To:
Morris Sheriff
1290 Woodbury Ave, Portsmouth, NH 03801

DLN: 1002240210849

1870.00

Maine R.E. Transfer Tax Paid

Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS: That **Linda R. Lawrence fka. Linda R. Cote** of **2 Oak Ridge Road, Sanford, ME 04073**, for consideration paid, grant to **Morris Sheriff** of **1290 Woodbury Avenue, Portsmouth, NH 03801**, with **WARRANTY COVENANTS:**

A certain lot or parcel of land with the buildings thereon situated in the Town of Sanford, County of Yok and State of Maine and being Lot No. 41 on Plan of Oak Ridge Heights drawn by Land Use Consultants, Inc., dated June 1, 1976 and recorded in the York County Registry of Deeds, Plan Book 81, Page 37, to which plan reference is hereby made for a more particular description of said lot.

Excepting the land conveyed to Claire M. Bourassa and Robert R. Bourassa dated September 8, 1986 and recorded at Book 4026, Page 59 in the York County Registry of Deeds.

The above conveyance is made subject to certain conditions, restrictions and reservations as contained in the deed above referred to from Kasprzak Inc. to the Grantor and Granted herein, as well as the right in common with other lot owners of lots to use the Resource and Conservation areas as shown on said Plan, and together with the use of all rights of way as delineated on said Plan, and together with a 1/55th interest in and to the areas designated on said Plan as the Play Area.

Meaning and intending to describe and convey the same premises conveyed to Linda R. Cote by virtue of a deed from Ronald H. Cote, dated December 6, 2010 and recorded with the York County Registry of Deeds on March 15, 2011 at Book 16063, Page 785.

Executed this 15 day of September, 2022.

Linda R. Lawrence

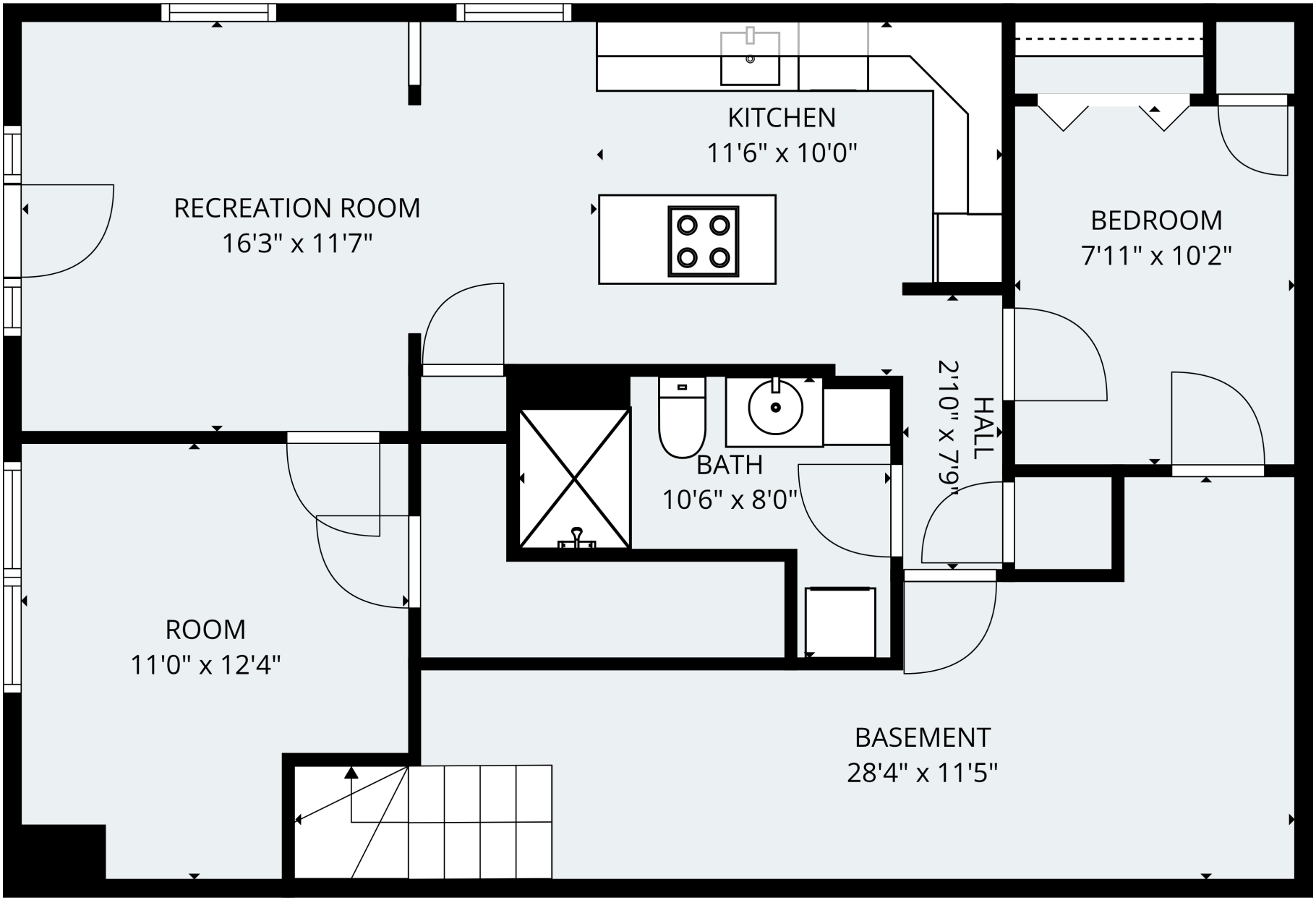
Linda R. Lawrence

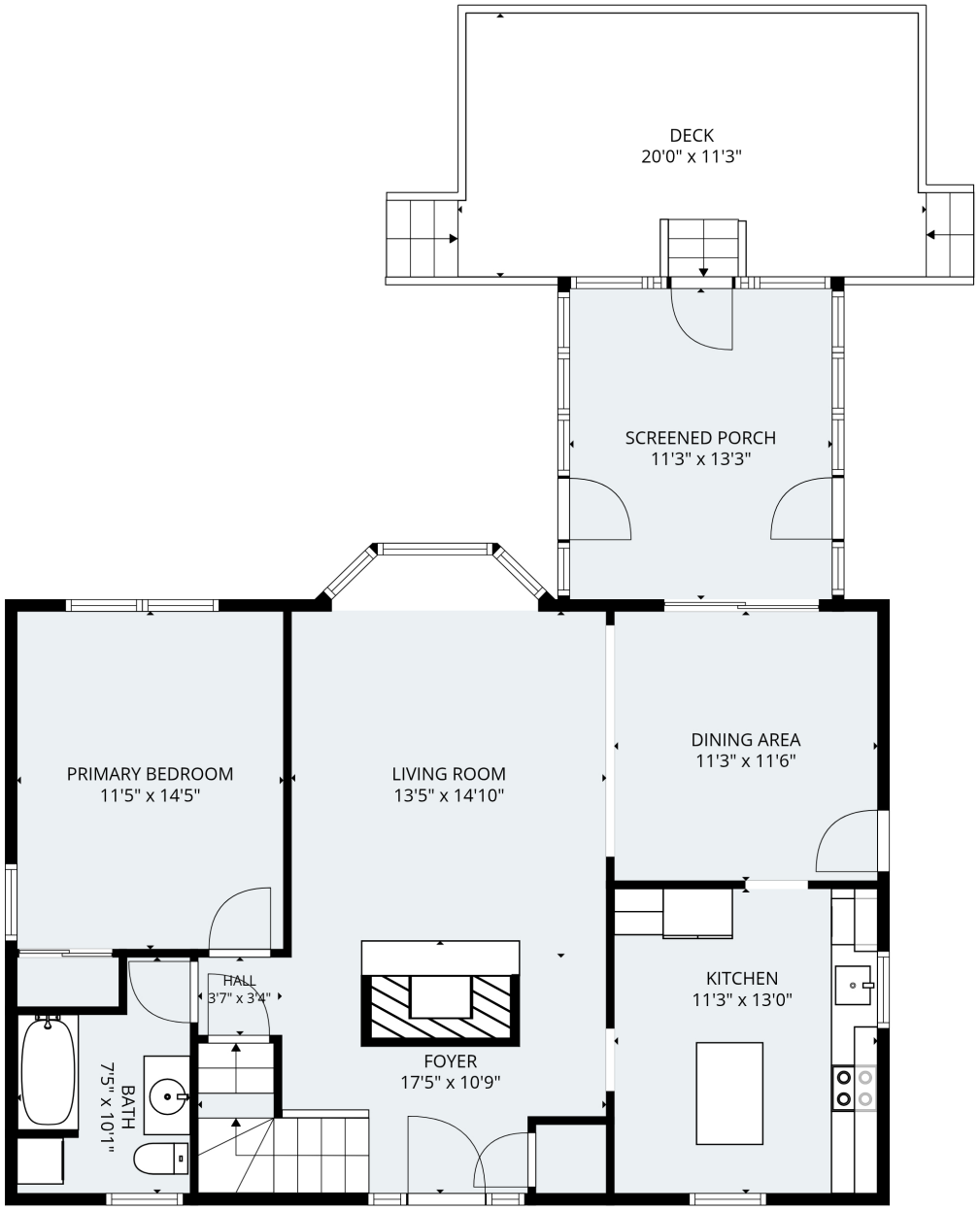
STATE OF New Hampshire
COUNTY OF Rockingham

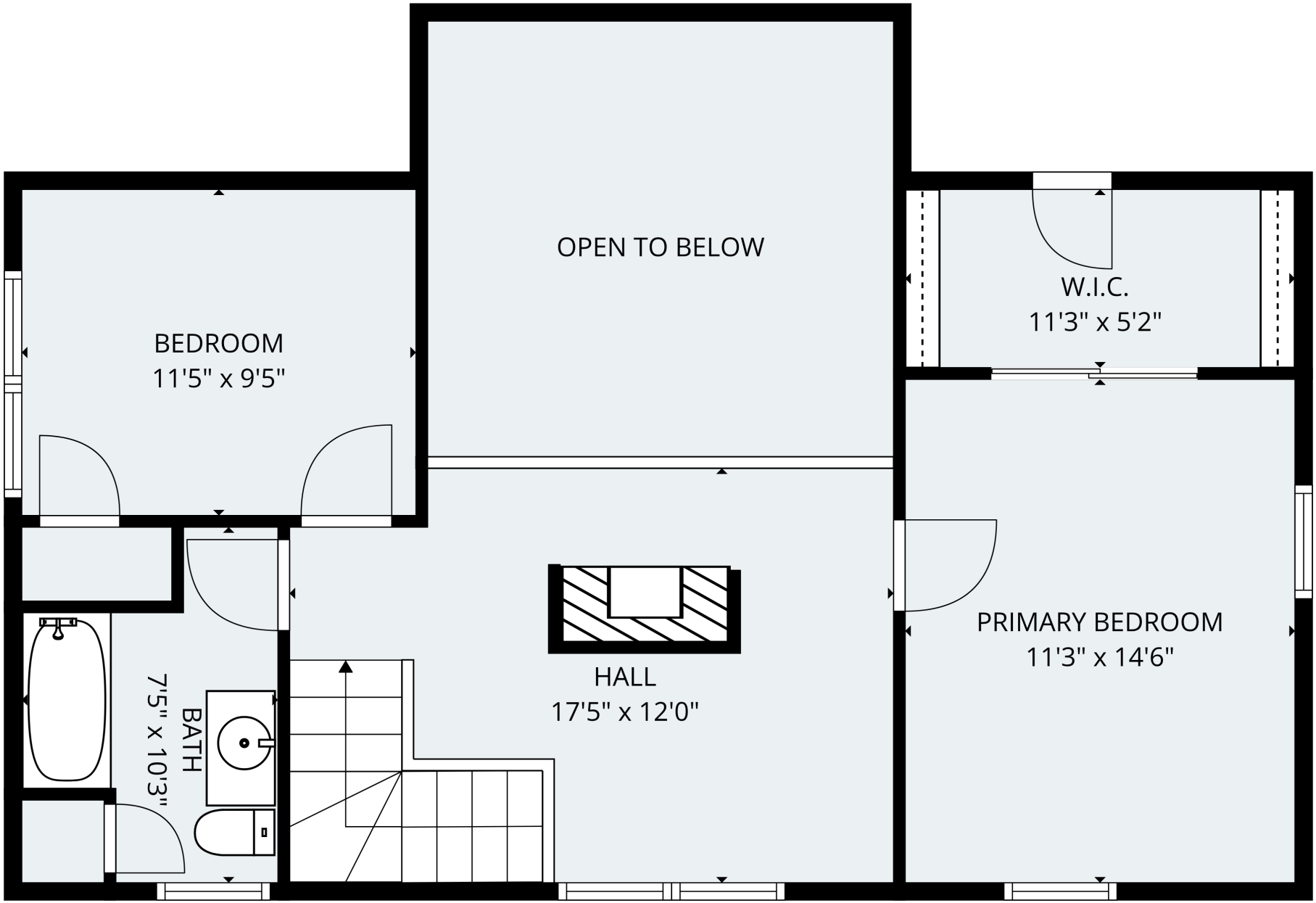
Then personally appeared before me on this 15 day of September, 2022, the said Linda R. Lawrence and acknowledged the foregoing to be her voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration: 3/3/26

LORA M PIATT
Commission Expires
NOTARY PUBLIC
03-03-2026
NEW HAMPSHIRE


KITCHEN
11'6" x 10'0"
RECREATION ROOM
16'3" x 11'7"
BEDROOM
7'11" x 10'2"
HALL
2'10" x 7'9"
BATH
10'6" x 8'0"
ROOM
11'0" x 12'4"
BASEMENT
28'4" x 11'5"


DECK
20'0" x 11'3"
SCREENED PORCH
11'3" x 13'3"
PRIMARY BEDROOM
11'5" x 14'5"
LIVING ROOM
13'5" x 14'10"
DINING AREA
11'3" x 11'6"
HALL
3'7" x 3'4"
FOYER
17'5" x 10'9"
KITCHEN
11'3" x 13'0"
BATH
7'5" x 10'1"


OPEN TO BELOW
BEDROOM
11'5" x 9'5"
W.I.C.
11'3" x 5'2"
PRIMARY BEDROOM
11'3" x 14'6"
HALL
17'5" x 12'0"
BATH
7'5" x 10'3"

City of Sanford, ME

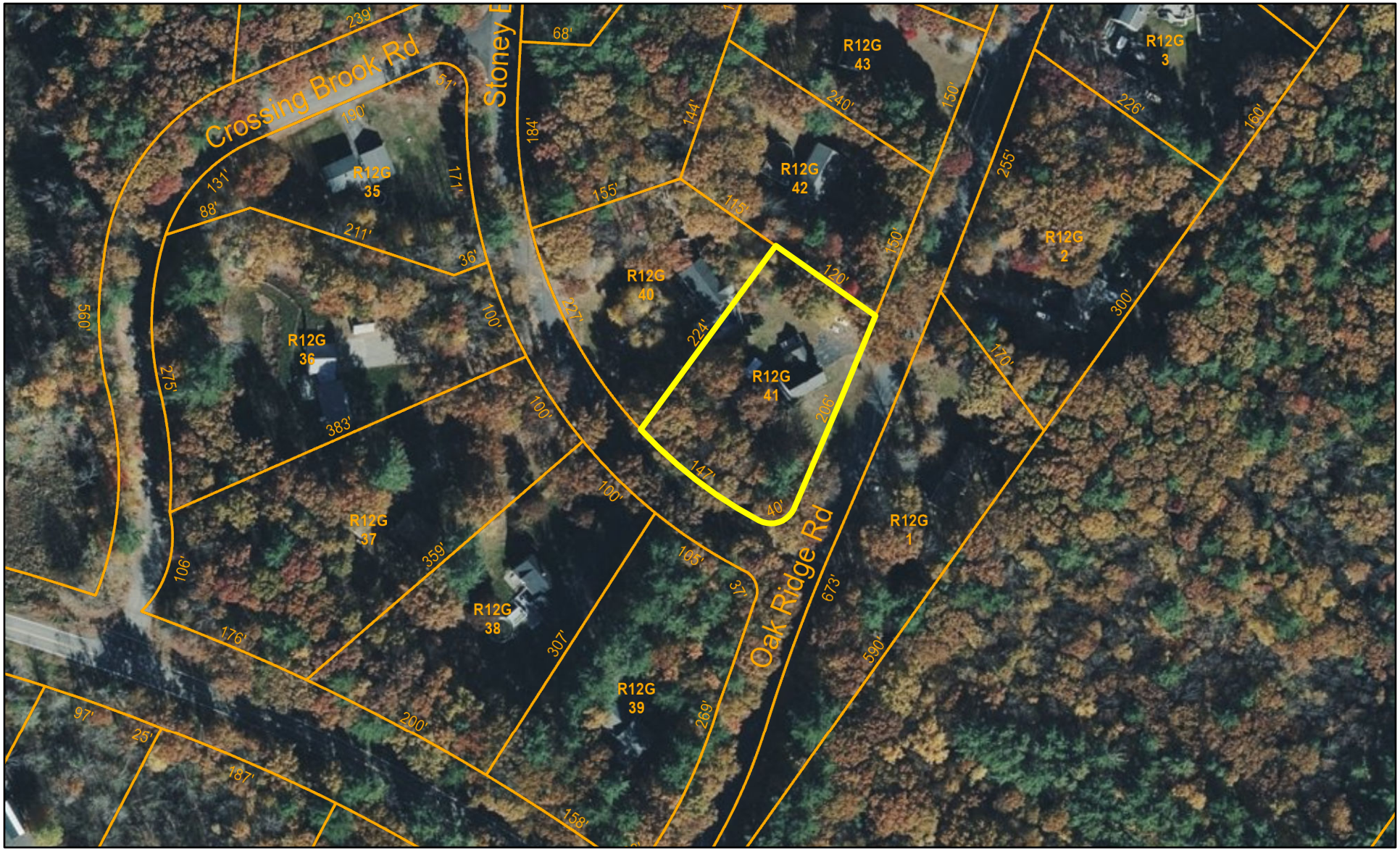
1 inch = 137 Feet

0 137 274 411

September 29, 2026

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