LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Donald E Brann Jr** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **20 Birch Acres , Lyman, ME 04002**

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 **Donald E Brann Jr**	Date 9/29/26
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent **Kaitlyn Mooers**	Date 9-29-26

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REALTOR®

EQUAL HOUSING OPPORTUNITY

BK17322 PGS 779 - 781 09/19/2016 08:35:54 AM
INSTR#: 2016040072 DEBRA ANDERSON
RECEIVED YORK SS REGISTER OF DEEDS
E-RECORDED

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

WARRANTY DEED

Maine Statutory Short Form

MAINE REAL ESTATE TRANSFER TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS that **I, Renald R. Berthiaume**, of Hope Mills, County of Cumberland and State of North Carolina, for consideration paid, grant to **Donald E. Brann, Jr.**, having a current mailing address of 15 Scribner Circle, Lewiston, ME 04240, with **WARRANTY COVENANTS**, with **Warranty Covenants**, the land in Lyman, in the County of York and State of Maine, described as follows:

A certain lot or parcel of land situated in Lyman, in the County of York and State of Maine and being Lot No 4 as shown on Plots of Birch Acres in Lyman, Maine, which Plan is recorded in the York County Registry of Deeds in Plan Book 75, Page 4.

This conveyance is made subject to three easements to Central Maine Power Company and New England Telephone by instruments dated December 20, 1974 and June 9, 1975 and recorded in said Registry of Deeds in Book 2065, Page 750; Book 2065, Page 751 and Book 2090, Page 510, respectively, to such extent as the same may affect the within conveyed premises.

The above described parcel is conveyed subject to the following covenants, conditions and restrictions, and similar covenants and conditions will be imposed on all of, said lots. (except Lots Nos. 2 & 15), as shown on said Plan these covenants, conditions and restrictions shall be considered as real covenants running with the land, and to be binding upon the Grantors and the Grantees herein, their successors, heirs, executors, administrators, devisees and assigns. All of the said restrictions shall be enforceable either in law or equity by the said Grantors, their heirs and assigns, or by any owner of any lot shown on the above noted Plan, at the expense of the owner of the premises violating any of the restrictions.

1. **The above described premises shall be used for residential purposes only and shall be occupied by not more than one residential unit.**

2. A residential unit shall include no building or structures other than the following, viz: One detached dwelling house designed as a residence for one family, one garage for private use constructed either as an integral part of the dwelling or as a detached building and adapted for the storage of not more than three automobiles; and such additional structures as shall from

time to time, be used in connection with single family dwelling houses situated in similar neighborhoods. No building or structures of any kind except for the aforementioned residential structures shall be erected, used, maintained or allowed to stand on said property.

3. No building shall be less than eight hundred fifty (850) square feet of living area, excluding porches, garages, stoops, carports or other outside living terraces.

4. No building shall be closer than thirty (30) feet from the side lot line, or closer than forty (40) feet from the street line or forty (40) feet from the rear line.

5. All dwellings to be completed on the exterior within twelve (12) months from the start of excavation.

6. No house trailer or mobile home shall be permitted or allowed on the above described premises; however, campers for private use may be stored on said premises but shall not be used on said premises for habitation, occupation, or otherwise.

7. No keeping of poultry, swine, dog kennels, or livestock, other than household pets normally housed in a residence, shall be permitted on those premises.

8. No previously constructed or completed buildings may be moved onto any of said lots, excepting that new modular, pre-fabricated, pre-cut or pre-assembled structures or buildings shall be permitted.

9. The exterior shall be covered with brick or stone masonry, flush wood siding, clapboard, shingles or equal. The use of simulated or artificial brick or stone composition sidings shall not be permitted,

10. The erection and use of any structure or any occupation of the property hereby conveyed contrary to these conditions and restrictions, or any part of them, shall be conclusively deemed a nuisance for which the said Grantors may have remedy by due process of law, or may at their option, by their agents, enter and remove such nuisance at the expense of the Grantees, their heirs and assigns, without being responsible for trespass there-for.

11. Sub-surface waste disposal systems and wells shall, be located, as nearly as shall be reasonably possible, in the locations therefore indicated and depicted as such on the aforesaid Plan, and shall be maintained insofar as reasonably possible, with at least one hundred fifty (150) feet separating any such well from any such sub-surface waste disposal system.

Being the same premises conveyed to Renald R. Berthiaume and Hermance J. Berthiaume by virtue of a deed from Maurice J. Dion and Cecile J. Dion dated January 9, 1976 and recorded in the York County Registry of Deeds in Book 2111, Page 305. The said Bermance J. Berthiaume died August 20, 2009, leaving the said Renald R. Berthiaume as the surviving joint tenant.

The premises are conveyed subject to any easements and restrictions of record, and together with all rights, easements, privileges and appurtenances belonging to the premises described herein.

WITNESS my hand this 13th day of September, 2016.

Witness

Diane Grossman POA
Renald R. Berthiaume by Diane Grossman
His Attorney in Fact

STATE OF NORTH CAROLINA
COUNTY OF Cumberland

September 13th 2016

Personally appeared the above-named, Renald R. Berthiaume by and through Diane Grossman, as Attorney in Fact for Renald R. Berthiaume, and acknowledged the foregoing instrument to be her free act and deed in her said capacity, and the free act and deed of said Renald R. Berthiaume.

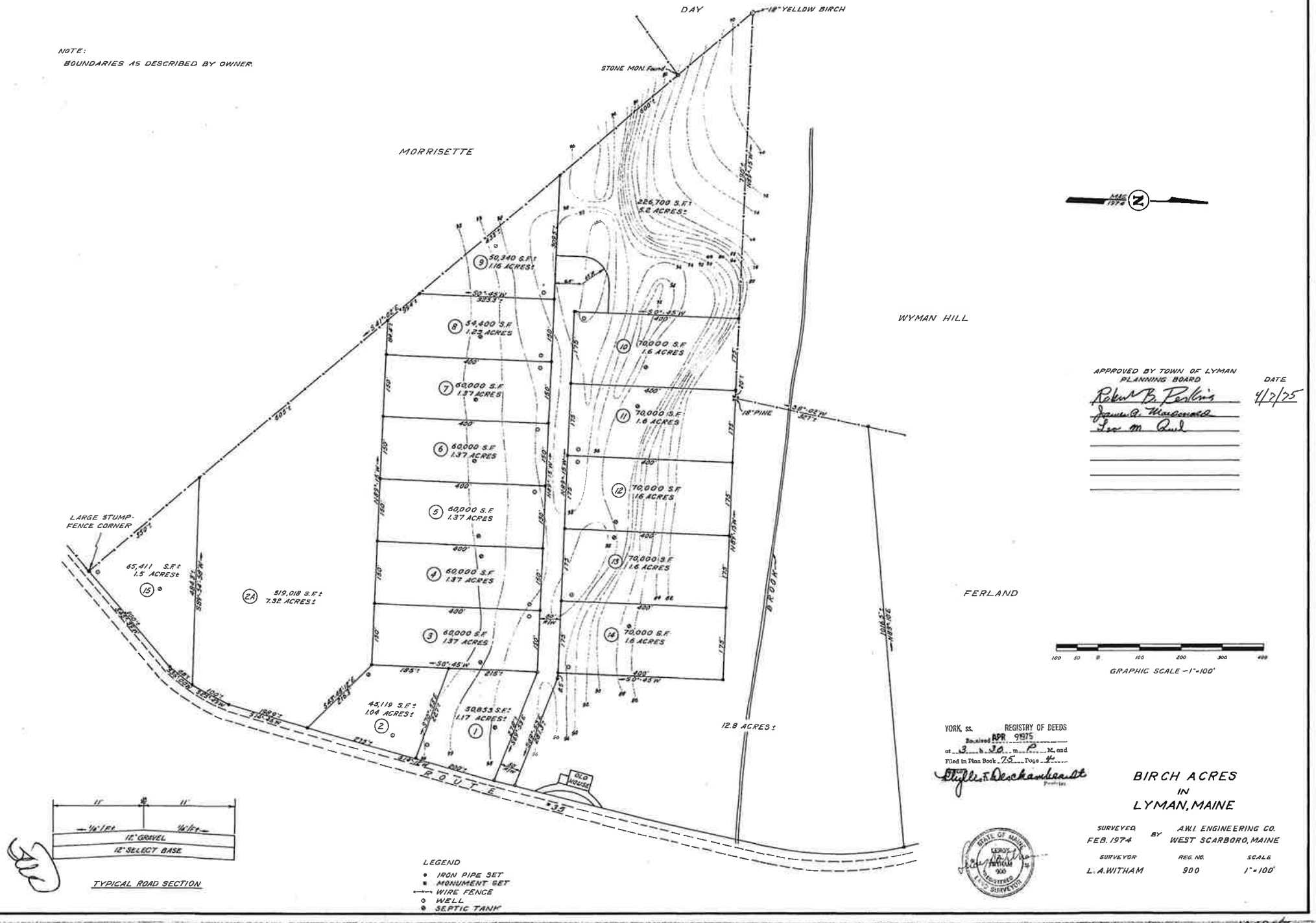
Before me,

Notary Public

VIOLETA GARCIA
Notary Public
Cumberland Co., North Carolina
My Commission Expires Nov. 15, 2020

After recording return to:
Donald E. Brann, Jr.
20 Birch Lane
Lyman, ME 04002

z/16cash83/deed/mjk


NOTE:
BOUNDARIES AS DESCRIBED BY OWNER.
DAY
18" YELLOW BIRCH
STONE MON. Found
MORRISETTE
WYMAN HILL
FERLAND
226,700 S.F.±
5.2 ACRES±
50,340 S.F.±
1.16 ACRES±
54,400 S.F.
1.25 ACRES
60,000 S.F.
1.37 ACRES
70,000 S.F.
1.6 ACRES
18" PINE
LARGE STUMP-
FENCE CORNER
65,411 S.F.±
1.5 ACRES±
319,018 S.F.±
7.32 ACRES±
45,119 S.F.±
1.04 ACRES±
50,853 S.F.±
1.17 ACRES±
12.8 ACRES±
BROOK
ROUTE
OLD HOUSE
APPROVED BY TOWN OF LYMAN
PLANNING BOARD
DATE
4/7/75
GRAPHIC SCALE - 1"=100'
YORK, ss. REGISTRY OF DEEDS
Received APR 9 1975
at 3 h 30 m P M, and
Filed in Plan Book 75 Page 4
BIRCH ACRES
IN
LYMAN, MAINE
SURVEYED FEB. 1974
BY A.W.I. ENGINEERING CO.
WEST SCARBORO, MAINE
SURVEYOR L. A. WITHAM
REG. NO. 900
SCALE 1"=100'
TYPICAL ROAD SECTION
12" GRAVEL
12" SELECT BASE
LEGEND
IRON PIPE SET
MONUMENT SET
WIRE FENCE
WELL
SEPTIC TANK

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family.
Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**

March 2020

Coldwell Banker - Saco, 120 Main St., Suite 243 Saco ME 04072
Kaitlyn Mooers
Phone: (207)286-6767 Fax: (781)684-6324
20 Birch Acres
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

SIP

Fact Sheet: Arsenic Treated Wood

Department of Health and Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

TO LEARN MORE

Eric Frohmberg
Environmental and Occupational Health Program
Maine CDC
Toll-free in Maine 866-292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/eohp

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

Coldwell Banker - Saco, 120 Main St., Suite 243 Saco ME 04072 (207)286-6767 (781)684-6324 20 Birch Acres
Kaitlyn Mooers