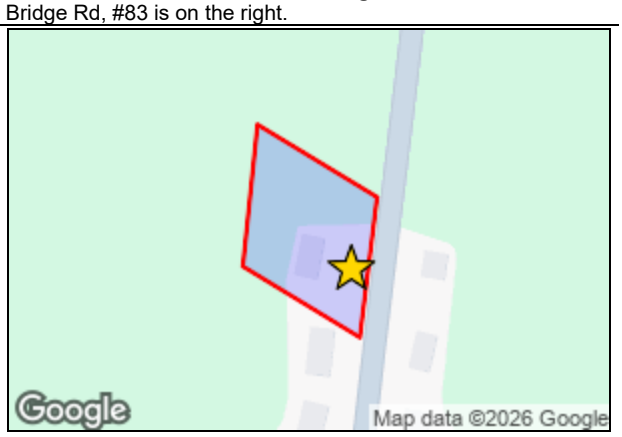
Public Detail Report

MLS #: 1686427 **County:** York **Seasonal:** No **List Price:** $625,000
Status: Active **Property Type:** Residential **Original List Price:** $625,000
Directions: From Route 1 in York, turn onto Cider Hill Rd (Route 91), turn left onto Scotland Bridge Rd, #83 is on the right.



83 Scotland Bridge Road
York, ME 03909-5219

List Price: $625,000
MLS#: 1686427



General Information

Sub-Type: Single Family Residence **Year Built:** 1960 **Rooms:** 8 **Sqft Fin Abv Grd+/-:** 1,838
Style: Ranch **Fireplaces Total:** 0 **Beds:** 3 **Sqft Fin Blw Grd+/-:** 520
Levels: One **Baths:** 2/0 **Sqft Fin Total+/-:** 2,358
Color: Beige **Source of Sqft:** Public Records

Land Information

Leased Land: No **Waterfront:** No **Zoning:** Gen-1
Lot Size Acres +/-: 0.87 **Water Views:** No **Zoning Overlay:** Unknown
Source of Acreage: Public Records
Surveyed: Unknown

Interior Information

Full Baths Bsmnt: 0 **Half Baths Bsmnt:** 0 **VA Certification:**
Full Baths Lvl 1: 2 **Half Baths Lvl 1:** 0
Full Baths Lvl 2: 0 **Half Baths Lvl 2:** 0
Full Baths Lvl 3: 0 **Half Baths Lvl 3:** 0
Full Baths Upper: 0 **Half Baths Upper:** 0
Appliances: Dishwasher; Electric Range; Microwave; Refrigerator

Room Name	Length	Width	Level	Room Features
Kitchen	17	12	First	Breakfast Nook
Dining Room	13	10	First	
Living Room	21	13	First	
Family Room	26	14	First	
Primary Bedroom	13	12	First	Double Vanity,Full Bath,Walk-In Closet(s)
Bedroom 2	13	13	First	Closet
Bedroom 3	11	9	First	Closet

Room Name	Length	Width	Level	Room Features
Office	12	9	First	Closet

Property Features

Site: Open; Well Landscaped
Driveway: Paved
Parking: 5 - 10 Spaces; Paved
Location: Near Town; Neighborhood
Rec. Water: Nearby
Roads: Paved; Public
Electric: Circuit Breakers; Generator Hookup
Gas: No Gas
Sewer: Private Sewer; Septic Tank
Water: Public
Basement Entry: Bulkhead; Interior

Construction: Wood Frame
Basement Info: Full; Walk-Out Access
Foundation Materials: Poured Concrete
Exterior: Vinyl Siding
Roof: Shingle
Heat System: Baseboard; Heat Pump; Hot Water
Heat Fuel: Electric; Oil
Water Heater: Off Heating System; Tank
Cooling: Heat Pump
Floors: Hardwood; Laminate; Tile; Vinyl
Door Features: Storm Door(s)
Other Structures: Shed(s)
Veh. Storage: 2 Car; Attached; Basement
Garage: Yes
Garage Spaces: 2
Amenities: 1st Floor Bedroom; 1st Floor Primary Bedroom w/Bath; Attic; Laundry - 1st Floor; Shower
Patio and Porch Features: Deck
View: Scenic

Tax/Deed Information

Book/Page/Deed: 14863/945/All **Full Tax Amt/Yr:** $4,190/ 2027 **Map/Block/Lot:** 80//2
Deed/Conveyance Type Offered: Trustee **Tax ID:** YORK-000080-000000-000002

Remarks

Remarks: Discover the possibilities of comfortable, single-level living in this inviting ranch, ideally situated in an established neighborhood just a half mile from the Scotland Bridge public boat launch on the York River. Set on a .87-acre lot, this 2,358-square-foot property offers a wonderful blend of functionality, outdoor space, and versatility. The main home offers the ease of one-floor living, with an additional private en-suite featuring its own bedroom, full bath with double vanities, and living room area. With both interior access to the main home and its own exterior entrance, this flexible space offers endless possibilities. Use it as a spacious primary bedroom suite, accommodate multigenerational living or extended family, welcome overnight guests, create a caretaker's quarters, or enjoy a private retreat separate from the main living area. Outside, enjoy a spacious yard with room to garden, entertain, and make the most of the seasons, along with the convenience of an attached two-car garage and two separate driveways. Whether you're looking to accommodate changing needs, create space for loved ones or simply enjoy the convenience of

single-level living, this property offers options to fit a variety of lifestyles. Enjoy easy access to Route 1 and nearby back roads connecting you to neighboring towns, local amenities, and all that the Southern Maine coast has to offer. A versatile property in a convenient location, ready to welcome its next chapter!

Authentisign ID: 1DB35E43-38D2-F111-BF5B-000D3A4FF82A

PROPERTY LOCATED AT: **83 Scotland Bridge Road, York, ME 03909**

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:

a) Been reported as unsatisfactory or satisfactory with notation?..... [ ] Yes [ ] No
b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? [ ] Yes [ ] 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: **Public Water**

Source of Section I information: **Seller**

Buyer Initials _____ _____ _____ _____ Seller Initials _____ PRT _____ _____

Authentisign ID: 1DB35E43-38D2-F111-BF5B-000D3A4FF82A

PROPERTY LOCATED AT: **83 Scotland Bridge Road, York, ME 03909**

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: **1250 with pump chamber**
Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____
Location: **Front yard** OR ☐ Unknown
Date installed: **2011** Date last pumped: **June 2026** Name of pumping company: **Morgridge**
Have you experienced any malfunctions? ..... ☐ Yes ☒ No
~~If Yes, give the date and describe the problem: _____~~

Date of last servicing of tank: **n/a** Name of company servicing tank: **Morgridge**
Leach Field: ..... ☒ Yes ☐ No ☐ Unknown
If Yes, Location: **Front yard**
Date of installation of leach field: **2011** Installed by: **Unknown**
Date of last servicing of leach field: **n/a** Company servicing leach field: **n/a**
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: **System is designed for a 3 Bedroom House**
Source of Section II information: **Seller, Septic Design, Morgridge**

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PROPERTY LOCATED AT: **83 Scotland Bridge Road, York, ME 03909**

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	**FHW**	**Mini Split**		
Age of system(s) or source(s)	**1992**	**2020**		
TYPE(S) of Fuel	**Oil**	**Electric**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**839 +/-**	**Part of electric bill**		
Name of company that services system(s) or source(s)	**Brian Higgins**	**Unknown**		
Date of most recent service call	**N/A**	**N/A**		
Malfunctions per system(s) or source(s) within past 2 years	**None**	**None**		
Other pertinent information	**Oil Tank is 66 Years Old**	**N/A**		

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [X] Yes [ ] No [ ] Unknown

Are all sleeved? ..... [ ] Yes [X] 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? ..... [X] Yes [ ] No [ ] Unknown

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

Has chimney(s) been inspected? ..... [ ] Yes [X] No [ ] 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: **Woodstove has not been used since 1990. Shared Chimney flue serving 2 fuel types**

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 [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: **83 Scotland Bridge Road, York, ME 03909**

~~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 undergroung storage tanks on the property**

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: **Seller has no knowledge of any asbestos on the property**

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: **Seller has never tested for Radon/Air**

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: **Public Water, seller has never tested for Radon/Water**

Source of information: **Seller**

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

Comments: **Seller has no knowledge of any Methamphetamine on the property**

Source of information: **Seller**

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PROPERTY LOCATED AT: **83 Scotland Bridge Road, York, ME 03909**

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 minor areas**

Source of information: **Seller and agent visual 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: **Seller has no knowledge of any Hazardous Materials on the property**

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:~~

Source of information: **Deed, Seller, Trust Docs**

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**

Authentisign ID: 1DB35E43-38D2-F111-BF5B-000D3A4FF82A

PROPERTY LOCATED AT: **83 Scotland Bridge Road, York, ME 03909**

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: **Property is NOT Located in a flood zone**

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

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PROPERTY LOCATED AT: **83 Scotland Bridge Road, York, ME 03909**

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: **Homestead, Widow**

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: **n/a**

From Whom: **n/a**

Year Principal Structure Built: **1960** What year did Seller acquire property? **1959**

Roof: Year Shingles/Other Installed: **2015/2020**

Water, moisture or leakage: **Ice Dam winter '25/'26 caused minor leak in primary bedroom ceiling**

Comments: **Main Roof 2015/ Addition in 2020**

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: **Occasional seepage in crawlspace during heavy rain.**

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

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

Comments: **Inspection identified small area of microbial growth in attic by chimney (but moisture was not present at time of inspection).**

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**

Buyer Initials _____ Seller Initials PRT

Authentisign ID: 1DB35E43-38D2-F111-BF5B-000D3A4FF82A

PROPERTY LOCATED AT: **83 Scotland Bridge Road, York, ME 03909**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **Seals broken in two windows, some rot on the decking. Ice dam Continued... See Addendum Known material defects 1**

Comments: **None**

Source of Section VII information: **Seller, Inspection Report, Agent observation**

SECTION VIII - ADDITIONAL INFORMATION

Inspection report available for interested buyers after first showing.

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 Peter Rowe, Trustee	10/27/2026
SELLER	DATE	SELLER	DATE
Betty L Rowe Revocable Trust		**Peter Rowe, Trustee**	
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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ADDENDUM

PROPERTY: **83 Scotland Bridge Road, York, ME 03909**

1) Known material defects
in the primary bedroom last winter caused ceiling damage, basement joist noted as damaged in inspection.

Date: _____ Date: _____

_____ _____
Signature Signature

Date: _____ Date: 10/27/2026

_____ Authentisign Peter Rowe, Trustee
Signature Signature

Addendum

Authentisign ID: 1DB35E43-38D2-F111-BF5B-000D3A4FF82A

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Betty L Rowe Revocable Trust, Peter Rowe, Trustee** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **83 Scotland Bridge Road, York, ME 03909**

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

HS

(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 **Betty L Rowe Revocable Trust** Peter Rowe, Trustee	Date 10/27/2026
Buyer	Date	Seller **Peter Rowe, Trustee**	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller Halley Smith	Date 10/27/26
Agent	Date	Agent **Halley Smith / Troy Williams**	Date

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Doc# 2006030019
Bk 14863 Pg 0945 - 0946
Received York SS
06/12/2006 10:43AM
Debra L. Anderson
Register of Deeds

PREPARED BY AND RETURN TO:
LAW OFFICE OF DIANA LEE CORBIN
18 JOSIAH NORTON ROAD
CAPE NEDDICK, ME 03902

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that we, **DELWYN P. ROWE** and **BETTY LOU ROWE**, of the 83 Scotland Bridge Road, Town of York, County of York, and State of Maine;

for consideration paid, grant to **DELWYN P. ROWE**, Trustee of the Delwyn P. Rowe Revocable Trust, u/t/a dated June 7, 2006, as may be amended from time to time, having a mailing address of 83 Scotland Bridge Road, York, Maine 03909, and **BETTY L. ROWE**, Trustee of the Betty L. Rowe Revocable Trust, u/t/a dated June 7, 2006, as may be amended from time to time, having a mailing address of 83 Scotland Bridge Road, York, Maine 03909, in equal shares as tenants in common and not as joint tenants;

No R.E. Transfer Tax Paid

with *QUITCLAIM COVENANTS* the following two parcels located in the Town of York, County of York, and the State of Maine:

PARCEL 1:

A certain lot or parcel of land, situated in the Town of York, in the County of York, and State of Maine, on the northwesterly side of the highway known as the "Scotland Bridge Road", and bounded and described as follows, to wit:

Beginning at the southerly corner of the lot or parcel of land hereby conveyed, at a point in the northwesterly side line of said highway, and at the easterly corner of a lot or parcel of land which Albert L. Parmeter and Maybelle C. Parmeter conveyed to Everett and Marilyn Fuller by deed since duly recorded; thence running northwesterly, by said land of Fullers one hundred fifty (150) feet; thence continuing northwesterly on the same course, and by other land of said Parmeter, fifty (50) feet; thence running northeasterly, by other land of said Parmeter, one hundred (100) feet; thence running southeasterly, by other land of said Parmeter, two hundred (200) feet to a point in the northwesterly sideline of said highway; thence running southwesterly, by said northwesterly side line of said highway, one hundred (100) feet to the point of beginning.

Being the same premises conveyed to Grantors, by warranty deed, dated August 1, 1958, from Albert L. Parmeter and Maybelle C. Parmeter, recorded in the York County Registry of Deeds in Book 1372, Page 574.

initials initials

PARCEL 2:

A certain lot or parcel of land, situated in the Town of York, in the County of York, and State of Maine, on the northwesterly side of the highway known as the "Scotland Bridge Road", and bounded and described as follows, to wit:

Beginning at the southerly corner of the lot or parcel of land hereby conveyed, at a point in the northwesterly side line of said highway, and at the easterly corner of a lot or parcel of land which Albert L. Parmeter and Maybelle C. Parmeter conveyed to Delwyn P. Rowe and Betty Lou Rowe by deed, dated August 1, 1958 (Parcel 1 above), since duly recorded in York County Registry of Deeds; thence running northwesterly by said last mentioned land two hundred (200) feet to the northerly corner thereof; thence running northeasterly, by other land of said Parmeter, one hundred (100) feet; thence running southeasterly, by other land said Parmeter, two hundred (200) feet to a point in the said northwesterly side line of said highway; thence running southwesterly, by said side line of said highway, one hundred (100) feet to the point of beginning.

Being the same premises conveyed to Grantors, by warranty deed, dated September 10, 1959, from Albert L. Parmeter and Maybelle C. Parmeter, recorded in the York County Registry of Deeds in Book 1680, Page 345.

NO TITLE SEARCH WAS REQUESTED OR PERFORMED FOR THIS CONVEYANCE.

Signed this 7 day of June, 2006.

DELWYN P. ROWE

BETTY LOU ROWE

STATE OF MAINE
COUNTY OF YORK, SS

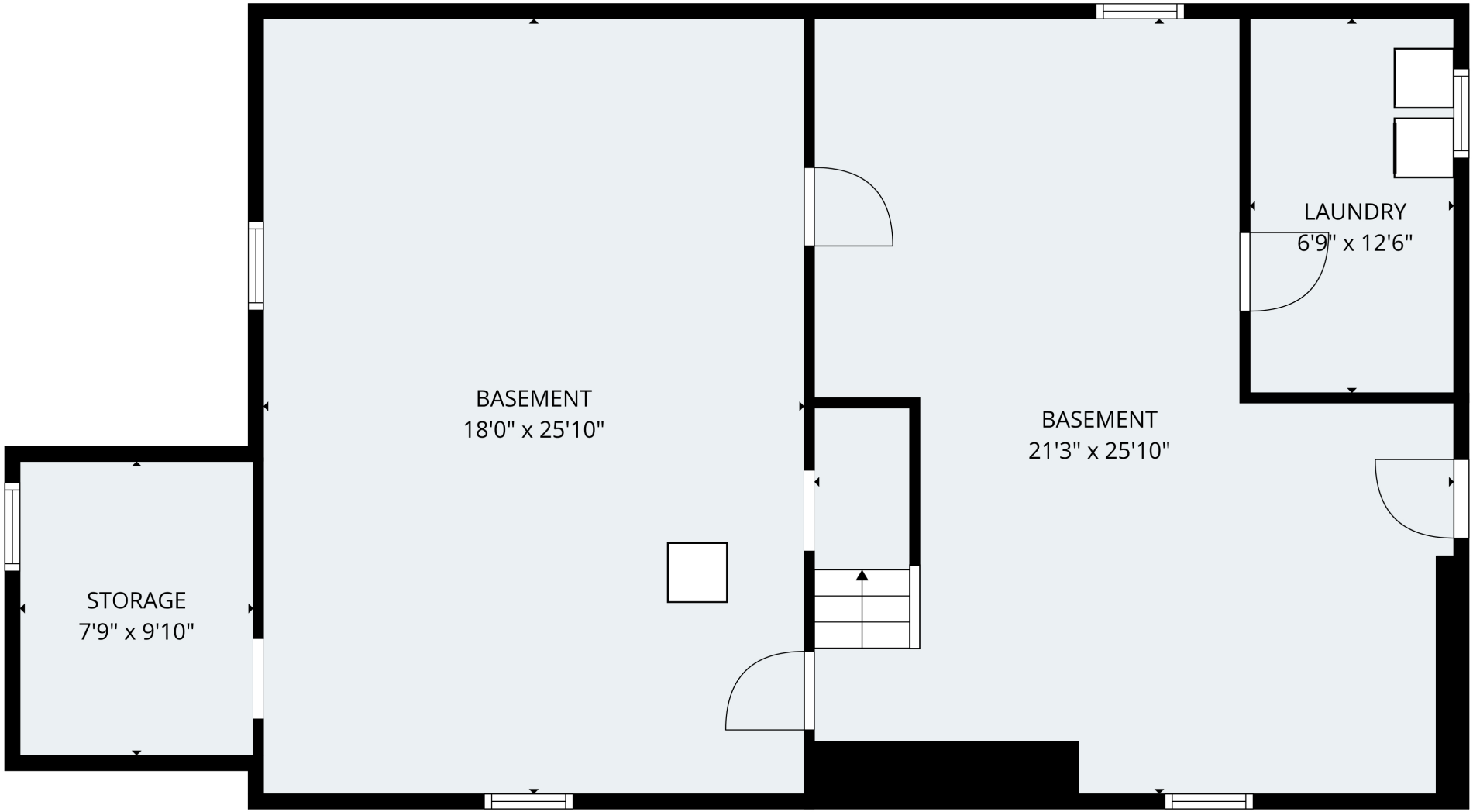
On this 7 day of June 2006, personally appeared the above-named Delwyn P. Rowe and Betty Lou Rowe known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes herein therein contained.

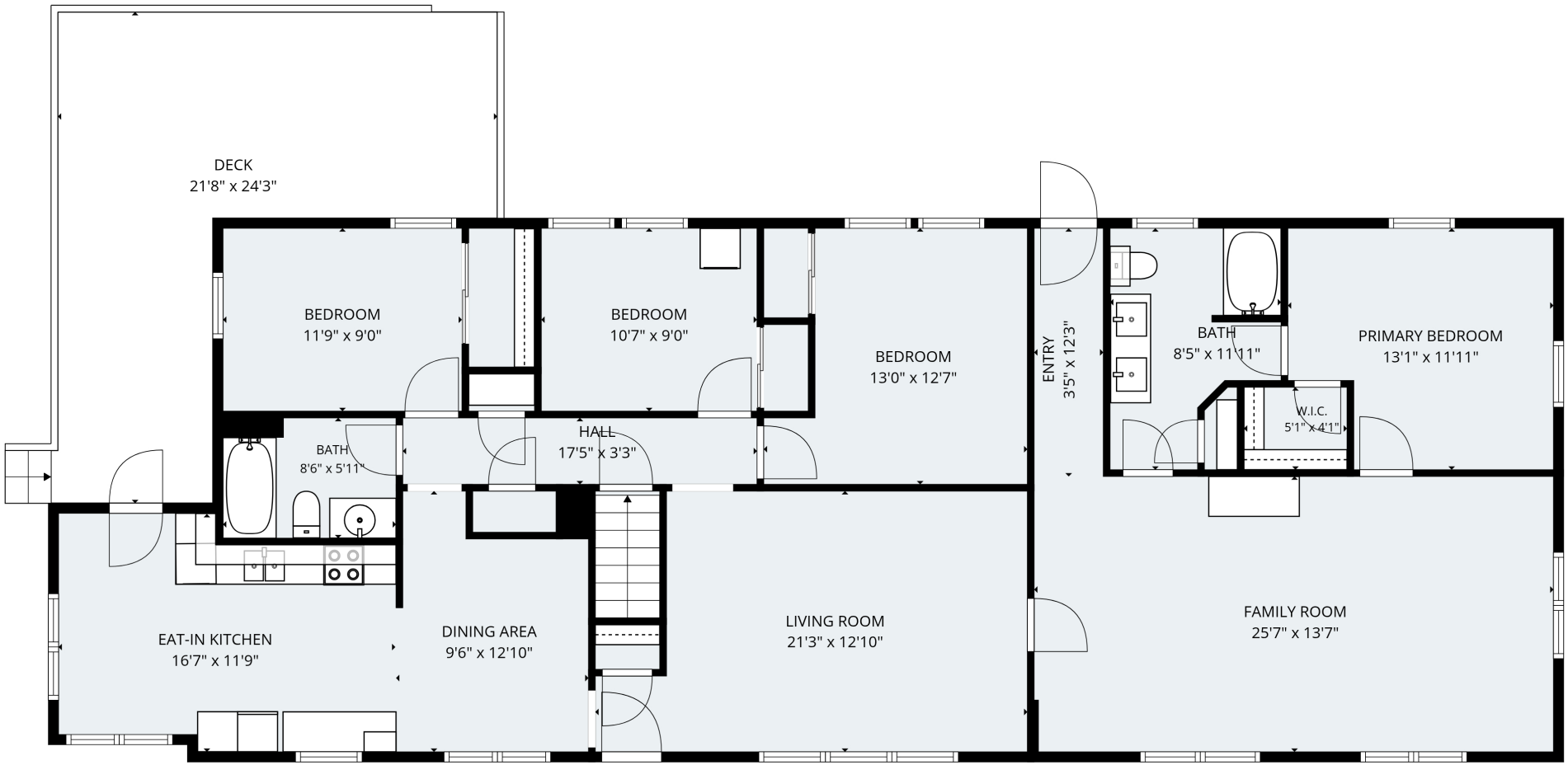
SEAL

NOTARY PUBLIC/ATTORNEY AT LAW

DIANA LEE CORBIN
NOTARY PUBLIC
STATE OF MAINE
My Commission Expires July 23, 2011

End of Document


BASEMENT
18'0" x 25'10"
BASEMENT
21'3" x 25'10"
LAUNDRY
6'9" x 12'6"
STORAGE
7'9" x 9'10"


DECK
21'8" x 24'3"
BEDROOM
11'9" x 9'0"
BEDROOM
10'7" x 9'0"
BEDROOM
13'0" x 12'7"
ENTRY
3'5" x 12'3"
BATH
8'5" x 11'11"
PRIMARY BEDROOM
13'1" x 11'11"
W.I.C.
5'1" x 4'1"
BATH
8'6" x 5'11"
HALL
17'5" x 3'3"
EAT-IN KITCHEN
16'7" x 11'9"
DINING AREA
9'6" x 12'10"
LIVING ROOM
21'3" x 12'10"
FAMILY ROOM
25'7" x 13'7"

November 4, 2026

York, ME

1 inch = 138 Feet

0 138 276 414

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