Docusign Envelope ID: 259D57D3-5D77-8D00-82F1-561E0FB5F2DD

PROPERTY LOCATED AT: **509 Riverside Drive, Eddington, ME 04428**

PROPERTY DISCLOSURE

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

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

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal _____ ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): ☐ N/A ☐ Yes ☒ No ☐ Unknown
Quantity: ☐ Yes ☒ No ☐ Unknown
Quality: ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ☒ Yes ☐ No

If Yes, Date of most recent test: 2025 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: Right side of house
Installed by: Unknown
Date of Installation: Unknown

USE: Number of persons currently using system: 2

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: See Attached test

Source of Section I information: Owner

DS

Buyer Initials _____ _____ _____ _____ Page 1 of 8 Seller Initials DS _____ _____ _____

PROPERTY LOCATED AT: **509 Riverside Drive, Eddington, ME 04428**

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: Front of Yard OR ☐ Unknown

Date installed: 1991± Date last pumped: Unsure Name of pumping company: —

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: — Name of company servicing tank: —

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Front of Yard

Date of installation of leach field: 1991 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: See Attached Septic Design & Septic Inspection

Source of Section II information: Previous Disclosure / Owner

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PROPERTY LOCATED AT: **509 Riverside Drive, Eddington, ME 04428**

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	FHA			
Age of system(s) or source(s)	2014			
TYPE(S) of Fuel	Propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	RH Foster			
Date of most recent service call	Unknown			
Malfunctions per system(s) or source(s) within past 2 years	None			
Other pertinent information	—			

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): ..... [ ] Yes [X] No

If Yes, are they lined: ..... [ ] Yes [X] No [ ] Unknown

Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown

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

Has chimney(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown

If Yes, date: _____

Date chimney(s) last cleaned: —

Direct and/or Power Vent(s): ..... [X] Yes [ ] No [ ] Unknown

Has vent(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown

If Yes, date: —

Comments: _____

Source of Section III information: Owner

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 [X] No [ ] Unknown

If Yes, are tanks in current use? ..... [ ] Yes [ ] No [ ] Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP? [ ] Yes [ ] No [ ] Unknown

Are tanks registered with DEP? ..... [ ] Yes [ ] No [ ] Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

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PROPERTY LOCATED AT: **509 Riverside Drive, Eddington, ME 04428**

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

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

Comments: _____

Source of information: Own

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: _____

Source of information: Own

C. RADON/AIR - Current or previously existing:

Has the property been tested? ..... ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ Unknown

Are test results available? ..... ☐ Yes ☐ No

Results/Comments: _____

Source of information: Own

D. RADON/WATER - Current or previously existing:

Has the property been tested? ..... ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ Unknown

Are test results available? ..... ☐ Yes ☐ No

Results/Comments: _____

Source of information: Own

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

Comments: _____

Source of information: Own

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PROPERTY LOCATED AT: **509 Riverside Drive, Eddington, ME 04428**

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 [X] 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 [X] No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ..... [X] Yes [ ] No

Comments: Some on Deck, Shed & Barn

Source of information: Own

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ..... [ ] Yes [X] No [ ] Unknown

LAND FILL: ..... [ ] Yes [X] No [ ] Unknown

RADIOACTIVE MATERIAL: ..... [ ] Yes [X] No [ ] Unknown

Other: _____

Source of information: _____

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

If Yes, explain: ROW - See Consent Agreement + Right First Refusal -

Source of information: Neighbor Built Garage on ROW -

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? _____

Road Association Name (if known): _____

Source of information: Own

Buyer Initials _____ _____ _____ _____

Seller Initials DS _____ _____ _____

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PROPERTY LOCATED AT: **509 Riverside Drive, Eddington, ME 04428**

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: 23019C2131D Year: 7/14/23 (Attach a copy)

Comments: _____

Source of Section VI information: FEMA Map

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PROPERTY LOCATED AT: **509 Riverside Drive, Eddington, ME 04428**

SECTION VI 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: Propane Tank

From Whom: _____

Year Principal Structure Built: 2014 What year did Seller acquire property? 2025

Roof: Year Shingles/Other Installed: 2014

Water, moisture or leakage: None Known by This Owner

Comments: _____

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: _____

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

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

Comments: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: _____

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: _____

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PROPERTY LOCATED AT: **509 Riverside Drive, Eddington, ME 04428**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Comments: _____

Source of Section VII information: O/M

SECTION VIII - ADDITIONAL INFORMATION

Neighbor Who owns Land in Rear built a Garage in the ROW, Neighbor owns Garage but Not Land under Garage - See Consent Agreement

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.

DocuSigned by: David Stein E316649F2848462 9/27/2026

SELLER **David Stein** DATE | SELLER DATE

SELLER DATE | SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE | BUYER DATE

BUYER DATE | BUYER DATE

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FEMA Flood Map Service Center: Search By Address

Enter an address, place, or coordinates:

509 Riverside Drive Eddington Maine

Search

Whether you are in a high risk zone or not, you may need flood insurance (https://www.fema.gov/national-flood-insurance-program) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than $400 per year. Call your insurance agent today and protect what you've built.

Learn more about steps you can take (https://www.fema.gov/what-mitigation) to reduce flood risk damage.

Search Results—Products for **EDDINGTON, TOWN OF**

Show ALL Products » (https://msc.fema.gov/portal/availabilitySearch?addcommunity=230382&communityName=EDDINGTON, TOWN OF#searct

The flood map for the selected area is number **23019C2131D**, effective on **7/19/2023**

DYNAMIC MAP

PRINT MAP/ FIRMette (https://msc.fema.gov/portal/firmette?latitude=44.853630&longitude=-68.675646)

MAP IMAGE

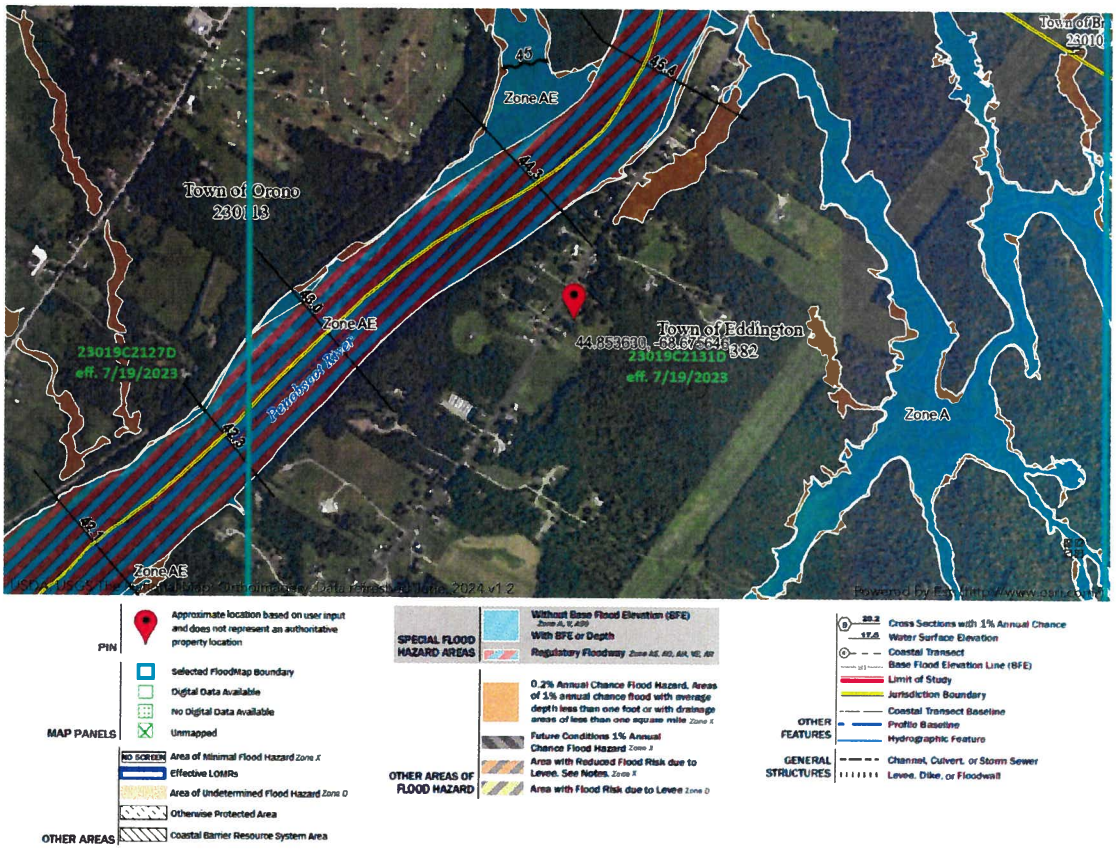
DOWNLOAD FIRM PANEL (https://msc.fema.gov/portal/downloadProduct?productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=23019C2131D)

Changes to this FIRM

Revisions (0)
Amendments (0)
Revalidations (1)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

Go To NFHL Viewer » (https://experience.arcgis.com/experience/9d22cdae8b7542b88e0d555a3eb92949)



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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **David Stein**

AND _____ (hereinafter "Seller")

_____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **509 Riverside Drive, Eddington, ME 04428**

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.

DocuSigned by: David Stein E3166A0F2843462...

Buyer	Date	Seller **David Stein**	9/27/2026 Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller DocuSigned by: Bruce Bragdon 649B5EA0105848D...	Date 9/27/2026
Agent	Date	Agent **Bruce S Bragdon /Adrian (Andy) J Nadeau Jr.**	Date

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EQUAL HOUSING OPPORTUNITY

Northeast Laboratory Services

P.O. BOX 788
Waterville Maine, 04901-0788

227 China Road
Winslow Maine, 04901

Administrative Offices
Phone: 1-207-873-7711
Fax: 1-207-873-7022

Customer Service
Phone: 1-800-244-8378
Fax: 1-207-873-7022

Certificate of Analysis

Attention: Madden Home Inspection
239 Bog Rd
Hampden, ME 04444

Lab ID Number: 302506478
P.O. Number: 302506478 Riverside Dr
Date/Time Collected: 8/26/2025 13:30
Date/Time Received: 8/28/2025 10:10
Date Reported: 8/29/2025

Owner:
Location 509 Riverside Dr Eddington ME
Sample Type: Potability

Legend
- Meets Acceptable EPA Limits
- See Notation
- Does Not Meet EPA Limits

Parameter:		Your Result:	EPA LIMIT:	Unit:	Method:	Preparation Date/Time	Analysis Date/Time:	Reporting Limit:
Chloride, Total	✓	42	250	mg/L	SM 4500Cl- E		8/28/2025 / 12:28	2.5
A 1/5.0 dilution was performed in order to bring the concentration of Chloride, Total into the calibration range. The reporting limit has been adjusted accordingly.								
Fluoride	✓	<0.20	4.0	mg/L	SM 4500F E		8/28/2025 / 13:20	0.20
Nitrite-Nitrogen, Total	✓	<0.20	1	mg/L	NECi Method 1.0		8/28/2025 / 11:20	0.20
Nitrate-Nitrogen, Total	✓	<0.50	10	mg/L	NECi Method 1.0		8/28/2025 / 11:29	0.50
Arsenic, Total	✓	<1.000	10.0	µg/L	EPA 200.8	8/28/2025 / 15:00	8/29/2025 / 12:19	1.000
Lead Total	✓	<1.000	15.0	µg/L	EPA 200.8	8/28/2025 / 15:00	8/29/2025 / 12:19	1.000
Uranium Total	✓	1.22	30	µg/L	EPA 200.8	8/28/2025 / 15:00	8/29/2025 / 12:19	1.000
Copper Total	✓	0.00968	1.3	mg/L	EPA 200.8	8/28/2025 / 15:00	8/29/2025 / 12:19	0.001
Iron Total	✓	0.129	0.3	mg/L	EPA 200.8	8/28/2025 / 15:00	8/29/2025 / 12:19	0.050
Manganese Total	✓	0.00177	.05	mg/L	EPA 200.8	8/28/2025 / 15:00	8/29/2025 / 12:19	0.001
Sodium Total	✓	14.8		mg/L	EPA 200.8	8/28/2025 / 15:00	8/29/2025 / 12:19	0.001
Hardness by calculation		140		mg/L	SM 2340B	8/28/2025 / 15:00	8/29/2025 / 12:19	10
Calcium, Total		42.0		mg/L	EPA 200.8	8/28/2025 / 15:00	8/29/2025 / 12:19	1.000
Magnesium, Total		7.55		mg/L	EPA 200.8	8/28/2025 / 15:00	8/29/2025 / 12:19	1.000
pH Electrometric	✓	7.55	6.5 to 8.5	stu@25C	EPA 150.1		8/28/2025 / 11:56	2.0
Total Coliform Colilert24	✓	<1		MPN/100mL	SM9223B	8/28/2025 / 11:26	8/29/2025/ 11:52	1
E.Coli - Colilert Enumeration	✓	<1	1	MPN/100mL	SM9223B	8/28/2025 / 11:26	8/29/2025/ 11:52	1

Comments:

✓ For the above tests performed by NEL only, this water meets acceptable EPA Limits.

*Sample analyzed outside hold time and thermal preservation requirements per client request.
8/28/2025 11:52:39 AM
megan



Northeast Laboratory Services

P.O. BOX 788
Waterville Maine, 04901-0788

227 China Road
Winslow Maine, 04901

Administrative Offices
Phone: 1-207-873-7711
Fax: 1-207-873-7022

Customer Service
Phone: 1-800-244-8378
Fax: 1-207-873-7022

Certificate of Analysis

The following Notations may be referenced above.

Notation 1: The Maximum Exposure Guideline (MEG) is a health-based guideline set by the Maine Center for Disease Control and Prevention (MECDC). MEGs are recommendations for concentrations of chemical contaminants for all drinking water systems below which there is minimal risk of a harmful health effect resulting from long-term ingestion of contaminated water. These recommendations can be found online at <http://www.maine.gov/dhhs/mecdc/environmental-health/eohp/wells/documents/megtable2016.pdf>. Please contact one of the State of Maine's Bureau of Health Toxicologists, toll free, at 1-866-292-3474 for more information.

Notation 2: The Maximum Contamination Level (MCL) is set by the United States Environmental Protection Agency (USEPA) through the National Primary Drinking Water Regulations and are legally enforceable drinking water standards that apply to all public water systems. These regulations can be found online at <http://water.epa.gov/drink/contaminants/index.cfm> or by calling the Safe Drinking Water Hotline at 1-800-426-4791. Contaminants at or above the MCL are considered to impart potential negative health effects.

Notation 3: The Secondary Maximum Contamination Level (SMCL) is set by the United States Environmental Protection Agency (USEPA) through the National Secondary Drinking Water Regulations and these contaminants are not considered to present a risk to human health at the SMCL. These regulations can be found online at <http://water.epa.gov/drink/contaminants/secondarystandards.cfm> or by calling the Safe Drinking Water Hotline at 1-800-426-4791. Contaminants at or above (or below, only for pH) the SMCL may cause aesthetic considerations, such as taste, color and/or odor.

Notation 4: According to the EPA revised total coliform rule (effective April 1st, 2016) total coliform bacteria are no longer considered a primary contaminant. Total coliform bacteria are still used as indicator organisms for the presence of pathogens. Their presence in drinking water may indicate there is a route for pathogens (certain bacteria, viruses or protozoa) to enter the drinking water. Even though there is no longer an EPA limit, the presence of total coliform bacteria in drinking water is a problem requiring further action and investigation. If your water has tested positive for total coliform bacteria it is important to examine your water system and take action to eliminate the total coliform bacteria when possible. Please see the well disinfection procedure for more information @ <https://www.nelabservices.com/PDF/Resources/Well-Disinfection-Instructions.pdf>.

This report shall not be reproduced, except in full, without written permission from Northeast Laboratory Services.

If you have any questions regarding your results please call 1-800-244-8378 ext 300

Authorized By

Megan Bushover, Laboratory Technical Director

8/29/2025

Review Date

Analytical results and reports are generated by NEL at the request of and for the exclusive use of the person or entity (client) named on this report. Results, reports, or copies of same will not be released by NEL to any third party without the prior express written consent from the client named in this report. This report applies only to those samples taken at the time, place, and location referenced by the client. This report makes no express or implied warranty or guarantee as to the sampling methodology used by the individual performing the sampling. The client is solely responsible for the use and interpretation of these results, NEL does not make express or implied warranties as to such use or interpretation. NEL is not able to make and does not make a determination as to the environmental soundness, safety or health of a property from only the samples sent to their laboratory for analysis. Unless otherwise specified by the Client, NEL reserves the right to dispose of all samples after the testing of such samples is sufficiently completed or after a thirty-day period, whichever period is greater. NEL's liability extends only to the cost of the testing.

Winslow lab is accredited by the State of Maine Department of Health and Human Services, Maine Center for Disease Control and Prevention (ME00009) and by the National Environmental Laboratory Accreditation Program (NELAP) through the State of New Hampshire Environmental Laboratory Accreditation Program (#2534). To see a current list of certifications see our website: www.nelabservices.com.



302506478

Eddington

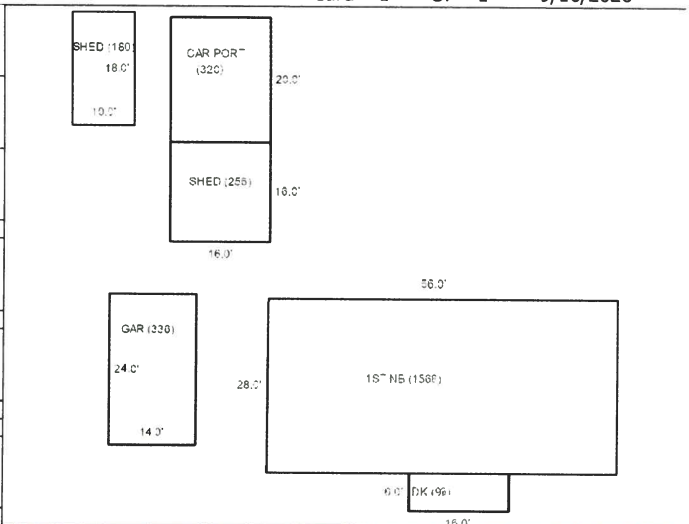
Map Lot 009-007 | Account 1008 | Location 509 RIVERSIDE DRIVE | Card 1 Of 1 | 9/16/2026

Building Style	**11 Double**		
1.Conv.	5.Garrison	9.Other	
2.Ranch	6.Split	10.SBox	
3.R Ranch	7.Contemp	11.MH D/W	
4.Cape	8.Log	12.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**2 Vinyl/Aluminum**		
1.Wood	5.Stucco	9.Other	
2.Vin/Al	6.Brick	10.	
3.Compos.	7.Stone	11.	
4.Asbestos	8.Log	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2014**		
Year Remodeled	**0**		
Foundation	**5 Concrete Slab**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**100%**	**8 Floor/Wall Unit**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Steam	
3.H Pump	7.Electric	11.	
4.Radiant	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**0**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**2**		
# Fireplaces	**0**		

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Horrid	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AAA Grad	
2.D Grade	5.A Grade	8.SC Grade	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1568**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.Bsmt	7.	
2.O-Built	5.	8.Other	
3.Damage	6.	9.None	
Econ. % Good	**100%**		
Economic Code	**Other**		
0.None	3.No Power	6.Design	
1.Location	4.Generate	7.RT - 9	
2.Encroach	5.Com Wall	8.Abuse	
Entrance Code	**0**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**0**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	





Date Inspected 4/07/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2000	96	3 100	3	0 %	100 %	
68 Wood Deck	2000	24	3 100	3	0 %	100 %	
23 Frame Garage	2000	336	2 100	4	0 %	100 %	
24 Frame Shed	2000	256	1 100	1	0 %	100 %	
61 Canopy	2000	320	1 100	1	0 %	100 %	
24 Frame Shed	2000	180	1 100	1	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot 009-007 Account 1008 Location 509 RIVERSIDE DRIVE Card 1 Of 1 9/16/2026

STEIN, DAVID
509 RIVERSIDE DRIVE
EDDINGTON ME 04428

B1606P210 B17548P253 B17667P162 B17667P167

Previous Owner
WOZNIK, THERESA, DEVISEES OF
C/O KATE WALSH
41 WESSNETTE DR
HAMPDEN ME 04444
Sale Date: 10/08/2025

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Eddington

Property Data

Neighborhood	12 Rural Residential 1 (Central Eddington)
Tree Growth Year	0
PLUM/PERMIT	0
PLAN-IN-FILE	0
Zone/Land Use	12 Rural Residential 1 (Central Eddington)
Secondary Zone	
Topography	8 8

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.LAKE WATER

Utilities 4 Drilled Well 6 Septic System

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.1/2 SEPTIC
3.Sewer 6.Septic 9.H TANK

Street 1 Paved

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

FLOOD PLAIN MAP	0
TREE GROWTH YEAR	0

Sale Data

Sale Date	10/08/2025
Price	250,000
Sale Type	2 Land & Buildings

1.Land 4.Mobile 7.
2.L & B 5.Other 8.
3.Building 6. 9.

Financing 9 Unknown

1.Convent 4.Seller 7.GIFT
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity 1 Arms Length Sale

1.Valid 4.Split 7.RENOV
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified 5 Public Record

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	77,210	97,210	16,000	158,420
2014	77,210	97,210	16,000	158,420
2016	32,270	91,550	21,000	102,820
2017	32,270	91,550	26,000	97,820
2018	32,270	91,550	26,000	97,820
2019	32,270	91,550	26,000	97,820
2020	32,270	91,550	31,000	92,820
2021	32,270	91,550	29,140	94,680
2022	32,270	100,705	31,000	101,975
2023	32,270	100,705	25,730	107,245
2024	32,270	100,705	24,180	108,795
2025	69,500	168,500	31,000	207,000
2026	69,500	168,500	31,000	207,000

Land Data

Front Foot
11.Regular Lot
12.Delta Triangle
13.Nabla Triangle
14.Rear Lane
15.Davis Pond Und

Square Foot
16.Chemo Pond Und
17.Secondary Lot
18.Condo Site
19.Pavement
20.Site Add

Fract. Acre
21.Paved Baselot
22.Gravel Baselot
24.Paved Baselot

Acres
25.Gravel Baselot
26.EASEMENT
27.Acreage (2-6)
28.Acreage (7-10)
29.Acreage (Exces
30.Landlocked/Rea

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
24		1.00	100 %	0
27		1.51	100 %	0
54		1.00	100 %	0
			%	
			%	
			%	
			%	

Total Acreage 2.51

Influence Codes
1.F F Factor
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Corner Infl
8.View
9.Fract Share

Acres
31.Crop Land
32.Pasture Land
33.Orchard Land
34.Softwood (Farm
35.Mixed Wood (Fa
36.Hardwood (Farm
37.Softwood (Tree
38.Mixed Wood (Tr
39.Hardwood (Tree
40.Wasteland/Bog
41.Gravel/Acre
42.Mobile Home Pa
43.Septic Systems
44.R/V Site
45.Tent Site
46.2nd Dev Lot
47.24" Gas Pipeli

2025 Real Estate Tax Bill

TOWN OF EDDINGTON
906 MAIN ROAD
EDDINGTON, ME 04428
Ph: 207-843-5233 Fax: 843-7758

Current Billing Information	
Land	69,5
Building	168,5
Assessment	238,000
Exemption	31,000
Taxable	207,000
Original Bill	2,504.70
Rate Per $1000	12.100
Paid To Date	1,074.35
Total Due	1,430.35

R1008
WOZNIK, THERESA, DEVISEES OF
C/O KATE WALSH
41 WESSNETTE DR
HAMPDEN ME 04444

Acres: 2.51
Map/Lot 009-007 **Book/Page** B1606P210
Location 509 RIVERSIDE DRIVE

First Half Due 12/19/2025 178.00
Second Half Due 3/31/2026 1,252.35

Information

Without State Aid to Education, Revenue Sharing & the Homestead Property Tax Exemption, your tax bill would have been 37.1% higher.

As of October 18, 2024 the Town of Eddington has bonded indebtedness in the amount of $769,521.20

THIS IS THE ONLY TAX BILL YOU WILL RECEIVE FOR THE 2025-2026 TAX YEAR.
Interest will start December 20, 2025 & April 1, 2026 at 7.5%.

Check out the Town Website at www.eddingtonmaine.gov and Facebook Page under Eddington Maine for Meeting Schedules, Town Notices and Monthly Calendar.

Current Billing Distribution		
MSAD #63	42.00%	1,051.97
COUNTY	8.00%	200.38
TOWN	50.00%	1,252.35

Remittance Instructions

Please make checks or money orders payable to Town of Eddington and mail to:

Town of Eddington
906 Main Road
Eddington, ME 04428

Please remit this portion with your second payment

2025 Real Estate Tax Bill

Account: R1008
Name: WOZNIK, THERESA, DEVISEES OF
Map/Lot: 009-007
Location: 509 RIVERSIDE DRIVE

Due Date	Amount Due	Amount Paid
3/31/2026	1,252.35	

Second Payment

Please remit this portion with your first payment

2025 Real Estate Tax Bill

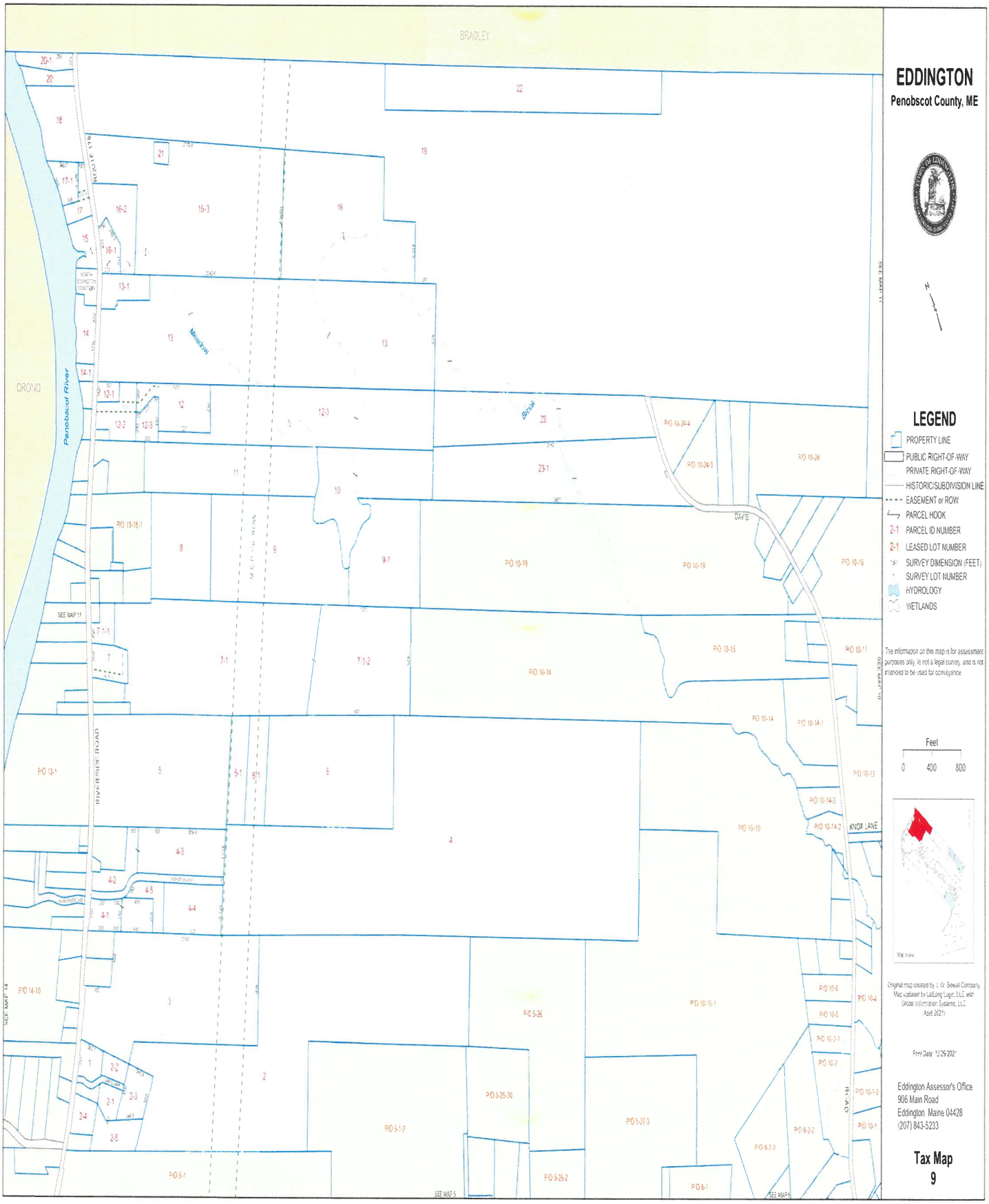
Account: R1008
Name: WOZNIK, THERESA, DEVISEES OF
Map/Lot: 009-007
Location: 509 RIVERSIDE DRIVE

Due Date	Amount Due	Amount Paid
12/19/2025	178.00	

First Payment

Account	Name & Address	Land	Building	Exemption	Assessment	Tax
891	WOODS, MICHAEL V	25,800	138,270	0	164,070	3,240.38
	463 MAIN ROAD	Acres 0.68				
						1,620.19 (1)
	EDDINGTON ME 04428					1,620.19 (2)
	463 MAIN ROAD					
	021-027					
	B13500P178 04/08/2014 B1349.P95 03/26/2014 B13442P44 01/16/2014 B11902P166 B6527P25					
471	WORCESTER, KEITH A	35,030	306,669	0	341,699	6,748.56
	WORCESTER, CHERYL A	Acres 3.02				
	1123 MAIN ROAD					3,374.28 (1)
						3,374.28 (2)
	EDDINGTON ME 04428					
	1123 MAIN RD					
	007-005-002					
	B15229P277 08/01/2019 B12936P200 09/16/2012 B12410P217 02/24/2011 B3891P114					
1008	WOZNIK, THERESA	32,270	100,705	24,180	108,795	2,148.70
	509 RIVERSIDE DRIVE	Acres 2.51		12 WW2 Vet Res.		
				01 HOMESTEAD EXEMPT		1,074.35 (1)
	EDDINGTON ME 04428					1,074.35 (2)
	509 RIVERSIDE DRIVE					
	009-007					
	B1606P210					
614	WRIGHT, DAVID	51,070	231,968	0	283,038	5,590.00
	1316 MAIN ROAD	Acres 1.71				
						2,795.00 (1)
	EDDINGTON ME 04428					2,795.00 (2)
	1316 MAIN ROAD					
	025-006					
	B15310P161 10/01/2019 B11577P1 10/31/2008 B5722P129					
245	WRIGHT, KEVIN	20,400	45,040	0	65,440	1,292.44
	59 GRIFFIN AVENUE	Acres 0.36				
						646.22 (1)
	HAMPDEN ME 04444					646.22 (2)
	61 MAIN ROAD					
	017-034					
	B16760P245 02/24/2023 B16466P224 05/03/2022 B15729P134 10/07/2020 B15320P176					
1519	WU, HUI LING	40,000	149,963	0	189,963	3,751.77
	87 FOX LANE	Acres 2.09				
						1,875.89 (1)
	EDDINGTON ME 04428					1,875.88 (2)
	87 FOX LANE					
	005-025-007-001					
	B16171P55 08/30/2021 B14566P21 08/02/2017 B12427P298					

	Land	Building	Exempt	Total	Tax
Page Totals:	204,570	972,615	24,180	1,153,005	22,771.85
Subtotals:	68,993,803	133,140,213	13,195,935	188,938,181	3,731,529.81


EDDINGTON
Penobscot County, ME
LEGEND
PROPERTY LINE
PUBLIC RIGHT-OF-WAY
PRIVATE RIGHT-OF-WAY
HISTORIC/SUBDIVISION LINE
EASEMENT or ROW
PARCEL HOOK
2-1 PARCEL ID NUMBER
2-1 LEASED LOT NUMBER
SURVEY DIMENSION (FEET)
SURVEY LOT NUMBER
HYDROLOGY
WETLANDS
The information on this map is for assessment purposes only. It is not a legal survey, and is not intended to be used for conveyance
Feet
0 400 800
Original map created by J. W. Sewall Company
Map updated by Lastcorp Logic, LLC and Geographic Information Systems, LLC
(April 2021)
Print Date: 12/29/2021
Eddington Assessor's Office
906 Main Road
Eddington, Maine 04428
(207) 843-5233
Tax Map
9
BRADLEY
ORONO
Penobscot River
RIVER ROAD
MAIN ROAD
DAVIS
KNOX LANE
SEE MAP 11
SEE MAP 10
SEE MAP 14
SEE MAP 5
SEE MAP 6

Bk 17667 Pg167 #29210
10-17-2025 @ 09:29a

NOT AN OFFICIAL COPY

DLN: 31855735

Deed of Sale by Personal Representative (testate)

Kathryn W. Walsh of Hampden, Penobscot County, Maine, duly appointed and acting personal representative of the estate of Theresa Anne Woznik, deceased (testate) whose will was duly admitted in the Probate Court for Penobscot County, Maine, and having given notice to each person succeeding to an interest in the real property below at least ten days prior to the sale, by the power conferred by the Probate Code, and every other power, and for consideration paid, grants to David Stein of Franklinton, Franklin County, North Carolina (whose mailing address is 1078 Timber Wood Drive, Franklinton, NC 27525) the following described real estate:

See Attached Exhibit A for Description

For grantor's source of title reference may be had to: (i) a deed from George H. Gonyer dated November 29, 1957, recorded in Penobscot County Registry of Deeds, Book 1606, Page 210, and (ii) a deed from Theodore L. Woznik and Theresa A. Woznik dated March 14, 1997, recorded in Penobscot County Registry of Deeds, Book 6347, Page 209. Theodore L. Woznik predeceased Theresa A. Woznik. Theresa A. Woznik died on May 28, 2025.

This conveyance is made subject to the property taxes assessed against the premises which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Witness my hand and seal this 8 day of ~~September~~ October 2025.

WITNESS:

Kathryn W. Walsh
Kathryn W. Walsh, personal representative
of the estate of Theresa Anne Woznik, deceased

STATE OF MAINE
Penobscot, ss

~~September~~ October 8, 2025

Then personally appeared the above-named Kathryn W. Walsh and acknowledged the foregoing instrument to be her free act and deed in her said capacity,

Before me,

Notary Public

NICHOLE C. JIPSON
Notary Public, State of Maine
My Commission Expires Nov. 4, 2026

AA1469-138

Exhibit A

NOT AN OFFICIAL COPY

A certain lot or parcel of land with the improvements thereon is situated in the Town of Eddington, County of Penobscot, State of Maine, more particularly described as follows:

Beginning at an iron rod on the southeasterly line of State Route 178 (also known as Riverside Drive), as said highway line is depicted on a plan recorded in Penobscot County Registry of Deeds, Map File D132-94, and which iron rod marks the westerly-most corner of land described in a deed to Martin Somers recorded in Penobscot County Registry of Deeds, Book 12068, Page 46; thence along the southwesterly line described in said deed to Somers, South 41 degrees, 9 minutes, 58 seconds East a distance of 329.34 feet to an iron rod marking the southerly-most comer of said Somers' land; thence along the southeasterly line of said Somers' land, North 48 degrees, 50 minutes, 2 seconds East, a distance of 10.00 feet; thence South 13 degrees, 58 minutes, 15 seconds East a distance of 105.51 feet to an iron rod set; thence South 48 degrees, 7 minutes, 28 seconds West a distance of 217 feet, more or less, to the easterly-most comer of land described in a deed to Valerie J. Bragg recorded in said Registry, Book 5807, Page 341; thence northwesterly along the northeasterly line of said Bragg property a distance of 429 feet, more or less, to the southeasterly line of State Route 178; thence along the southeasterly line of State Route 178, North 48 degrees, 50 minutes, 2 seconds East, a distance of 205 feet, more or less, to the point of beginning.

Bearings referenced herein are oriented to magnetic north, 1972, as shown on a plan prepared by the Maine Department of Transportation recorded in Penobscot County Registry of Deeds, Map File D132-94, as determined by a survey conducted by Plisga & Day, Land Surveyors.

Reserving onto the Theresa A. Woznik, her heirs, successors and assigns, a right of way for all purposes of a way, including the location of overhead and underground utility lines, public and private, which right of way is uniformly 60 feet in width contiguous with and along the entire length of the southwesterly and southeasterly boundary lines of the above-described premises.

The above-described premises are the same shown as "Homestead Lot" on the plan titled, "Boundary Survey & Disposition Plan Property of Theodore L. Woznik, Jr., Theresa A. Woznik... Riverside Drive - Eddington, Maine", dated January 20, 2010, recorded in Penobscot County Registry of Deeds, February 17, 2010, Map File 2010-10, with the exception of the sixty- foot wide right of way depicted by said plan which right of way is now relocated consistent with the description contained in this deed.

Maine Real Estate Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED

GONYER
TO
WOZNIK & A

Book 1606 Page 210

Know all Men by these Presents, That

I, George H. Gonyer, Jr. of Eddington, County of Penobscot and State of Maine,

in consideration of One Dollar and other valuable consideration

paid by Theodore Woznik, Jr. and Therese Woznik, husband and wife, both of said Eddington

the receipt whereof I do hereby acknowledged, do hereby give, grant, bargain, sell and convey unto

the said Theodore Woznik, Jr. and Therese Woznik, [redacted] forever as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land, with the buildings thereon, situate in said Eddington, and bounded and described as follows, viz: One hundred acres, more or less, situated on the river road in said town of Eddington leading from Brewer to Bradley, described as follows: Lot numbered thirteen (13) in the first division of lots in said Eddington, and bounded as follows: Northerly by lot numbered fourteen (14); east by lot numbered thirteen (13), 2d division; south by lot numbered twelve (12); and west by the Penobscot River. Being the same premises conveyed to Lottie E. Gonyer by Nelson F. Grant, by his werranty deed dated May 10, 1946, recorded in Penobscot Registry of Deeds, Vol. 1244, Page 281. EXCEPTING AND RESERVING therefrom, however, the following lots or parcels of land, viz:

(1) A certain lot or parcel of land conveyed by my wife, the said Lottie E. Gonyer, to C. F. Fanjoy by deed dated May 27, 1947, recorded in Penobscot Registry of Deeds, Vol. 1262, Page 413.

(2) A certain lot or parcel of land conveyed by my wife, the said Lottie E. Gonyer, to E. H. Shuman by deed dated May 14, 1951, recorded in said Registry of Deeds, Vol. 1354, Page 23.

(3) A certain lot or parcel of land conveyed by my wife, the said Lottie E. Gonyer, to William H. Gonyer by deed dated August 9, 1956, recorded in said Registry of Deeds, Vol. 1544, Page 13.

(4) A certain lot or parcel of land conveyed by my wife, the said Lottie E. Gonyer, to R. O. Powers by deed dated May 5, 1954, recorded in said Registry of Deeds, Vol. 1580, Page 307.

(5) A certain lot or parcel of land conveyed by my wife, the said Lottie E. Gonyer, to R. J. Vilasuso by deed dated June 22, 1957, recorded in said Registry of Deeds, Vol. 1590, Page 291.

(6) Also, RESERVING to myself the following described lot or parcel of land, and the buildings thereon, bounded and described as follows, viz: Beginning at a stake in the northeasterly corner of the lot conveyed to R. J. Vilasuso, described in #5 above; and in the westerly side line of the Bradley Road, so-called; thence westerly along and by said Vilasuso's lot three hundred twenty-five (325) feet, more or less, to a stake; thence northerly on a line parallel with the westerly side line of said Bradley Road eighty-six (86) feet, more or less, to a stake; thence easterly and parallel with said Vilasuso's side line three hundred twenty-five (325) feet, more or less, to a stake in the westerly side line of said Bradley Road; thence southerly along and by said side line of said Bradley Road eighty-six (86) feet, more or less, to point of beginning.

My title to the premises herein conveyed, is derived as follows: Said Lottie E. Gonyer died on September 4, 1957, testate, and by her last will and testament, duly proved and allowed in the Probate Court for Penobscot County, an abstract of which is recorded in Penobscot Registry of Deeds, she devised said premises to me, the said George H. Gonyer.

Also excepting and reserving to myself, my heirs and assigns, a right-of-way one rod wide across the above described property to my wood lot, the Spencer lot, so-called, in the rear of the within described property.

RIGHT OF FIRST REFUSAL AND USE AGREEMENT

Wayne Smith, of Gaines, County of Tioga, Commonwealth of Pennsylvania, for consideration paid, **GRANTS** to **David Stein**, a Right of First Refusal in and to a certain lot or parcel of land, with any buildings thereon, situated in Eddington, County of Penobscot, State of Maine, bounded and described as follows:

Those premises, along with any appurtenant easement, described in the deed of Theresa Woznik, aka Theresa A. Woznik to Wayne Smith, dated January 31, 2019 and recorded in the Penobscot County Registry of Deeds in Book 15059, Page 158.

The terms of this Right of First Refusal are as follows:

1. In the event that the Grantor shall receive a bona fide offer to purchase the herein described premises, Grantor shall give written noticed to Grantee, by Certified Mail, Return Receipt with five (5) business days of receiving said offer to purchase. Upon receipt of said Notice from Grantor, Grantee shall have fifteen (15) days to give written notice by Certified Mail, Return Receipt of Grantee's, intent to purchase said premises, at the price and upon the terms of said bona fide offer to purchase.
2. Should the Grantee either not give the required notice of his intent to purchase within the prescribed fifteen (15) days, or close upon the transaction within the number of days specified in said bona fide offer to purchase, Grantee shall have waived his right to exercise this right of first refusal. This right of first refusal is personal to the Grantee only and shall expire upon his sale of the abutting premises at 509 Riverside Drive, Eddington, Maine or his death.
3. This right of first refusal shall not be triggered by:
    a. A Mortgage to a bona fide financial institution, or the sale by said mortgagor, in event of a foreclosure;
    b. A non-arms length transaction between Grantor and his spouse or children;
    c. A transfer by devise.

4. In the event Grantee should fail to comply with the terms of this right of first refusal, by failing to give Grantor the prescribed notice or close upon the transaction within the number of days specified in the bona fide offer to purchase, Grantor may record an Affidavit in the Penobscot County Registry of Deeds, detailing Grantee's failure to comply with the terms of this right of first refusal. Said Affidavit shall be conclusive proof of the extinguishment of this right of first refusal.
5. Grantor also permits Grantee, with Grantor's permission, which may be revoked at any time and for any reason, or no reason at all, to use Grantor's premises for hiking, hunting, biking, snowmobiling or travel with All Terrain Vehicles. Grantee shall only use existing trails and roads on the premises, and in the event Grantee's use causes any damage to said trails or roads, Grantee shall repair said damage as soon as possible after such damage occurs.

Witness my hand and seal this _____ day of _____, 2025.

_____ _____

Witness WAYNE SMITH

STATE/COMMONWEALTH OF_____
COUNTY OF _____, SS. _____ _____2025

Personally appeared the above named Wayne Smith and he acknowledged the foregoing instrument to be his free act and deed.

Before Me,

_____

Notary Public

_____

Print Name

CONSENT AGREEMENT

THIS AGREEMENT IS ENTERED INTO this _____day of September, 2025 by and between the Town of Eddington, a body politic of the State of Maine (hereinafter "Eddington") and The Estate of Theresa Anne Woznik, formerly of Eddington, County of Penobscot, State of Maine (hereinafter "Woznik")

WHEREAS, in 2010, Theodore A. Woznik, Jr. and Theresa Anne Woznik caused to be prepared a boundary survey and plan titled "Boundary Survey and Disposition Plan, Property of Theodore A. Woznik, Jr.", dated January 20, 2010 and recorded in the Penobscot County Registry of Deeds in Plan File 2010-10 for their land situated on the south side of Riverside Drive in said Eddington. Said Plan depicts a lot described as "Homestead Lot", which was the homestead lot of Theodore A. Woznik, Jr. and Theresa Anne Woznik. This lot was altered, including the location of the Sixty Foot Wide Right of Way, accessing back land of Woznik, now owned by Wayne Smith (Book 15059, Page 158, Penobscot County Registry of Deeds). The "new" homestead lot is described in a mortgage to University Credit Union from Theresa Anne Woznik, dated December 22, 2014 and recorded in the Penobscot County Registry of Deeds in Book 13735, Page 23. (Now Tax Map 9, Lot 7) The purpose of this mortgage was to obtain funds to construct a new double-wide manufactured home on the "new homestead lot"; and,

WHEREAS, The Estate of Theresa Anne Woznik now wishes to convey the "new homestead Lot" to David Stein;and,

WHEREAS, The Town of Eddington Code Enforcement officer has determined that the "new homestead lot" did not meet the minimum lot size of Four Acres for the zoning district in which the "new homestead lot" is located; and,

WHEREAS, The Estate of Theresa Anne Woznik wishes to convey the "new homestead lot" free and clear of any claim of the Town of Eddington as relates to any violation of the minimum lot size requirement for the zoning district in which this lot is located. The Town of Eddington wishes to resolve this minimum lot size violation for the current purchasers, David Stein, and any future purchasers of Lot 7 on Tax Map 9 in the Town of Eddington, in its current form.

NOW THEREFORE , in exchange of the mutual promises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto covenant and agree as follows:

1. Eddington shall take no enforcement action against Woznik or their successors-in-interest to the above-referenced parcel for the apparent violation of the minimum lot size for the applicable zoning district in the Town. Lot 7 on Tax Map 9 shall be considered a pre-existing non-conforming, developed lot.
2. Woznik, or their successors-in-interest, shall take no action(s) which would increase the non-conformity of Lot 7 on Tax Map 9 without written permission of the Town of Eddington.
3. A copy of this Agreement shall be recorded in the Penobscot County Registry of Deeds.
4. This is the entire agreement of the parties and is intended to inure to the benefit of their respective heirs, successors and/or assigns.

IN WITNESS WHEREOF, THE PARTIES HERETO SET THEIR HANDS AND SEALS THIS _____day of September, 2025

Town of Eddington

_____
Witness

By:_____
Selectboard Member

_____
Witness

By:_____
Selectboard Member

_____
Witness

By:_____
Selectboard Member

STATE OF MAINE
COUNTY OF PENOBSCOT, SS

_____,2025

Personally appeared_____ in their official capacities as the Selectboard of the Town of Eddington and they acknowledged this Agreement to be their free act and deed in said capacity and the free act and deed of the Town of Eddington.

Before me,_____
Notary Public

IN WITNESS WHEREOF, THE PARTIES HERETO SET THEIR HANDS AND SEALS THIS _____day of September, 2025

The Estate of Theresa Anne Woznik

_____
Witness

By:_____
Kathryn M. Walsh
Personal Representative

STATE OF MAINE
COUNTY OF _____, SS

September____, 2025

Personally appeared Kathryn M. Walsh, Personal Representative of the Estate of Theresa Anne Woznik and she acknowledged this Agreement to be her free act and deed in her said capacity as Personal Representative of the Estate Theresa Anne Woznik and the free act and deed of the Estate of Theresa Anne Woznik..

Before me,_____
Notary Public