DigiSign Verified - c9805ddc-923a-48db-b00e-d25e83c83994

PROPERTY LOCATED AT: **19 Main Street, Dixfield, ME 04224**

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): ..... [X] N/A [ ] Yes [ ] 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 [X] No
b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? [ ] Yes [X] No

~~If Yes to (a) and/or (b) above, are test results available? ..... [ ] Yes [ ] No~~

~~What steps were taken to remedy the problem?~~ _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: _____
Installed by: _____
Date of Installation: _____

USE: Number of persons currently using system: _____
Does system supply water for more than one household? [ ] Yes [ ] No [ ] Unknown

Comments: **Whole home filter in place to filter out chlorine**

Source of Section I information: **Sellers**

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PROPERTY LOCATED AT: **19 Main Street, Dixfield, ME 04224**

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: [X] Public [ ] Private [ ] Quasi-Public _____ [ ] Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected? ..... [X] Yes [ ] No

If Yes, what results: **Scoped in 2019, clean and clear to main**

Have you experienced any problems such as line or other malfunctions? ..... [ ] Yes [X] 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: _____ OR [ ] Unknown

Date installed: _____ Date last pumped: _____ 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: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

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: **n/a**

Source of Section II information: **Sellers**

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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	**HWBB**	**Fireplace x3**	**Woodstove**	
Age of system(s) or source(s)	**2018**	**unknown**	**unknown**	
TYPE(S) of Fuel	**Oil**	**Wood**	**Wood**	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**900-1100 gallons**	**n/a**	**n/a**	
Name of company that services system(s) or source(s)	**Community Energy**	**seller**	**seller**	
Date of most recent service call	**2025**	**n/a**	**n/a**	
Malfunctions per system(s) or source(s) within past 2 years	**No**	**No**	**No**	
Other pertinent information	**n/a**	**Seller never used**	**insert**	

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown
Are any buried? ..... [ ] Yes [X] No [ ] Unknown
Are all sleeved? ..... [ ] Yes [X] No [ ] Unknown
Chimney(s): ..... [X] Yes [ ] No
If Yes, are they lined: ..... [ ] Yes [ ] No [X] 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: **May 2025**
Direct and/or Power Vent(s): ..... [ ] Yes [X] No [ ] Unknown
~~Has vent(s) been inspected? [ ] Yes [ ] No [ ] Unknown~~
~~If Yes, date:~~ _____

Comments: **Pellet stove in home will not convey**
Source of Section III information: **Sellers**

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? ..... [X] Yes [ ] No [ ] Unknown
If Yes, are tanks in current use? ..... [ ] Yes [X] No [ ] Unknown
If no longer in use, how long have they been out of service? **20 years**
If tanks are no longer in use, have tanks been abandoned according to DEP? [ ] Yes [ ] No [X] Unknown
Are tanks registered with DEP? ..... [ ] Yes [ ] No [X] Unknown
Age of tank(s): **unknown** Size of tank(s): **275 gallons**
Location: **Left side of entrance**

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

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

Comments: **n/a**

Source of information: **Sellers**

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: **Sellers unaware of asbestos**

Source of information: **Sellers**

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: **Sellers unaware of radon/air**

Source of information: **Sellers**

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: **Sellers unaware of radon/water**

Source of information: **Sellers**

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

Comments: **Sellers unaware of methamphetamine**

Source of information: **Sellers**

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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? ..... [X] Yes [ ] No [ ] Unknown [ ] Unknown (but possible due to age)

If Yes, describe location and basis for determination: **Positive on trim around windows in dining room**

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: [X] Yes [ ] No

If Yes, describe: **No**

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

Comments: **Exterior of home**

Source of information: **Sellers, visual observation**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	[ ] Yes	[ ] No	[X] Unknown
LAND FILL:	[ ] Yes	[ ] No	[X] Unknown
RADIOACTIVE MATERIAL:	[ ] Yes	[ ] No	[X] Unknown

Other: **n/a**

Source of information: **Sellers**

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 [X] No [ ] Unknown

~~If Yes, explain:~~ _____

~~Source of information~~: _____

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~~: _____

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

If Yes, explain: **Dec 2023, water crested the hill out back. Lower 80 feet floods during spring melt.**

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

~~If Yes, explain:~~ _____

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

~~If Yes, explain:~~ _____

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

~~If Yes, indicate the dates of each claim:~~ _____

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

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Only portion in special flood hazard area is land along shoreline, not house

Relevant Panel Number: **23017C0689D** Year: **2009** (Attach a copy)

Comments: **No flood insurance required due to elevation of house**

Source of Section VI information: **Sellers**

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PROPERTY LOCATED AT: **19 Main Street, Dixfield, ME 04224**

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~ _____

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

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~ _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, solar panels, wind turbines): Type: **n/a**

~~From Whom:~~ _____

Year Principal Structure Built: **1832** What year did Seller acquire property? **2018**

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

Water, moisture or leakage: **No**

Comments: **n/a**

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: **Dry basement**

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

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

Comments: **Sellers unaware of mold**

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

Comments: **Knob and tube has been removed and updated with romex**

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: **n/a**

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PROPERTY LOCATED AT: **19 Main Street, Dixfield, ME 04224**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **Back storage room floor joists have deteriorated and are in need of repair, separate from house.**

Comments: **n/a**

Source of Section VII information: **Sellers**

SECTION VIII - ADDITIONAL INFORMATION

Primary bedroom and nursery off of primary have been updated with flooring, walls, insulated, ceiling, electrical and painted. Refinished pine in nursery. Original kitchen demoed. Front beam and sill plate on front of house have been removed and repaired. Floor has been jacked, insulated and repaired. Suspended ceiling in dining room pulled out to repair leak in upstairs bathroom. Plumbing repaired, no issues since. Basement copper piping replaced, pex installed, updated some drains.

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.

Shawn Hunt	10/31/2026	Bianca Hunt	10/31/2026
SELLER	DATE	SELLER	DATE
Shawn F. Hunt		**Bianca Hunt**	
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

REALTOR®

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EQUAL HOUSING OPPORTUNITY

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Receipt # 221244
ERECORD
Bk 5728 PG 408
11/17/2022 02:06:42 PM
Pages 3
DEED
Instr # 16918
Cherri L Crockett Register of Deeds OXFORD COUNTY

WARRANTY DEED

(Reference Memorandum of Land Installment Contract: Book 5449, Page 421)

KNOW ALL PERSONS BY THESE PRESENTS

THAT I, ROBERT N. LIVIE, with a mailing address of 9 Sheridan Drive, Kingston, Massachusetts 02364,

for consideration paid,

grant to **SHAWN HUNT and BIANCA HUNT**, with a mailing address of 19 Main Street, Dixfield, Maine 04224,

with **WARRANTY COVENANTS, as JOINT TENANTS,** a certain lot or parcel of land with the buildings and improvements thereon situated on the southerly side of Main Street in Dixfield Village in the Town of Dixfield, County of Oxford and State of Maine, and bounded and described as follows, to wit:

MAINE REAL ESTATE TRANSFER TAX PAID

Beginning at a point on the southerly line of said Main Street at the northwesterly corner of land formerly said to be owned by Nicholas J. Puiia; thence southerly along the westerly line of said land formerly of Puiia, said line being parallel with the store building as it now stands on said premises, to a point 45 feet southerly from the southerly end of the main building of said store; thence following a straight line along an extension of said westerly line, and bounded by other land now or formerly of Anne S. Eustis, et als, to the Androscoggin River; thence westerly along the bank of said Androscoggin River to a point where the extension of the easterly line of land now or formerly owned by Dexter E. Elsemore intersects the bank of said Androscoggin River; thence N31"E along said extension of the easterly line of land now or formerly of Dexter E. Elsemore to a point marked by an iron pipe set in the ground at the intersection of the southerly line of said land now or formerly of Dexter E. Elsemore; thence following the same course 300 feet to a point marked by an iron pipe set in the ground on the southerly line of said Main Street; thence easterly along said southerly line of Main Street to the point of beginning.

ALSO granting a right of way across other land now or formerly of Anne S. Eustis, et als, adjoining the premises herein conveyed on the east, to said premises.

ALSO CONVEYING a certain lot or parcel of land situated southerly of Main Street in Dixfield Village in said Town of Dixfield, County of Oxford and State of Maine, and bounded and described as follows:

TITLE NOT SEARCHED; DESCRIPTION NOT PREPARED

Beginning at a point on the division line between the land now or formerly of the said Lucile N. Elsemore and land now or formerly owned by Carmelo J. Puiia, said point being the southwesterly corner of said Puiia land; thence running southerly on said division line and an extension thereof, bounded by land now or formerly of the said Lucile N. Elsemore, approximately 440 feet to the Androscoggin River; thence running easterly down said Androscoggin River approximately 29 feet to the westerly line of land now or formerly of Helen Haines; thence running northerly along said land of Helen Haines approximately 440 feet to the southeasterly corner of said Puiia land; thence running westerly along the southerly line of said Puiia land approximately 28 feet to the point of beginning.

EXCEPTING and RESERVING, however, from the parcel of land above described a certain portion thereof conveyed to Helen Haines by Lucile N. Elsemore by her Quitclaim Deed dated February 7, 1974, and recorded in the Oxford County Registry of Deeds on February 15, 1974, in Book 812, Page 245, and more particularly bounded and described as follows:

Beginning at an iron pipe on the easterly bounds of land of Lucile Elsemore and the westerly bounds of land of Helen Haines; thence, on a bearing of N 60° 33' W for 10 feet to an iron stake; thence, turning and running on a bearing of N 29° 27' E for 191 feet, 5 inches, to an iron rod; thence, turning and running S 60° 33' E for 10 feet to an iron pipe, said point being located 16 ½ feet southerly of the former northwest corner of property of Helen Haines, said point also marking the southwesterly corner of a parcel of land 50 feet in length and 16 ½ feet in width conveyed by deed dated February 7, 1974, from Helen Haines to Lucile N. Elsemore; thence turning and running S 29° 27' W for 191 feet, 5 inches to the point of beginning.

ALSO CONVEYING a certain other lot or parcel of land situated south of Main Street in Dixfield Village in said Town of Dixfield and more particularly bounded and described as follows:

Beginning at an iron rod driven into the ground, said point being the southeast corner of land, now or formerly of C. J. Puiia, as deeded to him by Bernard E. Thomas on March 7, 1972, and recorded in Book 737, Page 7, in the Oxford County Registry of Deeds, and the northeast corner of land now or formerly of Helen Haines; thence, turning and running westerly along the southerly bounds of laid now or formerly of said Puiia and the northerly bounds of land now or formerly of Helen Haines for 50 feet to an iron pipe driven in the ground; thence, turning and running on a hearing of S 29° 27 'W for 16 ½ feet to a stake situated at the northeast corner of a strip of land 10 feet in width and 191 feet, 5 inches, in length, conveyed by deed dated February 7, 1974, from Lucile N. Elsemore to Helen Haines; thence turning and running easterly on a line parallel with the bounds between Puiia and Haines for 50 feet to an iron rod driven into the ground; thence turning and running northerly for 16 ½ feet to the point of beginning.

This conveyance is made subject to easement for sewer pipe from Paul P. Peterson and Nancy V. Peterson to Inhabitants of the Municipality of Dixfield, dated October 16, 1978, and recorded in the Oxford County Registry of Deeds on October 18, 1978, in Book 1009, Page 112.

TITLE NOT SEARCHED; DESCRIPTION NOT PREPARED

EXCEPTING and RESERVING, however a portion of the above described property as conveyed to Albert A. Sedgeley and Annagean Sedgeley by Robert N. Livie and Cynthia L. Livie by deed dated June 30, 1983, and recorded in the Oxford County Registry of Deeds in Book 1212, Page 212.

Being a portion of the premises conveyed by Warranty Deed of Paul P. Peterson and Nancy V. Peterson to Robert N. Livie and Cynthia L. Live dated April 4, 1979 and recorded in the Oxford County Registry of Deeds in Book 1028, Page 74.

Cynthia L. Livie Died on May 28, 2006 leaving Robert N. Livie as sole surviving joint tenant.

This conveyance is in completion of the Land Installment Contract between Grantor and Grantee, a memorandum of which is recorded in the Oxford County Registry of Deeds at Book 5449, Page 421.

WITNESS my hand and seal this 9th day of November, 2022

Robert N. Livie

STATE/COMMONWEALTH: Massachusetts November 9, 2022
COUNTY: Plymouth

Then personally appeared the above-named **Robert N. Livie** and acknowledged the foregoing instrument to be his free act and deed.

Before me:

Notary Public
Print Name: Gail M. DeGrenier
My Commission Expires: June 8, 2023

GAIL M. DeGRENIER
Notary Public
Commonwealth of Massachusetts
My Commission Expires June 8, 2023

TITLE NOT SEARCHED; DESCRIPTION NOT PREPARED

Receipt # 177622
Bk 5449 PG 421
01/17/2019 12:10:07 PM
Pages 4
LAND INSTALLMENT CON
Instr # 486
Cherri L Crockett Register of Deeds OXFORD COUNTY

MEMORANDUM OF LAND INSTALLMENT CONTRACT

VENDOR: Robert N. Livie
9 Sheridan Drive
Kingston, MA 02364

PURCHASER: Shawn Hunt
19 Main Street
Dixfield, ME 04224

DESCRIPTION OF PROPERTY: A certain lot or parcel of land, together with the buildings thereon, situated in on the southerly side of Main Street in Dixfield Village in the Town of Dixfield, County of Oxford and State of Maine more particularly described on Exhibit A attached hereto.

EFFECTIVE DATE OF LAND INSTALLMENT CONTRACT: May 1, 2019

TERM OF LAND INSTALLMENT CONTRACT: 44 Months

IN WITNESS WHEREOF, the parties hereunder have set their hands and seal this 31st day of December, 2018.

Amanda White
Witness

VENDOR: **Robert N. Livie**
Robert N. Livie

Witness

PURCHASER: **Shawn Hunt**
Shawn Hunt

STATE OF Massachusetts
COUNTY OF Plymouth

Dec. 31, 2018

Then personally appeared the above-named **Robert N. Livie** and acknowledged the foregoing instrument to be his free act and deed.

GAIL M. DeGRENIER
Notary Public
Commonwealth of Massachusetts
My Commission Expires June 8, 2023

Before me,
Gail M. DeGrenier
Notary Public/~~Attorney at Law~~
Print Name: Gail M. DeGrenier
My commission: June 8, 2023

STATE OF MAINE
COUNTY OF OXFORD

January 8, 2019

Then personally appeared the above-named **Shawn Hunt** and acknowledged the foregoing instrument to be his free act and deed.

Before ~~me~~,

~~Notary Public~~/Attorney at Law
Print Name: Christopher Wright, Esq.
My commission: N/A

Exhibit A

A certain lot or parcel of land, together with the buildings thereon, situated on the southerly side of Main Street in Dixfield Village in the Town of Dixfield, County of Oxford and State of Maine, and bounded and described as follows:

Beginning at a point on the southerly line of said Main Street at the northwesterly corner of land formerly said to be owned by Nicholas J. Puiia; thence southerly along the westerly line of said land formerly of Puiia, said line being parallel with the store building as it now stands on said premises, to a point 45 feet southerly from the southerly end of the main building of said store; thence following a straight line along an extension of said westerly line, and bounded by other land now or formerly of Anne S. Eustis, et als, to the Androscoggin River; thence westerly along the bank of said Androscoggin River to a point where the extension of the easterly line of land now or formerly owned by Dexter E. Elsemore intersects the bank of said Androscoggin River; thence N31"E along said extension of the easterly line of land now or formerly of Dexter E. Elsemore to a point marked by an iron pipe set in the ground at the intersection of the southerly line of said land now or formerly of Dexter E. Elsemore; thence following the same course 300 feet to a point marked by an iron pipe set in the ground on the southerly line of said Main Street; thence easterly along said southerly line of Main Street to the point of beginning.

ALSO granting a right of way across other land now or formerly of Anne S. Eustis, et als, adjoining the premises herein conveyed on the east, to said premises.

ALSO CONVEYING a certain lot or parcel of land situated southerly of Main Street in Dixfield Village in said Town of Dixfield, County of Oxford and State of Maine, and bounded and described as follows:

Beginning at a point on the division line between the land now or formerly of the said Lucile N. Elsemore and land now or formerly owned by Carmelo J. Puiia, said point being the southwesterly corner of said Puiia land; thence running southerly on said division line and an extension thereof, bounded by land now or formerly of the said Lucile N. Elsemore, approximately 440 feet to the Androscoggin River; thence running easterly down said Androscoggin River approximately 29 feet to the westerly line of land now or formerly of Helen Haines; thence running northerly along said land of Helen Haines approximately 440 feet to the southeasterly corner of said Puiia land; thence running westerly along the southerly line of said Puiia land approximately 28 feet to the point of beginning.

EXCEPTING and RESERVING, however, from the parcel of land above described a certain portion thereof conveyed to Helen Haines by Lucile N. Elsemore by her Quitclaim Deed dated February 7, 1974, and recorded in the Oxford County Registry of Deeds on February 15, 1974, in Book 812, Page 245, and more particularly bounded and described as follows:

Beginning at an iron pipe on the easterly bounds of land of Lucile Elsemore and the westerly bounds of land of Helen Haines; thence, on a bearing of N 60° 33' W for 10 feet to an iron stake; thence, turning and running on a bearing of N 29° 27' E for 191 feet, 5 inches, to an iron rod; thence, turning and running S 60° 33' E for 10 feet to an iron pipe, said point being located 16 ½ feet southerly of the former northwest corner of property of Helen Haines, said point also marking the southwesterly corner of a parcel of land 50 feet in length and 16 ½ feet in width conveyed by deed dated February 7, 1974, from Helen Haines to Lucile N. Elsemore; thence turning and running S 29° 27' W for 191 feet, 5 inches to the point of beginning.

ALSO CONVEYING a certain other lot or parcel of land situated south of Main Street in Dixfield Village in said Town of Dixfield and more particularly bounded and described as follows:

Beginning at an iron rod driven into the ground, said point being the southeast corner of land, now or formerly of C. J. Puiia, as deeded to him by Bernard E. Thomas on March 7, 1972, and recorded in Book 737, Page 7, in the Oxford County Registry of Deeds, and the northeast corner of land now or formerly of Helen Haines; thence, turning and running westerly along the southerly bounds of laid now or formerly of said Puiia and the northerly bounds of land now or formerly of Helen Haines for 50 feet to an iron pipe driven in the ground; thence, turning and running on a hearing of S 29° 27 'W for 16 ½ feet to a stake situated at the northeast corner of a strip of land 10 feet in width and 191 feet, 5 inches, in length, conveyed by deed dated February 7, 1974, from Lucile N. Elsemore to Helen Haines; thence turning and running easterly on a line parallel with the bounds between Puiia and Haines for 50 feet to an iron rod driven into the ground; thence turning and running northerly for 16 ½ feet to the point of beginning.

This conveyance is made subject to easement for sewer pipe from Paul P. Peterson and Nancy V. Peterson to Inhabitants of the Municipality of Dixfield, dated October 16, 1978, and recorded in the Oxford County Registry of Deeds on October 18, 1978, in Book 1009, Page 112.

EXCEPTING and RESERVING, however a portion of the above described property as conveyed to Albert A. Sedgeley and Annagean Sedgeley by Robert N. Livie and Cynthia L. Livie by deed dated June 30, 1983, and recorded in the Oxford County Registry of Deeds in Book 1212, Page 212.

Being a portion of the premises conveyed by Warranty Deed of Paul P. Peterson and Nancy V. Peterson to Robert N. Livie and Cynthia L. Live dated April 4, 1979 and recorded in the Oxford County Registry of Deeds in Book 1028, Page 74. Cynthia L. Livie died on May 28, 2006 leaving Robert N. Livie as surviving joint tenant.

DigiSign Verified - c9805ddc-923a-48db-b00e-d25e83c83994

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Shawn F. Hunt, Bianca Hunt** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **19 Main Street, Dixfield, ME 04224**

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):**

X Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
Window trim in dining room tested positive. No other areas identified.

___ 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 **Shawn F. Hunt**	Date
Buyer	Date	Seller **Bianca Hunt**	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent **Rebecca Tibbetts**	Date

Rebecca Tibbetts 10/30/2026

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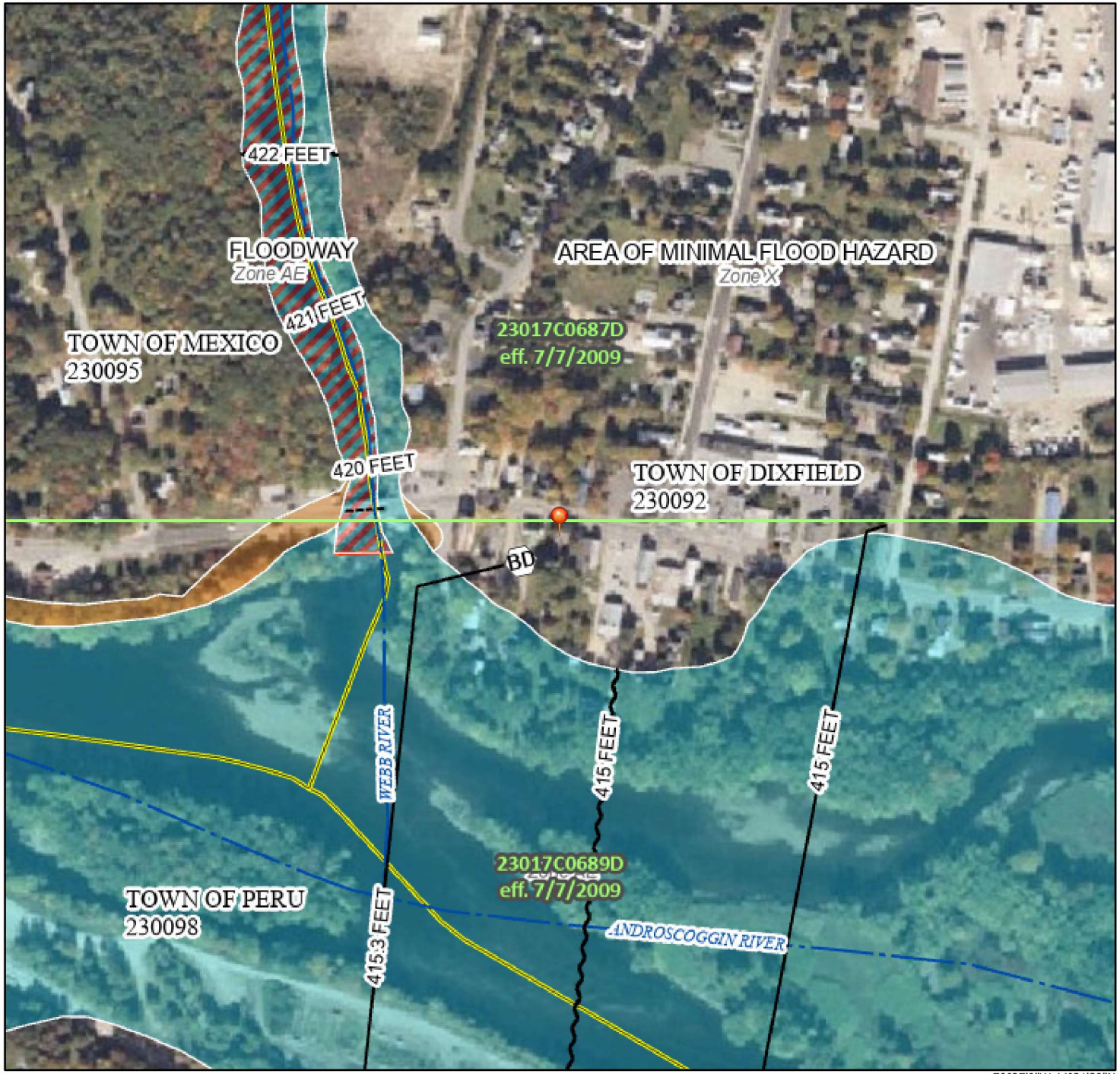
National Flood Hazard Layer FIRMette

FEMA

70°27'47"W 44°32'5"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

70°27'9"W 44°31'39"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/25/2026 at 7:39 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.