## CERTIFICATION:

TO: KENNEBEC FEDERAL SAVINGS AND ITS TITLE INSURER

I CERTIFY THAT I HAVE CONDUCTED A MORTGAGE INSPECTION IN ACCORDANCE WITH M.S.B.R.L.S. STANDARDS RULE 12.12 OF THE PREMISES DESCRIBED IN A DEED RECORDED IN THE WALDO COUNTY REGISTRY OF DEEDS, BOOK 2301 - PAGE 165 ON THIS DATE AND THAT THIS SKETCH SHOWS OUR FINDINGS AS FOLLOWS:

1. THIS SKETCH IS BASED SOLELY UPON THE INFORMATION IN THE DEED REFERENCED ABOVE AND PHYSICAL EVIDENCE FOUND AT THE TIME OF INSPECTION. NO SEARCH OF THE CHAIN OF TITLES OR OTHER RECORD EVIDENCE WAS PERFORMED. A STANDARD BOUNDARY SURVEY, WHICH INCLUDES SUCH RESEARCH, MAY SHOW THE LOCATION OF THE BOUNDARY LINES TO BE DIFFERENT FROM THOSE SHOWN HERE.

2. ALL APPARENT EASEMENTS, ENCROACHMENTS AND BUILDINGS READILY ASCERTAINABLE BY A VISUAL INSPECTION OF THE PREMISES OR SPECIFICALLY MENTIONED IN THE ABOVE MENTIONED DEED ARE SHOWN ON THE SKETCH.

3. TO MY KNOWLEDGE, THE MUNICIPALITY IS NOT MAKING ALLEGATIONS THAT THE SUBJECT PREMISES VIOLATES THE PROVISIONS OF ZONING ORDINANCES, IF ANY.

4. IT WAS DETERMINED THAT THE PREMISES DESCRIBED ON THE ABOVE MENTIONED DEED DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD HAZARD AND FLOODWAY MAPS FOR THE TOWN IN WHICH THE PROPERTY IS SITUATED, AS SHOWN.

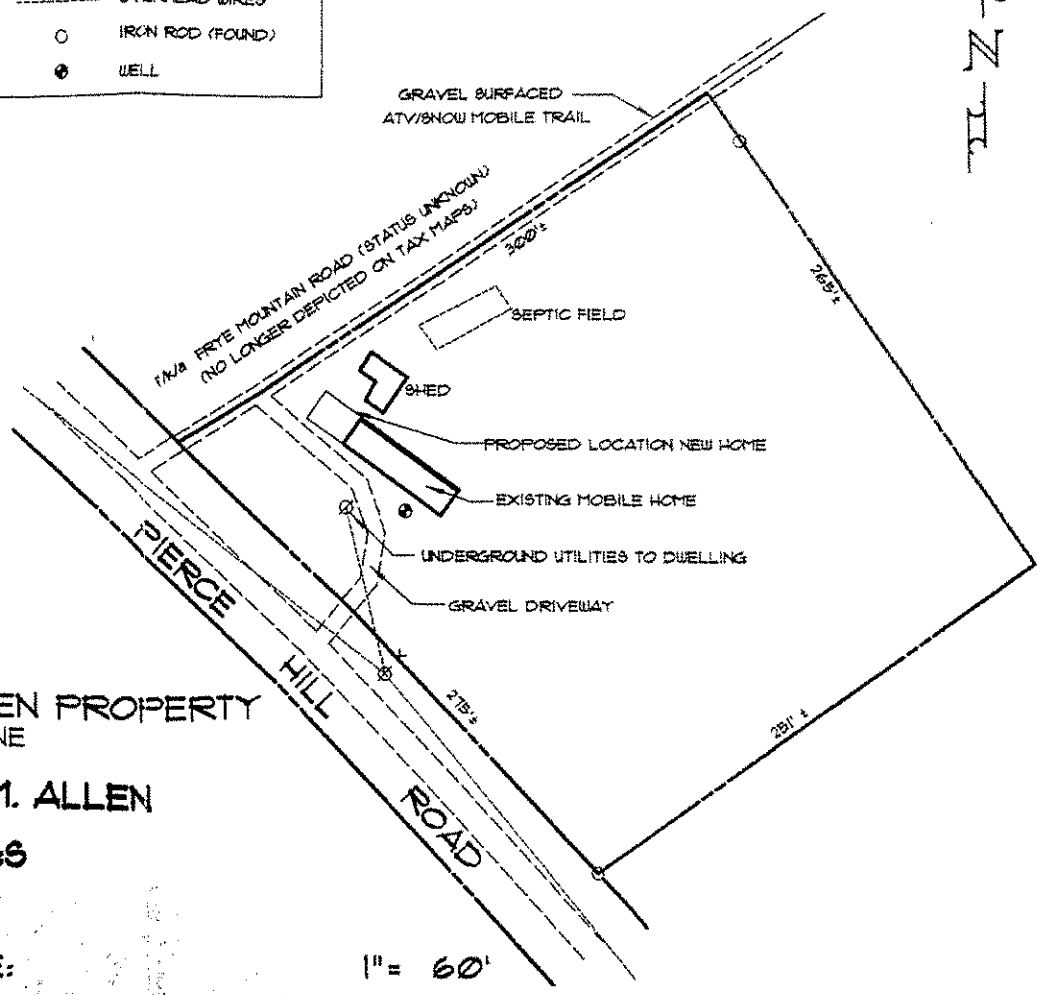
5. THIS IS NOT A BOUNDARY SURVEY AND THE INFORMATION CONTAINED HEREIN SHOULD NOT BE USED FOR CONVEYANCING.

6. THIS SKETCH IS FOR THE SOLE USE OF CURRENT MORTGAGE PURPOSES ONLY. NO OTHER PERSONS, INCLUDING THE BORROWER, MAY USE OR RELY UPON THIS PLAN.

PROFESSIONAL LAND SURVEYOR — DATE: 5/5/09

## LEGEND:

- Ø — UTILITY POLE
- + — UTILITY POLE ANCHOR
- ---------- — OVERHEAD WIRES
- O — IRON ROD (FOUND)
- ● — WELL



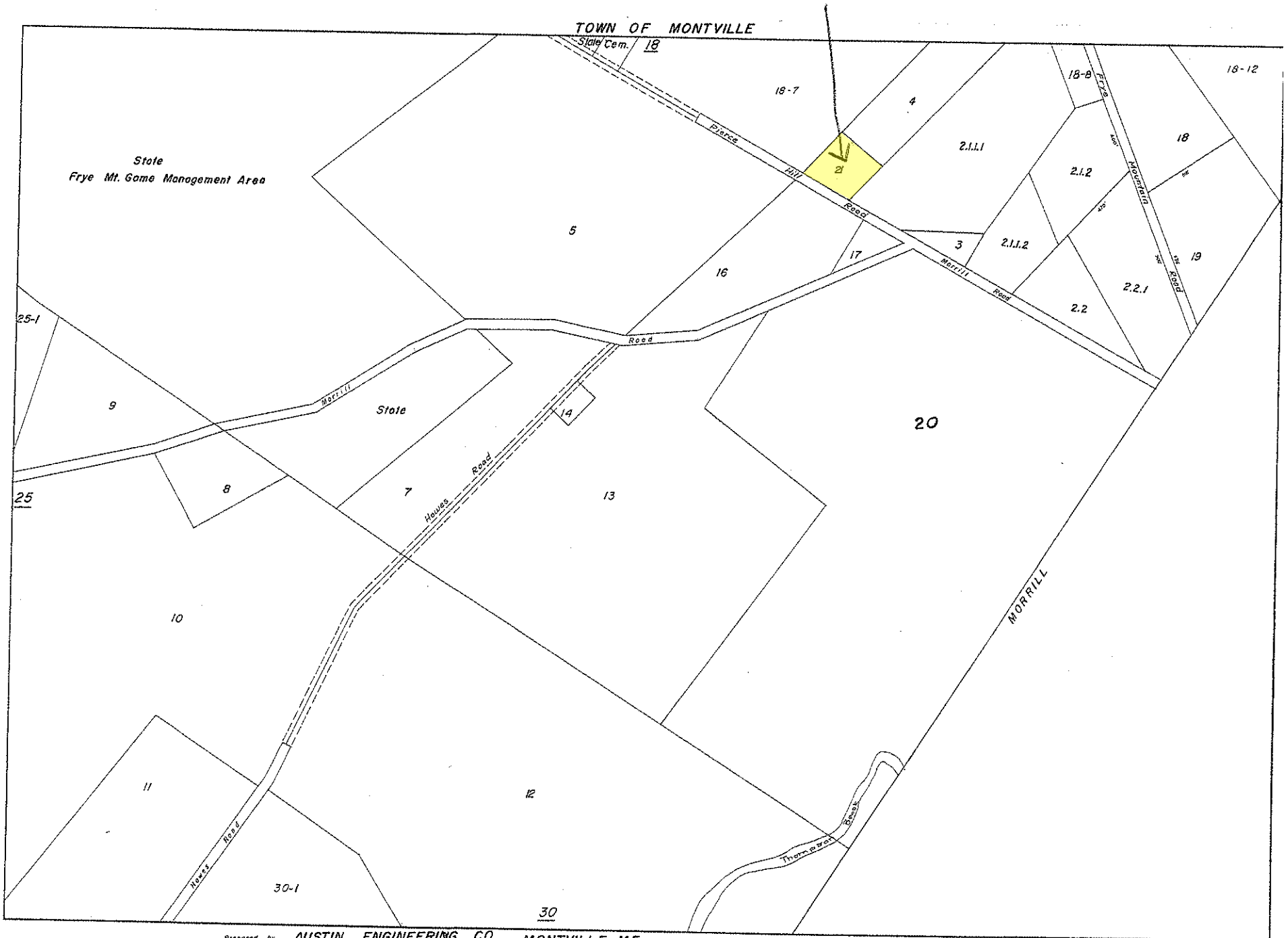

# MORTGAGE INSPECTION SKETCH
OF THE
# JAMES G. ALLEN Sr. & CONSTANCE M. ALLEN PROPERTY
27 PIERCE HILL RD., MONTVILLE, MAINE
FOR
## JAMES G. ALLEN Sr. & CONSTANCE M. ALLEN
AND
## KENNEBEC FEDERAL SAVINGS


GOOD DEEDS, INC.
109 MAIN STREET
P.O. BOX 587
BELFAST, MAINE 04915
PHONE/FAX: (207) 338-5743

JOB No. 29012
DATE: MAY 4, 2009

SCALE: 1" = 60'

60' 0' 60' 120' 180' 240'


TOWN OF MONTVILLE
State Cem.
18
18-7
4
18-8
18-12
Pierce Hill Road
21
2.1.1.1
2.1.2
18
Frye Mountain Road
State
Frye Mt. Game Management Area
5
16
17
3
2.1.1.2
19
2.2.1
2.2
Morrill Road
25-1
9
Morrill Road
14
20
State
8
7
Hawes Road
13
25
10
MORRILL
11
12
Thompson Brook
Hawes Road
30-1
30
Prepared by AUSTIN ENGINEERING CO. MONTVILLE, ME.
Scale 1" = 200'
Not to be used for conveyances
24

PROPERTY LOCATED AT: **27 Pierce Hill Rd., Montville, ME 04941**

# 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: _____ 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? **No known issues.**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Under lighthouse sculpture in front yard**
Installed by: **Unknown**
Date of Installation: **Previous disclosure indicates 1980(s) but unknown**

USE: Number of persons currently using system: **1**
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **Well does not appear to have a well cap on it, lighthouse sculpture protects the well head.**

Source of Section I information: **Seller**

## 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: **Assumed to be 1,000 concrete tank**

Tank Type: ☐ Concrete ☐ Metal ☒ Unknown ☐ Other: **but unknown**

Location: **Backyard** OR ☐ Unknown

Date installed: **Unknown** Date last pumped: **Unknown** 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: **Unknown** Name of company servicing tank: **Unknown**

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Backyard**

Date of installation of leach field: **Unknown** 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: **Was unable to located design. 2020 MLI indicates general location of the leech field.**

Source of Section II information: **Seller. BnB septic vaguely remembers pumping the tank a few years ago but there are no records of it in their system**



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PROPERTY LOCATED AT: **27 Pierce Hill Rd., Montville, ME 04941**

## 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** | **Propane Stove** | | |
| Age of system(s) or source(s) | **2009** | **2001** | | |
| TYPE(S) of Fuel | **K1** | **Propane** | | |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | **126 gals from 2023 - 2026** | **213 gals from 2025 - 2026** | | |
| Name of company that services system(s) or source(s) | **Maritime Energy** | **Maratime Energy** | | |
| Date of most recent service call | **Fall 2025 for service** | **None** | | |
| Malfunctions per system(s) or source(s) within past 2 years | **None** | **Non** | | |
| Other pertinent information | **None** | **None** | | |

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

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

Are all sleeved? ..... [ ] Yes [ ] No [X] 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: **None**

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

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

~~If Yes, date:~~ _____

Comments: **"Chimney" is vent pipe for FHA furnace. Propane stove heater is direct vented outside.**

Source of Section III information: **Seller**

## SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

**A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? ..... [ ] Yes [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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~~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:

**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: **Seller, no known asbestos**

**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: **Seller, no known radon air**

**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: **Seller, no known radon water**

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

~~Comments:~~

Source of information: **Seller, no known methamphetamines**



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

~~Comments:~~

Source of information: **Seller, no known lead based paints**

**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: **Seller, no known hazardous materials.**

**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: **Deed describes a ROW over a corner of the abutting land below.**

Source of information: **Seller, deed**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... [X] Yes [ ] No [ ] Unknown

~~If No, who is responsible for maintenance?~~

~~Road Association Name (if known):~~

Source of information: **Seller, Town maintained road**



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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? ..... ☐ 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: **23027C0405E** Year: **2015** (Attach a copy)

Comments:

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

PROPERTY LOCATED AT: **27 Pierce Hill Rd., Montville, ME 04941**

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

If Yes, explain: **Homestead**

~~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 [X] 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 tanks**

From Whom: **Maritime Energy**

Year Principal Structure Built: **2009** What year did Seller acquire property? **2020**

Roof: Year Shingles/Other Installed: **Assumed to be original 2009 +/-**

Water, moisture or leakage: **None.**

Comments: **None.**

Foundation/Basement:

Is there a Sump Pump? ..... [ ] Yes [X] No [ ] Unknown

Water, moisture or leakage since you owned the property: ..... [ ] Yes [X] No [ ] Unknown

Prior water, moisture or leakage? ..... [ ] Yes [X] No [ ] Unknown

Comments: **Trailer is on a slab and seller has indicated it has tie downs.**

Mold: Has the property ever been tested for mold? ..... [ ] Yes [X] No [ ] Unknown

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

~~Comments:~~

Electrical: [ ] Fuses [X] Circuit Breaker [ ] Other: _____ [ ] Unknown

~~Comments:~~

Has all or a portion of the property been surveyed? ..... [ ] Yes [ ] No [X] Unknown

~~If Yes, is the survey available? [ ] Yes [ ] No [ ] Unknown~~

Manufactured Housing - Is the residence a:

Mobile Home ..... [X] Yes [ ] No [ ] Unknown

Modular ..... [ ] Yes [X] No [ ] Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... [ ] Yes [X] No [ ] Unknown

~~Comments:~~



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PROPERTY LOCATED AT: **27 Pierce Hill Rd., Montville, ME 04941**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **No known material defects.**

~~Comments:~~

Source of Section VII information: **Seller**

## SECTION VIII - ADDITIONAL INFORMATION

**Shed on property is in poor condition. Seller only really uses the FHA heater when it's super cold. Most of the interior doors and kitchen cabinet doors have been removed due to sellers personal preference and as far as I'm aware the doors no longer exist.**

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.

| | | | |
|---|---|---|---|
| SELLER<br>**C L Folsom** | 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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# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **C L Folsom** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **27 Pierce Hill Rd., Montville, ME 04941**

Said contract is further subject to the following terms:

## Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

## Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards **(check one below):**

____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

__X__ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller **(check one below):**

____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

__X__ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has **(check one below):**

____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

## Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

## Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

| | | | |
|---|---|---|---|
| Buyer | Date | Seller **C L Folsom** C. L. Folsom | Date 10-29-26 |
| Buyer | Date | Seller | Date |
| Buyer | Date | Seller | Date |
| Buyer | Date | Seller Avary Otis | Date 10/29/26 |
| Agent | Date | Agent **Avary Otis** | Date |

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# Fact Sheet: Arsenic Treated Wood

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

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

**IF YOU WORK WITH CCA WOOD**

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

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

**TO LEARN MORE**

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

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

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

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



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

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

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

**Second: If so, reduce contact with the arsenic.**

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

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

## Common Questions

*What is CCA wood?*

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

*What is Arsenic?*

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

Camden Coast Real Estate, 80 Elm Street Camden ME 04843 2073229204 8889590124 Folsom/27 Pierce Hill
Avary Otis

# Have you tested your well water for arsenic?



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

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

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

### How to Test Your Well Water

**1. Call a lab.**

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

**2. Do the test.**

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

**3. Get your results.**

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

### Why Arsenic is Bad

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

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

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

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

### Solving Arsenic Problems

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

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

**Protect your family. Test your well.**

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

March 2020

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 55 | FOLSOM, C L | | 24,100 | 33,600 | 22,500 | 35,200 | 635.01 |
| | 27 PIERCE HILL ROAD | Acres | 1.70 | | 01 Homestead | | |
| | | | | | | | 317.51 (1) |
| | MONTVILLE ME 04941 | | | | | | 317.50 (2) |
| | | B4575P86 B4779P324 | | | | | |
| | 27 PIERCE HILL ROAD | 1.7 ACRES | | | | | |
| | 024-021 | | | | | | |
| | B4779P324 03/22/2022 B4575P86 10/30/2020 | | | | | | |

Receipt # 164418 WALDO SS: RECEIVED
VOL 4785 PG 136
Instr # 2022-2907
04/05/2022 10:39:08 AM
3 Pages
ATTEST: Stacy L Grant, Waldo Co Registry of Deeds

**MAINE JUDICIAL BRANCH**

Crystal L Mort — Plaintiff

V.

Brian J Mort — Defendant

DISTRICT COURT
Location (Town): Belfast
Docket No.: FM-20-179

## ABSTRACT OF DIVORCE DECREE

19-A M.R.S. § 953(5), (7)

The attached and incorporated 1 page(s) of the parties' divorce decree accurately reflect(s) the Court's judgment dated (*mm/dd/yyyy*) 01/06/2022 with regard to the disposition of the parties' real estate, including the description of the real estate, any encumbrances against the real estate, and the statement of ownership interest intended by the Court.

☒ Changes to the parties' names after the divorce decree:

Plaintiff: (*Name at time of decree*) Crystal L Mort
(*Approved changed name*) C.L. Folsom

Defendant: (*Name at time of decree*) _____
(*Approved changed name*) _____

**PLEASE NOTE: After you receive this completed abstract from the Court, you must file the abstract with the Registry of Deeds in the county where the real estate is located and pay the recording fee. The Court will not file the abstract with the Registry of Deeds or accept payment for the recording fee.**

(Seal of Court)

Date (*mm/dd/yyyy*): 4/5/2022

Brooke Otis
Clerk, Maine District Court

SEAL

Brooke Otis
Clerk typed or printed name

**ADA Notice:** The Maine Judicial Branch complies with the Americans with Disabilities Act (ADA). If you need a reasonable accommodation contact the Court Access Coordinator, accessibility@courts.maine.gov, or a court clerk.
**Language Services:** For language assistance and interpreters, contact a court clerk or interpreters@courts.maine.gov.

## REAL ESTATE

Defendant owns one parcel of marital real estate situated at 2215 North Palermo Road in Palermo, County of Waldo, State of Maine described in the deed recorded in the Waldo County Registry of Deeds in Book 4510, Page 198. The real estate has a mortgage. The real estate shall be set aside to the Defendant. Defendant shall indemnify and hold harmless the Plaintiff therefrom.

The parties own one parcel of marital real estate situated at 27 Pierce Hill Road in Montville, County of Waldo, State of Maine described in the deed recorded in the Waldo County Registry of Deeds in Book 4575, Page 86. The real estate has a mortgage in the names of both parties. The real estate shall be set aside to the Plaintiff. Beginning October 1, 2021, Plaintiff shall be solely responsible for the timely payment of the mortgage, real estate taxes, insurance, repairs, maintenance and utilities. Plaintiff shall refinance the debt on the property into Plaintiff's name within thirty-six (36) months from the date of the Divorce Judgment. The Maine District Court reserves the right under M.R.Civ.P. 70 to act as necessary regarding the refinance of the real estate. Plaintiff shall indemnify and hold harmless the Defendant therefrom.

Pursuant to Title 19-A M.R.S.A. Section 953(7), it is hereby **ORDERED** that Defendant shall be responsible for preparing and recording, at his own expense, in the Waldo County Registry of Deeds, an Abstract of Divorce Judgment as pertains to the real estate in Waldo County.

## LAST PAGE OF ABSTRACT OF DIVORCE DECREE

**(All attached pages of the parties' divorce decree must be inserted BEFORE this page)**

**PLEASE NOTE:** You **must include this as the last page** when you file the Abstract of Divorce Decree with the Registry of Deeds or it will be rejected.

Receipt # 152763 WALDO SS: RECEIVED
VOL 4575 PG 86
Instr # 2020-11337
11/20/2020 02:03:28 PM
2 Pages

ATTEST: Stacy L Grant, Waldo Co Registry of Deeds

DLN: 1002040120326

# WARRANTY DEED

"MAINE REAL ESTATE TRANSFER TAX PAID"

We, **JAMES G. ALLEN, JR. and CONSTANCE M. ALLEN**, of Morrill, County of Waldo, State of Maine, for consideration paid, grant to **BRIAN J. MORT and CRYSTAL L. MORT**, of Palermo, County of Waldo, State of Maine whose mailing address is 2215 N. Palermo Road, Palermo, Maine 04354 ***as Joint Tenants***, with Warranty Covenants, a certain lot or parcel of land, together with any buildings thereon, situated in **MONTVILLE**, County of Waldo and State of Maine, more particularly bounded and described as follows, to wit:

> Beginning at a stake and stones on the generally southeasterly side of the Gay Road, sometimes known as the Pierce Hill Road, said stake and stones being situated 28 feet south of the spring hole; thence westerly or northwesterly along generally southwesterly side of said Gay Road 275 feet, more or less, to the center of the road at the four-corners, so-called; thence northeasterly on the Frye Mountain Road, so-called, 300 feet, more or less, to a stake driven into the ground; thence southeasterly by line of land being retained by Virgil E. Fowles, Sr., 265.8 feet, more or less, to a stake driven into the ground on the generally northwesterly line of land of Roger Roberts; thence southwesterly along line of land of said Roberts 251 feet, more or less, to the point of beginning.
>
> ALSO granting a right of way across the corner of land now or formerly of James L. Woodbury on the lower side of culvert on upper edge of field near where the above description starts.

**MEANING AND INTENDING** to convey and hereby conveying all and the same premises as described in a Warranty Deed from Lawrence Overlock and Pamela L. Overlock to James G. Allen, Jr. and Constance M. Allen, dated September 30, 2002 and recorded in the Waldo County Registry of Deeds in Book 2307, Page 165.

WITNESS our hands and seals this 30 day of October, 2020.

SIGNED, SEALED and DELIVERED
in presence of

Constance M. Allen
attorney-in-fact pursuant to Power of Att. for
James G. Allen, Jr.

Witness

Constance M. Allen, duly authorized
Power of Attorney for James G. Allen, Jr.

Witness

Constance M. Allen
Constance M. Allen

STATE OF MAINE
COUNTY OF WALDO, SS.

October 30, 2020

Personally appeared the above named Constance M. Allen and acknowledged the foregoing instrument to be her free act and deed and in her said capacity.

Before me,

Notary Public

Print/type name:

ROBERT C. TREWORGY
STATE OF MAINE
ATTORNEY AT LAW
MAINE BAR NO. 004990

Doc# 4707
Bk: 3333 Pg: 105

[redacted]

# UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

KENNEBEC FEDERAL SAVINGS
PO BOX 497
WATERVILLE,ME 04901

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME

OR

| 1b. INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME | SUFFIX |
|---|---|---|---|
| ALLEN | JAMES | G. | JR. |

| 1c. MAILING ADDRESS | CITY | STATE | POSTAL CODE | COUNTRY |
|---|---|---|---|---|
| PO BOX 622 | MORRILL | ME | 04952 | USA |

| 1d. SEE INSTRUCTIONS | ADD'L INFO RE ORGANIZATION DEBTOR | 1e. TYPE OF ORGANIZATION | 1f. JURISDICTION OF ORGANIZATION | 1g. ORGANIZATIONAL ID #, if any |
|---|---|---|---|---|
| | | | | ☐ NONE |

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME

OR

| 2b. INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME | SUFFIX |
|---|---|---|---|
| ALLEN | CONSTANCE | M. | |

| 2c. MAILING ADDRESS | CITY | STATE | POSTAL CODE | COUNTRY |
|---|---|---|---|---|
| PO BOX 6 | MORRILL | ME | 04952 | USA |

| 2d. SEE INSTRUCTIONS | ADD'L INFO RE ORGANIZATION DEBTOR | 2e. TYPE OF ORGANIZATION | 2f. JURISDICTION OF ORGANIZATION | 2g. ORGANIZATIONAL ID #, if any |
|---|---|---|---|---|
| | | | | ☐ NONE |

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME
KENNEBEC FEDEERAL SAVINGS

OR

| 3b. INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME | SUFFIX |
|---|---|---|---|
| | | | |

| 3c. MAILING ADDRESS | CITY | STATE | POSTAL CODE | COUNTRY |
|---|---|---|---|---|
| PO BOX 497 | WATERVILLE | ME | 04901 | USA |

4. This FINANCING STATEMENT covers the following collateral:

2009,16'X80' EAGLE RIVER MOBILE HOME
SERIAL# ER00976A
LOCATED AT: PIERCE HILL ROAD
MONTVILLE,ME 04941
LAND OWNED BY: JAMES G ALLEN JR
CONSTANCE M ALLEN

5. ALTERNATIVE DESIGNATION [if applicable]: ☐ LESSEE/LESSOR ☐ CONSIGNEE/CONSIGNOR ☐ BAILEE/BAILOR ☐ SELLER/BUYER ☐ AG. LIEN ☐ NON-UCC FILING

6. ☑ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS. Attach Addendum [if applicable]

7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) [ADDITIONAL FEE] [optional] ☐ All Debtors ☐ Debtor 1 ☐ Debtor 2

8. OPTIONAL FILER REFERENCE DATA

Doc# 4707 106
Bk# 3333 Pg#

# UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

9a. ORGANIZATION'S NAME

OR

| 9b. INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME,SUFFIX |
|---|---|---|
| ALLEN | JAMES | G JR. |

10. MISCELLANEOUS:

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

11a. ORGANIZATION'S NAME

OR

| 11b. INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME | SUFFIX |
|---|---|---|---|
| | | | |

| 11c. MAILING ADDRESS | CITY | STATE | POSTAL CODE | COUNTRY |
|---|---|---|---|---|
| | | | | |

| 11d. SEE INSTRUCTIONS | ADD'L INFO RE ORGANIZATION DEBTOR | 11e. TYPE OF ORGANIZATION | 11f. JURISDICTION OF ORGANIZATION | 11g. ORGANIZATIONAL ID #, if any |
|---|---|---|---|---|
| | | | | ☐ NONE |

12. ☐ ADDITIONAL SECURED PARTY'S or ☐ ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)

12a. ORGANIZATION'S NAME

OR

| 12b. INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME | SUFFIX |
|---|---|---|---|
| | | | |

| 12c. MAILING ADDRESS | CITY | STATE | POSTAL CODE | COUNTRY |
|---|---|---|---|---|
| | | | | |

13. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☐ fixture filing.

14. Description of real estate:

16. Additional collateral description:

WALDO SS: RECEIVED
Jun 02,2009
at 09:59A
ATTEST: Deloris Pase
REGISTER OF DEEDS

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):

17. Check only if applicable and check only one box.

Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust or ☐ Decedent's Estate

18. Check only if applicable and check only one box.

☐ Debtor is a TRANSMITTING UTILITY

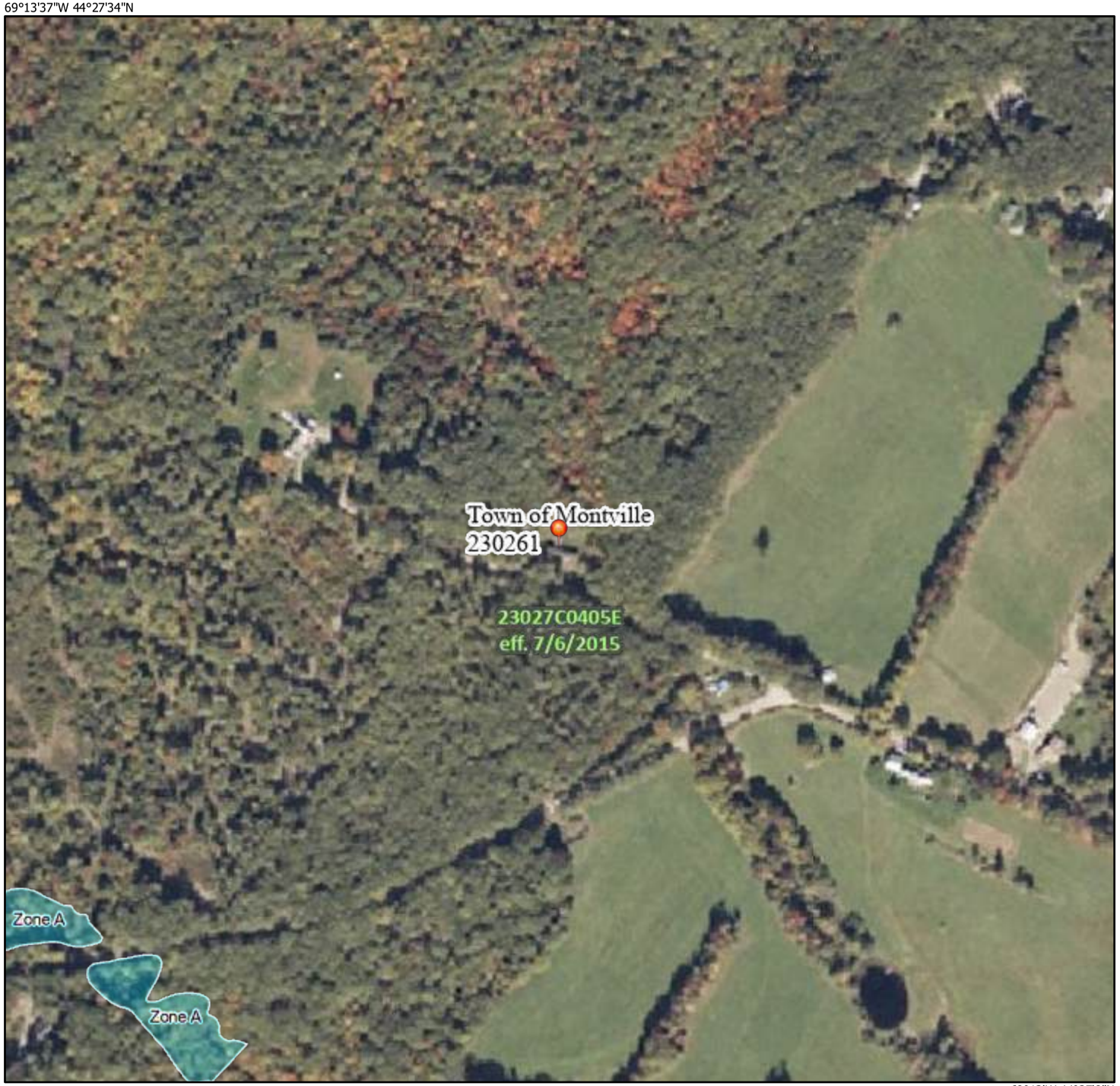
☑ Filed in connection with a Manufactured-Home Transaction — effective 30 years

☐ Filed in connection with a Public-Finance Transaction — effective 30 years

# National Flood Hazard Layer FIRMette

FEMA

69°13'37"W 44°27'34"N




69°13'W 44°27'8"N

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

1:6,000

*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 10/28/2026 at 7:32 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.