PROPERTY LOCATED AT: **173 Alexander Reed Road , Richmond, ME 04357**

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 **N/A** ☐ Unknown
☒ Drilled ☐ Dug ☐ Other **N/A**

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: **2024** 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? **Unknown**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Front Yard Right Side**
Installed by: **Unknown**
Date of Installation: **1973+/-**

USE: Number of persons currently using system: **0**
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **Seller does not use the dug well in basement**

Source of Section I information: **Seller**

PROPERTY LOCATED AT: **173 Alexander Reed Road , Richmond, ME 04357**

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public **N/A** ☐ 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: **N/A**
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: **N/A**

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: **N/A**

Location: **Back Yard Behind Porch** OR ☐ Unknown

Date installed: **Unknown** Date last pumped: **2025** Name of pumping company: **Unknown**

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

If Yes, give the date and describe the problem: **Unknown**

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

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Left Hand Corner of Garage**

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: **Unknown**

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: **None**

Source of Section II information: **Seller**

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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	FHA			
Age of system(s) or source(s)	2024			
TYPE(S) of Fuel	Oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	800-900 Gallons Unknown			
Name of company that services system(s) or source(s)	Crowly			
Date of most recent service call	Unknown			
Malfunctions per system(s) or source(s) within past 2 years	Unknown			
Other pertinent information	Unknown Unknown			

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): ..... [X] Yes [ ] No
If Yes, are they lined: ..... [X] Yes [ ] 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: **Unknown**
Date chimney(s) last cleaned: **Unknown**
Direct and/or Power Vent(s): ..... [ ] Yes [X] No [ ] Unknown
Has vent(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown
If Yes, date: **Unknown**
Comments: **None**
Source of Section III information: **Seller**

SECTION IV - HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ..... [ ] Yes [ ] No [X] Unknown
If Yes, are tanks in current use? ..... [ ] Yes [ ] No [X] Unknown
If no longer in use, how long have they been out of service? **Unknown**
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): **Unkown**
Location: **Seller Has No Knowledge of Underground Storage Tanks**

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

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

Comments: **None**

Source of information: **Seller Has No Knowledge of Underground Storage Tanks**

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: **Unknown** ☐ Yes ☐ No ☒ Unknown

Comments: **None**

Source of information: **Seller Has No Knowledge of Asbestos**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: **Unknown** By: **Unknown**

Results: **Unknown**

If applicable, what remedial steps were taken? **Unknown**

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

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

Results/Comments: **None**

Source of information: **Seller Has No Knowledge of Radon Air**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: **Unknown** By: **Unknown**

Results: **Unknown**

If applicable, what remedial steps were taken? **Unknown**

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

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

Results/Comments: **None**

Source of information: **Seller Has No Knowledge of Radon/Water**

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

Comments: **None**

Source of information: **Seller Has No Knowledge of Methamphetamine**

F. LEAD-BASED PAINT/PAINT HAZARDS - *(Note: Lead-based paint is most commonly found in homes constructed prior to 1978)*

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? .... Yes ☐ No ☐ Unknown ☒ Unknown (but possible due to age)

If Yes, describe location and basis for determination: **Unknown**

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: **Unknown**

Are you aware of any cracking, peeling or flaking paint? ..... ☒ Yes ☐ No

Comments: **On Home/Garage**

Source of information: **Seller Has No Knowledge of Lead Based Paint Hazards**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☐ No	☒ Unknown
LAND FILL:	☐ Yes	☐ No	☒ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☐ No	☒ Unknown

Other: **Unknown**

Source of information: **Seller Has No Knowledge of Other 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? ..... ☐ Yes ☐ No ☒ Unknown

If Yes, explain: ~~**Unknown**~~ CMP Easement

Source of information: **Seller**

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

If No, who is responsible for maintenance? **Unknown**

Road Association Name (if known): **Unknown**

Source of information: **Seller**

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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: **Unknown**

Have any flood events affected a structure on the property? ..... ☐ Yes ☐ No ☐ Unknown

If Yes, explain: **Unknown**

Has any flood-related damage to a structure occurred on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **Unknown**

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: **Unknown**

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: **Unknown**

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?

Unknown

Relevant Panel Number: **23023C0102F** Year: **2015** (Attach a copy)

Comments: **Zone X**

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

SECTION VII - GENERAL INFORMATION

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

If Yes, explain: **Homestead**

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: **Unknown**

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: **Unknown**

From Whom: **Unknown**

Year Principal Structure Built: **1960** What year did Seller acquire property? **1972**

Roof: Year Shingles/Other Installed: **2021+/-**

Water, moisture or leakage: **Unknown**

Comments: **None**

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: **None**

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

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

Comments: **None**

Electrical: ☒ Fuses ☒ Circuit Breaker ☐ Other: **N/A** ☐ Unknown

Comments: **Circuit Breakers in Home. Fuses in ~~Cellar and~~ Garage** and Root Cellar JH

Has all or a portion of the property been surveyed? ..... ☐ Yes ☐ No ☒ Unknown

If Yes, is the survey available? ..... ☐ Yes ☐ No ☒ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ Unknown

Modular ..... ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... ☐ Yes ☐ No ☒ Unknown

Comments: **None**

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PROPERTY LOCATED AT: **173 Alexander Reed Road , Richmond, ME 04357**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **Broken Window Upstairs right bedroom**

Comments: **None**

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

Sellers late husband Francis, acquired the home in 1972. Louise was added to the deed in 2020. The seller has answered all questions to the best of their knowledge, with assistance from a family friend.

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.

Louise E Yeaton

SELLER DATE SELLER DATE

Louise E Yeaton

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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2020R-01015
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LYNN C MOORE, REGISTRAR
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02/07/2020 02:19 PM
PAGES: 1

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Standard Easement

Guying Only

WO# 10300605382

Form 1199, Rev. 07/08

Francis Yeaton with a mailing address of 173 Alexander Reed Road, Richmond, ME, 04357, (Grantor(s)), for consideration given, grants to CENTRAL MAINE POWER COMPANY, a Maine Corporation with an office at 83 Edison Drive, Augusta, Maine 04336, and Northern New England Telephone Operations LLC, a limited liability company organized under the laws of the State of Delaware, (d/b/a Consolidated Communications-NNE). with a place of business at 5 Davis Farm, Portland, Maine, and their respective successors and assigns (collectively Grantees), with warranty covenants, the right and easement to erect, bury, maintain, rebuild, respace, patrol, operate, and remove, anchors, guywires or pushbraces, together with all necessary fixtures and appurtenances over, across and under a portion of the surface of the land of the Grantor(s) in the City/Town of Richmond, Sagadahoc County, Maine. The said equipment and facilities are attached to Pole/Pad 29H, Alexander Road, Richmond. This easement affects land conveyed to the Grantor(s) in a deed from Vernon and Dorothy Young, dated August 30, 1963, and recorded in the Sagadahoc County Registry of Deeds in Book 303 Page 180. This easement is an easement in gross and is not for the sole purpose of serving the Grantor(s) or Grantor's land. The rights granted herein include the right to enter upon the land of the Grantor(s) for any and all of the foregoing purposes.

WITNESS the hand(s) and seal(s) of Grantor(s) on January 23, 2020,

Signed, Sealed and Delivered in the presence of:

Grantor(s) Signature(s)

Francis Yeaton Francis Yeaton

State Of Maine
County Of Sagadahoc

The above-named Francis Yeaton, personally appeared before me this 23rd day of January 2020 and acknowledged the foregoing instrument to be her free act and deed.

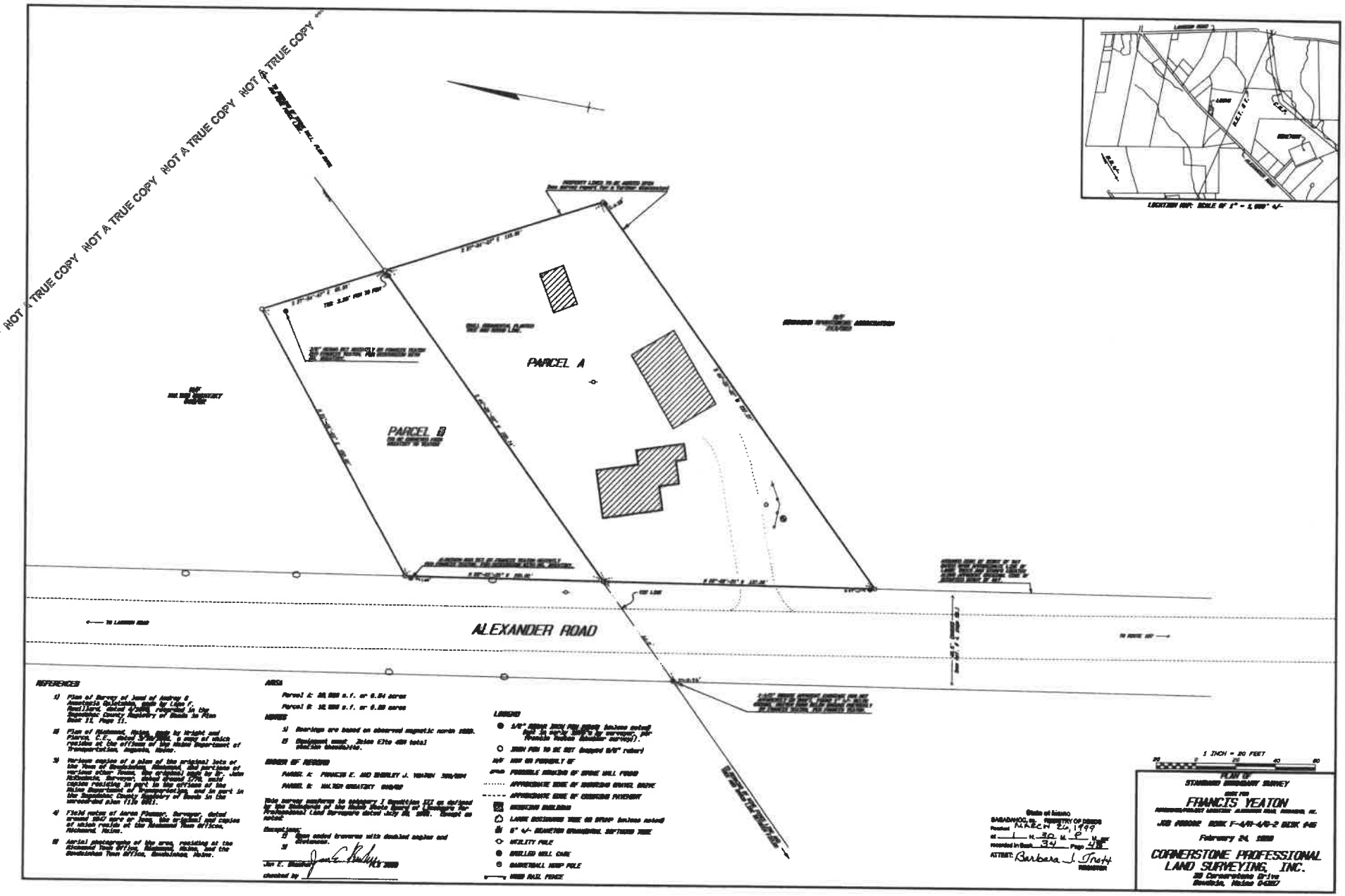
Tamra L. Pierce

Notary Public/Attorney
Printed Name: Tamra L. Pierce
My Commission Expires: 03-24-2023

TAMRA L. PIERCE
MY COMMISSION EXPIRES
03-24-2023
NOTARY PUBLIC - MAINE

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3½"

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Louise E Yeaton** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **173 Alexander Reed Road , Richmond, ME 04357**

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 **Louise E Yeaton** Louise E Yeaton	Date NOV 7, 2026
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent **Sylvia Rhodes**	Date NOV 7 2026

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2020R-05839
TRANSFER TAX NOT PAID
BOOK - PAGE
SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
RECORDED ON
08/17/2020 12:54 PM
PAGES: 2



WARRANTY DEED

Maine Statutory Short Form

Know all Persons by these Presents,

That Francis E. Yeaton, of Richmond, Sagadahoc County, Maine, for consideration paid, grants to:

FRANCIS E. YEATON and LOUISE E. YEATON

as **Joint Tenants,** with warranty covenants, the land in Richmond, Sagadahoc County, Maine, described as follows:

See attached Exhibit A for legal description.

Witness his hand and seal this 14th day of August 2020.

Signed, Sealed and Delivered in presence of:

Witness

Francis E. Yeaton

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State of Maine, County of Sagadahoc, ss. August 14, 2020

Then personally appeared before me the above-named **Francis E. Yeaton** and acknowledged the foregoing instrument to be his free act and deed.

WITNESS my hand and official seal.

Alice E. Knapp
Attorney-at-Law, Maine Bar # 7017

EXHIBIT A

A certain lot of land with the buildings thereon, situated in Richmond, in the County of Sagadahoc and State of Maine and bounded and described as follows:

COMMENCING at the southeast corner of land formerly of Henry Merriman on the Alexander Road, so-called (now the Alexander Reed Road), and running northeasterly on the line of said Merriman's land eleven rods and 14 links; thence in a southeasterly direction seven rods; thence southwesterly and parallel with the first mentioned line fourteen rods nine and one-half links to the Alexander Road first above mentioned (now the Alexander Reed Road); thence on a line of said road eight rods to the first mentioned bounds. Containing one-half acres of land, more or less.

Meaning and intending to describe the property conveyed to the Grantor and his then wife, Shirley J. Yeaton, by deed of Vernon and Dorothy Young dated January 18, 1972 recorded in the Sagadahoc County Registry of Deeds in Book 380 at Page 924. Shirley J. Yeaton died on July 10, 2010.

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