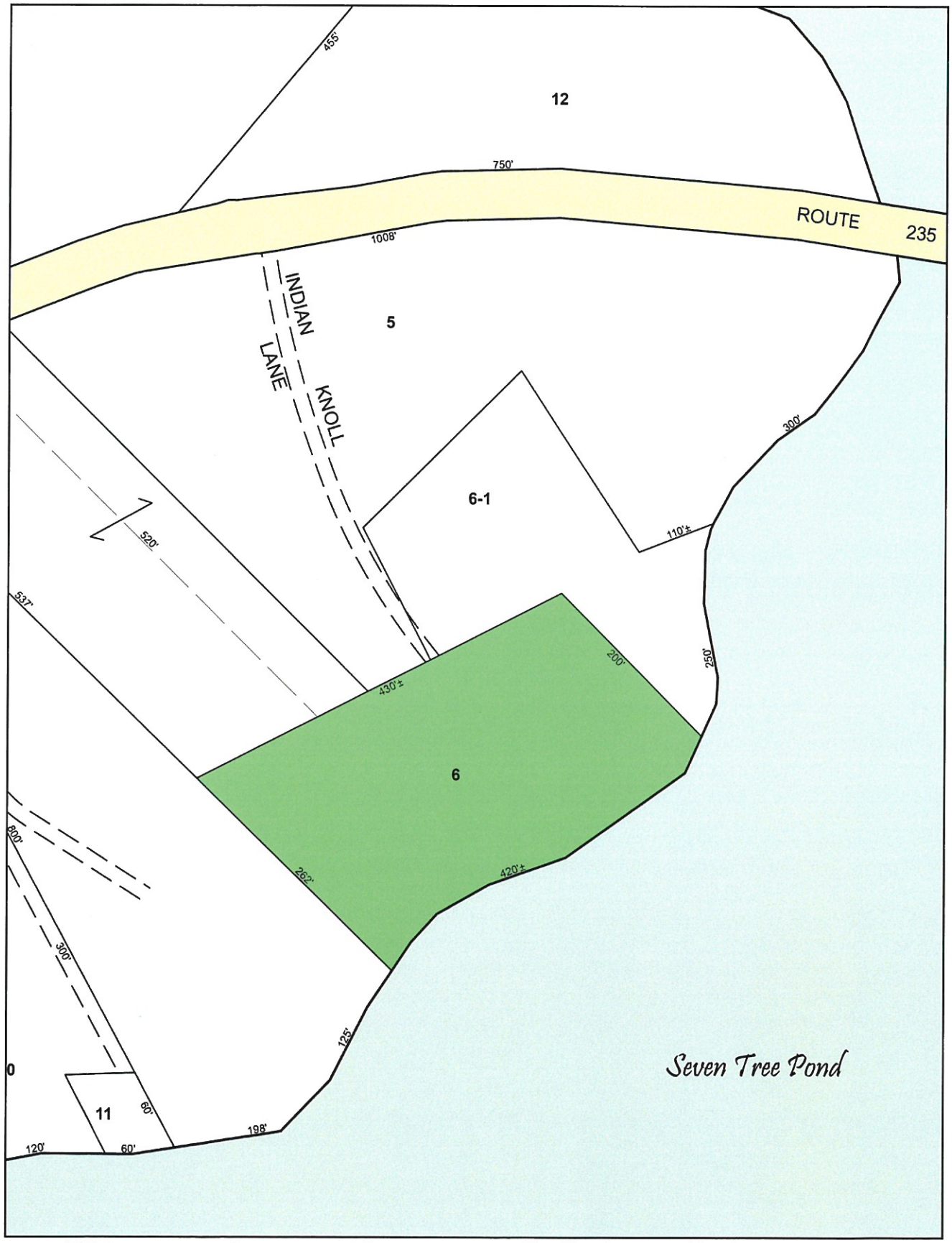
68 Indian Knoll Lane, Union



This is a tax map and not a survey. All measurements and building locations (if any) are approximate.
For more accurate boundary locations, a standard Boundary Survey is recommended.

Docusign Envelope ID: 649D8EEC-4CF6-8527-832C-F1D8132A8D1E

PROPERTY LOCATED AT: **68 Indian Knoll Lane, Union, ME 04862**

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: **likely 2018** Are test results available? ..	☐ Yes	☒ No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation?	☐ Yes	☐ No
If Yes, are test results available?	☐ Yes	☐ No

What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Front R of house (SW of house)**
Installed by: **Eddie Bean**
Date of Installation: **2001**

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

Comments: **Seller is a PR and has limited knowledge of the property. There is a water softener**

Source of Section I information: **Seller and previous disclosure**

Camden Real Estate Company, 43 Elm St Camden ME 04843 Phone: (207) 691-3424 Fax: (207) 236-6091 Estate of Nancy Jeri Holm
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PROPERTY LOCATED AT: **68 Indian Knoll Lane, Union, ME 04862**

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: **Unknown whether it was inspected**

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No

What steps were taken to remedy the problem? **No known malfunctions.**

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: **Water side of house** OR ☐ Unknown

Date installed: **1988** Date last pumped: **May 2023** Name of pumping company: **Interstate Septic**

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: **Previous disclosure stated that extreme cold in 2003 caused the system to freeze. "Cap" added. There is a riser over the pump tank.**

Date of last servicing of tank: **n/a** Name of company servicing tank: _____

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Partly or all on abutting property to the N. There is an easement**

Date of installation of leach field: **1988** Installed by: **Eddie Bean**

Date of last servicing of leach field: **n/a** 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: **Seller is a PR with limited knowledge of the home.**

Source of Section II information: **Seller,previous disclosure, deed, Interstate Septic, septic plan**

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PROPERTY LOCATED AT: **68 Indian Knoll Lane, Union, ME 04862**

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**	**Propane heat stove**	**Heat Pump**	
Age of system(s) or source(s)	**2001**		**2024**	
TYPE(S) of Fuel	**Propane**	**Propane**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**450 gal/yr**			
Name of company that services system(s) or source(s)	**Fabian Oil**	**Fabian Oil**	**Inst. by Penobscot Electric**	
Date of most recent service call	**July 2024**		**n/a**	
Malfunctions per system(s) or source(s) within past 2 years	**No heat 2/23/water leak 11/25**	**No heat 2019**		
Other pertinent information	**Above items repaired**	**Above item repaired**		

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

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

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

Chimney(s): ..... [ ] Yes [X] No

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

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

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

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

If Yes, date: _____

Date chimney(s) last cleaned: _____

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

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

If Yes, date: _____

Comments: **Seller is a PR with limited knowledge of the home.**

Source of Section III information: **Seller, visual, previous disclosure**

SECTION IV - HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ..... [ ] Yes [ ] No [X] Unknown

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

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

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

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

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

Location: **n/a**

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PROPERTY LOCATED AT: **68 Indian Knoll Lane, Union, ME 04862**

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

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

Comments: **Seller who is a PR, has no knowledge of any underground tanks at the subject property.**

Source of information: **Seller**

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work?	☐ Yes	☒ No	☐ Unknown
In the ceilings?	☐ Yes	☒ No	☐ Unknown
In the siding?	☐ Yes	☒ No	☐ Unknown
In the roofing shingles?	☐ Yes	☒ No	☐ Unknown
In flooring tiles?	☐ Yes	☒ No	☐ Unknown
Other: _____	☐ Yes	☒ No	☐ Unknown

Comments: _____

Source of information: **Seller, visual, previous disclosure**

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: _____

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: **Seller is a PR with limited knowledge of the property.**

Source of information: **Seller**

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

Comments: **Seller is a PR with limited knowledge of the property.**

Source of information: **Seller**

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PROPERTY LOCATED AT: **68 Indian Knoll Lane, Union, ME 04862**

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

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

If Yes, describe location and basis for determination: _____

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

If Yes, describe: _____

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

Comments: **Some on exterior trim**

Source of information: **Seller, visual**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☐ No ☒ Unknown

LAND FILL: ..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ..... ☐ Yes ☐ No ☒ Unknown

Other: **Seller has no knowledge of any hazardous materials at the subject property.**

Source of information: **Seller. Seller is a PR with limited knowledge of the property.**

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: **ROW over Indian Knoll, easment for the septic leach field.**

Source of information: **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? ..... ☐ Yes ☒ No ☐ Unknown

If No, who is responsible for maintenance? **Property owners**

Road Association Name (if known): **n/a**

Source of information: **Seller (PR) and daughter of prior owner**

PROPERTY LOCATED AT: **68 Indian Knoll Lane, Union, ME 04862**

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?

A portion of the lawn/shorefront is in Zone AE, the house and garage are not, they are in ZoneX

Relevant Panel Number: **230123CO135D** Year: **2016** (Attach a copy)

Comments: **Seller is a PR with limited knowledge of the property.**

Source of Section VI information: **Seller, FEMA, and daughter of prior owner**

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PROPERTY LOCATED AT: **68 Indian Knoll Lane, Union, ME 04862**

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: **Seller is a PR with limited knowledge of the property.**

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **Propane tanks**

Year Principal Structure Built: **2001** What year did Seller acquire property? **2018 (Probate 2026)**

Roof: Year Shingles/Other Installed: **2013**

Water, moisture or leakage: **Unk**

Comments: **Seller is a PR with limited knowledge of the property**

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: **Seller is a PR with limited knowledge of the property.**

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

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

Comments: **Seller is a PR with limited knowledge of the property**

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

Comments: **n/a**

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: **Abutting lots are surveyed. Survey available. Seller is a PR with limited knowledge of the property.**

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PROPERTY LOCATED AT: **68 Indian Knoll Lane, Union, ME 04862**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **None known**

Comments: **Seller is a PR with limited knowledge of the property.**

Source of Section VII information: **Seller(PR)**

SECTION VIII - ADDITIONAL INFORMATION

The generator was installed by Mid Maine Generator. It was serviced in March 2026 and a new battery installed as well.

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.

Signed by: Diane Batley, PR 9/15/2026

SELLER DATE SELLER DATE

Estate of Nancy N. Angelos, Diane J. Batley,PR

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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EQUAL HOUSING OPPORTUNITY
Estate of Nancy Angelos,

National Flood Hazard Layer FIRMette

FEMA

69°16'57"W 44°12'16"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

69°16'20"W 44°11'50"N

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, Are of 1% annual chance flood with averag depth less than one foot or with draina areas of less than one square mile Zone
- 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

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

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
- 513 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 represe 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 9/14/2026 at 8:14 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.

Initial DJB

Docusign Envelope ID: 649D8EEC-4CF6-8527-832C-F1D8132A8D1E

Receipt # 160981 KNOX SS: RECEIVED
VOL 6355 PG 177
06/11/2026 11:34:11 AM
2 Pages
Instr # 2026-4386
ATTEST:Madelene F. Cole, Knox Co Registry of Deeds

SEAL

STATE OF MAINE

(Seal of Court)

KNOX COUNTY PROBATE COURT DOCKET NO. 2026-0144

Estate of NANCY NEVILLE ANGELOS
Decedent

CERTIFICATE AND ABSTRACT[1]

To the Register of Deeds of Knox County.

An Estate has been opened in this Court for the above-named Decedent. The following facts apply to this Estate according to the probated Will or the Petition or Application upon which an appointment was made or both.

Date of Decedent's death: May 28, 2026

1.	Did Decedent leave a Will?	☒YES ☐NO
2.	If item one is YES, Will was probated:	☐FORMALLY ☒INFORMALLY
3.	If item one is YES, date of most recent probate of this Will was:	June 11, 2026
4.	If item 2 is answered FORMALLY, was there a previous informal probate of the same Will?	☐YES ☐NO
5.	If the Will was previously probated informally, was that informal probate certified to the Register of Deeds of the County to which this certificate is directed?	☐YES ☐NO
6.	Has a Petition for Elective Share been filed? (If YES, attach copy)	☐YES ☒NO
7.	Has a Personal Representative been appointed?	☒YES ☐NO
8.	If item 7 is YES, date of appointment was:	June 11, 2026
9.	If item 7 is YES, appointment was	☐FORMAL ☒INFORMAL
10.	If item 7 is YES, give name and address of Personal Representative.	Diane J. Batley 247 Middle Road Union, ME 04862

11. Insert here a true copy of so much of the Decedent's Will as devises real estate, if any. In addition, if a more complete description of the real estate involved appears on the petition or application upon which the appointment was made, add that description below the provisions of the Will. Label any such description: "DESCRIPTION OF REAL ESTATE FROM APPLICATION OR PETITION". Also, in every case where information is available, list each municipality and county in which the Decedent owned real estate.

THIRD: I give, grant, devise, and bequeath a right of first refusal to purchase from my estate my real property in Union, Maine, to my daughter, Megan Angelos, at an amount equal to ten percent (10%) less than the fair market value of the property as determined by a qualified appraiser at the time of my death. My daughter shall have four years from the date of my death to exercise this right of first refusal. During that time, the Personal Representative shall take all reasonable steps to rent out the Union property, if possible, during the off season, and shall take all reasonable steps to make the Union property available to my children and grandchildren to equally enjoy during the summer season. In this way, I expect enough income to be generated to pay for the expense related to the Union property during this four-year period. Should Megan not purchase the property, the second right of refusal shall go to David Angelos, with the same

valuation process, but his exercise of said right must occur within four months from the date of either Megan's written decision not to exercise her option, or four years from the date of my death, whichever is less.

FOURTH: Subject to the calculation for care described in this Article Fourth, I give, grant, devise, and bequeath all of the rest and remainder of my property, real, personal, intangible, intellectual or mixed, of whatever description, wherever located as follows: in equal shares to my son, David Angelos, and my daughter, Megan Angelos, *per stirpes*. I highly value the benefit that my daughter Megan agreed to provide me by allowing me to live in my home, with her assistance, so that I would not have to go into a nursing home or assisted living unit. I know that her brother appreciates this as well. Therefore, upon my death, my Personal Representative shall make the following computation: Determine the number of months that Megan Angelos has provided for my care and multiply that number by $15,000.00. For example, if she cared for me for 2.5 months, the amount would be $37,500.00. My Personal Representative shall use this amount to offset the division of property between my children. For example, if my probate estate is worth $200,000.00, and Megan cared for me for 2.5 months, my Personal Representative would first distribute to Megan an amount equal to $37,500.00, and then divide the remaining $162,500.00 equally between David and Megan. If Megan has provided care for me, yet the remainder of my estate does not have an amount of money available to compensate her as described, then the amount of money due to her pursuant to this calculation shall be subtracted from the amount due to David if Megan decides to purchase his share of the Union property as described in Article Three herein, or added to the amount due to Megan should David be the one who purchases the Union property. The overall goal of this provision is to fairly reward Megan for the care she provided me that allowed me to live in my home.

Said property is to be distributed among said beneficiaries according to the discretion of my said Personal Representative, to be divided among them in as nearly equal proportions as practicable, and his or her determination shall be conclusive on all beneficiaries. It is my hope, but not my direction, that my Personal Representative will consider the expressed desires of my beneficiaries in exercising his or her discretion.

"DESCRIPTION OF REAL ESTATE FROM APPLICATION OR PETITION"

Union, ME Knox County

12. Following is a list of Heirs or of all persons who are or may be Devisees of real estate. (List heirs only when there is no probated Will. If there is a probated Will, list Devisees of real estate.)

    Megan Marie Angelos
    David Emanuel Angelos

13. I certify that the foregoing statements are accurate so far as they may be determined from the Will or the Petition or Application upon which the appointment was made.

Dated: June 11, 2026

Melissa Backus

Deputy Register of Probate, Melissa Backus

SEAL

Certified a true copy

[1] 18-C M.R.S. § 1-504

MARP

Receipt # 106936 KNOX SS: RECEIVED
ERECORDED
VOL 5344 PG 200
09/28/2018 01:57:08 PM
2 Pages
Instr # 2018-9692
ATTEST:Lisa J.Cottrell, Knox Co Registry of Deeds

Real Estate Transfer Tax Paid

DLN: 1001840039782

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that, **Stephen R. Gleason and Jane E. Gleason** of Union, County of Knox, State of Maine, for consideration paid, grants to **Nancy N. Angelos,** having a mailing address of 30 Tolman Road, Rockland, ME 04841, with **WARRANTY COVENANTS**, the land with any buildings thereon, situated at 68 Indian Knoll Lane, Union, County of Knox and State of Maine, described as follows:

See Attached Exhibit A

Meaning and intending to convey the same premises conveyed to Stephen R. Gleason and Jane E. Gleason by virtue of a deed from Steven Keiran and Margaret Keiran dated May 30, 2009 and recorded in the Knox County Registry of Deeds in Book 4110, Page 21.

Witness my hand and seal this 27th day of September, 2018.

Witness

Stephen R. Gleason

Jane E. Gleason

STATE OF Maine
COUNTY OF Knox

September 27, 2018

Then personally appeared before me the above-named **Stephen R. Gleason and Jane E. Gleason** acknowledged the foregoing instrument to be his/~~her/their~~ free act and deed.

Before me,

~~Notary Public~~ Attorney at Law
Printed Name:
My Comm. Exp:
Matthew T. McDonald
Maine Attorney at Law

EXHIBIT A

A certain lot or parcel of land with any buildings thereon, situated in Union, County of Knox and State of Maine, bounded and described as follows:

Beginning at a stake and stones on the westerly shore of Seven Tree Pond and at the southeast corner of land now or formerly of Earl C. Hannan; thence westerly 312 feet, more or less, along a stone wall to a concrete post; thence North 45 degrees 49 minutes 00 seconds East 399 feet, more or less, to land now or formerly of Moody as described in Book 2525, Page 33 recorded at Knox County Registry of Deeds; thence southeasterly 200 feet, more or less, to the shore of Seven Tree Pond; thence southwesterly 368 feet, more or less, along the shore to the place of beginning.

Also conveying a right of way for ingress, egress, and regress over the road as it now exists, together with the right to set and maintain poles for transmission lines for electric telephone services over land of Hannan to the above described lot.

Also conveying a perpetual right and easement to construct, use, repair and maintain a septic system under and across the property conveyed to John C. Moody and Barbara C. Moody dated November 8, 1994 and recorded in the Knox County Registry of Deeds at Book 1876, Page 68.

Also conveying the rights and easements conveyed to Catherine A. Keiran by deed from John C. Moody and Barbara C. Moody dated November 29, 2000 and recorded in said Registry in Book 2540, Page 19.

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Initial
DJB, PR

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

Camden Real Estate Company, 43 Elm St Camden ME 04843 Phone: (207) 691-3424 Fax: (207) 236-6091 Estate of Nancy
Jeri Holm Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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Initial
DJB, PR

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

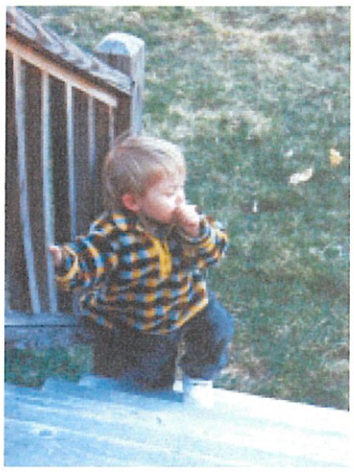
TO LEARN MORE

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.