PROPERTY LOCATED AT: **73 Elmwood Road, Auburn, Me 04210**

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 1 - WATER SUPPLY

TYPE OF SYSTEM: [X] Public [ ] Private [ ] Seasonal _____ [ ] Unknown
[ ] Drilled [ ] Dug [ ] Other _____

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

Pump (if any):	[ ] N/A	[ ] Yes	[X] No	[ ] Unknown
Quantity:		[ ] Yes	[X] No	[ ] Unknown
Quality:		[ ] Yes	[X] No	[ ] Unknown

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

WATER TEST: Have you had the water tested? [ ] Yes [X] No
If Yes, Date of most recent test: _____ Are test results available? [ ] Yes [ ] No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? [ ] Yes [X] 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: _____
Installed by: _____
Date of Installation: _____

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

Comments: **No**

Source of Section I information: **Seller**

Better Homes & Gardens, 155 Center Street Auburn ME 04210 Phone: 207.795.9644 Fax: 207.782.2232
Linda Davis
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PROPERTY LOCATED AT: 73 Elmwood Road, Auburn, Me 04210

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Quasi-Public _____ ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):
Have you had the sewer line inspected? ..... ☐ Yes ☒ No
If Yes, what results: _____
Have you experienced any problems such as line or other malfunctions? ..... ☐ Yes ☐ No
What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):
Tank: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))
Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: _____
Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____
Location: _____ OR ☐ Unknown
Date installed: _____ Date last pumped: _____ Name of pumping company: _____
Have you experienced any malfunctions? ..... ☐ Yes ☐ No
If Yes, give the date and describe the problem: _____
_____
Date of last servicing of tank: _____ Name of company servicing tank: _____
Leach Field: ..... ☐ Yes ☐ No ☐ Unknown
If Yes, Location: _____
Date of installation of leach field: _____ Installed by: _____
Date of last servicing of leach field: _____ Company servicing leach field: _____
Have you experienced any malfunctions? ..... ☐ Yes ☐ No
If Yes, give the date and describe the problem and what steps were taken to remedy: _____
_____
Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☐ No
If Yes, are they available? ..... ☐ Yes ☐ No
Is System located in a Shoreland Zone? ..... ☐ Yes ☐ No ☐ Unknown

Comments: **No**
Source of Section II information: **Seller**

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PROPERTY LOCATED AT: 73 Elmwood Road, Auburn, Me 04210

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)	Unknown			
TYPE(S) of Fuel	Oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Estate Seller hasn't occupied			
Name of company that services system(s) or source(s)	Dead River			
Date of most recent service call	Winter '25			
Malfunctions per system(s) or source(s) within past 2 years	No			
Other pertinent information	No			

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: ..... [ ] 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: _____

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

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

If Yes, date: _____

Comments: **Woodstove not in use, should be inspected prior to use.**

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: **No**

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: **No**

Source of information: **Seller**

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: **No**

Source of information: **Seller**

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: **No**

Source of information: **Seller**

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

Comments: **No**

Source of information: **Seller**

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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 ☐ 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: **Cosmetics**

Source of information: **Seller**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

Other: **No**

Source of information: **Seller**

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: _____

Source of information: _____

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

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: **Seller**

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PROPERTY LOCATED AT: 73 Elmwood Road, Auburn, Me 04210

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: _____ Year: _____ (Attach a copy)

Comments: **No**

Source of Section VI information: **Seller**

PROPERTY LOCATED AT: 73 Elmwood Road, Auburn, Me 04210

SECTION VII - GENERAL INFORMATION

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

If Yes, explain: _____

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

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

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **None**

Year Principal Structure Built: **1928** What year did Seller acquire property? **'14**

Roof: Year Shingles/Other Installed: **Unkown** / 2010 - 2013 +- ?

Water, moisture or leakage: **No**

Comments: **No**

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: **Heavy rains or spring that, no standing water.**

Mold: Has the property ever been tested for mold?	☐ Yes	☒ No	☐ Unknown
If Yes, are test results available?	☐ Yes	☐ No	

Comments: **No**

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

Comments: **No**

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: **No**

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PROPERTY LOCATED AT: **73 Elmwood Road, Auburn, Me 04210**

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

Comments: **No**

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

Estate sale

Wall leading to basement is in need of repair, basement wall under storage was repaired (walled off), no issues.

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 8-31-2026 DATE SELLER DATE

Hinkely Estate

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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PROPERTY LOCATED AT: **67 Elmwood, Auburn, Me**

PROPERTY DISCLOSURE – LAND ONLY

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 – 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 your property? ☐ Yes ☒ 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: _____

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

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

Comments: **No**

Source of information: **Seller**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

METHAMPHETAMINE: ☐ Yes ☒ No ☐ Unknown

Comments: **No**

Source of information: **Seller**

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Better Homes & Gardens, 155 Center Street Auburn ME 04210 Phone: 207.795.9644 Fax: 207.782.2232 Hinkley Estate
Linda Davis
Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

SECTION II – 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: _____

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? _____

Road Association Name (if known): _____

Source of information: **Seller**

SECTION III – 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: _____ Year: _____ (Attach a copy)

Comments: **No**

Source of Section III information: Seller

SECTION IV – GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: _____

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: Seller

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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

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

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

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

If Yes, are the results available?..... ☐ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed?..... ☐ Yes ☐ No ☒ Unknown

Are modular homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Source of Section IV information: **Seller**

Additional Information: **No**

_____

PROPERTY LOCATED AT: **67 Elmwood, Auburn, Me**

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

SELLER	DATE 8-31-2026	SELLER	DATE
SELLER	DATE	SELLER	DATE

I/We have read and received a copy of this disclosure 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 **Hinkely Estate** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **73 Elmwood Road, Auburn, Me 04210**

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 **Hinkely Estate**	Date 8-31-2026
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent **Linda Davis**	Date 8/31/26

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73 Elmwood Rd, Auburn, ME 04210-6509, Androscoggin County

APN: AUBN-000325-000000-000035 CLIP: 1492436943

Beds	Full Baths	Half Baths	Sale Price	Sale Date
3	1	N/A	N/A	07/01/1990
Bldg Sq Ft	**Lot Sq Ft**	**Yr Built**	**Type**	
1,332	4,792	1928	SFR	

OWNER INFORMATION

Owner Name	Hinkley Brett M	Tax Billing Zip	04210
Owner Name 2	Hinkley Corey M	Tax Billing Zip+4	6509
Tax Billing Address	73 Elmwood Rd	Tax Billing Carrier Route	C012
Tax Billing City & State	Auburn, ME	Owner Occupied	Yes

COMMUNITY INSIGHTS

Median Home Value	$384,005	School District	AUBURN PUBLIC SCHOOLS
Median Home Value Rating	5 / 10	Family Friendly Score	33 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	51 / 100	Walkable Score	45 / 100
Total Incidents (1 yr)	78	Q1 Home Price Forecast	$395,807
Standardized Test Rank	40 / 100	Last 2 Yr Home Appreciation	17%

LOCATION INFORMATION

Town	Auburn City	Carrier Route	C012
Census Tract	102.00	Zoning	N/A
Zip Code	04210	Tax Map	325
Zip + 4	6509	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION

Tax-ID 1	AUBN-000325-000000-000035	Total Assessment	$131,000
Tax-ID 2	449890	Improved Assessment	$102,000
Tax-ID 3	000449890	Land Assessment	$29,000
% Improved	78%	Tax Year	2024
Tax Area	02060	Annual Tax	$2,915
Assessment Year	2024		

ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Assessed Value - Total	$131,000	$116,400	$116,400
Assessed Value - Land	$29,000	$25,700	$25,700
Assessed Value - Improved	$102,000	$90,700	$90,700
YOY Assessed Change ($)	$14,600	$0	
YOY Assessed Change (%)	12.54%	0%	

Tax Year	Total Tax	Change ($)	Change (%)
2022	$2,648		
2023	$2,648	$0	0%
2024	$2,915	$267	10.08%

CHARACTERISTICS

Land Use - CoreLogic	SFR	Basement Type	Basement
Total Units	1	Basement Sq Ft	936
Style	Cape Cod	Unfinished Basement Sq Ft	936
Stories	2	Fireplace	Y
Year Built	1928	Heat Type	Forced Air
Building Sq Ft	1,332	Roof Type	Hip
Total Rooms	7	Roof Material	Asphalt Shingle
Bedrooms	3	Exterior	Vinyl
Total Baths	1	Lot Acres	0.11
Full Baths	1	Lot Sq Ft	4,792

FEATURES

Feature Type

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

SELL SCORE

Rating	Low	Value As Of	2025-10-26 04:38:06
Sell Score	461		

ESTIMATED VALUE

RealAVM™	$261,000	Confidence Score	76
RealAVM™ Range	$231,100 - $290,900	Forecast Standard Deviation	11
Value As Of	10/13/2025		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS

Estimated Value	1803	Cap Rate	5.1%
Estimated Value High	2347	Forecast Standard Deviation (FSD)	0.3
Estimated Value Low	1259		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY

Sale Date	07/01/1990	Owner Name	Hinkley Brett M
Deed Type	Deed (Reg)	Owner Name 2	Hinkley Corey M
Document Number	2589-119	Seller	Briggs June C

Sale Date	07/01/1990
Document Number	2589-119
Document Type	Deed (Reg)
Buyer Name	Hinkley Barbara B
Seller Name	Briggs June C

PROPERTY MAP





*Lot Dimensions are Estimated

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

73 Elmwood Rd, Auburn, ME 04210-6509, Androscoggin County

STANDARD FLOOD MAP

Flood Zone Determination

Report Generated on August 27, 2026

Flood Zone Determination

OUT

OUT



X500 or BZone | A Zone | V Zone | D Zone | Floodway | Coastal Barrier Resource Area | Subject Property

Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	844 ft
Community Number - Map Panel & Suffix	230001-0213E
Flood Zone Code	X
Panel Date	July, 8, 2013
County	Androscoggin
Original Panel Firm Date	February, 4, 1981
FIPS Code	23001
Coastal Barrier Resource Area (CBRA)	Out
Community Name	Auburn, City Of
Letter of Map Amendment (LOMA)	N/A

Flood Zone Determination

This report provides flood zone information based on the FEMA Flood Insurance Rate Maps (FIRMs). Also provides whether the property location is within a Special Flood Hazard Area (SFHA) and whether the property location is within 250 feet of the SFHA.

SFHA (Flood Zone)

Indicates whether the property location is In or Out of a Special Flood Hazard Area (100- Year floodplain).

Distance to 100 yr Flood Plain

Distance in feet between the property and the boundary of the 100-year flood zone located in the same catchment or sub-watershed. If a 100-year floodplain is not within the radius search, a value of -1 will be returned.

Community

A 6-digit community number code for the community.

Community Name

Name of the community.

Map Number

FEMA Map Number for the Flood Insurance Rate Map.

Letter of Map Amendment (LOMA)

A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood elevation.

Because a LOMA officially amends the effective NFIP map, it is a public record that the community must maintain. Any LOMA should be noted on the community's master flood map and filed by panel number in an accessible location.

Panel

Two-to-four-digit number and suffix assigned by FEMA for the map panel.

Panel Date

Date of the FEMA map panel.

CBRA

Coastal Barrier Resource Act (CBRA) protects areas that serve as barriers against wind and tidal forces caused by coastal storms, and serves as habitat for aquatic species.Returns In or Out, for identifying whether the property is located within a CBRA zone.

Flood Zone

Flood zone for the property location based on the FEMA FIRM.

FIPS Code

The five-digit state and county FIPS code.

The data within this report is compiled by Cotality from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be

Bk 9445 Pg288 #16232
09-06-2016 @ 02:06p

MAINE SHORT-FORM WARRANTY DEED

NOT AN OFFICIAL COPY

BARBARA B. HINKLEY of (73 Elmwood Road) Auburn, Androscoggin County and State of Maine, for consideration paid, grants to **BRETT M. HINKLEY** of (12 Rochelle Street) Auburn, Androscoggin County and State of Maine and **COREY M. HINKLEY** of (685 Upper Street) Turner, Androscoggin County and State of Maine, with Warranty Covenants, as joint tenants, the land, with the buildings thereon, situated in Auburn, Androscoggin County and State of Maine, bounded and described as follows:

A CERTAIN lot or parcel of land situated in Auburn, Androscoggin County and State of Maine, on the Southeasterly side of Elm Street in East Auburn, commencing at a point on the Southeasterly side of said Elm Street, twenty-four (24') feet Westerly from a certain right of way conveyed by Elmer L. Briggs and Linda A. Morrell to Willard C. Briggs by deed dated November 18, 1924, and recorded in Androscoggin Registry of Deeds, Book 349, Page 76; thence Westerly along the Southeasterly line of said Elm Street fifty (50') feet; thence Southeasterly one hundred (100') feet to a point seventy-four (74') feet from the Westerly side of said right of way; thence Northeasterly fifty (50') feet to a point twenty-four (24') feet from the Westerly side of said right of way and one hundred (100') feet from the first mentioned bound; thence Northwesterly one hundred (100') feet to the point of beginning. Meaning hereby to convey a part of the premises described in deed from Charles F. Curtis, Conservator to Elmer L. Briggs, dated May 14, 1924, recorded in said registry in Book 344, Page 82.

BEING part of the same premises conveyed to Barbara B. Hinkley by Deed of Distribution of Barbara B. Hinkley, personal representative of the Estate of June Briggs, dated July 29, 1990 and recorded in the Androscoggin County Registry of Deeds, Book 2589, Page 119.

EXCEPTING and reserving a life estate to Barbara B. Hinkley and to Gerald Hinkley with the full use, occupancy and enjoyment of the said premises for and during the term of their natural lives. Upon the death of Barbara B. Hinkley and Gerald Hinkley, the life estate will terminate.

ALSO hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

NO MAINE R.E. TRANSFER TAX PAID

Poor Copy At Time Of Recording
Will Not Reproduce Clearly

WITNESS my hand and seal this thirty-first day of August, 2016.

Laura R. Dionne — Barbara B. Hinkley

BARBARA B. HINKLEY

STATE OF MAINE

Androscoggin, ss. August 31, 2016

Then personally appeared the above-named Barbara B. Hinkley and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Beverly T. Parent

Beverly T. Parent, Notary Public
My commission expires July 31, 2022

SEAL

Title Not Searched/Description Not Verified
(HnklyB./D16/PRD/bp)

Dionne & Couturier, LLC • 465 Main Street, Suite 201 • Lewiston, Maine 04240-6738

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

NOT AN OFFICIAL COPY

STATE OF MAINE

ANDROSCOGGIN, ss. PROBATE COURT

March 12, A. D. 1973

I, PAUL L. GENEST, Register of the Probate Court for said County, hereby certify that the last Will and Testament of Ernest W. Briggs late of Auburn in said County, deceased, was proved, approved and allowed by the Judge of Probate for said County at a Court held at Auburn, on the twentieth day of February 1973; and that the following is a true copy of so much of said Will as devises Real Estate in the County aforesaid:

FIRST- I give, bequeath and devise to my granddaughter, BARBARA A. HINKLEY, the house where she presently lives at 67 Elmwood Road, East Auburn, Maine, together with the lot upon which it sits of fifty (50) feet frontage and one hundred (100) feet in depth.

SEVENTH I give, bequeath, devise and appoint all the rest, residue and remainder of my property, whether legal or equitable in nature, whether real, personal or mixed, wheresoever situated and whenever acquired, of which I may at the time of my death be the owner, or of which I may be seized or possessed, or over which I may have any power of appointment and including any moneys which may accrue to my estate from life insurance, to my son, ERNEST W. BRIGGS, JR., to him, his heirs and assigns forever. I have given, bequeathed and devised most of my estate to my son ERNEST W. BRIGGS, JR., because he and his wife have looked after my welfare since the death of my wife in 1949.

Witness my hand and the seal of the Probate Court for said County of Androscoggin, the day and year first above written.

Paul L. Genest Register.

ANDROSCOGGIN PROBATE COURT STATE OF MAINE 1854

ANDROSCOGGIN, ss.
RECEIVED MAR 12 1973 12 H. 45 M. P.M.
and recorded from the original

67 Elmwood Rd, Auburn, ME 04210-6509, Androscoggin County

APN: AUBN-000325-000000-000036 CLIP: 3839947943



Beds	Full Baths	Half Baths	Sale Price	Sale Date
N/A	N/A	N/A	N/A	03/01/1973
Bldg Sq Ft	**Lot Sq Ft**	**Yr Built**	**Type**	
N/A	4,792	N/A	VCNT LND-NEC	

OWNER INFORMATION

Owner Name	Hinkley Corey M	Tax Billing Zip	04282
Owner Name 2	Hinkley Brett M	Tax Billing Zip+4	3807
Tax Billing Address	685 Upper St	Tax Billing Carrier Route	R001
Tax Billing City & State	Turner, ME	Owner Occupied	No

COMMUNITY INSIGHTS

Median Home Value	$420,859	School District	AUBURN PUBLIC SCHOOLS
Median Home Value Rating	6 / 10	Family Friendly Score	29 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	39 / 100	Walkable Score	46 / 100
Total Incidents (1 yr)	101	Q1 Home Price Forecast	$450,926
Standardized Test Rank	33 / 100	Last 2 Yr Home Appreciation	11%

LOCATION INFORMATION

Town	Auburn City	Zoning	N/A
Census Tract	102.00	Tax Map	325
Zip Code	04210	Lot	36
Zip + 4	6509	Within 250 Feet of Multiple Flood Zone	No
Carrier Route	C012		

TAX INFORMATION

Tax-ID 1	AUBN-000325-000000-000036	Total Assessment	$25,700
Tax-ID 2	7399765S	Land Assessment	$25,700
Tax-ID 3	07399765S	Tax Year	2025
Tax Area	02060	Annual Tax	$588
Assessment Year	2025		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	$25,700	$25,700	$21,500
Assessed Value - Land	$25,700	$25,700	$21,500
YOY Assessed Change ($)	$0	$4,200	
YOY Assessed Change (%)	0%	19.53%	

Tax Year	Total Tax	Change ($)	Change (%)
2023	$489		
2024	$572	$83	16.97%
2025	$588	$16	2.8%

CHARACTERISTICS

Land Use - CoreLogic	Vacant Land (NEC)	Lot Sq Ft	4,792
Lot Acres	0.11		

SELL SCORE

Value As Of	2026-08-23 07:42:51

LAST MARKET SALE & SALES HISTORY

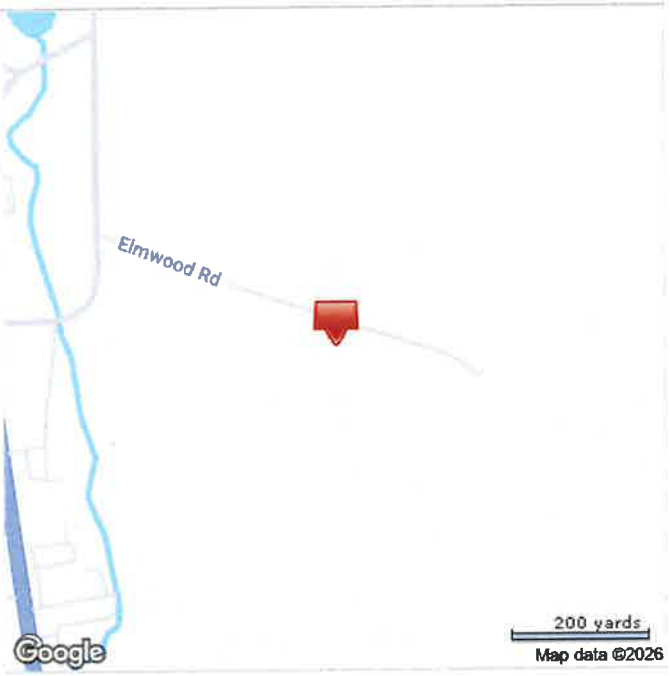
Sale Date	03/01/1973	Owner Name	Hinkley Corey M
Deed Type	Deed (Reg)	Owner Name 2	Hinkley Brett M
Document Number	1070-317	Seller	Briggs Ernest

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of

Recording Date	06/23/2026	
Sale Date	03/02/2026	03/01/1973
Nominal	Y	
Document Number	12126-155	1070-317
Document Type	Deed Of Distribution	Deed (Reg)
Buyer Name	Hinkley Corey M & Brett M	Hinkley Barbara A
Buyer Name 2	Hinkley Brett M	
Seller Name	Hinkley Barbara A	Briggs Ernest

PROPERTY MAP





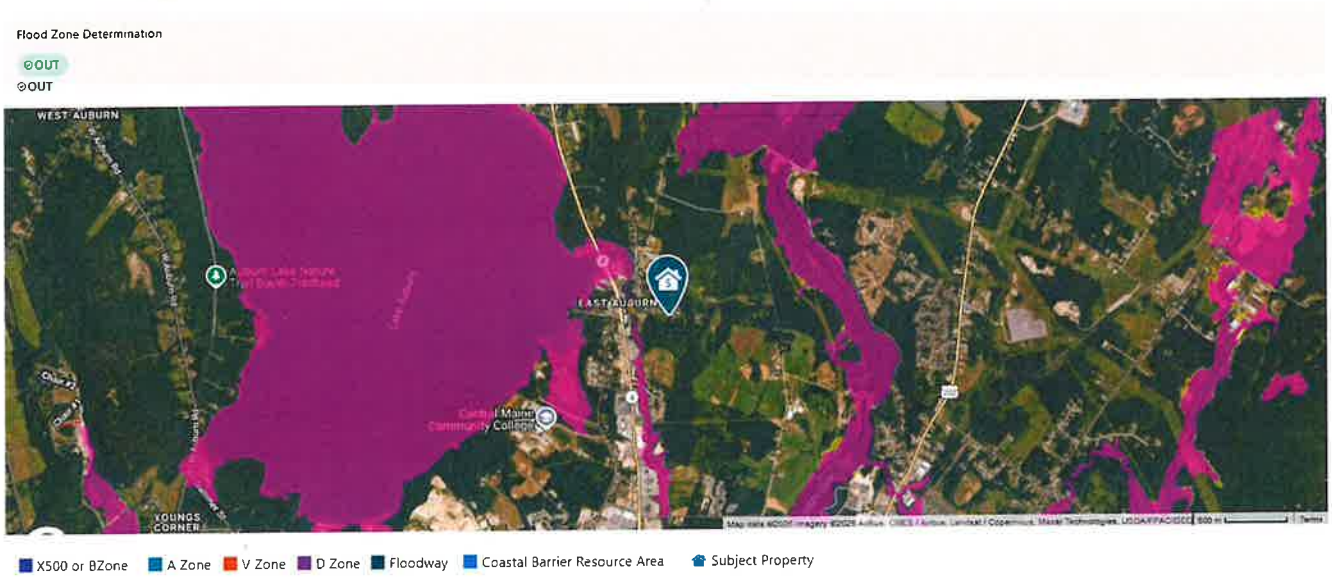
*Lot Dimensions are Estimated

67 Elmwood Rd, Auburn, ME 04210-6509, Androscoggin County

STANDARD FLOOD MAP

Flood Zone Determination

Report Generated on August 27, 2026



Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	810 ft
Community Number - Map Panel & Suffix	230001-0213E
Flood Zone Code	X
Panel Date	July, 8, 2013
County	Androscoggin
Original Panel Firm Date	February, 4, 1981
FIPS Code	23001
Coastal Barrier Resource Area (CBRA)	Out
Community Name	Auburn, City Of
Letter of Map Amendment (LOMA)	N/A

Flood Zone Determination

This report provides flood zone information based on the FEMA Flood Insurance Rate Maps (FIRMs). Also provides whether the property location is within a Special Flood Hazard Area (SFHA) and whether the property location is within 250 feet of the SFHA.

SFHA (Flood Zone)

Indicates whether the property location is In or Out of a Special Flood Hazard Area (100- Year floodplain).

Distance to 100 yr Flood Plain

Distance in feet between the property and the boundary of the 100-year flood zone located in the same catchment or sub-watershed. If a 100-year floodplain is not within the radius search, a value of -1 will be returned.

Community

A 6-digit community number code for the community.

Community Name

Name of the community.

Map Number

FEMA Map Number for the Flood Insurance Rate Map.

Letter of Map Amendment (LOMA)

A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood elevation.

Because a LOMA officially amends the effective NFIP map, it is a public record that the community must maintain. Any LOMA should be noted on the community's master flood map and filed by panel number in an accessible location.

Panel

Two-to-four-digit number and suffix assigned by FEMA for the map panel.

Panel Date

Date of the FEMA map panel.

CBRA

Coastal Barrier Resource Act (CBRA) protects areas that serve as barriers against wind and tidal forces caused by coastal storms, and serves as habitat for aquatic species.Returns In or Out, for identifying whether the property is located within a CBRA zone.

Flood Zone

Flood zone for the property location based on the FEMA FIRM.

FIPS Code

The five-digit state and county FIPS code.

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NOT AN OFFICIAL COPY

STATE OF MAINE

ANDROSCOGGIN, ss. PROBATE COURT

March 12, A. D. 1973

I, PAUL L. GENEST, Register of the Probate Court for said County, hereby certify that the last Will and Testament of Ernest W. Briggs late of Auburn in said County, deceased, was proved, approved and allowed by the Judge of Probate for said County at a Court held at Auburn, on the twentieth day of February 1973; and that the following is a true copy of so much of said Will as devises Real Estate in the County aforesaid:

FIRST- I give, bequeath and devise to my granddaughter, BARBARA A. HINKLEY, the house where she presently lives at 67 Elmwood Road, East Auburn, Maine, together with the lot upon which it sits of fifty (50) feet frontage and one hundred (100) feet in depth.

SEVENTH I give, bequeath, devise and appoint all the rest, residue and remainder of my property, whether legal or equitable in nature, whether real, personal or mixed, wheresoever situated and whenever acquired, of which I may at the time of my death be the owner, or of which I may be seized or possessed, or over which I may have any power of appointment and including any moneys which may accrue to my estate from life insurance, to my son, ERNEST W. BRIGGS, JR., to him, his heirs and assigns forever. I have given, bequeathed and devised most of my estate to my son ERNEST W. BRIGGS, JR., because he and his wife have looked after my welfare since the death of my wife in 1949.

Witness my hand and the seal of the Probate Court for said County of Androscoggin, the day and year first above written.

Register.

ANDROSCOGGIN PROBATE COURT STATE OF MAINE 1854

ANDROSCOGGIN, ss.
RECEIVED MAR 12 1973 12 H. 5 M. P.M.
and recorded from the original

REAL ESTATE FOR FISCAL 2025 TAX YEAR 07/01/2025 TO 06/30/2026

PROPERTY/OWNER	CLASS CUSTOMER	*-------- VALUES ---------*		CHARGE		TAX
221-201-000-000	003 22069	LAND	24,100	2025 REAL		4,626.34
HINCKLEY CLARICE M		BUILDING	178,100			
HINCKLEY JEFFREY B		TOTAL VALUE	202,200	INSTALLMENT	1	2,313.17
17 OAK HILL DR		DEFERMENT	0	INSTALLMENT	2	2,313.17
NEW GLOUCESTER, ME 04260		EXEMPTION	0			
		NET VALUE	202,200			
LOC: 118 THIRD ST						
BILL NO BOOK/PAGE	DEED DATE ACRES	ALT B0260R				
4619 9269-69	11/30/2015 .11					
325-036-000-000	51 104263	LAND	25,700	2025 REAL		588.02
HINKLEY BARBARA A		BUILDING	0			
73 ELMWOOD ROAD		TOTAL VALUE	25,700	INSTALLMENT	1	294.01
AUBURN, ME 04210		DEFERMENT	0	INSTALLMENT	2	294.01
		EXEMPTION	0			
		NET VALUE	25,700			
LOC: 67 ELMWOOD RD						
BILL NO BOOK/PAGE	DEED DATE ACRES	ALT H3430R				
8892 1070-317	03/01/1973 .11					
325-035-000-000	001 25899	LAND	29,000	2025 REAL		2,997.28
HINKLEY BRETT M		BUILDING	102,000			
HINKLEY COREY M		TOTAL VALUE	131,000	INSTALLMENT	1	1,498.64
73 ELMWOOD RD		DEFERMENT	0	INSTALLMENT	2	1,498.64
AUBURN, ME 04210		EXEMPTION	0			
		NET VALUE	131,000			
LOC: 73 ELMWOOD RD						
BILL NO BOOK/PAGE	DEED DATE ACRES	ALT H3440R				
8891 9445-288	08/31/2016 .11					
260-151-000-000	001 22326	LAND	35,000	2025 REAL		3,007.58
HINKLEY MICHAEL E		BUILDING	117,700			
HINKLEY AMY B		TOTAL VALUE	152,700	INSTALLMENT	1	1,503.79
PO BOX 1001		DEFERMENT	0	INSTALLMENT	2	1,503.79
AUBURN, ME 04211		EXEMPTION	-21,250			
		NET VALUE	131,450			
LOC: 83 COBURN ST						
BILL NO BOOK/PAGE	DEED DATE ACRES	ALT H3470R				
7630 5100-55	08/30/2002 .23					
199-021-000-000	001 35351	LAND	34,900	2025 REAL		2,847.42
HINKLEY MONIQUE M		BUILDING	110,800			
HINKLEY BRETT M		TOTAL VALUE	145,700	INSTALLMENT	1	1,423.71
12 ROCHELLE STREET		DEFERMENT	0	INSTALLMENT	2	1,423.71
AUBURN, ME 04210		EXEMPTION	-21,250			
		NET VALUE	124,450			
LOC: 12 ROCHELLE ST						
BILL NO BOOK/PAGE	DEED DATE ACRES	ALT G0530R				
2520 9369-258	05/05/2016 .17					

STATE OF MAINE
ANDROSCOGGIN, SS.

March 2, 2026

Then personally appeared before me, the above-named **Corey M. Hinkley**, as Personal Representative for the **Estate of Barbara A. Hinkley,** and acknowledged the foregoing instrument to be her free act and deed in said capacity.

Barbara E. Tracy

BARBARA E. TRACY
Notary Public, State Of Maine
My Commission Expires May 11, 2028

Notary Public/~~Attorney-At-Law~~
Print Name:_____
My Commission Expires:_____

STATE OF MAINE
ANDROSCOGGIN, SS.

March 2, 2026

Then personally appeared before me, the above-named **Brett M. Hinkley**, as Personal Representative for the **Estate of Barbara A. Hinkley,** and acknowledged the foregoing instrument to be her free act and deed in said capacity.

Barbara E. Tracy

Notary Public/~~Attorney-At-Law~~
Print Name:_____
My Commission Expires:_____

BARBARA E. TRACY
Notary Public, State Of Maine
My Commission Expires May 11, 2028

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE OF THE ESTATE OF BARBARA A. HINKLEY (TESTATE)

Corey M. Hinkley and **Brett M. Hinkley,** both with a mailing address c/o 685 Upper Street, Turner, Maine 04282, being the duly appointed and acting **co-Personal Representatives of the Estate of Barbara A. Hinkley**, deceased (testate) as shown by the Probate records for the County of Androscoggin (Docket No. 2025-489), and having provided notice to each person succeeding to an interest in the real estate at least Ten (10) days prior to the date of the sale, by the power conferred by the Probate Court, and every other power in distribution of the Estate, grants to **Corey M. Hinkley** with a mailing address at 685 Upper Street, Turner, Maine 04282, and **Brett M. Hinkley** with a mailing address at 12 Rochelle Street, Auburn, Maine 04210, as tenants-in-common, a certain lot or parcel of land, together with any buildings situated thereon, located in **Auburn**, County of **Androscoggin,** and State of **Maine**, as more fully described in Exhibit "A" attached hereto and made a part hereof.

In Witness Whereof, the undersigned have hereunto set their hands effective this 2nd day of March, 2026.

Witness:

Estate of Barbara A. Hinkley

By: _____
Corey M. Hinkley, Personal representative

By: _____
Brett M. Hinkley, Personal Representative

EXHIBIT A

67 Elmwood Road, Auburn, Maine

A certain lot or parcel of land, with the buildings situated thereon, located in the City of Auburn, County of Androscoggin and State of Maine, bounded and described as follows:

The premises located at 67 Elmwood Road, East Auburn, Maine (currently City of Auburn Tax Map 325, Lot 36), together with the lot upon which it sits, said real estate containing fifty (50) feet frontage on Elmwood Street and being one hundred (100) feet in depth.

Being the same premises described in an Abstract of Probate dated March 12, 1973 recorded in the Androscoggin County Registry of Deeds at Bok 1070, Page 317 (Article FIRST).

The above-referenced premises is conveyed subject to, and together with, any and all rights, easements, privileges, and appurtenances of record.

MALLOY / BELL
Attorneys. Advisors. Advocates.

July 6, 2026

Corey Hinkley
Brett Hinkley
c/o 685 Upper Street
Turner, ME 04282

Re: Estate of Barbara A. Hinkley

Dear Corey and Brett:

In connection with the above-referenced matter, I am enclosing the ***original*** Certificate of Discharge of Estate Tax Lien which has been recorded in the Androscoggin County Registry of Deeds at Book 12126, Page 154, and the original Deed of Distribution from the estate to the two of you as tenants-in-common which has been recorded in the said Registry of Deeds at Book 12126, Page 155.

Please call should you have any questions concerning the enclosed. Thank you.

Sincerely,

Barbara

Barbara E. Tracy, Paralegal

Enclosures

Barbara E. Tracy
TEL 207-376-3330
207-333-6700

P.O. Box 3171
Auburn, Maine 04212

MALLOYBELLMAINE.COM
tracy@malloybellmaine.com

Bk 12126 Pg154 #9195
06-23-2026 @ 01:53p

ORIGINAL ATTACHED

MAINE REVENUE SERVICES
CERTIFICATE OF DISCHARGE OF ESTATE TAX LIEN

FOR USE IN ESTATES OF DECEDENTS
OWNING MAINE PROPERTY

Return to:

SHAWN K BELL
MALLOY/BELL
2 GREAT FALLS PLZ STE 6A
AUBURN ME 04210-5896

Estate of: BARBARA A HINKLEY
Late of: AUBURN ME, USA
Date of Death: September 17, 2025

I, the State Tax Assessor, hereby certify that the real property listed below has been and hereby is discharged of any lien for any estate tax, with any interest and penalty thereon, due because of the death of the above named decedent. This certificate is to be recorded in the Registry of Deeds as provided by 36 M.R.S. §§ 4072 & 4112.

Location of property: 67 ELMWOOD ROAD AUBURN 04210

As described by Deed dated February 20, 1973 and recorded in Androscoggin

Book no. 1070 Page no. 317

This discharge is not valid unless dated and signed below by the State Tax Assessor.

Date signed: June 04, 2026

DIRECTOR

Augusta
State of Maine
Kennebec, SS

Sean J. Norton, Director
Income/Estate Tax Division
for
State Tax Assessor
Maine Revenue Services
Augusta, Maine

TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

MAINE REVENUE SERVICES
CERTIFICATE OF DISCHARGE OF ESTATE TAX LIEN

FOR USE IN ESTATES OF DECEDENTS
OWNING MAINE PROPERTY

Return to:

SHAWN K BELL
MALLOY/BELL
2 GREAT FALLS PLZ STE 6A
AUBURN ME 04210-5896

Estate of: BARBARA A HINKLEY
Late of: AUBURN ME, USA
Date of Death: September 17, 2025

I, the State Tax Assessor, hereby certify that the real property listed below has been and hereby is discharged of any lien for any estate tax, with any interest and penalty thereon, due because of the death of the above named decedent. This certificate is to be recorded in the Registry of Deeds as provided by 36 M.R.S. §§ 4072 & 4112.

Location of property: 67 ELMWOOD ROAD AUBURN 04210

As described by Deed dated February 20, 1973 and recorded in Androscoggin

Book no. 1070 Page no. 317

This discharge is not valid unless dated and signed below by the State Tax Assessor.

Date signed: June 04, 2026

Augusta
State of Maine
Kennebec, SS

Sean J. Norton DIRECTOR

Sean J. Norton, Director
Income/Estate Tax Division
for
State Tax Assessor
Maine Revenue Services
Augusta, Maine

Bk 12126 Pg155 #9196
06-23-2026 @ 01:53p

ORIGINAL
ATTACHED

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE OF THE ESTATE OF BARBARA A. HINKLEY (TESTATE)

Corey M. Hinkley and **Brett M. Hinkley,** both with a mailing address c/o 685 Upper Street, Turner, Maine 04282, being the duly appointed and acting **co-Personal Representatives of the Estate of Barbara A. Hinkley**, deceased (testate) as shown by the Probate records for the County of Androscoggin (Docket No. 2025-489), and having provided notice to each person succeeding to an interest in the real estate at least Ten (10) days prior to the date of the sale, by the power conferred by the Probate Court, and every other power in distribution of the Estate, grants to **Corey M. Hinkley** with a mailing address at 685 Upper Street, Turner, Maine 04282, and **Brett M. Hinkley** with a mailing address at 12 Rochelle Street, Auburn, Maine 04210, as tenants-in-common, a certain lot or parcel of land, together with any buildings situated thereon, located in **Auburn**, County of **Androscoggin,** and State of **Maine**, as more fully described in Exhibit "A" attached hereto and made a part hereof.

In Witness Whereof, the undersigned have hereunto set their hands effective this 2nd day of March, 2026.

Witness:

Estate of Barbara A. Hinkley

By: _____
Corey M. Hinkley, Personal representative

By: _____
Brett M. Hinkley, Personal Representative

STATE OF MAINE
ANDROSCOGGIN, SS.

March 2, 2026

Then personally appeared before me, the above-named **Corey M. Hinkley**, as Personal Representative for the **Estate of Barbara A. Hinkley,** and acknowledged the foregoing instrument to be her free act and deed in said capacity.

Barbara E. Tracy

BARBARA E. TRACY
Notary Public, State Of Maine
My Commission Expires May 11, 2028

Notary Public/~~Attorney-At-Law~~
Print Name:_____
My Commission Expires:_____

STATE OF MAINE
ANDROSCOGGIN, SS.

March 2, 2026

Then personally appeared before me, the above-named **Brett M. Hinkley**, as Personal Representative for the **Estate of Barbara A. Hinkley,** and acknowledged the foregoing instrument to be her free act and deed in said capacity.

Barbara E. Tracy

Notary Public/~~Attorney-At-Law~~
Print Name:_____
My Commission Expires:_____

BARBARA E. TRACY
Notary Public, State Of Maine
My Commission Expires May 11, 2028

EXHIBIT A

67 Elmwood Road, Auburn, Maine

A certain lot or parcel of land, with the buildings situated thereon, located in the City of Auburn, County of Androscoggin and State of Maine, bounded and described as follows:

The premises located at 67 Elmwood Road, East Auburn, Maine (currently City of Auburn Tax Map 325, Lot 36), together with the lot upon which it sits, said real estate containing fifty (50) feet frontage on Elmwood Street and being one hundred (100) feet in depth.

Being the same premises described in an Abstract of Probate dated March 12, 1973 recorded in the Androscoggin County Registry of Deeds at Bok 1070, Page 317 (Article FIRST).

The above-referenced premises is conveyed subject to, and together with, any and all rights, easements, privileges, and appurtenances of record.

TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

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By: _____
Brett M. Hinkley, Personal Representative

STATE OF MAINE
ANDROSCOGGIN, SS.

March 2, 2026

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Barbara E. Tracy

BARBARA E. TRACY
Notary Public, State Of Maine
My Commission Expires May 11, 2028

Notary Public/~~Attorney-At-Law~~
Print Name:_____
My Commission Expires:_____

STATE OF MAINE
ANDROSCOGGIN, SS.

March 2, 2026

Then personally appeared before me, the above-named **Brett M. Hinkley**, as Personal Representative for the **Estate of Barbara A. Hinkley,** and acknowledged the foregoing instrument to be her free act and deed in said capacity.

Barbara E. Tracy

Notary Public/~~Attorney-At-Law~~
Print Name:_____
My Commission Expires:_____

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Estate of Barbara A. Hinkley

By: _____
Corey M. Hinkley, Personal representative

By: _____
Brett M. Hinkley, Personal Representative

Outlook

Re: [External]Re: [External]Fw: Permitted Use

From Samantha Peikes <speikes@auburnmaine.gov>
Date Fri 8/14/2026 3:56 PM
To Linda Davis <lindadavis@masiello.com>

You don't often get email from speikes@auburnmaine.gov. Learn why this is important

Hi Linda,

The setbacks for this zone are 25 feet minimum rear, 15 feet maximum side and 25 minimum front.

Sam Peikes (Piekiss), Planning Coordinator
City of Auburn
60 Court Street, Auburn, ME 04210
207.333.6601 X1155

From: Linda Davis <lindadavis@masiello.com>
Sent: Friday, August 14, 2026 3:24 PM
To: Samantha Peikes <speikes@auburnmaine.gov>
Subject: [External]Re: [External]Fw: Permitted Use

Thank you could you elaborate on what the setbacks are please that need to be met

Better Homes and Gardens REAL ESTATE | THE MASIELLO GROUP

Linda Davis, Realtor

155 Center Street
Auburn, Me. 04210
LindaDavis@Masiello.com
207-212-5373

Make Deposits Easily!
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From: Samantha Peikes <speikes@auburnmaine.gov>
Sent: Friday, 14 August 2026 15:03:29
To: Linda Davis <lindadavis@masiello.com>
Cc: Elizabeth Bullen <ebullen@auburnmaine.gov>
Subject: Re: [External]Fw: Permitted Use

You don't often get email from speikes@auburnmaine.gov. Learn why this is important

Hi Linda,

The existing lot is in Suburban Residence, which requires a minimum lot width measured at the front setback of 150 feet - Sec. 60-256. The existing lot width is roughly 50 feet. However, since the lot was created in 1928 it is allowed to be continued as a nonconforming use per Sec. 60-78. Therefore, the lot is buildable as a legally nonconforming lot as long as all other dimensional requirements including setbacks are met.

Let me know if you have any questions on that.

Best,
Sam

Sam Peikes (Piekiss), Planning Coordinator
City of Auburn
60 Court Street, Auburn, ME 04210
207.333.6601 X1155

From: Elizabeth Bullen <ebullen@auburnmaine.gov>
Sent: Thursday, August 13, 2026 11:15 AM
To: Samantha Peikes <speikes@auburnmaine.gov>
Subject: Fw: [External]Fw: Permitted Use

Mz Peikes-

Would you mind answering this realtor's question? Thank you!

Elizabeth Bullen | Planning & Permitting Assistant
City of Auburn
60 Court St. | Auburn, Maine 04210 | 207.333.6601 x1133

The City of Auburn is subject to statutes relating to public records. E-mail sent or received by City employees are subject to these laws. Senders and receivers of City e-mail should presume that messages are subject to release.

From: Linda Davis <lindadavis@masiello.com>
Sent: Thursday, August 13, 2026 11:00 AM
To: Elizabeth Bullen <ebullen@auburnmaine.gov>
Subject: [External]Fw: Permitted Use

You don't often get email from lindadavis@masiello.com. Learn why this is important

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From: Linda Davis <lindadavis@masiello.com>
Sent: Thursday, August 13, 2026 10:59 AM
To: tthatcher@auburnmaine.gov <tthatcher@auburnmaine.gov>
Subject: Permitted Use

Good morning, I am looking to sell a property located on 73 Elmwood and the family owns 67 Elmwood, lot 325-036000 (Hinkley). Can you assist me in telling whether this lot (67 Elmwood) is a buildable lot, please and thank you!

Linda

Linda Davis
REALTOR®

(207) 212-5373
LindaDavis@Masiello.com

155 Center Street, Building A
Auburn, ME 04210

Better Homes and Gardens REAL ESTATE | THE MASIELLO GROUP

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2026 Chairman's Circle

Check out my 2024 Highlights: https://heyzine.com/flip-book/0505946670.html