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PROPERTY LOCATED AT: **9 Condo Lane A23, Greenwood, Maine 04261**

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: **unknown** Are test results available? .. ☒ Yes ☐ No

To your knowledge, have any test results ever:

a) Been reported as unsatisfactory or satisfactory with notation?..... ☐ Yes ☒ No
b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? ☐ Yes ☒ No

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

What steps were taken to remedy the problem? **N/A**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Front of Condo Building**

Installed by: **unknown**

Date of Installation: **1987**

USE: Number of persons currently using system: **Varies**

Does system supply water for more than one household? ☒ Yes ☐ No ☐ Unknown

Comments: **Mt Abram Condo Association Water Supply tests the water periodically**

Source of Section I information: **HOA & Seller**

Mahoosuc Realty, Inc., P.O. Box 508 Bethel ME 4217 Phone: 2078242771 Fax: 2078242061 Grotenhuis
Joyce Pereira
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PROPERTY LOCATED AT: **9 Condo Lane A23, Greenwood, Maine 04261**

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: **N/A**

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

What steps were taken to remedy the problem? **N/A**

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: **2000**

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: **On Condo common area** OR ☐ Unknown

Date installed: **1987** Date last pumped: **9-23-2026** Name of pumping company: **Doyon**

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: **N/A**

Date of last servicing of tank: **N/A** Name of company servicing tank: _____

Leach Field: ☐ Yes ☐ No ☐ Unknown

If Yes, Location: **On Condo Common Area**

Date of installation of leach field: **1987** Installed by: **Unknown**

Date of last servicing of leach field: **none** Company servicing leach field: **N/A**

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: **N/A**

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: **Design available at the town office. All tanks empty into one leach field. Tanks pumped on a rotating basis**

Source of Section II information: **Seller HOA**

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PROPERTY LOCATED AT: **9 Condo Lane A23, Greenwood, Maine 04261**

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	**Electric Baseboard**	**Woodstove**		
Age of system(s) or source(s)	**1987**	**1987**		
TYPE(S) of Fuel	**electric**	**wood**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**varies**	**1/4 to 1/2 cord**		
Name of company that services system(s) or source(s)	**Central Maine Power**	**Condo Association**		
Date of most recent service call	**none needed**	**yearly**		
Malfunctions per system(s) or source(s) within past 2 years	**none**	**none**		
Other pertinent information	**none**	**cleaned every summer**		

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown
Are any buried? ☐ Yes ☒ No ☐ Unknown
Are all sleeved? ☐ Yes ☒ No ☐ Unknown
Chimney(s): ☒ Yes ☐ 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: **Yearly by HOA**
Date chimney(s) last cleaned: **unknown**
Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown
Has vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown
If Yes, date: **N/A**
Comments: **Woodstoves cleaned and inspected every summer by HOA**
Source of Section III information: **Seller**

SECTION IV - HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☒ No ☐ 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: **9 Condo Lane A23, Greenwood, Maine 04261**

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

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

Comments: **No known tanks**

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: **None**

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: **N/A** By: **N/A**

Results: **N/A**

If applicable, what remedial steps were taken? **N/A**

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

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

Results/Comments: **N/A**

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: **N/A** By: **N/A**

Results: **N/A**

If applicable, what remedial steps were taken? **N/A**

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

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

Results/Comments: **None**

Source of information: **Seller**

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

Comments: **None**

Source of information: **Seller**

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PROPERTY LOCATED AT: **9 Condo Lane A23, Greenwood, Maine 04261**

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

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

If Yes, describe location and basis for determination: **N/A**

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

If Yes, describe: **N/A**

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

Comments: **None**

Source of information: **Seller**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

Other: **No Other**

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

If Yes, explain: **Birch Road Country Homes Condo Association**

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

If No, who is responsible for maintenance? **N/A**

Road Association Name (if known): **N/A**

Source of information: **Previous Disclosure**

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PROPERTY LOCATED AT: **9 Condo Lane A23, Greenwood, Maine 04261**

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: **N/A**

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: **N/A**

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?

N/A

Relevant Panel Number: ---------- Year: ---------- (Attach a copy)

Comments: ----------

Source of Section VI information: **Fema Maps**

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PROPERTY LOCATED AT: 9 Condo Lane A23, Greenwood, Maine 04261

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: **N/A**

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

From Whom: **N/A**

Year Principal Structure Built: **1987** What year did Seller acquire property? **2019**

Roof: Year Shingles/Other Installed: **2010**

Water, moisture or leakage: **none**

Comments: **none**

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ..... ☐ Yes ☒ No ☐ Unknown

Prior water, moisture or leakage? ..... ☐ Yes ☒ No ☐ Unknown

Comments: **none**

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

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

Comments: **none**

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

Comments: **none**

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

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

Manufactured Housing - Is the residence a:

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

Modular ..... ☐ Yes ☒ No ☐ Unknown

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

Comments: **none**

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PROPERTY LOCATED AT: **9 Condo Lane A23, Greenwood, Maine 04261**

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

Comments: **none**

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

New appliances

New Hot Water Heater

New windows

New Flooring

Custom Kitchen and counter tops

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.

HG	9/25/2026	Ian Grotenhuis	9/25/2026
SELLER	DATE	SELLER	DATE
Heidi Grotenhuis		**Ian Grotenhuis**	
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

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CONDOMINIUM ADDENDUM - RESALES

To Agreement dated **September 25, 2026**, between **Heidi Grotenhuis, Ian Grotenhuis** ("Seller") and _____ ("Buyer") for property located at **9 Condo Lane A23, Greenwood, Maine 04261**

The Purchase and Sale Agreement is further subject to the following terms:

1. Seller shall provide Buyer, at Seller's expense, with the following within the indicated number of days from the Effective Date of this Agreement:
   a. A copy of the current Condominium Declaration, Bylaws and Rules/Regulations within **5** _____ days;
   b. Copies of the minutes of meetings of the Association and its Board of Directors for the preceding **12** months within **5** days; and
   c. An original Resale Certificate for the Condominium Association in accordance with the Maine Condominium Act * within _____ days.

2. Buyer shall have **5** days (by statute cannot be less than 5 calendar days) from receipt to review and approve the above documents. If Buyer is not satisfied with such documents, Buyer may terminate this Agreement by written notice to Seller within the specified number of days in which case the earnest money deposit shall be returned to Buyer. In the event Buyer does not so notify Seller within the specified number of days, this contingency is waived by Buyer.

3. Seller shall provide Buyer with an updated Resale Certificate if required by Buyer's lender or closing agent and shall provide Buyer with a lender questionnaire if required by Buyer's lender. Buyer will pay any fee charged by the association for these documents when due.

4. Seller represents that condominium association fees in the current amount of $_____ are due ☐ monthly ☐ quarterly, and include the following:

• Water:	☒ Yes	☐ No	☐ Unknown
• Sewer:	☒ Yes	☐ No	☐ Unknown
• Heat:	☐ Yes	☒ No	☐ Unknown
• Hot Water:	☐ Yes	☒ No	☐ Unknown
• Insurance: (common areas)	☒ Yes	☐ No	☐ Unknown
• Maintenance: (common areas)	☒ Yes	☐ No	☐ Unknown
• Other: _____	☐ Yes	☐ No	☐ Unknown
• Other: _____	☐ Yes	☐ No	☐ Unknown
• Other: _____	☐ Yes	☐ No	☐ Unknown
• Other: _____	☐ Yes	☐ No	☐ Unknown

Buyer Initials _____ Seller Initials HG IG

For Property Located At: **9 Condo Lane A23, Greenwood, Maine 04261**

5. Are there any special assessments known to the Seller? ☐ Yes ☒ No ☐ Unknown
   If Yes, explain: _____

6. Buyers are required to pay an entry fee of $_____ to the association at closing.
   The association fees are payable to _____
   at the following address: _____

Buyer	Date	Seller **Heidi Grotenhuis**	9/25/2026 Date
Buyer	Date	Seller **Ian Grotenhuis**	9/25/2026 Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date

* The Maine Condominium Act establishes the following requirements in connection with the resale of a condominium unit: A unit owner is required to furnish to a purchaser a copy of the declaration (other than the plats and plans), the bylaws, the rules or regulations of the association, and a reasonably current certificate containing the items set forth in 33 MRSA §1604-108. The condominium's association is required, within 10 calendar days after a request by a unit owner and payment of any reasonable fee established by the association, to furnish a certificate containing the information necessary to enable the unit owner to comply with this requirement. If the certificate is not provided prior to execution of the purchase contract, the purchase contract is voidable by the purchaser until the certificate has been provided and for 5 calendar days thereafter or until conveyance, whichever first occurs.

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EQUAL HOUSING OPPORTUNITY

Receipt # 179746
ERECORD
Bk 5461 PG 385
05/06/2019 03:25:29 PM
Pages 2
DEED
Instr # 4531
Cherri L Crockett Register of Deeds OXFORD COUNTY

WARRANTY DEED
Statutory Short Form

DLN: 1001940053854

KNOW ALL BY THESE PRESENTS, That **We, Nancy Begin and Michael A. Begin**, whose mailing address is **55 Glenwood Street, Gardner, MA 01440**, for consideration paid, grant to **Ian D. Grotenhuis and Heidi L. Grotenhuis** whose mailing address is **102 Curtis Street, Reading, MA 01867**, as JOINT TENANTS, with Warranty Covenants, the real property in the Town of **Greenwood**, County of **Oxford** and State of **Maine**, more particularly described as follows:

A certain lot or parcel of land with buildings thereon located in Greenwood, County of Oxford and State of Maine, and being more particularly described as follows:

The unit ("Unit") designated as Unit No. A-23, Building A, in Birch Road Country Homes, A Condominium, located at Birch Road, Greenwood, Oxford County, Maine ("Birch Road Country Homes") created pursuant to the provisions of the Maine Condominium Act by Declaration dated September 8, 1986, and recorded in the Oxford County Registry of Deeds in Book 1444, Page 180 ("Declaration"), and the Plats and Plans recorded therein December 19, 1986 as Map Numbers 2152, 2153, and 2154 with reference to the said Declaration. Said Unit being part of the premises conveyed to Mt. Abram Development Corp., Inc and Oxford Bank and Trust Company by deed of Mt. Abram Ski Slopes, Inc., dated August 25, 1986 and recorded in the Oxford Registry of Deeds in Book 1415, Page 216.

The Unit is conveyed with the benefit of and subject to:

(a) Provision of (i) the Maine Condominium Act, as that statute may be amended form time to time; (ii) the Declaration, as the same may be amended from time to time by instrument recorded in the Oxford County Registry of Deeds;

(b) Existing rights, obligations, easements, restrictions, licenses, covenants and conditions reserved or contained or referenced in the Declaration;

(c) Such taxes and assessments allocable to the Unit for the current fiscal (tax) year as are not due and payable on the date of delivery of this deed.

Meaning and intending to convey and conveying the real property described in a deed to **Nancy Begin and Michael A. Begin** dated July 8, 2002 and recorded with the Oxford County Registry of Deeds in Book 3134, Page 180.

MAINE REAL ESTATE TRANSFER TAX PAID

Witness our hands and seals this 3rd day of May, 2019.

Witness:

Nancy Begin

Michael A. Begin

STATE OF **MAINE**
COUNTY OF **OXFORD**, ss. May 3, 2019

Personally appeared on the above date, the above-named **Nancy Begin and Michael A. Begin** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public/Attorney at Law
Print name:
Exp: 9-13-27

Paul G. Saucier
Notary Public - State of Maine
My Commission Expires
9/13/2023