STATE OF NEW HAMPSHIRE
HILLSBOROUGH, ss

July 19, 2025

Personally, appeared the above-named **Andrew R. Giroux**, and, in his said capacity as Personal Representative of the Estate of Claude Andrew Giroux, acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Estate.

N.P.
SEAL

Before me, Julie G Spokane
Notary Public

JULIE G. SPOKANE
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
August 7, 2029

NO TRANSFER TAX PAID

Receipt # 121380 PISCATAQUIS COUNTY RECORDED
BK 3050 PG 321
Instr # 2025-3801
07/31/2025 08:58:29 AM
3 Pages

ATTEST: Gail J. Clark, Register of Deeds

DEED OF DISTRIBUTION
By Personal Representative

KNOW ALL MEN BY THESE PRESENTS, That I, **ANDREW R. GIROUX**, with a mailing address of 14 Mosher Drive, Brookline, New Hampshire 03033, duly appointed and acting Personal Representative of the **ESTATE OF CLAUDE ANDRE GIROUX**, deceased (intestate), as shown by the probate records for the County of Piscataquis, State of Maine (Docket No. 2024-046), by the powers conferred by the Probate Code, and every other power, in distribution of the estate grant to **ANDREW R. GIROUX**, with a mailing address of 14 Mosher Drive, Brookline, New Hampshire 03033 **and NICOLE GIROUX** with a mailing address of 465 South Crane Avenue, Taunton, Commonwealth of Massachusetts **and CENA GIROUX** with a mailing address of 22 Hillside Street, Apartment 4, Lewiston, State of Maine 04240, as tenants in common, being the persons entitled to distribution, the following described real estate, together with all improvements thereon, situate in the Town of Wellington, County of Piscataquis, and State of Maine:

Certain lots or parcels of land situated in Wellington in the County of Piscataquis and State of Maine, bounded and described as follows, to wit:

FIRST PARCEL:

Being a part of lot numbered thirty-six, bounded as follows:

Commencing at the Harmony and Brighton road at John Hall's east line on the north side of said road;

Thence north by said line as far as the orchard;

Thence by the fence north to the north line of Lot No. thirty-six (36);

Thence east by said north line to the pasture fence;

Thence southerly by said fence to the Harmony and Brighton road;

Thence westerly by said road to first mentioned bound;

Containing sixteen acres, more or less.

SECOND PARCEL:

Being part of lot numbered thirty-seven (37) bounded as follows, to wit:

Commencing at the center of the south line of lot numbered thirty-seven (37);

Thence west by said line about thirty rods to a fence

Thence northerly in the direction of said fence to the north line of said lot (No. 37);

Thence east to the east half of said lot;

Thence south by the center line of said lot to the first mentioned bound;

Containing thirty acres, more or less.

THIRD PARCEL:

Is a part of lot No. sixty (60) and being a strip two rods wide from the northwest corner of last mentioned parcel north to the brook.

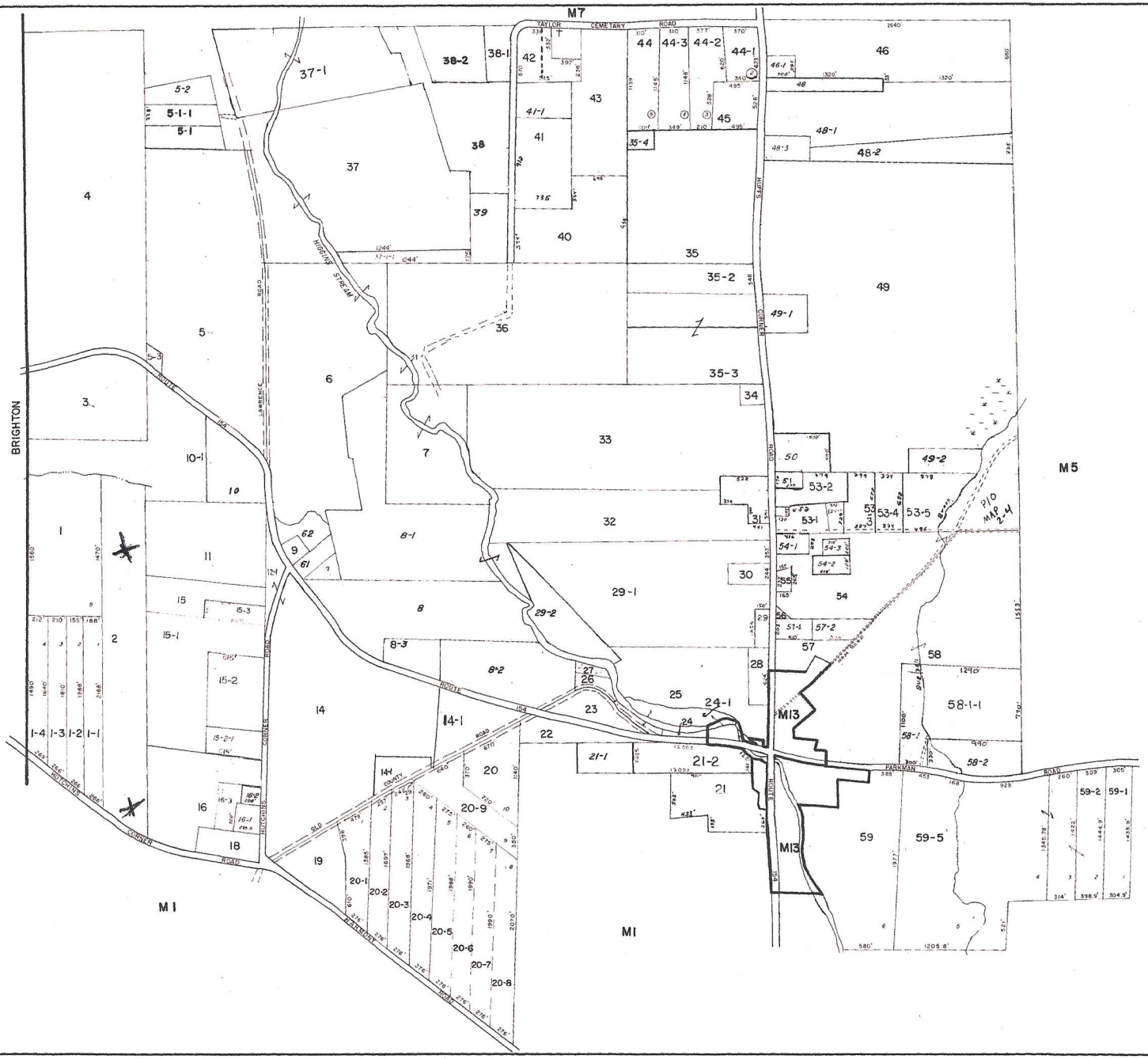
For source of title, reference is made (a) to the deed from Charles Forbus to Robert J. Egan, Sue Ann Egan, and Claude A. Giroux dated August 14, 1973, and recorded in the Piscataquis County Registry of Deeds at Book 409, Page 444; and (b) the deed from Robert J. Egan and Sue Ann Eagan to Claude A. Giroux dated December 13, 1974, and recorded in the Piscataquis County Registry of Deeds at Book 425, Page 127.

WITNESS my hand this 19th day of July 2025.

Witness:

ESTATE OF CLAUDE ANDRE GIROUX

Andrew R. Giroux,
Personal Representative



PROPERTY MAP

TOWN OF

WELLINGTON

PISCATAQUIS COUNTY MAINE

1979

PREPARED BY S.L.F, Inc. SKOWHEGAN MAINE

SCALE

1" = 500'

0 250' 500' 750'

LEGEND

PARCEL NUMBER... 5

ADJACENT MAPS... M2

MATCH LINE ____

NOTE FOR ASSESSMENT PURPOSES ONLY

NOT TO BE USED FOR CONVEYANCES

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PROPERTY LOCATED AT: Map 4 Lot 2 Wellington Maine 04942 approx 47 acres

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: Not aware of any always used as camp-hunting camp

Sellers have limited knowledge of the property

Source of information: Sellers

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: Unaware of anything. Limited knowledge. As is

Source of information: Seller

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

10/19/26 7:31 AM EDT dotloop verified

10/17/26 11:54 AM EDT dotloop verified

10/22/26 6:19 PM EDT dotloop verified

CENTURY 21 Advantage, 506 Main Street Lewiston ME 4240 Phone: 2073448940 Fax:
Jamie White

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PROPERTY LOCATED AT: Map 4 Lot 2 Wellington Maine 04942 approx 47 acres

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: See town and Deed

Source of information: Town, 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? Most of the road is maintained by the city Please check w town

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

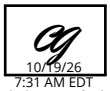
If Yes, explain: _____

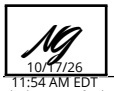
Has any flood-related damage to a structure occurred on the property? ..... ☐ Yes ☐ No ☑ Unknown

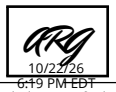
If Yes, explain: _____

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: _____







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PROPERTY LOCATED AT: Map 4 Lot 2 Wellington Maine 04942 approx 47 acres

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: 2304160003a Year: 1978 (Attach a copy)

Comments: _____

Source of Section III information: fema

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: please check with town for uses

Buildings are not safe please do not enter! seller believes there maybe some type of well on the property

Buyer Initials _____ _____ _____ _____

Seller Initials 10/19/26 7:31 AM EDT dotloop verified 10/17/26 11:54 AM EDT dotloop verified 10/22/26 6:19 PM EDT dotloop verified

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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.

Cena Giroux dotloop verified 10/19/26 7:31 AM EDT LROM-CKWY-KZTN-YBLF

SELLER DATE

Andrew R Giroux dotloop verified 10/22/26 6:19 PM EDT X79P-14TA-LQLT-QDS9

SELLER DATE

Nicole Giroux dotloop verified 10/17/26 11:54 AM EDT Q4SK-GYBH-MLKW-NWSO

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

REALTOR®

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EQUAL HOUSING OPPORTUNITY

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