Authentisign ID: 7127E3D5-7EA0-F111-9B33-000D3A4FF82A

PROPERTY LOCATED AT: **24 Jordan Heights Road, Cornish, ME**

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: **n/a** Are test results available? .. ☐ Yes ☒ No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ..... ☐ Yes ☒ No
If Yes, are test results available? ..... ☐ Yes ☒ No
What steps were taken to remedy the problem? **n/a**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Front left**
Installed by: **Hodgen Well Drilling**
Date of Installation: **2026**

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

Comments: **Buyer is responsible for any water treatment systems that may be needed**

Source of Section I information: **Sellers**

Buyer Initials _____ _____ _____ _____ Page 1 of 8 Seller Initials CWWEL NE2HR _____ _____

Authentisign ID: 7127E3D5-7EA0-F111-9B33-000D3A4FF82A

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: **Back left** OR ☐ Unknown
Date installed: **2026** Date last pumped: **none** Name of pumping company: **n/a**
Have you experienced any malfunctions? ..... ☐ Yes ☒ No
If Yes, give the date and describe the problem: **none, new system**

Date of last servicing of tank: **none** Name of company servicing tank: **n/a**
Leach Field: ..... ☒ Yes ☐ No ☐ Unknown
If Yes, Location: **Back left**
Date of installation of leach field: **2026** Installed by: **Contractor**
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: **none**

Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ No
If Yes, are they available? ..... ☒ Yes ☐ No
Is System located in a Shoreland Zone? ..... ☐ Yes ☒ No ☐ Unknown
Comments: **None**
Source of Section II information: **Sellers**

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PROPERTY LOCATED AT: **24 Jordan Heights Road, Cornish, ME**

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	**FHW -baseboard**	**n/a**	**n/a**	**n/a**
Age of system(s) or source(s)	**New**			
TYPE(S) of Fuel	**propane**			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**new system**			
Name of company that services system(s) or source(s)	**Contractor**			
Date of most recent service call	**none**			
Malfunctions per system(s) or source(s) within past 2 years	**none**			
Other pertinent information				

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): ..... [ ] Yes [X] No
If Yes, are they lined: ..... [ ] Yes [X] No [ ] Unknown
Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown
Had a chimney fire: ..... [ ] Yes [X] No [ ] Unknown
Has chimney(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown
If Yes, date: **n/a**
Date chimney(s) last cleaned: _____
Direct and/or Power Vent(s): ..... [X] Yes [ ] No [ ] Unknown
Has vent(s) been inspected? ..... [X] Yes [ ] No [ ] Unknown
If Yes, date: **2026**

Comments: **None**

Source of Section III information: **Sellers**

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: **Sellers are unaware of any underground storage tanks located on the property**

Source of information: **Sellers**

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: **n/a**	☐ Yes	☒ No	☐ Unknown

Comments: **Sellers are unaware of any asbestos located on the property**

Source of information: **Sellers**

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: **Buyer is responsible for any radon air mitigation system that may be needed.**

Source of information: **Sellers**

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: **Buyer is responsible for any radon water mitigation system that may be needed**

Source of information: **Sellers**

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

Comments: **None**

Source of information: **Sellers**

Authentisign ID: 7127E3D5-7EA0-F111-9B33-000D3A4FF82A

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: **n/a**

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

If Yes, describe: **none known**

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

Comments: **None**

Source of information: **Sellers**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

Other: **Sellers are unaware of any of these hazardous materials located on the property**

Source of information: **Sellers**

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: **Jordan Heights Covenants and By-laws**

Source of information: **Recorded Documents and Sellers**

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? **Homeowners Association**

Road Association Name (if known): **Jordan Heights Homeowners Assocation**

Source of information: **Sellers**

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SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines “area of special flood hazard” as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ……. ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **none known**

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

If Yes, explain: **none known**

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

If Yes, explain: **none known**

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: **none known**

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: **none known**

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?

Not is a special flood hazard area-Zone X / Area of Minimal Flood Hazard

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

Comments: **none**

Source of Section VI information: **Fema and Sellers**

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PROPERTY LOCATED AT: **24 Jordan Heights Road, Cornish, ME**

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: **none known**

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: **none known**

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

Year Principal Structure Built: **2026** What year did Seller acquire property? **2026**

Roof: Year Shingles/Other Installed: **2026**

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: **24 Jordan Heights Road, Cornish, ME**

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

Comments: **none**

Source of Section VII information: **Sellers**

SECTION VIII - ADDITIONAL INFORMATION

Jordan Heights is a private association road. Dues are estimated at $600/year.

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.

AuthentiSIGN Campbell Wales Wales Enterprises LLC 08/25/26	AuthentiSIGN Nicholas Elias 244 Harrison Road, LLC 08/25/26
SELLER DATE	SELLER DATE
Wales Enterprises LLC	**224 Harrison Road, LLC**
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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Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**

March 2020

Windham, ME 04062
Carol Kline Initial Initial
Phone: Fax: 24 Jordan Heig
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Fact Sheet: Arsenic Treated Wood

Department of Health and Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

TO LEARN MORE

Eric Frohmberg
Environmental and Occupational Health Program
Maine CDC
Toll-free in Maine 866-292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/eohp

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

Windham, ME 04062
Carol Kline

Initial Initial

24 Jordan Heig

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NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19875 PG 488**
Instr # 2026010947
04/02/2026 01:22:12 PM
Pages 2 YORK CO

(DLN): 3795377

WARRANTY DEED

TIG ENTERPRISES, LLC, a Maine limited liability company with an office and place of business located at P O Box 7, Cornish, ME 04020, for consideration paid, grants to **WALES ENTERPRISES LLC** a Maine limited liability company with an mailing address of 36 Christopher Street, Fryeburg, ME 04037 **AND 244 HARRISON ROAD, LLC** a Maine limited liability company with a mailing address of P O Box 142, Bridgton, ME 04009, with WARRANTY COVENANTS, the following described real property in Cornish, County of York and State of Maine:

See Exhibit A attached hereto and made a part hereof

Maine R.E. Transfer Tax Paid

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

IN WITNESS WHEREOF, TIG Enterprises, LLC has caused this instrument to be executed by Cody J. Gagnon, its Member/Manager, thereunto duly authorized this 1st day of April, 2026.

TIG Enterprises, LLC

By: Cody J. Gagnon
Its: Member/Manager

State of Maine
County of Cumberland

April 1, 2026

Personally appeared before me Cody J. Gagnon, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of TIG Enterprises, LLC.

Before me,

BARON PHILIP SHAHEEN
NOTARY PUBLIC
State of Maine
My Commission Expires
August 16, 2030

Notary Public
Printed Name: Baron Philip Shaheen
Commission Expires: August 16, 2030

Initial CRW

Initial NE

Docusign Envelope ID: 55847FF2-9BC8-852F-81F1-CA993D72E5DC

EXHIBIT A

Certain lots or parcels of land, situated in the Town of Cornish, County of York, and State of Maine, more particularly described as follows:

Certain lots or parcel of land situated on the southeasterly side of Old High Road and along Jordan Heights Road, in the Town of Cornish, County of York, State of Maine, being Lots 2, 4 and 8 as shown on a plan entitled "Subdivision Plan of Oak Grove Estates, for Jordan Tree Harvesters, Inc." by Sebago Technics, Inc., dated February 16, 2022 and recorded in the York County Registry of Deeds in Plan Book 428, Page 3, as amended by a plan entitled "First Amended Subdivision Plan of Oak Grove Estates, for Jordan Tree Harvesters, Inc." by Sebago Technics, Inc. dated January 17, 2023 and recorded in the York County Registry of Deeds in Plan Book 429, Page 26 (hereafter collectively "Plan").

The above described premises are conveyed together with the benefit of perpetual access and utility easement rights in the roads and ways as depicted on the Plan.

The above described premises are conveyed together with the appurtenant benefit of, and subject to, those easements, ways, conditions, restrictions and other matters shown and depicted on the Plan. By acceptance of this deed, Grantee agrees to assume all obligations of "Owner/Developer" as indicated on the Plan and in the approvals granted by the Town of Cornish for this subdivision.

Reserved Fee Ownership in Streets and Ways, To the extend not otherwise conveyed herein, and subject to the rights of incipient dedication to public use, and subject to the access and utility easement rights of the lot owners, the Grantor explicitly conveys the fee interest in the proposed roads, streets, way or ways abutting the above described premises as depicted on the above referenced recorded subdivision plan. The purpose of the reservation is to preserve to said Grantee, his successors and assigns, the fee ownership rights in and to such way or ways pursuant to 23 M.R.S.A. Section §3031 (4) and 33 M.R.S.A. Section §460, et seq.

Subject to easement granted by TIG Enterprises, LLC to Central Maine Power Company dated August 26, 2025 recorded in the York County Registry of Deeds in Book 19769, Page 721.

Subject to Line Extension Conveyance granted by TIG Enterprises, LLC to Central Maine Power Company dated August 26, 2025 and recorded in the York County Registry of Deeds in Book 19769, Page 722.

For title reference see deed given by William Dunlay to TIG Enterprises, LLC, dated May 16, 2024 and recorded in the York County Registry of Deeds in Book 19436, Page 742, being a portion thereof.

2026-33703-WALES

Initial CRW

Initial ME