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PROPERTY LOCATED AT: **1 Lakeside Drive, Caratunk, ME 04925**

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 **Shared**

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: **06/2026** Are test results available? .. ☒ Yes ☐ No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ..... ☐ Yes ☒ No
If Yes, are test results available? ..... ☐ Yes ☒ No
What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **North End Of Property**
Installed by: **Burns**
Date of Installation: **1998**

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

Comments: _____

Source of Section I information: **Seller**

Coldwell Banker Plourde Real E, 143 Silver Street Waterville ME 04901 Phone: (207) 660-4000 Fax: (207) 877-7005 Holly and Benjamen Kim Niles
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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: **Next To House** OR ☐ Unknown

Date installed: **1998** Date last pumped: **2023** Name of pumping company: **Foss**

Have you experienced any malfunctions? ..... ☒ Yes ☐ No

If Yes, give the date and describe the problem: **Replaced Pump At Pump Station in 2018**

Date of last servicing of tank: **Unknown** Name of company servicing tank: **Unknown**

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Between House 2 and 3**

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

Date of last servicing of leach field: **Unknown** Company servicing leach field: **Unknown**

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: _____

Source of Section II information: **Seller**

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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	**Rinnai**	**Electric Baseboard**		
Age of system(s) or source(s)	**2021**	**1998**		
TYPE(S) of Fuel	**Propane**	**Electric**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**468 Gallons**	**Unknown**		
Name of company that services system(s) or source(s)	**Dead River**	**Unknown**		
Date of most recent service call	**Unknown**	**Unknown**		
Malfunctions per system(s) or source(s) within past 2 years	**None**	**None**		
Other pertinent information	**NA**	**NA**		

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: _____
Date chimney(s) last cleaned: _____
Direct and/or Power Vent(s): ..... ☐ Yes ☒ No ☐ Unknown
Has vent(s) been inspected? ..... ☐ Yes ☒ No ☐ Unknown
If Yes, date: _____
Comments: _____
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: _____

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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: _____

Source of information: _____

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

As insulation on the heating system pipes or duct work? ..... ☐ Yes ☒ No ☐ Unknown

In the ceilings? ..... ☐ Yes ☒ No ☐ Unknown

In the siding? ..... ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ..... ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ..... ☐ Yes ☒ No ☐ Unknown

Other: _____ ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

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

Results/Comments: _____

Source of information: **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: _____

Source of information: **Seller**

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

Comments: _____

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: _____

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: _____

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: **HOA, Utility Easement, See Deed**

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? **HOA**

Road Association Name (if known): **Unknown**

Source of information: **Seller**

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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: _____

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: **230539 0005 A** Year: **11/01/1985** (Attach a copy)

Comments: _____

Source of Section VI information: **Seller**

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PROPERTY LOCATED AT: **1 Lakeside Drive, Caratunk, ME 04925**

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: **Propane Tank**

Year Principal Structure Built: **1998** What year did Seller acquire property? **2012**

Roof: Year Shingles/Other Installed: **Metal, 2016**

Water, moisture or leakage: **None**

Comments: _____

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: _____

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

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

Comments: _____

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

Comments: _____

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: **Sub-Division Plan**

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PROPERTY LOCATED AT: **1 Lakeside Drive, Caratunk, ME 04925**

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:

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Signed by:
Holly R Towle
7CD2943F482B45D...

8/6/2026

SELLER DATE SELLER DATE

NTT Enterprises 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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Holly and Benjamen

TRANSFER TAX PAID

QUIT CLAIM DEED WITH COVENANT

RIVER WILD, LLC, a Maine limited liability company having a principal place of business at 1771 US Route 201, The Forks, Maine 04985 (the "Grantor"), FOR CONSIDERATION PAID, grants to NTTENTERPRISES, LLC, a Maine limited liability company having a place of business at 440 Clinton Avenue, Winslow, Maine 04901 (the "Grantee"), with QUITCLAIM COVENANT, certain real property, together with any improvements thereon, located in Caratunk, Somerset County, Maine and more particularly described on Exhibit A attached hereto and made a part hereof (the "Premises").

IN WITNESS WHEREOF, RIVER WILD, LLC has caused this instrument to be executed by Russell Walters, its Manager thereunto duly authorized this 31 day of August, 2012.

WITNESSES:

COURTNEY HOMAN

RIVER WILD, LLC

By: Russell Walters
Russell Walters
Its Manager

STATE OF MAINE
COUNTY OF Kennebec, ss.

August 31st, 2012

Then personally appeared the above-named Russell Walters in his capacity as Manager of River Wild, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said limited liability company.

Before me,

Notary Public/Attorney at Law
Printed Name:
My Commission Expires:

ROBERT M. MARDEN
Attorney at Law/Notary Public, Maine
My Commission Expires December 4, 2016

EXHIBIT A

Certain lots or parcels of land, with the buildings thereon, situated on the Westerly side of US Route 201 in Caratunk, Somerset County, State of Maine described as follows:

Being Lots 1 through 6 (the "Lots") depicted on the plan entitled "Final Plan of the River Wild Subdivision Route No. 201" prepared by K & K Land Surveyors, Inc. dated January 2012 and recorded on January 19, 2012 in the Somerset County Registry of Deeds in Plan File No. 2012, Page 2 (the "Plan").

TOGETHER WITH the following three easements (collectively, the "Easements"):

1. A non-exclusive easement (the "Access Easement") in common with Grantor for pedestrian and vehicular access on, over and across the existing roadway leading from US Route 201 across a portion of the remaining property of Grantor shown on the Plan (the "Retained Land") to the northerly boundary of the Lots shown on the Plan, and which roadway is marked on the Plan as "Gravel Access Road" (hereinafter the "Access Easement Area") . Grantee's Access Easement and use of the Access Easement Area shall be subject to the terms contained in Exhibit B attached hereto and made a part hereof.

2. A non-exclusive easement (the "Snowmobile Trail Easement") in common with Grantor and others for snowmobile trail access across lands formerly of Matthew Polstein on the easterly side of US Route 201 as set forth in and described as "Snowmobile Trail Easement" in the deed from Matthew Polstein to Grantor recorded in the Somerset County Registry of Deeds in Book 3434, Page 289 and subject to the terms contained therein and further terms contained in Exhibit B attached hereto and made a part hereof.

3. A temporary, three-year, non-exclusive easement (the "Well Easement') to be used in common with Grantor for summer seasonal use, being the months of May through October, of the water supplied by the well depicted on the Plan as being located on Lot 12 (the "Well") and which serves the Retained Land and the Lots. Grantee's Well Easement and use of the Well shall be subject to the terms contained in Exhibit B attached hereto and made a part hereof. Unless terminated earlier by the Grantee by written instrument delivered to the Grantor, the Well Easement shall automatically, and without further action by Grantor or Grantee, terminate on August 31, 2015.

SUBJECT TO:

1. All covenants, conditions, restrictions and easements of record, to the extent they apply to the Premises herein conveyed.
2. Any and all municipal, state, or federal laws, regulations, and ordinances including, without limitation, permits and approvals issued by any federal, state, or municipal government authority.
3. Any governmentally imposed or required zoning, subdivision, environmental, and other land use restrictions.

For Grantor's source of title see Quitclaim Deed with Covenant from Matthew Polstein to Grantor dated December 17, 2004 and recorded in the Somerset County Registry of Deeds in Book 3434, Page 289.

EXHIBIT B

Terms and Conditions of the Easements

A. Access Easement: No structures or improvements shall be placed or maintained by Grantee in the Access Easement Area. Grantee covenants and agrees that Grantee will not in its use of the Access Easement do anything or construct any improvement of any kind or nature, within the Access Easement Area, any or all of which in the sole opinion of said Grantor would endanger or interfere with the exercise of any of the rights, uses, privileges and benefits of the Retained Land including without limitation Grantor's installation and maintenance of improvements. Grantee acknowledges that Grantor shall have the right to establish any and all safety regulations which said Grantor, in its sole discretion, deems necessary and proper related to the use of the Access Easement; any interference or violation by said Grantee, as determined by Grantor, of said safety regulations, shall constitute an interference with and violation of the rights, privileges and Access Easement hereby granted.

B. Well Easement: The parties agree that the Well (including any casing constituting a part thereof) shall be maintained unobstructed, in good order and repair and that the Well shall be kept at sufficient depth, all as shall be necessary provide an adequate supply of potable water to the Lots and the Retained Land. Except as otherwise provided, in the event that the Well shall cease to provide sufficient water for the purposes of Grantor and Grantee, the Well Easement shall terminate. Grantor and Grantee each covenant and agree that, while this Well Easement shall remain in effect, each of them shall keep the Retained Land free of any and all pollutants, contaminants, special wastes, underground storage tanks and any other hazardous, dangerous or toxic substances, materials or wastes, and shall take no action that shall result in contamination or reduction in potability of the Well water.

C. Reservations to Grantor: Reserving to Grantor the full and free use of the Gravel Access Road, the Well and the Snowmobile Trails. Grantor also reserves the right to relocate, repair, reconstruct, or improve and maintain the Gravel Access Road, the Well and the Snowmobile Trails to the extent that Grantor shall deem appropriate, and in such case the right as reasonably needed to interrupt traffic and the use thereof to accomplish such purposes. Nothing herein shall restrict Grantor's right to relocate the Gravel Access Road, the Well and the Snowmobile Trails or portions thereof provided that these Easements shall apply to the Gravel Access Road, the Well and the Snowmobile Trails or portions thereof as they may be relocated from time to time.

D. Maintenance; Construction: Grantor shall be under no obligation to maintain or improve the Snowmobile Trails. Grantor shall be under no obligation to maintain or improve the Gravel Access Road. To the extent that Grantor does not improve or maintain the same, or there is no reasonably direct route from public roads on and over Grantor's Land to the Lot, Grantee shall have the right to maintain the Gravel Access Road. Such activities under this paragraph D shall be performed by Grantee, at Grantee's expense and only after Grantee has obtained Grantor's written consent. Furthermore, Grantee shall not have the right to improve the Gravel Access Road (e.g. pave or widen) without the prior written consent of Grantor. With respect to the Well Easement, if, prior to its termination, Grantor and Grantee shall agree to the need for any repair, maintenance or replacement work with respect to the Well, each of Grantor and

Grantee shall bear 50% of the cost of any such work. If one of the parties shall have paid the full cost of such work, the other party shall reimburse the paying party for 50% of the cost of the work within fifteen (15) days after receipt of a statement of such cost. Notwithstanding the foregoing, in the event that repair, maintenance or replacement work is necessary, as a result of one party's negligence, such negligent party shall be fully responsible for the cost and expense associated with such work.

E. Damage: Any damage to the Gravel Access Road, the Well or the Snowmobile Trails caused by Grantee and Grantee's employees, agents, guests, and independent contractors, directly or indirectly, shall be repaired by and at the expense of Grantee, and so that the condition after repair is at least as good as it was before damage within a reasonable time after such damage or Grantee has been provided notice thereof (but in any event, within ninety days of notice to Grantee by Grantor). If Grantee fails to repair such damage, Grantor may repair such damage, and the costs thereof shall be billed to and paid by Grantee.

F. Successors and Assigns: The Well and Access Easements burden the Retained Land and each of the Easements benefit the Lots, and shall run with the land and be binding upon, as the case may be, the successors and assigns of the parties hereto. Grantor and Grantee as used herein shall mean, respectively, Grantor and Grantee and their respective successors and assigns.

G. Subject to Restrictions: This grant is made subject to all liens, encumbrances, reservations, exceptions, easements, servitude's and public ways or rights of way in use or of record affecting the Easements.

H. Hold Harmless and Indemnification: Grantee agrees to indemnify and hold harmless Grantor for any and all claims, demands, expenses, judgments and awards against, incurred by or imposed upon Grantor arising in any manner in connection with Grantee's exercise or non-exercise of its rights under this grant, including, but not limited to, the use of the Gravel Access Road, Well and Snowmobile Trails by Grantee, Grantee's employees, agents, guests, and independent contractors, including reasonable attorneys' fees in the event Grantor is made a party to any legal action involving this easement, unless the foregoing arise from the improper acts or negligence of Grantor.

I. Governing Law. This Easement shall be interpreted, construed and enforced according to the laws of the State of Maine.

Received
Recorded Register of Deeds
Sep 05,2012 10:24A
Somerset County
Diane M Godin