DigiSign Verified - 71a346ff-36c7-4e7b-a9a4-6eccfb8e811d

PROPERTY LOCATED AT: **2126 State Road, Eliot, ME 03903**

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: _____ 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? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **front right yard**

Installed by: **unknown**

Date of Installation: **unknown**

USE: Number of persons currently using system: **0**

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

Comments: **Old well in back corner of lot was previously shared with abutter, 2126 state has their own well in front of lot now.**

Source of Section I information: **Home Owner**

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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: **Between shed and house** OR ☐ Unknown

Date installed: _____ Date last pumped: **2025** Name of pumping company: **L.W Morgridge**

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: _____

Source of Section II information: **Home Owner**

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PROPERTY LOCATED AT: **2126 State Road, Eliot, ME 03903**

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	**Forced Hot Air**			
Age of system(s) or source(s)	**2005**			
TYPE(S) of Fuel	**Kerosene**			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**490.2 gallons**			
Name of company that services system(s) or source(s)	**P Gagnon**			
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
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): ..... [X] Yes [ ] No

If Yes, are they lined: ..... [ ] Yes [ ] No [X] Unknown

Is more than one heat source vented through one flue? ..... [ ] Yes [ ] No [X] 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 [ ] No [ ] Unknown

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

If Yes, date: _____

Comments: _____

Source of Section III information: **Home Owner**

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: _____

Source of information: **Home Owner**

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: **Mobile home built in 2005**

Source of information: **Home Owner**

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: **Home Owner**

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: **Home Owner**

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

Comments: _____

Source of information: **Home Owner**

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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: **Back deck and shed/garage have some peeling paint/ deterioration.**

Source of information: **Home Owner**

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: **Home Owner**

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: **Well easment to abutting lot. 2126 State Rd does not use this well anymore.**

Source of information: **Home Owner/ survey**

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: **Home Owner**

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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: **23031C0645G** Year: **2024** (Attach a copy)

Comments: **Zone X "Area of minimal flood hazard"**

Source of Section VI information: **Home Owner and Listing Agent**

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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, solar panels, wind turbines): Type: **None known**

From Whom: **P Gagnon**

Year Principal Structure Built: **2005** What year did Seller acquire property? **2005**

Roof: Year Shingles/Other Installed: **2023**

Water, moisture or leakage: **small leak in spare bedroom ceiling due to a branch coming down on roof, damage was repaired and roof replaced**

Comments: **Propane tank is owned.**

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: **100 amp service**

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: **Mice activity under house has been treated in the past.**

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PROPERTY LOCATED AT: **2126 State Road, Eliot, ME 03903**

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

Comments:

Source of Section VII information: **Home Owner**

SECTION VIII - ADDITIONAL INFORMATION

Electrical in garage is not currently working, potentially from faulty breakers or mice activity.

Outside kerosene tank gauge is not working properly, current gauge was meant for verticle tank not horizontal.

Replaced element in water heater August 2026.

Flooring in Living room, dining room and hallway replaced 8-10 years ago.

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.

Adam M Leary 10/05/2026

SELLER DATE SELLER DATE

Adam M Leary

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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REALTOR®

EQUAL HOUSING OPPORTUNITY

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

National Flood Hazard Layer FIRMette

FEMA

70°48'51"W 43°10'27"N



70°48'13"W 43°10'1"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

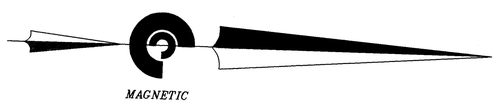
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/24/2026 at 3:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



GENERAL NOTES

1.) MAGNETIC NORTH AND THE SIDELINES OF ROUTE #236 AS DEPICTED HEREON ARE BASED ON REFERENCE PLANS #2 & #3 AS WELL AS GRANITE HIGHWAY BOUNDS FOUND AT POINT OF CURVATURE STATION 406+24.46, 50 FEET RIGHT AND POINT ON CURVE STATION 423+00, 128 FEET RIGHT.

2.) DEED REFERENCE TO LOCUS PARCELS "A" & "B" DEPICTED HEREON – Y.C.R.D. BOOK 7006, PAGE 333, HELEN RAITT, SUSAN M. LORANGER & ROBERT M. LORANGER TO HELEN RAITT (LIFE TENANT IN AND TO THE MOBILE HOME), SUSAN M. LORANGER AND ROBERT M. LORANGER.

3.) THE LOCUS PARCELS ARE REFERENCED ON THE ELIOT TAX MAPS AS LOT #2, MAP #87.

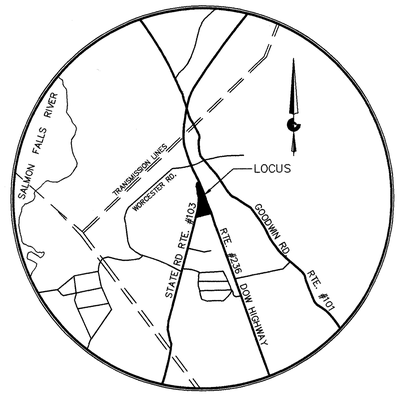
4.) AREA OF PARCEL "A" – 15,910 SQ. FT., 0.37 ACRES
THAT PORTION OF STATE ROAD TO BE DISCONTINUED AND CONVEYED WITH PARCEL "A" HAS AN AREA OF 7,573 SQ. FT.
AREA OF PARCEL "B" – 26,091 SQ. FT., 0.60 ACRES.
THAT PORTION OF STATE ROAD TO BE DISCONTINUED AND CONVEYED WITH PARCEL "B" HAS AN AREA OF 259 SQ. FT.

5.) FIELD WORK WAS PERFORMED BY CIVIL CONSLUTATNS IN JULY AND NOVEMBER OF 1997.

6.) THE DOT HATCHED AREA DEPICTS THAT PORTION OF ROUTE #103 (A.K.A. STATE ROAD) WHICH IS DESCRIBED IN A PETITION OF DISCONTINUANCE DRAFTED BY THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION, A COPY OF WHICH WAS RECEIVED BY CIVIL CONSULTANTS BY COVER DATED OCTOBER 27, 1997.

7.) A PORTION OF A DECK AND THE STOCKAGE FENCE LOACTED ON PARCEL "A" ARE ENCROACHING ON OR INTO ROUTE #236 AS DEPICTED HEREON.

8.) BOUNDARY LINE (A) TO BE CONFIRMED BY AN EXCHANGE OF QUITCLAIM DEEDS BETWEEN DOUGLAS R. MACKIE AND ROBERT & SUSAN LORANGER.



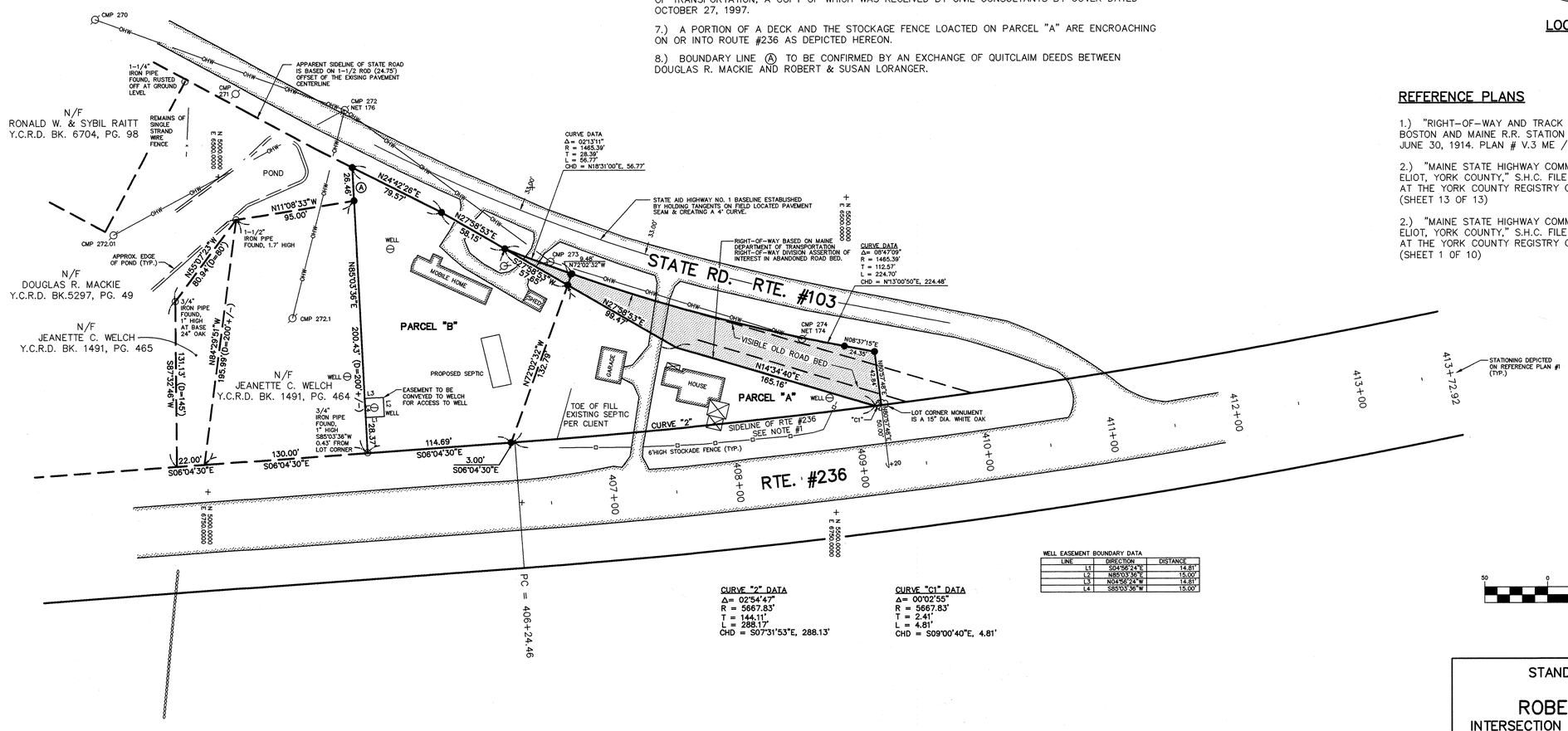
LOCATION PLAN
n.t.s.

REFERENCE PLANS

1.) "RIGHT–OF–WAY AND TRACK MAP, BOSTON AND MAINE R.R., OPERATED BY THE BOSTON AND MAINE R.R. STATION 3409+47 TO STATION 3462+27," DATED JUNE 30, 1914. PLAN # V.3 ME / 64. IN–HOUSE RECORDS.

2.) "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY "100", ELIOT, YORK COUNTY," S.H.C. FILE NO. 15–112, DATED JANUARY 1956. RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 29, PAGE 39. (SHEET 13 OF 13)

2.) "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY "100", ELIOT, YORK COUNTY," S.H.C. FILE NO. 16–107, DATED APRIL 1954. RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 35, PAGE 32. (SHEET 1 OF 10)



CURVE "2" DATA
Δ= 02°54'47"
R = 5667.83'
T = 144.11'
L = 288.17'
CHD = S07°31'53"E, 288.13'

CURVE "C1" DATA
Δ= 00°02'55"
R = 5667.83'
T = 2.41'
L = 4.81'
CHD = S09°00'40"E, 4.81'

WELL EASEMENT BOUNDARY DATA

LINE	DIRECTION	DISTANCE
L1	S04°56'24"E	14.81'
L2	N85°03'36"E	15.00'
L3	N04°56'24"W	14.81'
L4	S85°03'36"W	15.00'

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

STANDARD BOUNDARY SURVEY PLAN
PREPARED FOR
ROBERT & SUSAN LORANGER
INTERSECTION OF RTE. #236 & STATE RD. (RTE. #103)
TOWN OF ELIOT
COUNTY OF YORK MAINE
MAILING ADDRESS: 440 STATE ROAD, ELIOT, ME. 03903

D00049

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED MARCH 4, 19 98
AT 9 h, 15 m, A M, AND RECORDED IN
PLAN BOOK 240, PAGE 1
ATTEST Jan M Mills REGISTER

LEGEND

- ● IRON PIN SET (5/8" REBAR W/PLASTIC I.D. CAP)
- ⊙ MONUMENT FOUND (AS NOTED)
- Ø UTILITY POLE
- Y.C.R.D. YORK COUNTY REGISTRY OF DEEDS
- EDGE OF PAVEMENT
- OHW OVERHEAD UTILITIES
- (D =) DEED DISTANCE
- N/F NOW OR FORMERLY OF
- STONE WALL

THIS SURVEY WAS PERFORMED UNDER MY DIRECTION IN ACCORDANCE WITH CHAPTER 6 – TECHNICAL STANDARDS OF PRACTICE, OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, FOR A STANDARD BOUNDARY SURVEY. TOLERANCES CONFORM TO CONDITION II. EXCEPTION: NO DETAILED REPORT.

NO.	REVISIONS	INT.	DATE

SEAL
STATE OF MAINE
FRANCES O LaPIERRE No. 1320
PROFESSIONAL LAND SURVEYOR

CIVIL CONSULTANTS
P.O. BOX 100
293 MAIN STREET
SOUTH BERWICK
MAINE 03908
207–384–2550

DRAWN FOL	SCALE 1" = 50'	DATE 11/25/1997	
CALC. FOL	APPROVED Francis O LaPierre		
N.B. # D.C.	SHEET 1 OF 1	97–459	

MAPCHK 11/25/97 FOL
F:\AAA\97459\97459B.DWG

Doc# 2005042160
Bk 14541 Pg 0175 - 0177
Received York SS
07/25/2005 4:14PM
Debra L. Anderson
Register of Deeds

MAINE R.E. TRANSFER TAX PAID

WARRANTY DEED

KNOW ALL By THESE PRESENT that **DORIS M. CUSHING** with a mailing address of 143 Rogers Road, Apt. 101, Kittery, Maine 03904 and **DAVID M. LEARY**, with a mailing address of 394 Goodwin Road, Eliot, Maine 03903, for consideration paid, ***grant*** to **ADAM M. LEARY,** with a mailing address of 2126 State Road, Eliot, Maine 03903, with ***Warranty Covenants***, a certain lot or parcel of land together with the improvements and 1983 14 by 70 feet mobile home, model number LSSSR2BR1BA, serial number 16753, thereon located on the Westerly sideline of State Route 236 (a.k.a Dow Highway) and the Easterly sideline of State Road, also known as Route 103, in the Town of Eliot, County of York and State of Maine, being more particularly bounded and described as follows:

> ***BEGINNING*** at a point in the westerly sideline of said Route #236 which bears North 85° 03' 36" East a distance of 0.43 feet from a ¾" iron pipe found, 1" high in the Northerly boundary line of land now or formerly of Jeanette C. Welch (York County Registry of Deeds Book 1491, Page 464) and the Southerly boundary of the herein described parcel, said point of beginning being the Southeasterly corner of the herein described parcel; thence South 85° 03' 36" West along land of said Welch a distance of 0.43 feet to said iron pipe found; thence South 85° 03' 36" West along land of said Welch and land now or formerly of Douglas R. Mackie (the line between land of Susan Loranger and Robert Loranger and land of Douglas R. Mackie having recently been confirmed by exchange of deeds) a distance of 226.46 feet to an iron pin to be set in the Easterly sideline of State Road; thence North 24° 42' 26" East along the Easterly sideline of said State Road a distance of 79.57 feet to an iron pin to be set; thence North 27° 58' 53" East along the Easterly sideline of said State Road a distance of 58.15 feet to an iron pin set; thence North 27° 58' 53" East along the Easterly sideline of said State Road a distance of 57.65 feet to an iron pin set at remaining land of Susan M. and Robert M. Loranger; thence turning and running South 72° 02' 32" East along remaining land of said Lorangers for a distance of 132.79 feet to an iron pin set at the Westerly sideline of said Route #236; thence turning and running South 06° 04' 30" East along the Westerly sideline of said State Route #236 a distance of 114.70 feet to the point of beginning.

Excepting and reserving from the above described premises an easement granted to Jeanette C. Welch for the purpose of taking water from and maintaining an existing well and associated piping and wiring. Said water to be used for residential purposes only in a single family home located on adjoining land of said Welch. Said easement being more particularly bounded and described as follows:

BEGINNING at a point in the Northerly boundary of land of said Welch which bears South 85° 03' 36" West a distance of 28.37 feet from the Southeasterly corner of the herein above described parcel and the Northeasterly corner of land of Jeanette C. Welch; thence South 85° 03' 36" West along the Northerly boundary of land of Jeanette C. Welch a distance of 15 feet to a point; thence North 04° 56' 24" West a distance of 14.81 feet to a point; thence North 85° 03' 36" East a distance of 15 feet to a point; thence South 04° 56' 24" East a distance of 14.81 feet to the point of beginning.

The parcel described above containing 26,091 square feet (0.60 acres) including the well easement. Bearings are based on magnetic North 1954. The description cited above is based on a plan entitle "Standard Boundary Survey Plan prepared for Robert & Susan Loranger, intersection Rte. #235 & State Road (Rt 103), Town of Eliot, County of York, Maine", dated 11/25/97, prepared by Civil Consultants, to be recorded at the York County Registry of Deeds.

This deed also conveys, with Quitclaim Covenants only, any interest in that portion of State Route 103 to be discontinued by the Town of Eliot, abutting the parcel conveyed above and being more particularly bounded and described as follows:

BEGINNING at an iron pin to be set at a point 33 feet Southeasterly from the State Aid Highway No. 1 Baseline (State Route #103), thence South 72° 02' 32" East, severing that portion of State Route #103 to be discontinued by the Town of Eliot a distance of 9.48 feet to an iron pin to be set at the Southwesterly corner of remaining land of said Lorangers; thence South 27° 58' 53" West along the Easterly sideline of said State Route #103 a distance of 57.65 feet to a point; thence Northerly along a curve concave to the West having a radius of 1465.39 feet which is 33 feet Easterly from and concentric with a 4° 00' curve of State Aid Highway No. 1 (State Route #103) an arc distance of 56.77 feet to the point of beginning. A chord between the last two mentioned points bears North 18° 31' 00" East a distance of 56.77 feet. The above described parcel (a portion of State Route #103 to be discontinued) contains 259 square feet. Bearings cited above are based on Magnetic North 1954.

Reference is hereby made to a deed from Susan M. Loranger and Robert M. Loranger to Doris J. Cushing dated December 10, 1997 and recorded in the York County Registry of Deeds in Book 8556, Page 30. This deed was prepared based on information supplied by Doris M. Cushing only. A title examination was not conducted with regard to the preparation of this deed.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors by deed of Doris M. Cushing dated September 16, 2003 and recorded in the York County Registry of Deeds at Book 13506, Page 306.

IN WITNESS WHEREOF, **DORIS M. CUSHING** and **DAVID M. LEARY** have caused this instrument to be signed this 22nd day of July, 2005.

Witness

DORIS M. CUSHING

Witness

DAVID M. LEARY

STATE OF MAINE
County of YORK

July 22, 2005

Then personally appeared the above-named, **DORIS M. CUSHING** and **DAVID M. LEARY**, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Jeffery J. Clark, Attorney-at-Law

Return to
Adam M. Leary
2126 State Road
Eliot. ME 03903

3pg

END OF DOCUMENT

2126 STATE RD

Location	2126 STATE RD	**Mblu**	87/ 2/ / 1/
Acct#		**Owner**	LEARY, ADAM M
Assessment	$244,400	**Appraisal**	$244,400
PID	2561	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$125,000	$119,400	$244,400
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$125,000	$119,400	$244,400

Owner of Record

Owner	LEARY, ADAM M	**Sale Price**	$63,000
Co-Owner		**Certificate**	
Address	2126 STATE RD ELIOT, ME 03903	**Book & Page**	14541/0175
		Sale Date	07/22/2005
		Instrument	1A

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
LEARY, ADAM M	$63,000		14541/0175	1A	07/22/2005
CUSHING DORIS M	$0		13506/0306	1A	09/16/2003
CUSHING DORIS M	$50,000		8556/0030	00	12/01/1997

Building Information

Building 1 : Section 1

Year Built:	2005
Living Area:	1,508
Replacement Cost:	$132,345
Building Percent Good:	94
Replacement Cost Less Depreciation:	$124,400

Building Attributes	
Field	**Description**

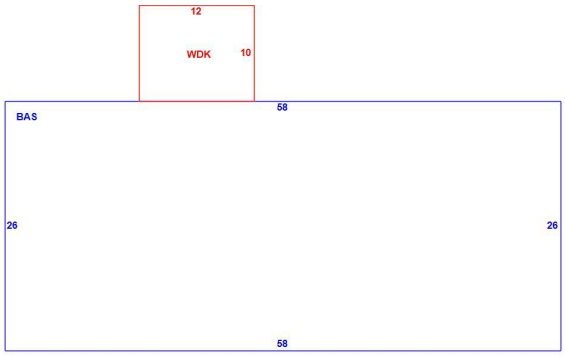
Style:	Mobile Home
Model	Mobile Home
Grade:	Average +20
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(/photos/EliotMEPhotos/\00\00\45\13.jpg)

Building Layout



(ParcelSketch.ashx?pid=2561&bid=5615)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,508	1,508
WDK	Deck, Wood	120	0
		1,628	1,508

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1030
Description	Mobile Hom MDL-02
Zone	RD
Neighborhood	
Alt Land Appr	No
Category	

Land Line Valuation

Size (Sqr Feet)	29607
Frontage	0
Depth	0
Assessed Value	$119,400
Appraised Value	$119,400

Outbuildings

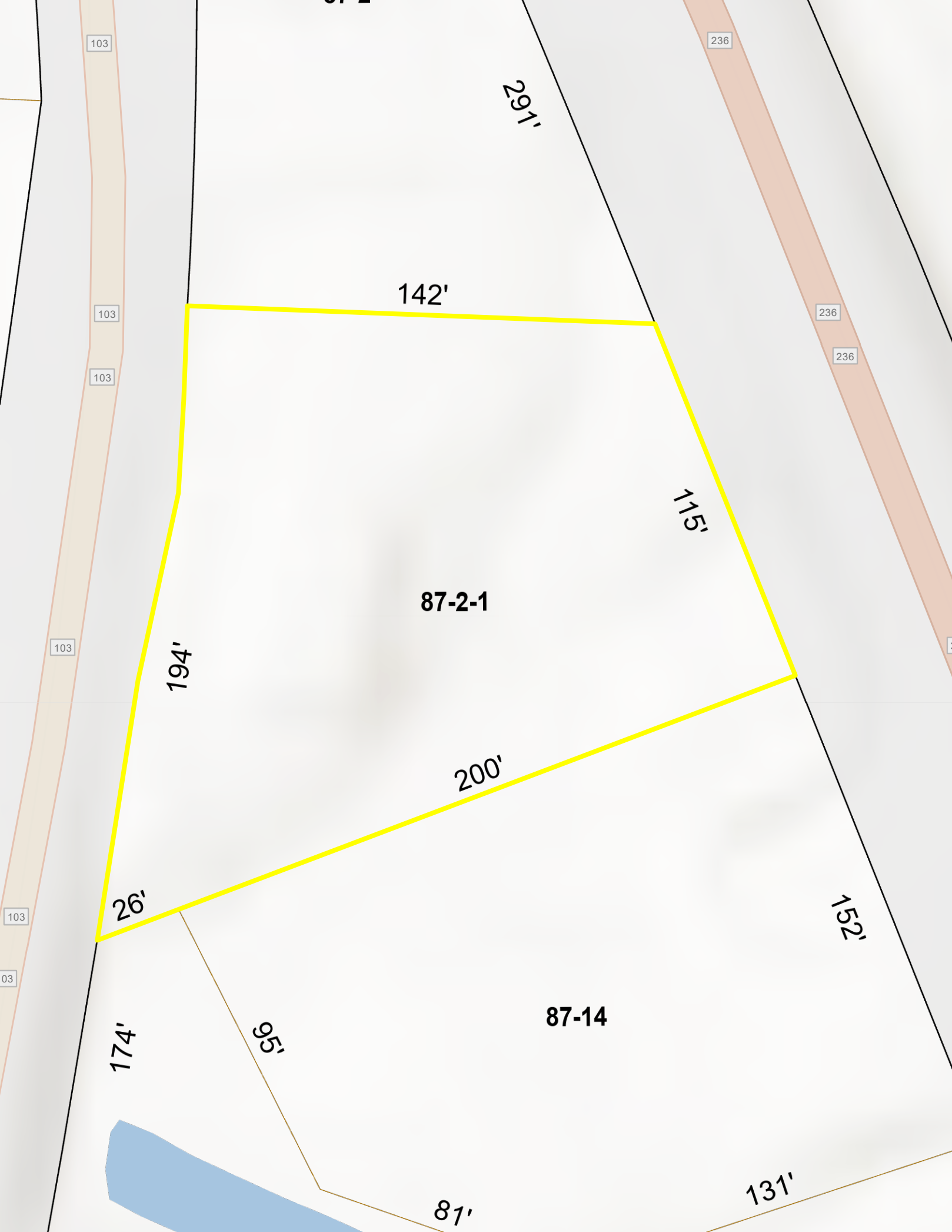
Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FAIR			1.00 UNITS	$600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	$124,000	$108,600	$232,600
2023	$124,000	$103,200	$227,200
2022	$102,600	$103,200	$205,800

Assessment			
Valuation Year	Improvements	Land	Total
2024	$124,000	$108,600	$232,600
2023	$124,000	$103,200	$227,200
2022	$102,600	$103,200	$205,800

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103
103
103
103
103
236
236
236
291'
142'
115'
87-2-1
194'
200'
26'
152'
87-14
174'
95'
131'
81'