Authentisign ID: 9755D641-0DB2-F111-A6A7-000D3A4FF82A

PROPERTY LOCATED AT: **220 Hollin Waite Hill, Anson,**

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: **None**

Source of information: **Seller**

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: **None**

Source of information: **Seller**

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

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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: **Hall & Waite Acres Sub-Division**

Source of information: **Public Documents**

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: **Public Documents/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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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: _____ Year: **1995** (Attach a copy)

Comments: **None**

Source of Section III information: **FEMA Flood Maps**

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: **Seller/Public documents**

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/Public Documents**

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: **Public Documents**

Additional Information: **None**

_____

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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.

Authentisign Chris Roux 09/17/2026

SELLER DATE
Chris Roux

Authentisign Heather Roux 09/16/2026

SELLER DATE
Heather Roux

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®
Maine Association of REALTORS®/Copyright © 2026.
All Rights Reserved. Revised July 2024.

EQUAL HOUSING OPPORTUNITY

Doc 6988 Bk 6027 Pg 27
Recorded: Somerset County Jul 12,2023 01:02P
Deputy Register of Deeds Arlene Demo

TRANSFER TAX PAID

MUNICIPAL QUITCLAIM DEED WITHOUT COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS THAT the Inhabitants of the Municipality of Anson, a body corporate and politic located in Somerset, County, State of Maine, for consideration paid, release to Christopher Roux and Heather Torno-Roux, 28 Brown Hill Rd, Anson, Maine 04911 a certain parcel of land with buildings thereon, if any, located in the Municipality of Anson, Somerset County, State of Maine, identified as follows Lot 034-002 , Map 014, on the Tax Maps of the Municipality of Anson, prepared by: James W. Sewall Co. and dated 1958, on file in the Office of the Assessors at Anson, Maine. The Municipality of Anson has acquired its interest in said parcel of land through automatic foreclosure of a Real Estate Tax Lien dated June 17, 2020 recorded in Book 5557, Page 328, and release Real Estate Tax Lien dated July 9, 2021 recorded in Book 5736 Page 165, and release Real Estate Tax Lien dated June 30, 2022 recorded in Book 5892, at Page 120, Real Estate Tax Lien recorded in Book 6020 Page 342 dated June 28, 2023 of the Somerset County Registry of Deeds.

IN WITNESS WHEREOF, the said Inhabitants of the Town of Anson has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Arnold Luce, James Smith, Larry McHugh , Brenda Garland and Sharon Mellows its Selectmen thereunto duly authorized, this 11th day of the month of July 2023.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Witness

Witness

Witness

Witness

Witness

Inhabitants of the Town of Anson

By
Arnold Luce

By
Larry McHugh

By
James Smith

By
Brenda Garland

By
Sharon Mellows

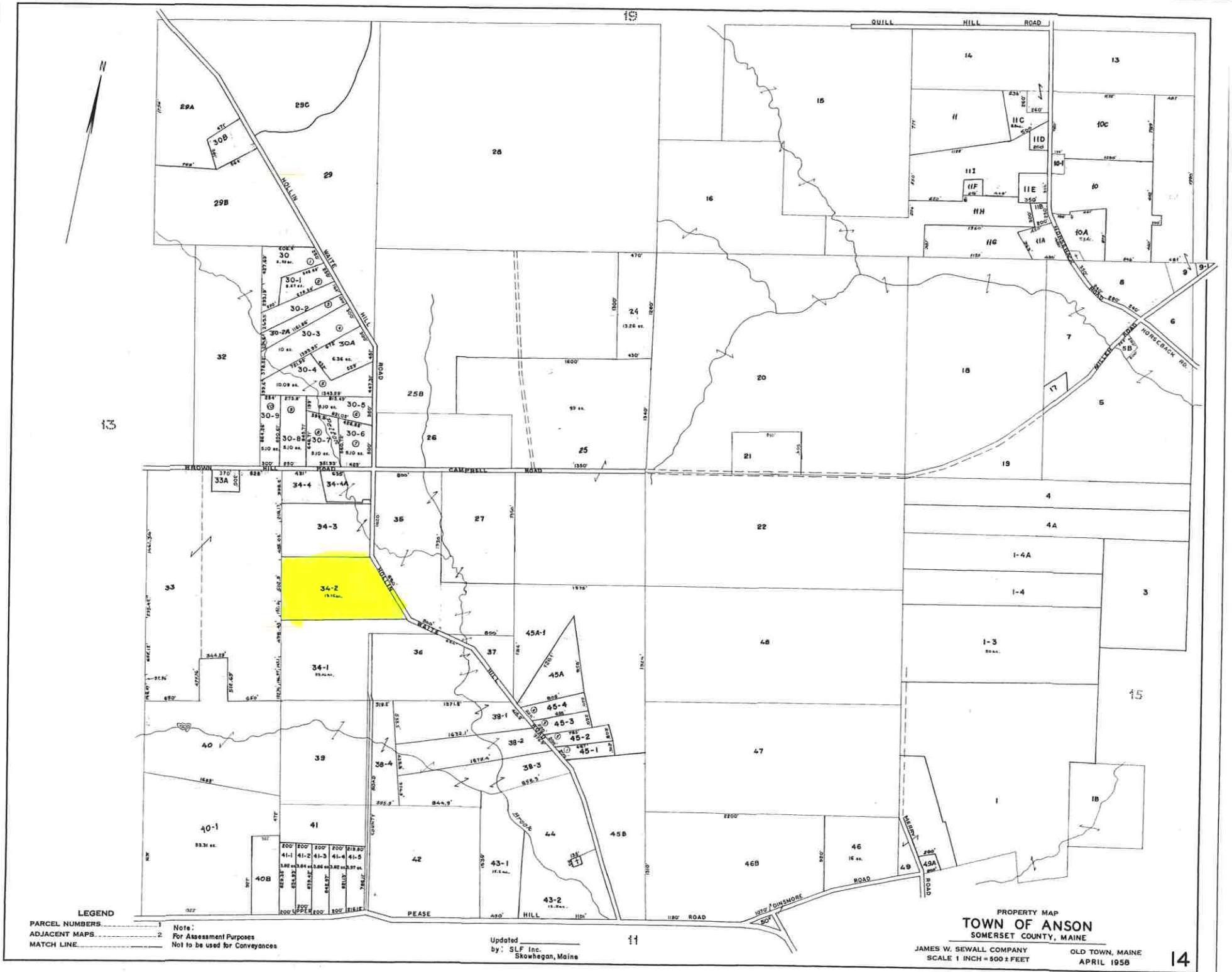
STATE OF MAINE
SOMERSET, ss. July 11, 2023

Then personally appeared the above named Arnold Luce, Larry McHugh, James Smith, Brenda Garland, and Sharon Mellows and acknowledged the foregoing instrument to be their free act and deed in their said capacity, and the free act and deed of said body corporate.

Before me,

SEAL

Notary Public
Printed Name: Tammy Merry
Date Commission Expires: 4-28-2028


N
QUILL HILL ROAD
HOLLIN WAITE HILL ROAD
BROWN HILL ROAD
CAMPBELL ROAD
HORSEBACK RD.
MILLER ROAD
PEASE HILL ROAD
COUNTY ROAD
STROUT
TOWNSMORE ROAD
34-2
45-4
45-3
45-2
45-1
LEGEND
PARCEL NUMBERS 1
ADJACENT MAPS 2
MATCH LINE
Note:
For Assessment Purposes
Not to be used for Conveyances
Updated
by: SLF Inc.
Skowhegan, Maine
PROPERTY MAP
TOWN OF ANSON
SOMERSET COUNTY, MAINE
JAMES W. SEWALL COMPANY
SCALE 1 INCH = 500 ± FEET
OLD TOWN, MAINE
APRIL 1958
14

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