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PROPERTY LOCATED AT: **230 Maxwell Rd, Litchfield, ME 04350**

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 **see comment below**

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

In Process

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: **Back yard to the left**

Installed by: **Unknown**

Date of Installation: **1996**

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

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

Comments: **Original dug well has been disconnected. Property is currently served by drilled well 145' deep.**

Source of Section I information: **Seller and prior Owner**

Buyer Initials _____ _____ _____ _____

Seller Initials PB (Initial) _____ _____ _____ _____

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PROPERTY LOCATED AT: **230 Maxwell Rd, Litchfield, ME 04350**

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: **Front of home** OR ☐ Unknown

Date installed: **9/2026** Date last pumped: **N/A - new** Name of pumping company: **N/A - new**

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

~~If Yes, give the date and describe the problem: _____~~

In Process

Date of last servicing of tank: **N/A - new** Name of company servicing tank: **N/A - new**

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

If Yes, Location: **Front of home to left**

Date of installation of leach field: **9/2026** Installed by: **Brag Sewer and Septic**

Date of last servicing of leach field: **N/A - new** Company servicing leach field: **N/A - new**

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: **New tank, leach field and pump station 9/2026**

Source of Section II information: **Seller and HHE-200 plan**

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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	**FHA**	**Pellet Stove**	**FHA**	
Age of system(s) or source(s)	**2004**	**2020**	**Unknown**	
TYPE(S) of Fuel	**Oil**	**Pellet**	**Oil**	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**500 Gallons**	**1 Ton**	**Unknown**	
Name of company that services system(s) or source(s)	**Martin Heating**		**Martin Heating**	
Date of most recent service call	**9/2026**	**9/2024**	**9/2026**	
Malfunctions per system(s) or source(s) within past 2 years	**None Known**	**None Known**	**None Known**	
Other pertinent information	**Main house heat system**	**Main house heat system Insert into fireplace**	**Garage Heat Source**	

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [X] Yes [ ] No [ ] Unknown

Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown

Chimney(s): ..... [X] Yes [ ] No

If Yes, are they lined: ..... [X] Yes [ ] 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: _____~~

~~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: **8/2026**

Comments: **Chimney has been looked at from the outside 8/2026**

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 [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: **None**

Source of information: **Seller**

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: **None**

Source of information: **Seller and prior 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: **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 and prior 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: **"Home built in 2004; Seller has no knowledge of lead-based paint or lead-based paint hazards.**

Source of information: **Seller and prior 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: **Seller and prior owner**

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

In Process

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:~~

Source of information: **Seller and Municipal Records**

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: **Seller and Municipal Records**

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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: **23011C0620D** Year: **6/16/2011** (Attach a copy)

Comments: **FEMA NFHL FIRMette indicates property location in Zone X Area of Minimal Flood Hazard.**

Source of Section VI information: **FEMA National Flood Hazard Layer FIRMette, exported 9/18/2026**

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PROPERTY LOCATED AT: **230 Maxwell Rd, Litchfield, ME 04350**

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:~~

~~From Whom:~~

Year Principal Structure Built: **2004** What year did Seller acquire property? **2026**

Roof: Year Shingles/Other Installed: **2004**

Water, moisture or leakage: **Prior leak around skylights; skylights were replaced.**

Comments: **No known current leak reported.**

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: **Concrete slab – no basement**

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: **Panel in home and in garage**

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: **230 Maxwell Rd, Litchfield, ME 04350**

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

Comments: **Property was renovated in 2026**

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

Recent improvements include updated kitchen appliances, bathroom vanities, tubs/showers, toilets, light fixtures, interior finishes, and other renovation work. All appliances and fixtures are new as of September 2026. Hot water heater has been replaced and is newer than original construction; exact installation date unknown. Property has a fully functioning central air conditioning system, with the exterior unit located behind the deck and connected to the furnace ductwork. Detached 2-car garage is heated by a separate furnace of unknown age with its own oil tank; garage furnace was fully serviced in September 2026. Original dug well has been disconnected and property is currently served by a drilled well. Septic system, including tank, leach field, and pump station, was installed in September 2026. Former in-ground pool has been filled in and was located in the wooded area of the backyard.

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.

In Process

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:
D5162B793D50465...

10/20/2026

SELLER DATE

3 Dogs Investments LLC Rep: Peter Bragdon

SELLER DATE

3 Dogs Investments LLC Rep: Jen Bragdon

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

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MAINE REAL ESTATE
TRANSFER TAX PAID

BK15650 PGS 115 - 115 03/02/2026 09:46:36 AM
INSTR#: 2026003884 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

DLN: 3645480

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **MONIQUE MCNELLY**, of the Town of Sabattus, County of Androscoggin and State of Maine, for consideration paid, grants to **3 DOGS INVESTMENTS LLC**, a Maine limited liability company with a mailing address of 28 Shaw Road, New Gloucester, Maine 04260 with WARRANTY COVENANTS, the land and improvements in the Town of Litchfield, County of Kennebec and State of Maine, more particularly described as follows:

A certain lot or parcel of land with any buildings thereon situated on Maxwell Road in the Town of Litchfield, County of Kennebec and State of Maine, described as follows:

Being Lot #9 on Plan of Land in Litchfield, surveyed for Dominique Poulin by Howard F. Babbidge March 23, 1974 and recorded June 18, 1974 in Kennebec County Registry of Deeds, in Plan Book 46, Page 25, reference to which may be made for further description of the premises.

Also being conveyed herewith is a Titan fourteen (14) foot by seventy (70) foot mobile home to be kept on the above-described premises.

Meaning and intending to convey and thereby conveying the same premises conveyed to David McNelly and Monique McNelly by Warranty Deed from Randall N. Shaw and Karen I. Shaw, dated April 4, 1984, recorded in the Kennebec County Registry of Deeds in Book 2668, Page 256. The said David McNelly died on June 8, 2017 leaving Monique as his surviving joint tenant.

IN WITNESS WHEREOF, Monique McNelly has set her hand and seal this 26th day of February, 2026.

Witness

Monique McNelly

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, ss. February 26, 2026

Then personally appeared before me the above-named Monique McNelly and acknowledged the foregoing instrument to be her free act and deed.

Notary Public ; Maine Attorney at-Law
Name:
Commission Expiration:

TODD R. SETTLE
NOTARY PUBLIC
State of Maine
My Commission Expires 1/14/2027

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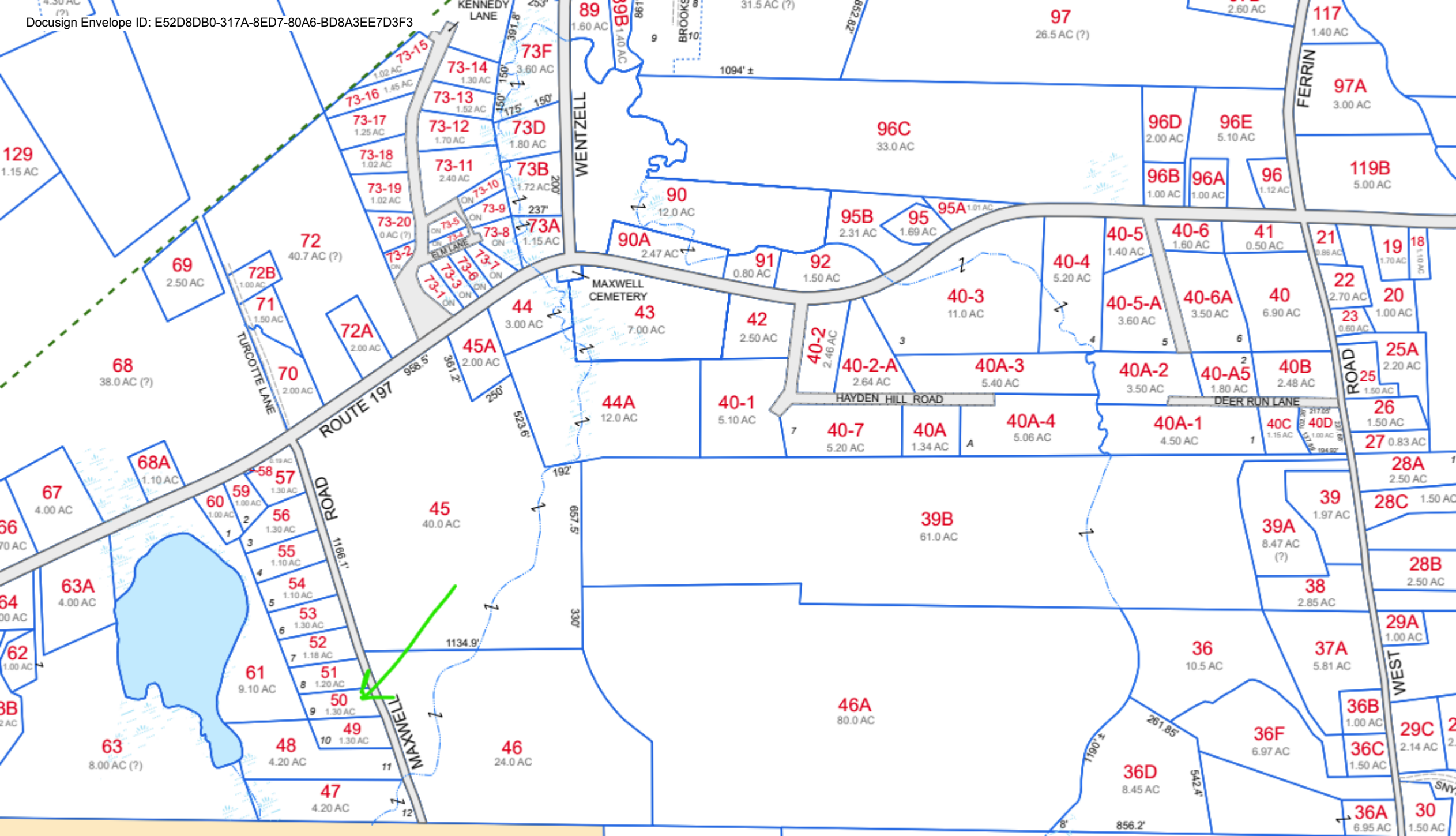

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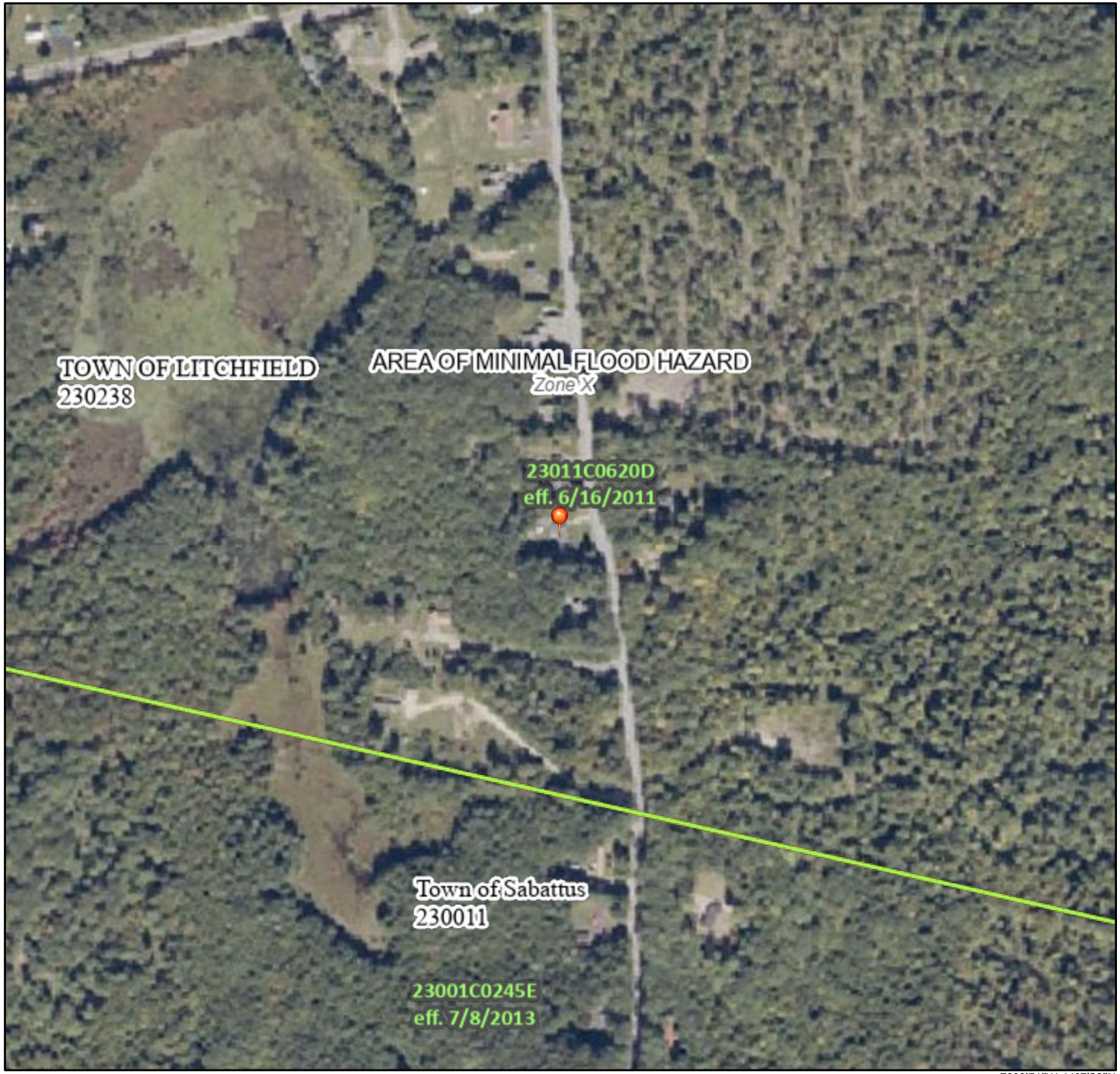
National Flood Hazard Layer FIRMette

FEMA

70°1'29"W 44°8'5"N



70°0'51"W 44°7'39"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 9/18/2026 at 1:13 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.