Andrew Dingley
284 Lane Rd
New Sharon ME 04955

Bk 4409 Pg218 #12115
12-22-2021 @ 02:03p

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DLN:1002140176947

WARRANTY DEED

We, **Randolph Kinney** (a/k/a Randolph A. Kinney) **and Doris Kinney** (a/k/a Doris E. Kinney), having a mailing address of 569 Mercer Road, New Sharon, ME 04955, for consideration paid, grant to **Andrew Dingley and Casey Dingley**, having a mailing address of 284 Lane Road, New Sharon, ME 04955, with **WARRANTY COVENANTS**, as joint tenants, a certain lot or parcel of land, together with any buildings thereon, situated in the Town of New Sharon, Franklin County, State of Maine, and being more particularly bounded and described as follows:

Beginning at an iron pin set on the apparent southeasterly sideline of Route 2, being a corner of remaining land of these grantors;

Thence S 32° 06' 08" E a distance of 147.50 feet along said remaining land to an iron pin set on the apparent northwesterly sideline of the Taylor Road, so-called;

Thence S 37° 17' 43" W a distance of 120.00 feet along said apparent northwesterly sideline of the Taylor Road to an iron pin set, being another corner of remaining land of these grantors;

Thence N 72° 00' 42" W a distance of 87.16 feet along said remaining land to an iron pin set;

Thence S 64° 21' 55" W a distance of 100.00 feet along said remaining land to an iron pin set;

Thence N 32° 47' 08" W a distance of 120.00 feet along said remaining land to an iron pin set on said apparent southeasterly sideline of Route 2;

Thence along said apparent southeasterly sideline of Route 2 in a northeasterly direction, being a curve to the left having a radius of 4,583.44 feet, an arc length of 269.22 feet, a chord length of 269.18 feet and a chord bearing of N 59° 44' 48" E to an iron pin set and the point of beginning.

All bearings are referenced to Grid north, Western Zone, NAD 1983.

All iron pins described are ½ inch rebar capped and marked with "ACME PLS 1284".

Meaning and intending to convey a portion of the premises as conveyed by Raymond A. Reed to Randolph A. Kinney and Doris E. Kinney by deed dated August 26, 1977, and recorded in the Franklin County Registry of Deeds in Book 523, Page 295; and a portion of the premises as

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conveyed by Raymond Reed to Randolph Kinney and Doris Kinney by deed dated October 7, 1986, and recorded in the Franklin County Registry of Deeds in Book 924, Page 151; and a portion of the premises as conveyed by Parker F.M. Reed to Randolph A. Kinney and Doris E. Kinney by deed dated July 21, 1994, and recorded in the Franklin County Registry of Deeds in Book 1468, Page 6.

WITNESS our hands and seals this 21 day of December, 2021

Witness — Randolph Kinney

Witness — Doris Kinney

STATE OF MAINE
COUNTY OF Franklin — 21 December, 2021

Then personally appeared the above-named, Randolph Kinney and Doris Kinney, and acknowledged the foregoing instrument to be their free act and deed,

NIKKI R. CHABOT
Notary Public-Maine
My Commission Expires
September 26, 2024

Before me,

Notary Public/Attorney at Law

RealEstate/Kinney/WDeed

Maine Real Estate Transfer Tax Paid
SUSAN BLACK, REGISTER

PROPERTY DISCLOSURE
(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: **581 Mercer Road, New Sharon, Me 04955**

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

☒ No underground storage facility for the storage of oil or petroleum products exists on the premises.

☐ An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility ☐ has ☐ has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

NONE KNOWN

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

The Dug Well is Currently Dry

(attach additional sheets as necessary)

 Buyer Initials _____ _____ _____ _____ Seller Initials Initial AD (207)778-4444 Initial CD (207)778-2125 _____ _____

PROPERTY LOCATED AT: **581 Mercer Road, New Sharon, Me 04955**

SECTION IV. ACCESS TO THE PROPERTY

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? ..... [X] Yes [ ] No [ ] Unknown

If No, who is responsible for maintenance? ----------

Road Association Name (if known): ----------

Source of information: **Seller**

SECTION V. 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 [X] No [ ] Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ..... [ ] Yes [X] 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 [X] No [ ] Unknown

If Yes, indicate the date of each payment: _____

 Buyer Initials ____ ____ ____ ____ Seller Initials Initial AD Initial CD ____ ____

Andrew & Casey

PROPERTY LOCATED AT: **581 Mercer Road, New Sharon, Me 04955**

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:---------- (Attach a copy)

Comments: **NONE**

Source of Section V information: **Seller**

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

Signed by:
Seller 7/28/2026
Date
Andrew Dingley

Signed by:
Seller 7/28/2026
Date
Casey Dingley

Seller Date

Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer Date

Buyer Date

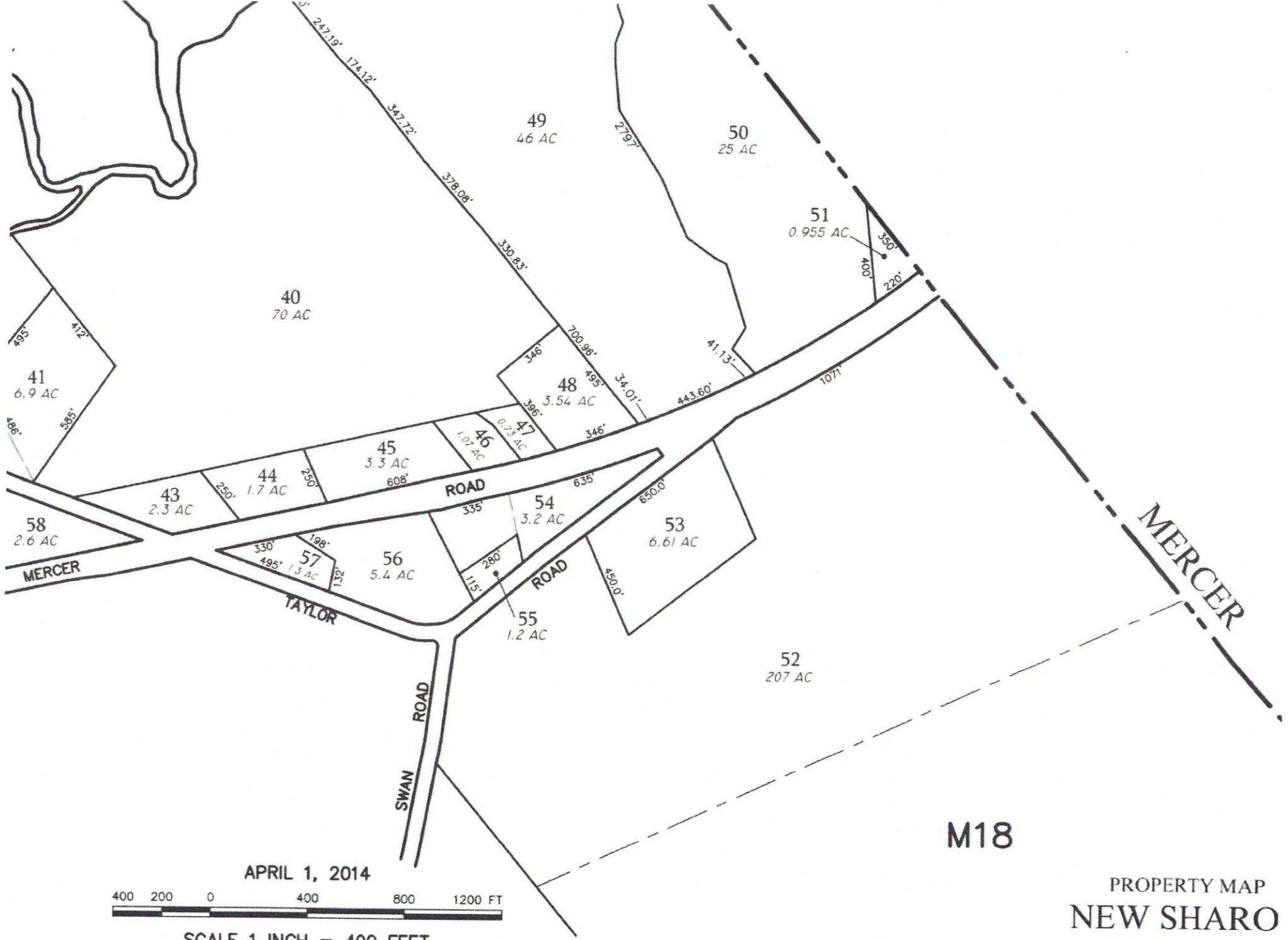
Buyer Date

Buyer Date

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REALTOR®

EQUAL HOUSING OPPORTUNITY



APRIL 1, 2014

400 200 0 400 800 1200 FT

SCALE 1 INCH = 400 FEET

PROPERTY MAP

NEW SHARO

FRANKLIN COUNTY, M