

MLS #: 1490198 **County:** York **Seasonal:** No **Public Detail Report** **List Price:** \$1,982,000
Status: Active **Property Type:** Residential
Directions: From I-95 take the York exit (#7) toward Route One North. Follow Route One north to right at River Road. Follow River Road to end at Shore Rd and take a right. Property on left - Waterfront. Look For Sign



71 Shore Road
York, ME 03902-7254
List Price: \$1,982,000
MLS#: 1490198



General Information

Sub-Type:	Single Family Residence	Year Built:	1965	Rooms:	5	Sqft Fin Abv Grd+/-:	1,122
Style:	Cottage; Ranch; Shingle Style	Fireplaces Total:	0	Beds:	2	Sqft Fin Blw Grd+/-:	0
Color:	Gray			Baths:	1/0	Sqft Fin Total+/-:	1,122
						Source of Sqft:	Public Records

Land Information

Leased Land:	No	Waterfront:	Yes	Waterfront Amount	120	Zoning:	RB
Lot Size Acres +/-:	0.15	Src of Wtrfrt:	Deed; Survey	+/-:		Zoning Overlay:	No
Source of Acreage:	Public Records	Water Views:	Yes	Waterfront Owned	120	Bank Owned REO:	No
Surveyed:	Yes			+/-:			
				Waterfront Shared	0		
				+/-:			
				Water Body:	Atlantic Ocean		
				Water Body Type:	Harbor; Ocean; River		

Interior Information

Full Baths Bsmnt:	0	Half Baths Bsmnt:	0	
Full Baths Lvl 1:	1	Half Baths Lvl 1:	0	
Full Baths Lvl 2:	0	Half Baths Lvl 2:	0	
Full Baths Lvl 3:	0	Half Baths Lvl 3:	0	
Full Baths Upper:	0	Half Baths Upper:	0	
Appliances: Dishwasher; Electric Range; Refrigerator				
<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Kitchen	11.3	8.3	First	Island
Dining Room	15.7	9.1	First	Cathedral Ceiling,Dining Area
Living Room	19.6	11.3	First	
Bedroom 1	9.6	8.5	First	
Bedroom 2	11.1	9.6	First	

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Other Room	9.6	7	First	

Property Features

Utilities On: No	2 Dtchd Houses on 1 Lot: No
Site: Corner Lot; Level; Open; Other Site	Construction: Wood Frame
Driveway: Gravel	Basement Info: None; Slab
Parking: 1 - 4 Spaces	Foundation Materials: Poured Concrete
Location: Near Country Club; Near Golf Course; Near Public Beach; Near Shopping; Near Town	Exterior: Shingle Siding
Restrictions: No Restrictions	Roof: Shingle
Rec. Water: Beach Rights; Deeded; Oceanfront; River/Brook/Stream; Waterfront Tidal	Heat System: Baseboard; Hot Water
Roads: Paved; Public	Heat Fuel: K-1/Kerosene; Oil
Transportation: Major Road Access	Water Heater: Separate Booster
Electric: Circuit Breakers	Cooling: None
Gas: Bottled	Floors: Other; Vinyl
Sewer: Private Sewer; Septic Existing on Site	Veh. Storage: No Vehicle Storage; Off Street Parking
Water: Public	Garage: No
Basement Entry: Not Applicable	Amenities: 1st Floor Bedroom; Deck; Laundry - Hookup; One-Floor Living; Security System
	View: Scenic

Tax/Deed Information

Book/Page/Deed:	17276/0397/All	Full Tax Amt/Yr:	\$7,514/ 2020	Map/Block/Lot:	18//17
Deed/Conveyance Type Offered:	Warranty	School District:	York Public Schools	Tax ID:	YORK-000018-000000-000017
Deed Restrictions:	Unknown				

Remarks

Remarks: Life at the beach!! Slip on your flip flops and roll out onto the sand from the doorstep of this landmark year-round beachfront property in Cape Neddick. Waken to gorgeous sunrises over Nubble Light where days of basking, swimming, paddle boarding, kayaking and shell seeking are all at your fingertips. Located at the heart of the summer beach scene with front row seats to the daily tides as they recede far off into the distance, creating an expansive shoreline and revealing a network of coastal rocks and tide pools for visiting beachgoers to explore. The existing year-round 2-bedroom cottage was originally constructed in 1965 with a recently updated interior and is being offered fully furnished. For buyers eager to explore expansion / re-build options, all the legwork has been completed. A renowned Maine architect was commissioned by the current owners to design a gorgeous state-of-the-art, 2-story beachfront residence. These completed custom plans have been approved by the Town of York and will transfer with the sale.

Ideally located for scenic bicycle riding or casual coastal drives, this extraordinary getaway close to some of the area's best antique shopping, is just 5 minutes from the Cape Neddick Country Club and a short stroll to dining and cocktails. Experience the irrepressible seaside attraction of this Gold Coast of Maine treasure where, like the continuous ebb and flow of the ocean tide, summer never ends.

LO: RE/MAX Realty One

Listing provided courtesy of:



Abigail Douris
RE/MAX Realty One
439 US Route One
York, ME 03909
207-252-1944
207-363-2497
abigail@abigaildouris.com
<http://www.askabi.com>

Prepared by Abigail Douris on Tuesday, May 04, 2021 8:34 PM.

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MAINE
Listings



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 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: _____

Installed by: _____

Date of Installation: _____

USE: Number of persons currently using system: _____

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

Comments: New water pipe replaced 2018 coming into the house.

Source of Section I information: Seller

Buyer Initials _____ Page 1 of 7 Seller Initials PCS PLS

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: _____

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☒ Unknown ☐ Other: _____

Tank Type: ☐ Concrete ☐ Metal ☒ Unknown ☐ Other: _____

Location: under the deck OR ☐ Unknown

Date installed: unknown Date last pumped: Oct 2019 Name of pumping company: Abbott Bros

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: end of the deck ☒ Yes ☐ No ☐ Unknown

If Yes, Location: _____

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

Buyer Initials _____

Page 2 of 7

Seller Initials PCS PLS

SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<u>hotwater/baseboard</u>			
Age of system(s) or source(s)	<u>unknown</u>			
Name of company that services system(s) or source(s)	<u>(603) 228-2224</u> <u>Rymes</u>			
Date of most recent service call	<u>Oct 2 - 2020</u>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<u>500.3</u>			
Malfunction per system(s) or source(s) within past 2 years	<u>none</u>			
Other pertinent information	<u>Kerosene</u>			

Are there fuel supply lines? ☐ Yes ☐ No ☒ UnknownAre any buried? ☐ Yes ☐ No ☒ UnknownAre all sleeved? ☒ Yes ☐ No ☐ UnknownChimney(s): ☐ Yes ☒ NoIf Yes, are they lined: ☐ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☐ No ☐ UnknownHad a chimney fire: ☐ Yes ☐ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct/Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas 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 ☒ UnknownIf 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 ☐ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Buyer Initials _____

Seller Initials PLS PLS

PROPERTY LOCATED AT: 71 Shore Road, York, ME 03909

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: 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: _____

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

Buyer Initials _____

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Seller Initials PCS

PROPERTY LOCATED AT: 71 Shore Road, York, ME 03909

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: outside shingles

Source of information: _____

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 — GENERAL INFORMATION

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

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): _____

Buyer Initials _____

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Seller Initials PLS PLS

PROPERTY LOCATED AT: 71 Shore Road, York, ME 03909

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 house now covered by flood insurance policy (not a determination of flood zone) ☐ Yes ☒ No ☐ Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: _____

Year Principal Structure Built: unknown

What year did Seller acquire property? 2016

Roof: Year Shingles/Other Installed: unknown

Water, moisture or leakage: _____

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

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

Comments: house was updated in 2016

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? York Town Hall ☒ Yes ☐ No ☐ Unknown

Manufactured Housing – Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: EXTERIOR / house and deck

needs updating.
Comments: _____

Source of Section V information: Seller

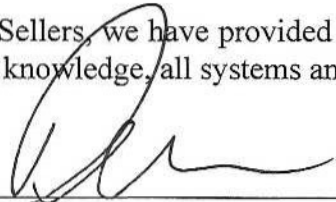
SECTION VI – ADDITIONAL INFORMATION

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.



SELLER
Peter Skeirik

4.26.21

DATE



SELLER
Pamela Skeirik

4-26-21

DATE

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

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Peter Skeirik, Pamela Skeirik

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 71 Shore Road, York, ME 03909

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (check one)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).



Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check one below):

____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (check one below):

☒ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

Seller Peter Skeirik Date 4-26-21

Seller Pamela Skeirik Date 4-26-21

Seller _____ Date _____

Seller Abigail Douris Date 04-26-2021

Agent Abigail Douris Date _____



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REALTOR®
RE/MAX Realty One, 439 US Route One York ME 03909
Abigail Douris

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: 207.521.9444

Fax:



Shore Rd - Skeirik



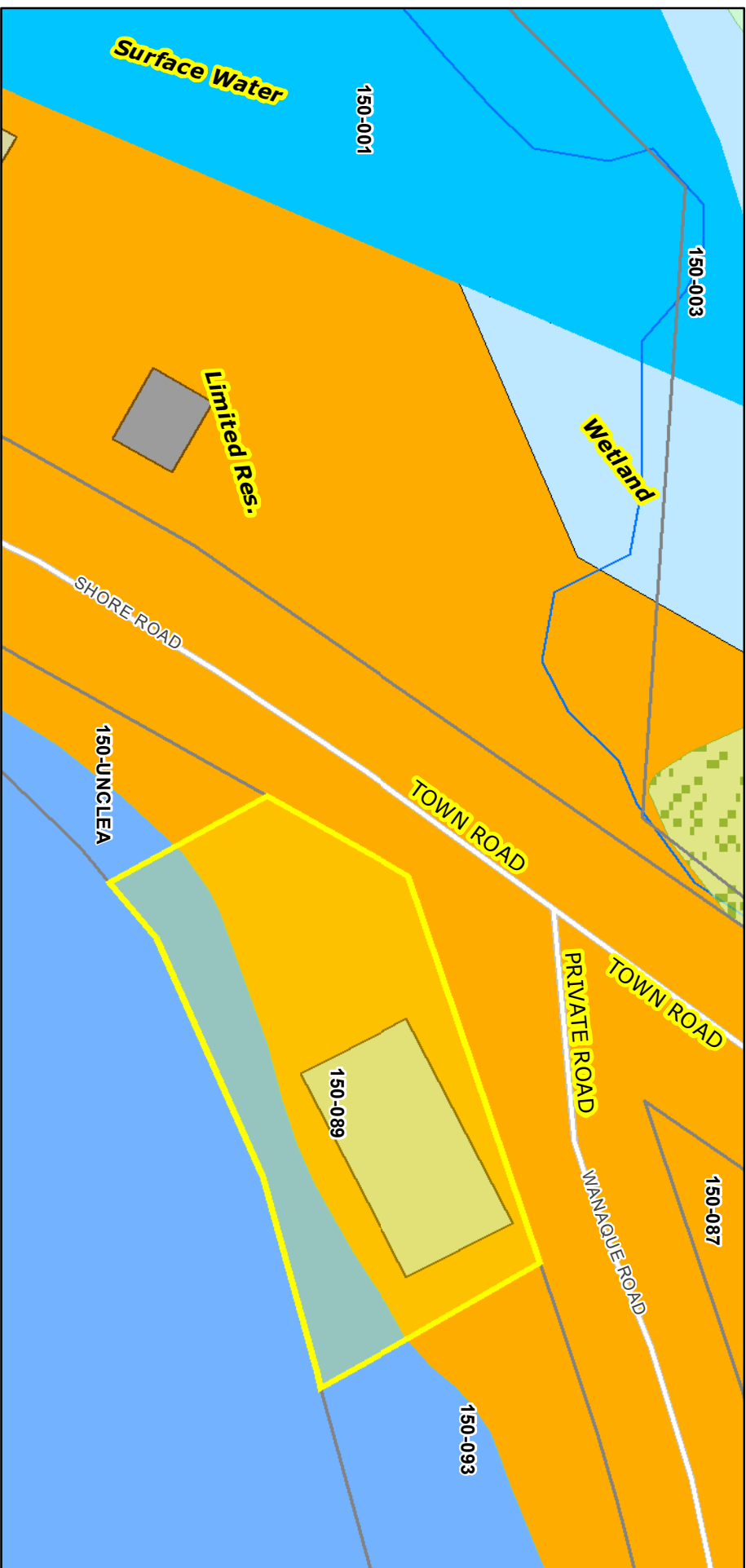
71 Shore Road












Cape Neddick, ME

1 inch = 34 Feet



May 1, 2021



	Parcel Lines - No Ortho		Swamp/Marsh		Wetland (Resource Protection)
	BUILDING		Streams		Surface Water
	BUILDING OUT		TOWN RD		Limited Residential (250 ft)
	Area		PRIVATE RD		

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



BK 17276 PGS 397 - 398
INSTR # 2016027973
RECEIVED YORK SS

07/15/2016 11:25:34 AM
DEBRA ANDERSON
REGISTER OF DEEDS

Return to:

Peter Skeirik and Pamela Skeirik

~~71 Shore Road~~ 24 Central St.

~~Cape Neddick, ME 03902~~ Georgetown, MA 01833

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That we, **Stephen P. Leahy** of 128 Northern Boulevard Newbury, MA 01951 and **Jeanette H. Leahy**, of 361 Whitford St, Manchester, NH 03104, for consideration paid grant to **Peter Skeirik and Pamela Skeirik**, of 24 Central Street, Georgetown, MA 01833, as joint tenants, with WARRANTY COVENANTS:

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON, SITUATED AT THE JUNCTION OF CLIFF AND INTERVALE ROADS, IN THE COUNTY OF YORK AND STATE OF MAINE, AND BEING AN UNNUMBERED PARCEL AT THE SOUTHWESTERLY CORNER OF THE PLAN ENTITLED 11 PLAN OF LANDS OF YORK DEVELOPMENT CO., YORK CLIFFS, MAINE DATED 1924, WHITMAN & HOWARD, C.E., A COPY OF WHICH IS RECORDED AT YORK COUNTY REGISTRY OF DEEDS, PLAN BOOK #10, PAGE #1", FURTHER SHOWN ON PLAN ENTITLED PROPERTY OF FRANCES A. MCPHERSON, YORK, YORK COUNTY, MAINE, DATED SEPTEMBER 1972, WILLIAM J. LOCKE, C.E., RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK #73, PAGE #6 AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE POST IN THE SOUTHEASTERLY SIDELINE OF CLIFF ROAD, SAID POST ALSO BEING AT THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PREMISES; THENCE

1. N 49 DEGREES 14'E BY CLIFF ROAD, A DISTANCE OF 35.0 FEET TO A CONCRETE POST IN THE SOUTHERLY SIDELINE OF INTERVALE ROAD, THENCE

2. EASTERLY BY INTERVALE ROAD (THE CHORD BEING N 85 DEGREES 51' E), A DISTANCE OF 90.0 FEET TO A CONCRETE POST, THENCE S 14 DEGREES 04' E, A DISTANCE OF 29.77 FEET TO A CONCRETE POST; THENCE

3. CONTINUING ON THE SAME BEARING, A DISTANCE OF 60.0 FEET TO CAPE NEDDICK HARBOR, THENCE S 75 DEGREES 56' W BY CAPE NEDDICK HARBOR, A DISTANCE OF 120.0 FEET; THENCE

4. N 14 DEGREES 04' W, A DISTANCE OF 60.0 FEET TO A CONCRETE POST; THENCE CONTINUING ON THE SAME BEARING, A DISTANCE OF 26.23 FEET TO THE POINT OF BEGINNING.

Said premises are conveyed subject to restrictions of record, if any, now in force and applicable, to the beach rights of other owners of parcels shown on said plan, and the rights-of-way across the same, if any now exist.

Red Door Title • 1 New Hampshire Avenue, Suite 320 Portsmouth NH 03801 • (207) 358-7500

RE: 2015-5590

Page 1 of 2

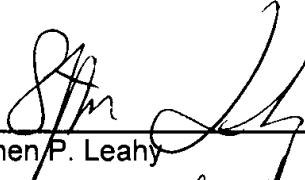
Maine R E Transfer Tax Paid

2995

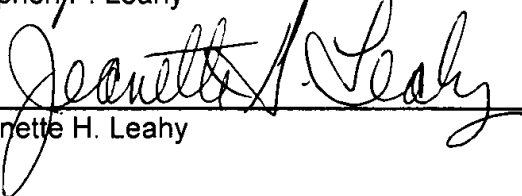
Also with quit-claim covenants, all my right, title and interest in and to that parcel of land situate between the Northeasterly side of the above described premises and the fence as it now stands, and situate between the Southwesterly side of Intervale Road and Cape Neddick Harbor and having a width of approximately 80 feet, more or less.

Meaning and intending to describe and convey the same premises conveyed to Stephen P. Leahy and Jeanette H. Leahy by virtue of deed of Jane Trafton-Oglivie formerly Jane T. Rapport dated June 4, 1997 and recorded in the York County Registry of Deeds at Book 8290, Page 1.

Executed this 10th day of July, 2016.



Stephen P. Leahy

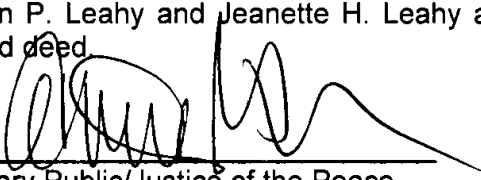


Jeanette H. Leahy

State of New Hampshire
County of Rockingham

July 10, 2016

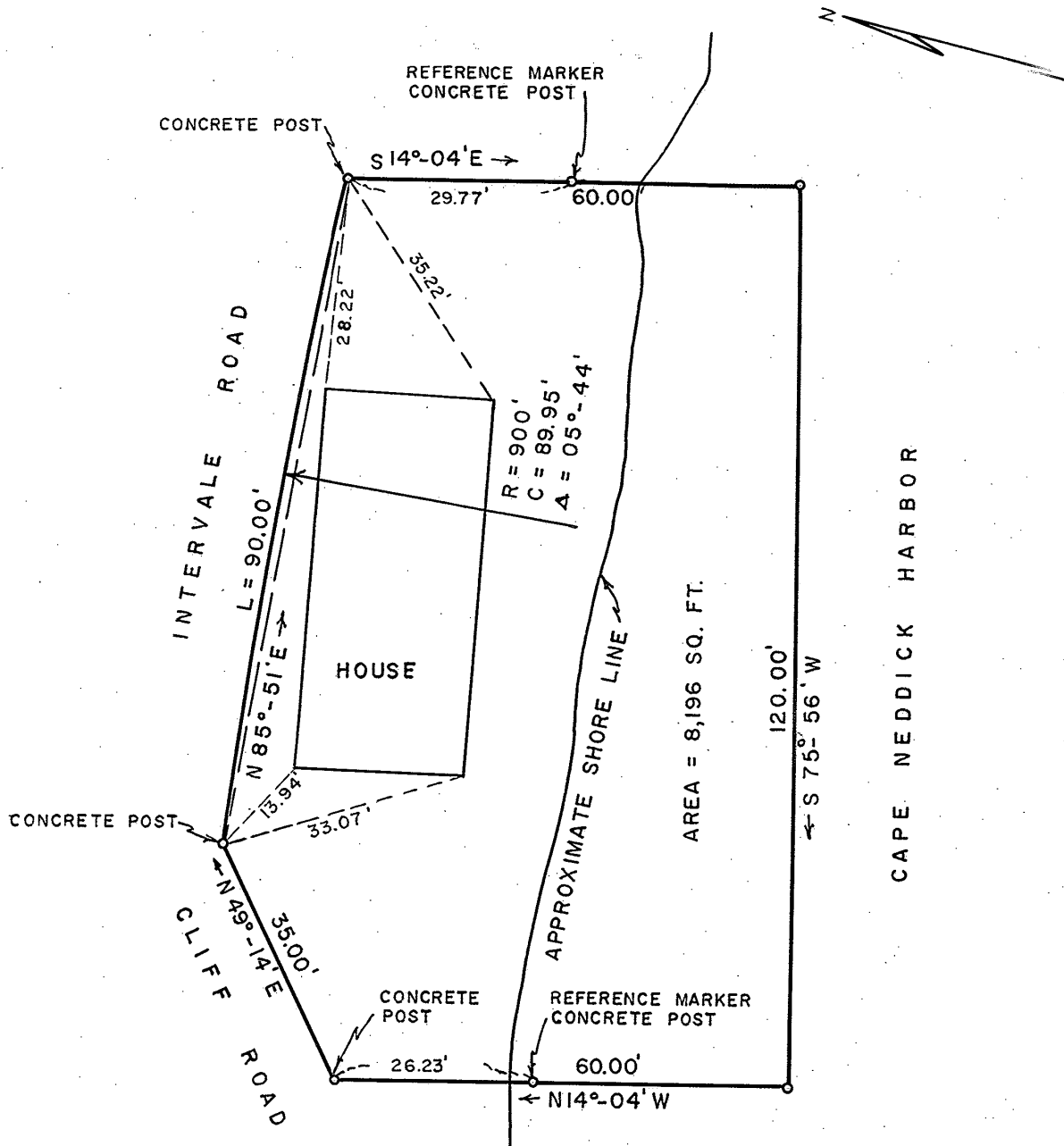
Then personally appeared before me the said Stephen P. Leahy and Jeanette H. Leahy and acknowledged the foregoing to be their voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration:

ANNETTE M. GOLDBERG
Commissioner of Deeds - New Hampshire
My Commission Expires March 13, 2020

Seal



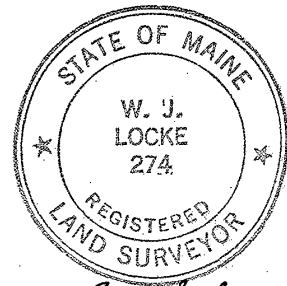
YORK, ss. REGISTRY OF DEEDS

Received DEC 18 1974

at 9 h 55 m A. M. and

Filed in Plan Book 73 Page 6

WITNESSE
Phyllis B. Deschambeault
 Register

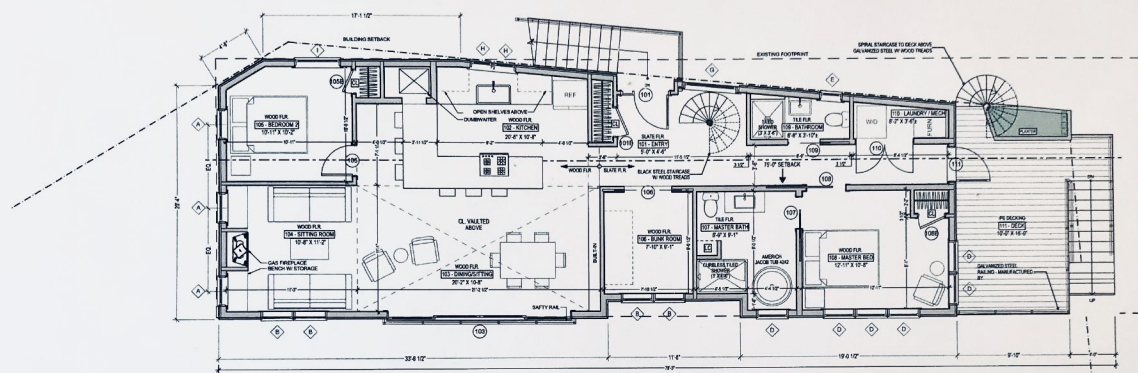


W. J. Locke

PROPERTY OF
 FRANCES A. MCPHERSON
 YORK, YORK COUNTY, MAINE
 WILLIAM J. LOCKE CIVIL ENGINEER
 SEPT. 1972
 SCALE 1 IN. = 20 FT.

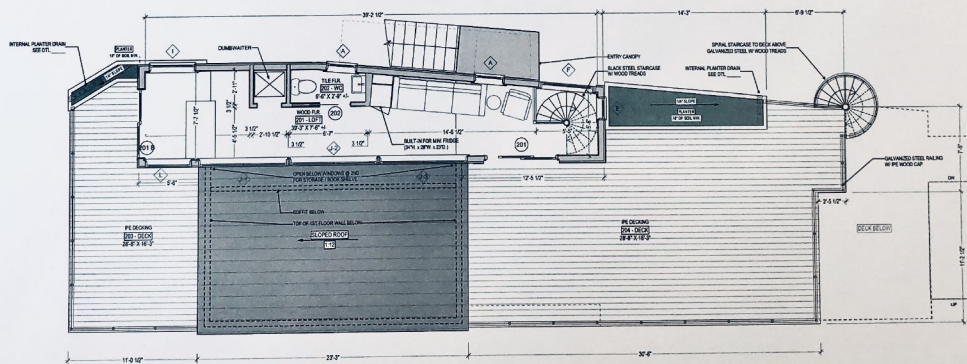


K B A kevin browne
ARCHITECTURE



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR SQ. FT.
HABITABLE SPACE 1,175 SQ. FT.
DECKS 197 SQ. FT.
TOTAL SQ. FT. 1,372 SQ. FT.
FOOT PRINT 1,685 SQ. FT.



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SECOND FLOOR SQ. FT.
HABITABLE SPACE 234 SQ. FT.
DECKS 559 SQ. FT.
TOTAL SQ. FT. 893 SQ. FT.
FOOT PRINT 1,685 SQ. FT.



