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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Sharon Robinson of Wallingford, County of New Haven, State of Connecticut,

for consideration paid,

grants to John Curtis Young, whose mailing address is 296 Stone Throw Drive, Murrells Inlet, SC 29576,

with WARRANTY COVENANTS,

A certain lot or parcel of land, together with any buildings thereon, located in Lubec, County of Washington, State of Maine, and being bounded and described as follows:

TRANSFER TAX PAID

Commencing at an iron pin on the southeasterly side of the Boot Cove Road, so-called; thence running on a course of North 78° East, 200 feet to an iron pin driven in the ground on the southwesterly line of land of Robert O. Voight; thence turning and running in a southeasterly direction by said Voight land to a point which is located 93 feet from the original iron pipe marking the easterly corner of the prior grantor's land as described on a Plan of Kolman Timberland Service dated June 14, 1967; thence from said point running South 45° West 99 feet to an iron pin in a ledge which would mark the southernmost point of the within described lot; thence turning and running North 67° 30' West 150 feet to a drill hole in a ledge; thence turning and running North 1° 30' East 165 feet to an iron pin driven in the ground at the place of beginning. Compass courses are to be construed as of the date above cited for the survey.

Excepting an easterly portion conveyed as the last lot in a deed from Frank E. Woodworth to Robert O. Voight and Ethel E. Voight dated June 28, 1967 and recorded in the Washington County Registry of Deeds in Book 655, Page 272.

Granting also to the Grantee herein, his heirs and assigns forever, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by Title 33 M.R.S. § 773.

For source of title, reference may be had to a Deed from Frank E. Woodworth to Sharon Robinson, dated September 8, 1992, and recorded in the Washington County Registry of Deeds in Book 1797, Page 129.

Witness my hand and seal this 26 day of November, 2018.

Deborah McKinnon
Witness

Sharon W Robinson
Sharon Robinson

BUYER'S AGENCY

Yes No
 Yes No

This Agency's policy is to cooperate with other agencies acting as Buyer's agents.

This Agency's policy is to share compensation with Buyer's agents.

If Yes, Agency's policy is to offer compensation to Buyer's agents in the range of 2.400 % to 2.400 % of the contract price.

TRANSACTION BROKERS

Yes No
 Yes No

This Agency's policy is to cooperate with other agencies acting as transaction brokers.

This Agency's policy is to share compensation with transaction brokers.

If Yes, Agency's policy is to offer compensation to transaction brokers in the range of 2.400 % to 2.400 % of the contract price.

DISCLOSURE OF AGENCY COMPENSATION POLICIES

Yes No

This Agency's policy is to compensate all other real estate brokerage agencies in the same manner. If no, Seller acknowledges this policy may limit the participation of other agencies in the marketplace.

Yes No

This Agency's policy on paying commissions to its affiliated licensees is to provide a greater commission for an in-house sale versus sales involving a cooperating real estate brokerage agency.

TERM:

This Agreement begins on June 23, 2021 and will expire on June 23, 2022 ("Expiration Date"). If at such expiration date Seller has placed the property under any type of contract and the transaction is still pending, the expiration date of this Agreement shall be extended until completion of that transaction by either closing/transfer of title or termination/expiration of the contract.

The commission as provided above shall be due if the property is sold, conveyed, exchanged, optioned or otherwise transferred within 6 months after the expiration of this Agreement to anyone with whom Agency has negotiated unless listed in good faith with another real estate brokerage agency. Negotiation shall include providing information about the property, showing the property, or presenting offers on the property. All rights under this paragraph shall expire on December 23, 2022 ("Carryover Date").

Seller acknowledges and/or agrees:

- A continuing duty between the signing of this listing agreement and the final closing to disclose to Agency all information about the property, adverse or otherwise, and understands that all such information shall be disclosed by Agency to Buyer.
- To hold Agency harmless for any claim which may result from the Seller's failure to disclose information about the property.
- To refer all inquiries to Agency.
- To convey property by Warranty
- To authorize a "For Sale" sign on the property. decd.
 Yes No
- To authorize the advertising of the property. Yes No
- To authorize use of a key and/or a lock box on the property. Yes No
- To authorize Agency to divulge the existence of offers on the property. Yes No
- To authorize publication of property and applicable disclosure attachments in the MLS and use of information for marketing, appraisal and statistical purposes. Yes No
- To authorize the Agency to use and make exterior and interior photographs of said property in promoting its sale. Yes No
- To authorize inclusion of street address of the property on Internet display to the public. Yes No
- To authorize inclusion of automated estimate of market value (AVM) on the property shown on virtual office websites. Yes No
- To authorize inclusion of allowing comments or reviews about the listing on virtual office websites. Yes No
- This property is monitored by audio and/or video surveillance equipment. Yes No
- That Agency has discussed with Seller safeguarding of personal property and valuables located within the Property. Seller acknowledges that the Agency is not an insurer against loss of or damage to personal property.
- That the State of Maine law requires Buyers of property owned by non-resident Sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Service.
- That the State of Maine law says that the owner of property as of April 1 is legally responsible to pay the property taxes even if the property is later sold and any tax lien filed for non-payment will be in the name of the owner as of April 1 which could have a negative effect on their credit rating.
- To seek legal, tax, and other professional advice as necessary in connection with sale of property.
- Receipt of a copy of this agreement.
- That Agency has informed Seller of his/her obligation to provide buyers with information developed by the Department of Health and Human Services (Bureau of Health) regarding what homeowners should know about arsenic in private water supplies and arsenic in treated wood.
- That Agency has informed Seller of his/her disclosure and certification obligations regarding the presence of lead-based paint and lead-based paint hazards and a Buyer's right to conduct a risk assessment or inspection of the property to determine the presence of lead-based paint or lead-based paint hazards.

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