

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: Unknown 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? None known

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Well is on back property line encroaching 0.8' on property behind.

Installed by: Ed Gayton

Date of Installation: 1980±

USE: Number of persons currently using system: 0

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

Comments: State of Maine well database shows a 281' deep drilled well with 1.17GPM (cannot locate!)

Source of Section I information: Attached well report, well database map, survey

Buyer Initials _____

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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: **prev disc states 750 gallons**

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

Location: **Behind trailer pad** OR ☐ Unknown

Date installed: **08/03/1975** Date last pumped: **Unknown** Name of pumping company: **Unknown**

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: **None known - system is not in use.**

Date of last servicing of tank: **unknown** Name of company servicing tank: **unknown**

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **20x20 back right side of trailer pad (see HHE200)**

Date of installation of leach field: **08/03/1975** 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: **None known - system is not in use.**

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: **System is old and condition is unknown. IF HHE200 is correct, it shows 1000 gallon tank**

Source of Section II information: **Seller and HHE200**

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			
Age of system(s) or source(s)	Install 7/28/1988			
TYPE(S) of Fuel	Oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Unknown			
Name of company that services system(s) or source(s)	Unknown			
Date of most recent service call	Unknown			
Malfunctions per system(s) or source(s) within past 2 years	Quality Heating			
Other pertinent information	Thermo Pride OH3-72 Beckett Burner "AFG"			

Are there fuel supply lines? ☐ Yes ☐ No ☒ Unknown
 Are any buried? ☐ Yes ☒ No ☐ Unknown
 Are all sleeved? ☒ Yes ☐ No ☐ Unknown
 Chimney(s): ☒ Yes ☐ No
 If Yes, are they lined: ☒ Yes ☐ No ☐ Unknown
 Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ Unknown
 Had a chimney fire: ☐ Yes ☐ No ☒ Unknown
 Has chimney(s) been inspected? ☐ Yes ☐ No ☒ Unknown

~~If Yes, date:~~ N/A

Date chimney(s) last cleaned: Unknown

Direct/Power Vent(s): ☐ Yes ☒ No ☐ Unknown
~~Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~

~~If Yes, date:~~ N/A

Comments: Chimney liner appears to be clay and is clean.

Source of Section III information: Seller and visual observation by agent

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 ☒ 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 known

Source of information: Seller and previous disclosure

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: N/A ☐ Yes ☐ No ☒ Unknown

Comments: None

Source of information: Seller and previous disclosure

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: No known radon tests performed

Source of information: Seller and previous disclosure

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: No known radon tests performed

Source of information: Seller and previous disclosure

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☐ No ☒ Unknown

Comments: None known

Source of information: Seller

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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:~~ N/A

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

~~If Yes, describe:~~ N/A

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ No

Comments: None

Source of information: Seller and previous disclosure

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: N/A

Source of information: Seller and previous disclosure

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: well encroaches about 10 inches over back abutting property - ROW for pipes

Source of information: Seller, survey, well database and deed

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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PROPERTY LOCATED AT: 127 Littlefield Road, Lisbon, ME 04250-4628

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: **None known**

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: **None known**

Year Principal Structure Built: 1980

What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: Unknown

Water, moisture or leakage: **None known**

Comments: **date built from 2012 property disclosure.**

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: **None known**

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: **None**

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**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **Deferred maintenance is visible**

Comments: **None**

Source of Section V information: **Seller**

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SECTION VI – ADDITIONAL INFORMATION

See attached deed, survey, tax map and GIS, assessor record, HHE200.

2012 Property Disclosure from MLS# 1110799 states some conflicting information: dug well vs drilled, 1980 vs 1966 well install date, 750 gallon vs 1000 gallon septic tank, installed 1980 vs 1975.

All information about property should be verified by buyer.

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	DATE	SELLER	DATE
Michael W. Stevens			
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 Michael W. Stevens

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 127 Littlefield Road, Lisbon, ME 04250-4628

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

(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).

____ N/A

____ N/A

☒ 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).

____ N/A

____ n/A

☒ 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

____ Seller **Michael W. Stevens** _____ Date

____ Buyer _____ Date

____ Seller _____ Date

____ Buyer _____ Date

____ Seller _____ Date

____ Buyer _____ Date

____ Seller _____ Date

____ Agent _____ Date

____ Agent **Tim Dunham** _____ Date



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REALTOR®

Tim Dunham Realty, 643 Lewiston Rd Topsham ME 04086

Timothy Dunham

Phone: 2077200660

Fax:

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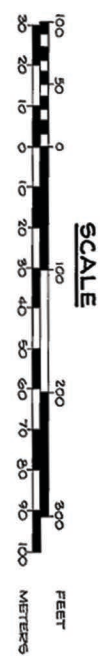
Michael W. Stevens

Now JOHN A. DAVIS

Lines As Shown
ON 1972 SURVEY
By H. BABBIDGE

N/ GEORGE DELORME

NOTE: See R.F. Dobbins vs. A.T. Davis et al.
Androscoggin Superior Court April 1981.
Decree states that line is 97 1/2 rods
from it that is well defined by markers
and its location near the property in question
is readily ascertainable. The location of this
line on the face of the earth is still in
question and is beyond the scope
of this project.

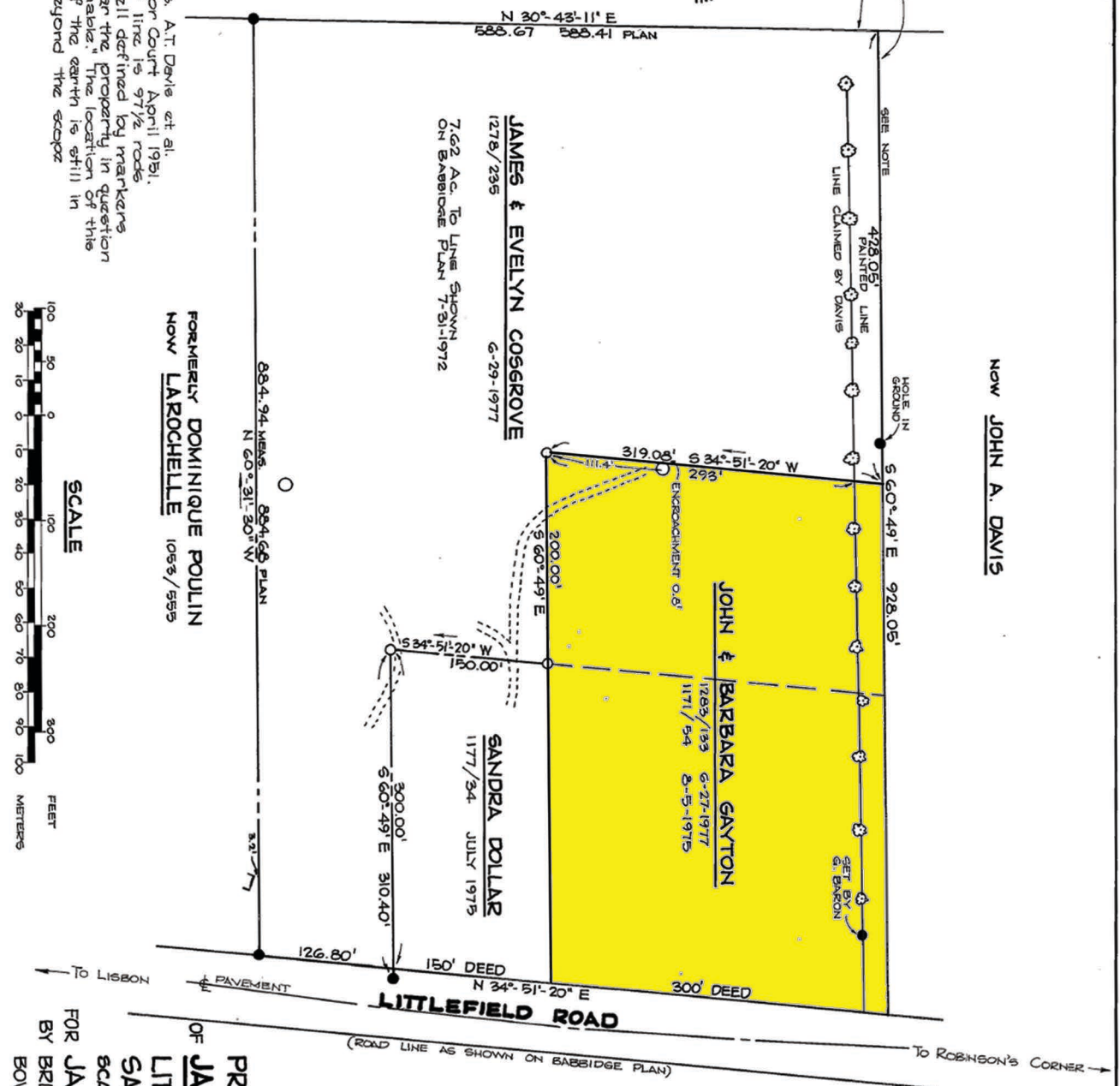


FORMERLY DOMINIQUE POULIN
Now LAROCHELLE 1053/555

JAMES & EVELYN COSGROVE
1276/235
6-29-1977
7.62 AC. To Line Shown
ON BABBIDGE PLAN 7-31-1972

SANDRA DOLLAR
1177/34 JULY 1975

JOHN & BARBARA GAYTON
11283/133 6-27-1977
1171/54 8-5-1975



LEGEND

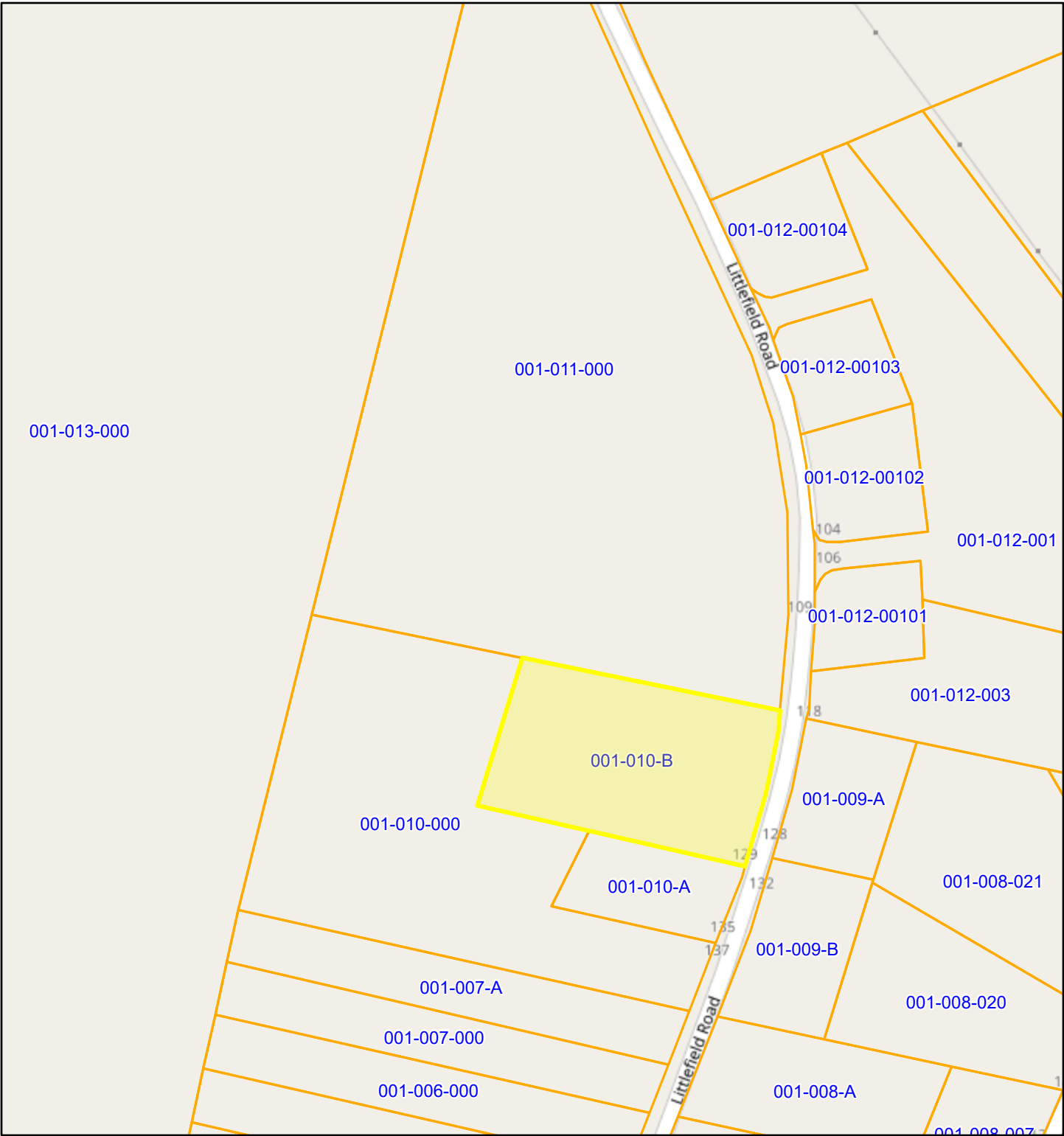
- PIPE FOUND
- PIN SET
- DUG WELL
- PROPERTY LINE
- WOODS ROAD

PROPERTY SURVEY
OF JAMES & EVELYN COSGROVE PROPERTY
LITTLEFIELD ROAD
SABATTUS, MAINE
SCALE 1"=100' JULY 8, 1980
FOR JAMES COSGROVE
BY BRIAN B. SMITH L.S. #1175
BOWDOINHAM, MAINE

RECORDED, IN DEPARTMENT OF REVENUE
RECORDED AUG 22 1980
AT 1:35 P.M. AS RETURNED BY
Book 20 Page 38
Dorothy A. Little
Deputy REGISTER

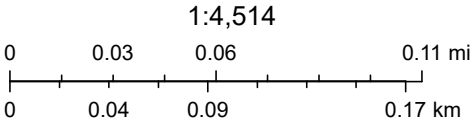
de Wm W. Baines

Sabattus GIS

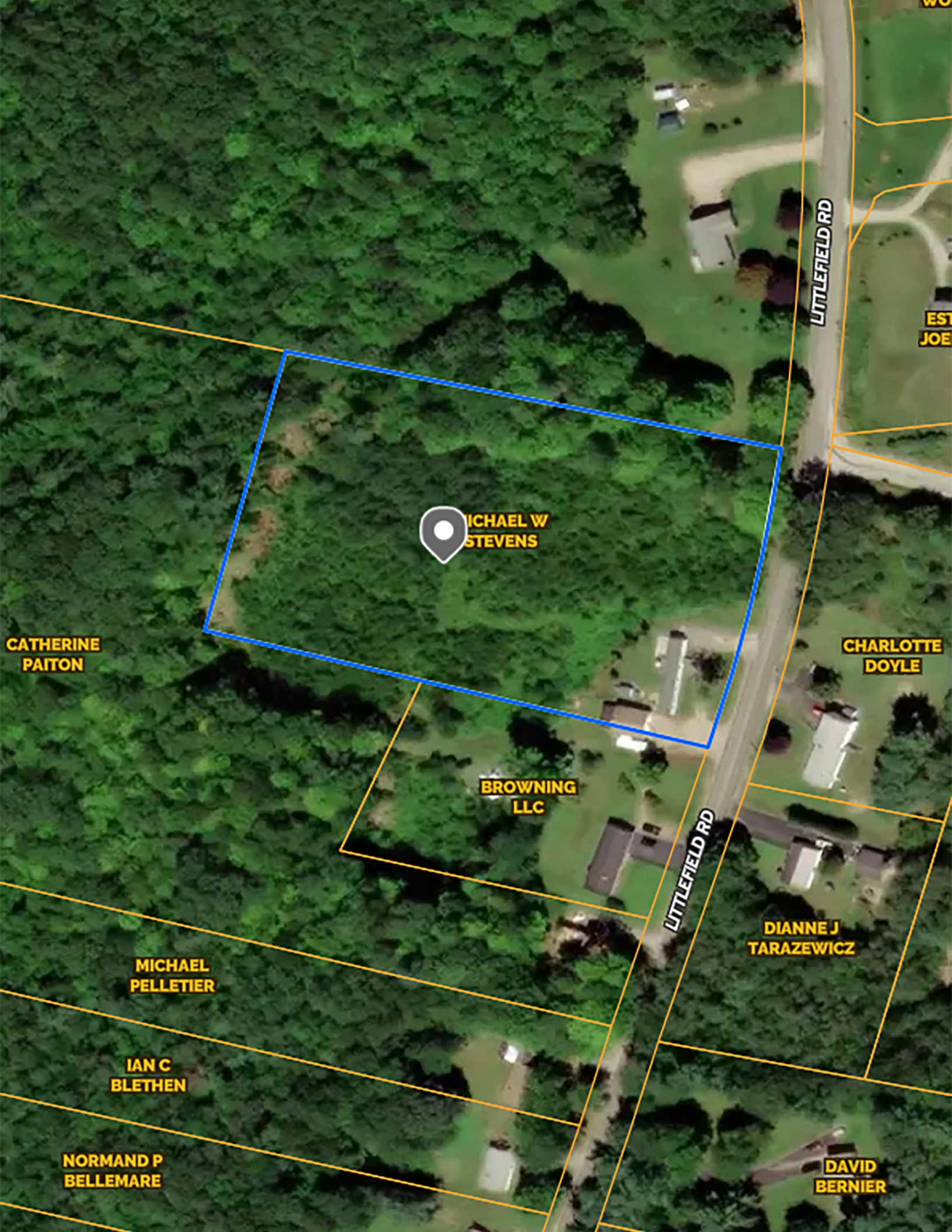


May 30, 2024

-  Override 1
-  parcels



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**MICHAEL W
STEVENS**

LITTLEFIELD RD

**EST
JOE**

**CHARLOTTE
DOYLE**

**BROWNING
LLC**

LITTLEFIELD RD

**DIANNE J
TARAZEWICZ**

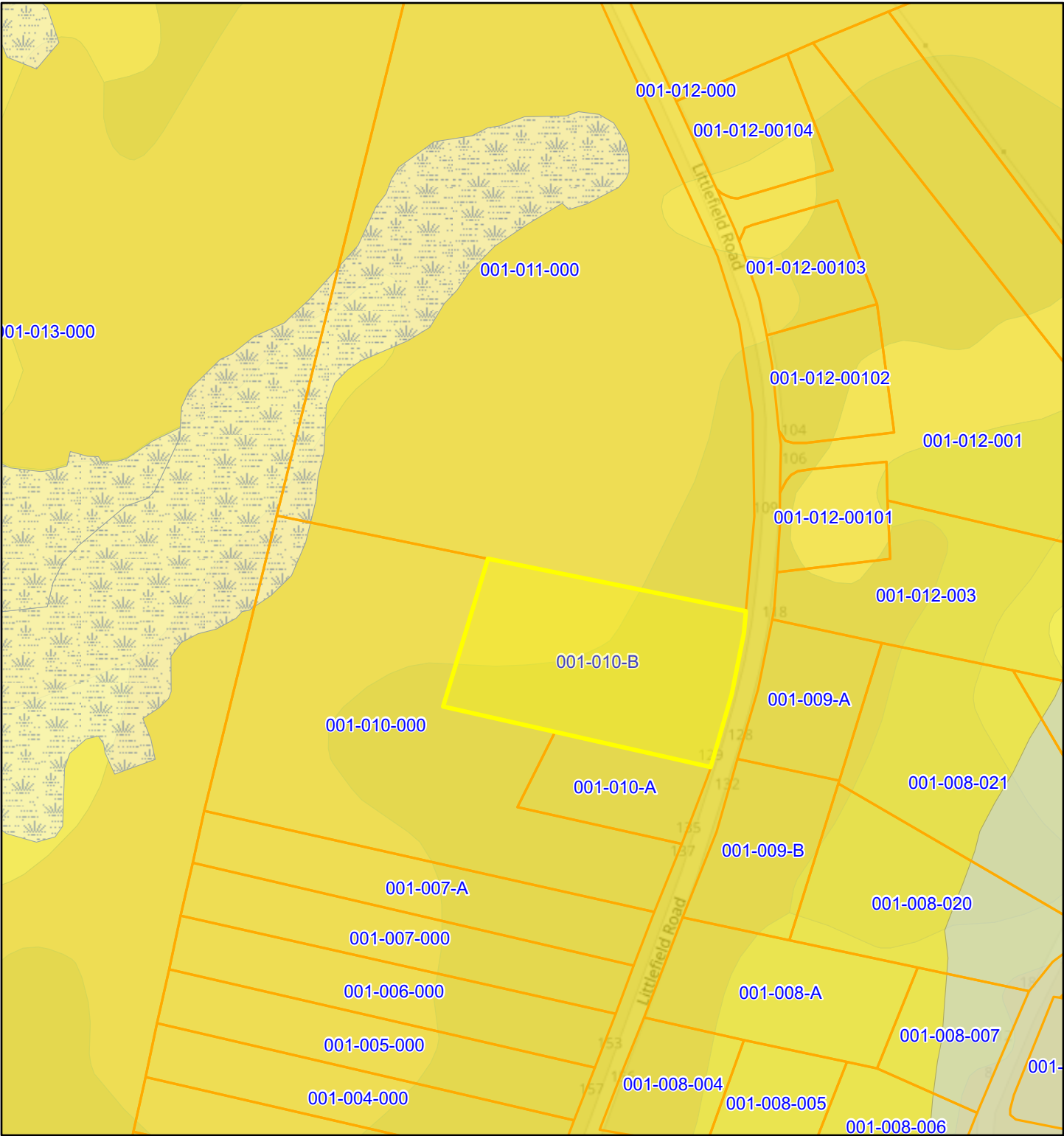
**MICHAEL
PELLETIER**

**IAN C
BLETHEN**

**NORMAND P
BELLEMARE**

**DAVID
BERNIER**

Sabattus GIS

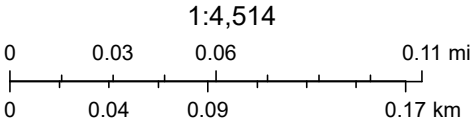


May 31, 2024

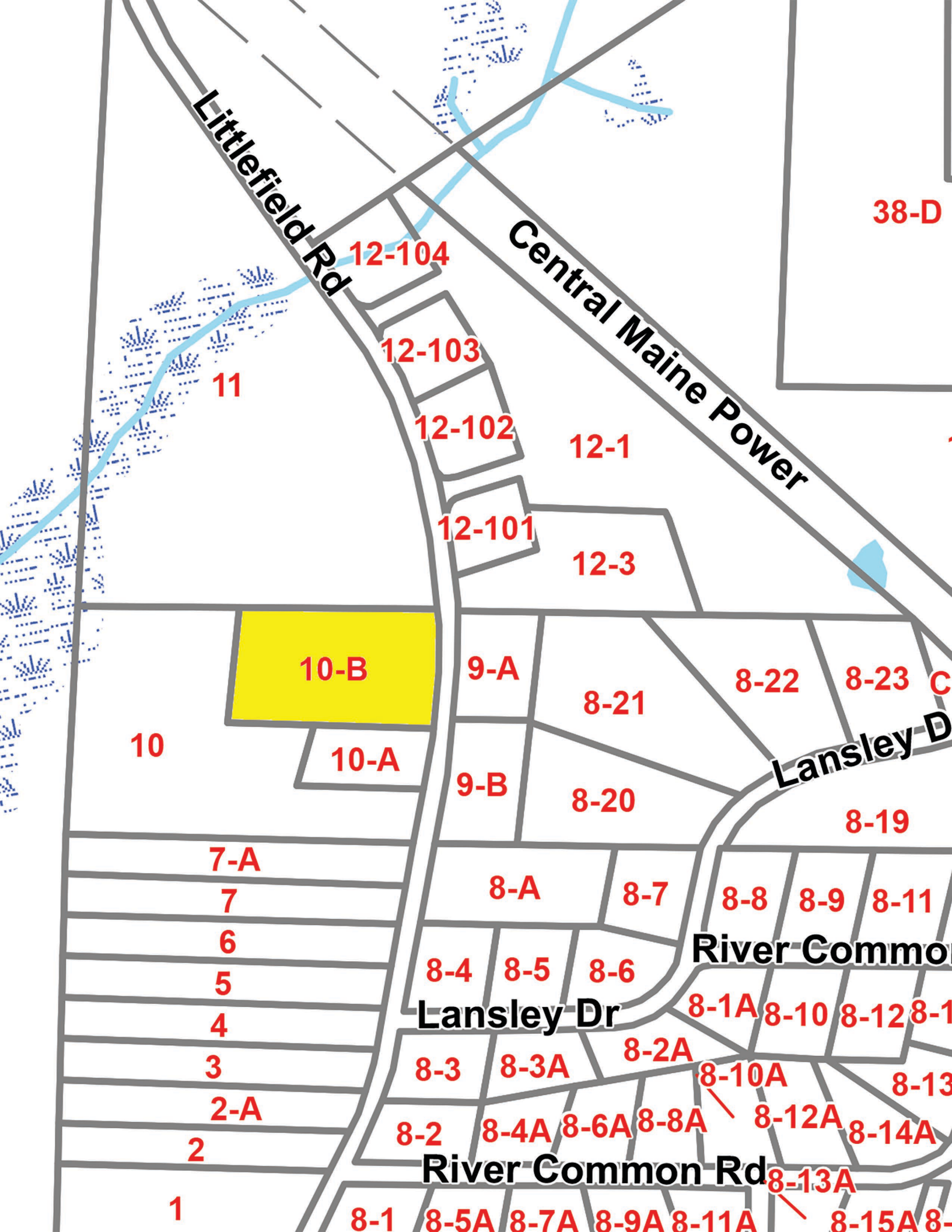
- Override 1
- parcels
- wetlands
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
- aquifers
 - 10-50 GPM

- flood
 - X
- zoning
 - General Residential
- soils
 - BgB
 - BuB2
 - GP

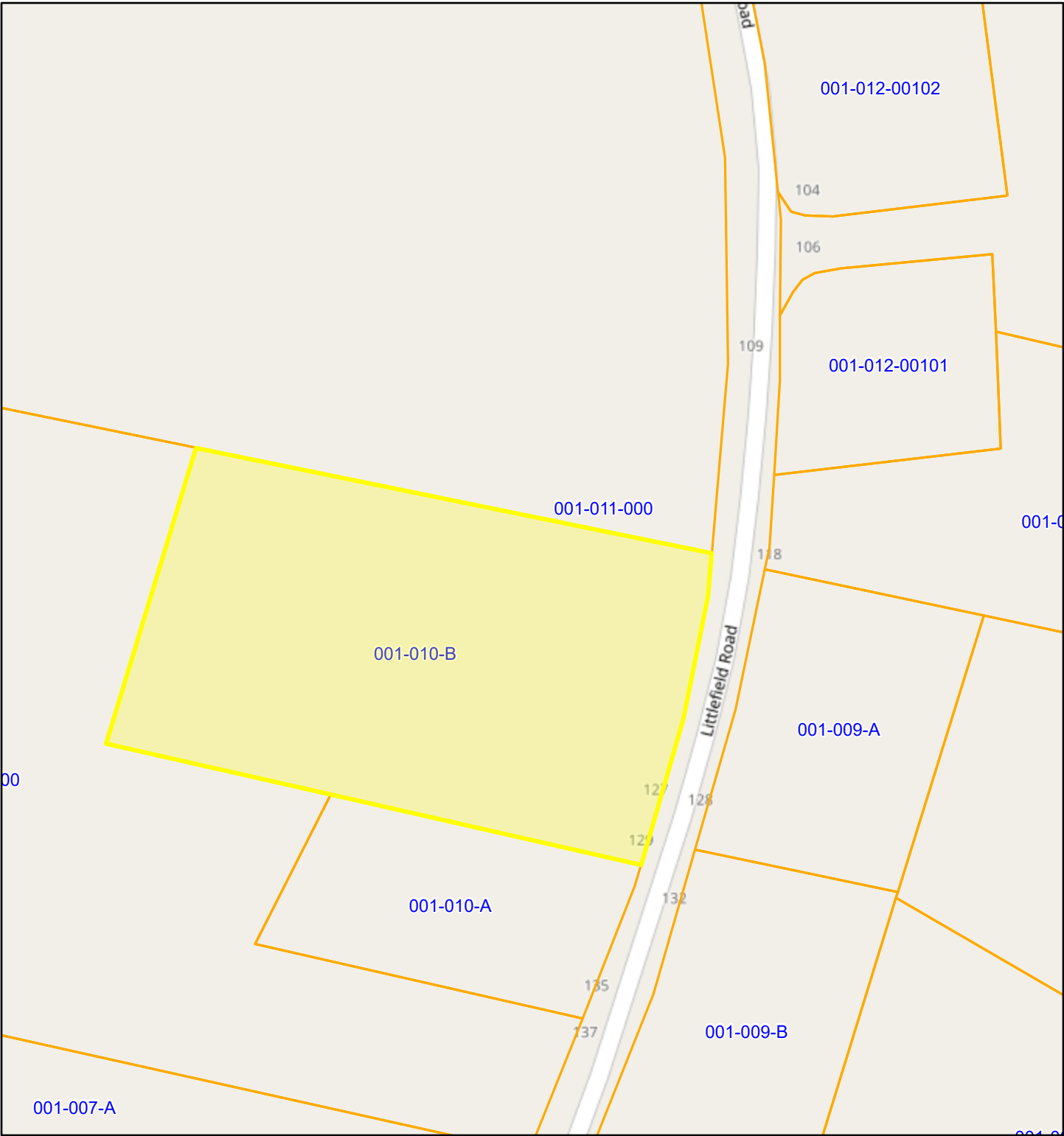
- HfB
- HfC2
- HkD
- MkB
- MkC2
- ScA
- SzA



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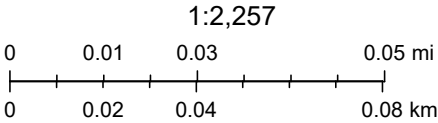


Sabattus GIS



May 30, 2024

- Override 1
- parcels



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127 LITTLEFIELD ROAD

Location	127 LITTLEFIELD ROAD	Mblu	001/ 0010/ 00B/ /
Acct#	TRIO 777	Owner	STEVENS MICHAEL W
PBN		Assessment	\$50,500
Appraisal	\$50,500	PID	47
Building Count	1		

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$15,700	\$34,800	\$50,500
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$15,700	\$34,800	\$50,500

Owner of Record

Owner	STEVENS MICHAEL W	Sale Price	\$0
Co-Owner		Certificate	
Address	11 SYLVAN AVENUE	Book & Page	11230/ 303
	LEOMINSTER, MA 01453	Sale Date	10/14/2022
		Instrument	1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
STEVENS MICHAEL W	\$0		11230/ 303	1A	10/14/2022
STEVENS, WADE E	\$69,900		8804/ 340		10/30/2013
GAYTON JOHN L	\$0		1477/ 261		

Building Information

Building 1 : Section 1	
Year Built:	
Living Area:	0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

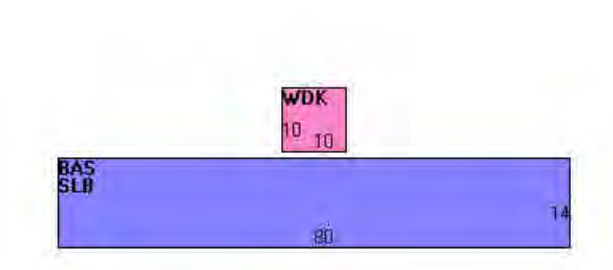
Building Attributes	
Field	Description
Style	Outbuildings
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
MHP	

Building Photo



(https://images.vgsi.com/photos/SabattusMEPhotos//00\00\26\81.jpg)

Building Layout



(https://images.vgsi.com/photos/SabattusMEPhotos//Sketches/47_47.jpg)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1300	Size (Acres)	3.4
Description	RES ACLNDV MDL-00	Frontage	
Zone	GEN	Depth	
Neighborhood	50	Assessed Value	\$34,800

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE - AVG			832 S.F.	\$15,400	1
SHD1	SHED FRAME			72 S.F.	\$300	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$57,900	\$35,800	\$93,700
2019	\$57,900	\$35,800	\$93,700

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$57,900	\$35,800	\$93,700
2019	\$57,900	\$35,800	\$93,700

**DEED OF DISTRIBUTION
PERSONAL REPRESENTATIVE
(Intestate)**

THAT I, **Michael W. Stevens**, of Leominster, County of Worcester, State of Massachusetts, duly appointed and acting personal representative of the estate of **Wade E. Stevens**, deceased, whose estate is duly processed in the Probate Court for the County of Androscoggin, Maine, by the power conferred by law, and every other power, in distribution of the estate grants to **Michael W. Stevens**, of Leominster, County of Worcester, State of Massachusetts, whose mailing address is 11 Sylvan Ave., being the person entitled to distribution, an undivided interest in real property in Sabattus, County of Androscoggin, State of Maine, described as follows:

PARCEL ONE: Beginning at an iron pin located on the Northwesterly sideline of the road which runs from Lisbon to Robinson's corner through the land of Edward I. and Germaine Gayton, and which iron pin marks the Northeasterly corner of the land heretofore conveyed by Edward I. and Germaine Gayton to Sandra A. Dollar, and which iron pin is 280 feet from an iron pin marking the junction of the Northwesterly sideline of the aforementioned road and the Southerly sideline of Edward I. and Germaine Gayton's, and which Southerly sideline of the land of Edward I. and Germaine Gayton is also the Northerly sideline of the land formerly of Dominique Poulin and now or formerly of Larochele; then in a Northwesterly direction along the Northeasterly sideline of the parcel heretofore conveyed to Sandra Dollar by Edward I. and Germaine Gayton for a distance of 300 feet to a beech tree marked with red paint and which tree marks the Northernmost corner of the parcel conveyed to Dollar by Edward I. and Germaine Gayton; then in a Northeasterly direction for a distance of 300 feet to a twin birch tree; then in a Southeasterly direction for a distance of 300 feet to the Northwesterly sideline of the road mentioned above; then in a Southwesterly direction along the Northwesterly sideline of the road mentioned above for a distance of 300 feet to the point of beginning.

For a more particular description of the above-described parcel, make reference to a Plan prepared by Howard P. Babbidge, Registered Land Surveyor, dated July 31, 1972, and which Plan was prepared for Roland F. Dobbins of Littlefield Road, Sabattus, Maine, and which Plan is supposed to be recorded in the Androscoggin County Registry of Deeds.

Being the same premises conveyed by Edward I. and Germaine Gayton to John and Barbara Gayton dated August 5, 1975 and recorded in the Androscoggin County Registry of Deeds in Book 1171, Page 54.

PARCEL TWO: Beginning at the Northern most corner of the land heretofore conveyed by Edward I. Gayton, Jr. and Germaine B. Gayton to John I. Gayton and Barbara A. Gayton by deed recorded in the Androscoggin Registry of Deeds and which beginning point is located on the Southerly boundary line of the land now or formerly of Agnes T. Davis and the Northerly boundary line of the land of Edward I. Gayton, Jr. and Germaine B. Gayton and which point is Three Hundred (300) feet from the Northwesterly sideline of the road from Lisbon to Robinson's Corner, also known as the Littlefield Road; then North Sixty Degrees Forty Nine Minutes West (N 60° 49' W) along the Southerly sideline of the land now or formerly of Agnes T. Davis for a distance of Two Hundred (200) feet; then in a Southwesterly direction through the land of Edward I. Gayton, Jr. and Germaine B. Gayton, for a distance of Three Hundred (300) feet to an iron pin or stake in the ground; then South Sixty Degrees forty Nine Minutes East (S 60° 49' E) for a distance of Two Hundred (200) feet to a beech tree marked with red paint and which tree denotes the Northeastern most corner of the parcel conveyed to Sandra A. Dollar by Edward I. Gayton, Jr. and Germaine B. Gayton, in July of 1975 and which conveyance is recorded in the Androscoggin County Registry of Deeds and which point also marks the Western most corner of the land conveyed by Edward I. Gayton, Jr. and Germaine B. Gayton to John and Barbara Gayton in 1975 and recorded in the Androscoggin Registry of Deeds; then in a Northeasterly direction along the Northwesterly sideline of the land conveyed by Edward I. Gayton, Jr. and Germaine B. Gayton to John Gayton for a distance of Three Hundred (300) feet to the point of beginning.

Being the same premises conveyed by Edward I. Gayton, Jr. and Germaine B. Gayton to John and Barbara Gayton dated June 27, 1977 and recorded in the Androscoggin County Registry of Deeds in Book 1283, Page 133.

INCLUDING an exclusive easement to use the well located approximately on the boundary line between James Cosgrove and Evelyn Cosgrove and John L. Gayton and Barbara A. Gayton being the Gayton westerly line and the Cosgrove easterly line including the right to use the well, draw water therefrom, maintain the well, the pump, the water line and maintain and replace the foregoing equipment and any and all other necessary equipment pertaining to the well. Also included in this conveyance is the right to use and go upon an area measured by a Ten (10) foot radius from the center of the well to accomplish the above purposes.

Also included is the right to repair and maintain and replace and do any and all necessary work upon the water line of said Cosgroves including making necessary excavations. The aforesaid water line lies under or near an existing private road, parts of which are on land of John L. Gayton and Barbara A. Gayton.

Also included is the right in common with others to pass and repass upon the aforesaid road which runs in a general southerly and southeasterly direction from the southerly line of said Gaytons across land of said Cosgrove. The land of said Gaytons referred to above is the same as described in two certain deeds from Edward I. and Germaine Gayton to John and Barbara Gayton dated August 5, 1975 recorded in the Androscoggin County Registry of Deeds in Book 1171,

Page 54 and from Edward I. Gayton, Jr. and Germaine B. Gayton to John and Barbara Gayton dated June 27, 1977 recorded in said Registry in Book 1283, Page 133.

Being the same premises described in a deed from James Cosgrove and Evelyn Cosgrove to John L. Gayton and Barbara A. Gayton dated August 13, 1980 and recorded August 21, 1980 in the Androscoggin County Registry of Deeds at Book 1478, Page 231.

ALSO INCLUDING an exclusive easement to repair and maintain and replace and do any and all necessary work upon the water line, which runs from John L. Gayton's and Barbara A. Gayton's well across the land now or formerly of Sandra A. Dollar including making necessary excavations. The aforesaid waterline lies under or near an existing private road, parts of which are on the land of John L. Gayton and Barbara A. Gayton and parts of which are on the land now or formerly of Sandra A. Dollar.

Also included is the right in common with others to pass and repass upon the aforesaid road which runs across land now or formerly of Sandra A. Dollar.

The land of said Gayton's referred to above is the same as described in two certain deeds from Edward I. and Germaine Gayton to John and Barbara Gayton dated August 5, 1975 recorded in the Androscoggin County Registry of Deeds in Book 1171, Page 54 and from Edward I. Gayton, Jr. and Germaine B. Gayton to John and Barbara Gayton dated June 27, 1977 recorded in said Registry in Book 1283, Page 133.

EXCEPTING HOWEVER any out-conveyances of record.

PLEASE NOTE THAT A TITLE SEARCH WAS NOT PERFORMED BY THE OFFICE OF THE PREPARER OF THIS DEED. AS SUCH, THIS CONVEYANCE IS SUBJECT TO ANY AND ALL OPEN MORTGAGES OR LIENS THAT MAY BE OF RECORD PERTAINING TO THIS PARCEL OF LAND.

MEANING and INTENDING to convey the premises conveyed to **Wade E. Stevens** by deed of **John L. Gayton and Barbara A. Gayton** dated October 25, 2013 and recorded in Androscoggin County Registry of Deeds in Book 8804, Page 340.

Said **Wade E. Stevens** deceased on January 8, 2022 and whose will is duly probated in the Probate Court of the State of Maine in and for the County of Androscoggin.

WITNESS my hand and seal this 04 day of October, 2022.

Signed, Sealed and Delivered
in presence of:

Brianne L. Gausen
Witness

Michael W. Stevens
Michael W. Stevens, Personal Representative

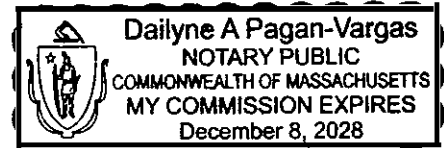
STATE OF Massachusetts
Worcester, ss.

Dated: October 4, 2022

Then personally appeared the above-named Michael W. Stevens in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Dailyne A Pagan-Vargas
Notary Public, State of Massachusetts
My Commission Expires: December 08, 2028



ANDROSCOGGIN COUNTY
TINA M CHOQUINARD
REGISTER OF DEEDS

SEP 5 1975

MAINE DEPARTMENT OF HEALTH AND WELFARE APPLICATION FOR PRIVATE SEWAGE DISPOSAL PERMIT		(For systems disposing of less than 2000 gallons per day)	This is NOT a permit; this form when completed must be presented to the Local Plumbing Inspector to obtain a permit.		Page 1 of 2
Town Sabatthus	Street, Road, etc. Littlefield Rd		Permit No. 202	Date 8-13-75	
Owner of property Grayton, John L		Owner's address Center Rd Sabatthus, Me		Size of lot 300 X 300 Sq. feet ☒ Acres	
Name & type of establishment if other than private home		Is lot Zoned? ☒ Yes ☒ No		Type of Zoning ☐ Residential ☐ Commercial ☐ Resource Protection	
Name of applicant Owner's agent As above		If you plan to use a previous subdivision approval in lieu of site investigation, please submit one of the following: ☐ Deed restriction re. private sewage disposal ☐ Copy of the subdivision's soils report ☐ Soils report from a State Agency			
Applicant's address Street, Box, etc.		Tel. No. 375-8826		Subdivision name	
Town		Maine 04280		Lot No.	
Applicant's signature <i>John L. Grayton</i>		Date			
Owner's signature <i>John L. Grayton</i>		Date			
This application is for: ☒ New System ☐ Expanded System ☐ Replacement System ☐ Replacement of ☐ Treatment Tank Only ☐ Disposal Area Only					
The water supply for this property is: ☐ Dug well, depth _____, lining _____; ☐ Drilled well, depth _____, lining _____; ☒ Spring					
depth 12' , lining Tile ; Surface water ☐ Body, ☐ Course ☐ with disinfection, ☐ without disinfection, ☐ Public Utility, name _____					

SITE INVESTIGATION Show location of pits and/or borings on sketch on page 2, and refer to completed sample form and Chapter 4 of the Code, II.					
Thickness and Description of each soil strata encountered	Soil Profile No. TP1	Soil Profile No.	Soil Profile No.	Soil Profile No.	Soil Profile No.
	☒ Pit ☐ Boring	☐ Pit ☐ Boring	☐ Pit ☐ Boring	☐ Pit ☐ Boring	☐ Pit ☐ Boring
	Organic strata Forest Humus	Organic strata	Organic strata	Organic strata	Organic strata
	Inches 2 1/2 - 0	Inches	Inches	Inches	Inches
	1st strata FSL	1st strata	1st strata	1st strata	1st strata
Depth from surface of ground to	Inches 0-8	Inches	Inches	Inches	Inches
	2nd strata FSL	2nd strata smooth fine sand	2nd strata	2nd strata	2nd strata
	Inches 8-15	Inches 24-36	Inches	Inches	Inches
	3rd strata FSL	3rd strata Beach Sand	3rd strata	3rd strata	3rd strata
	Inches 15-24	Inches 36+	Inches	Inches	Inches
Total Depth of observation hole	Inches 60	Inches	Inches	Inches	Inches
	Max. Ground water table—mottling ☒ None Evident	Max. Ground water table—mottling ☐ None Evident	Max. Ground water table—mottling ☐ None Evident	Max. Ground water table—mottling ☐ None Evident	Max. Ground water table—mottling ☐ None Evident
	Inches	Inches	Inches	Inches	Inches
	Impervious layer, clay, etc. ☒ None Evident	Impervious layer, clay, etc. ☐ None Evident	Impervious layer, clay, etc. ☐ None Evident	Impervious layer, clay, etc. ☐ None Evident	Impervious layer, clay, etc. ☐ None Evident
	Inches	Inches	Inches	Inches	Inches
Bedrock	☒ None Evident	☐ None Evident	☐ None Evident	☐ None Evident	☐ None Evident
	Type of Bedrock	Type of Bedrock	Type of Bedrock	Type of Bedrock	Type of Bedrock
	Surface slope 0-1 %	Surface slope %	Surface slope %	Surface slope %	Surface slope %
	Soil Group & Condition per Table 9-1 of the Code, II A202m 5-B	Soil Group & Condition per Table 9-1 of the Code, II	Soil Group & Condition per Table 9-1 of the Code, II	Soil Group & Condition per Table 9-1 of the Code, II	Soil Group & Condition per Table 9-1 of the Code, II

On 22 July 75 (date), a site investigation for this project was completed. I supervised this soil evaluation and certify that the results indicated above best represent the soil conditions found. I recommend the following type and size of private sewage disposal system. I also recommend the proposed private sewage disposal system layout and location shown on page 2.	Signature Roger J. Jett and Registration/Certification Number 33 Date signed 23 July 75	☒ Soil Scientist ☐ Geologist ☐ Soil Engineer ☐ Other, must show current letter of certification to LPI
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PRIVATE SEWAGE DISPOSAL SYSTEM PROPOSED Show location of system and details on sketches on page 2, and refer to completed sample form					
SYSTEM: ☒ COMBINED SYSTEM ☐ SEPARATED SYSTEM If separated system—type of human waste disposal system to be used: ☐ Sealed Vault Privy ☐ Open Pit Privy ☐ Compost Toilet ☐ Incinerator Toilet ☐ Chemical Toilet ☐ Other, describe	TREATMENT TANK: ☐ Septic Tank ☒ Concrete ☐ Fiberglass ☐ Metal Manufacturer— Topsham Precast Size in gallons 1000 ☐ Aerobic Tank Manufacturer— Model No. Size in gallons	SUBSURFACE ABSORPTION AREA		SITE MODIFICATION Fill is— ☐ required, ☒ not required Fill will be _____ inches deep DETAILS ☐ A Distribution Box is required. Pumping is— ☐ required, ☒ is not required. The Dose will be _____ gallons DISTANCES ☒ Yes ☐ No: The proposed subsurface absorption area will be located at least 100 feet from any and all wells; springs; surface water bodies and courses (lake, pond, ocean, brook, stream, river); swamps; marshes; and bogs. ☒ Yes ☐ No: The proposed subsurface absorption area will be located at least 300 feet from any and all wells and springs producing 2000 gallons or more of water per day and any public water supplies.	
		Type	SIZE		
		☐ Trench System: Total trench length _____	☒ Very Small ☒ Small ☐ Medium ☐ Medium Large ☐ Large ☐ Extra Large		
		☒ Bed System Length 20' Width 20'			
		☐ Chamber System ☐ Type A ☐ Single File ☐ Type F ☐ Cluster			
☐ Mound System Length _____ Width _____ at base					
☐ Special System Length _____ Width _____					
☐ Non-discharge System Bed Length _____ Width _____ Holding Tank Size _____ Gal. Manufacturer _____ ☐ Alarm device provided, type _____					

PROPERTY/LOT LOCATION MAP Crowley Rd Littlefield Rd Location—roads, landmarks	FOR THE USE OF LPI ONLY	
	☐ Denial: Application is denied for following reasons; portions of the Code II are cited. Form is incomplete (_____ pg.) as to ☐ General info, ☐ Site Investigation, ☐ System Proposed, ☐ Site Plan, ☐ Disposal System Plan, ☐ Cross-Section, ☐ Statement. See Section 2.3.	
	☐ Site Investigation indicates site is ☐ totally unsuitable for disposal system; Sections 4.5 and 9.5, Table 9-1 Group 9 and 10. ☐ Unsuitable for system proposed; Sections 4.3, 4.6, 9.5, Table 9-1.	
	☐ System Proposed does not conform to Code; See Sections 9.	
	☐ Site Investigation indicates site modifications are necessary; See Sections ☐ 4.3, ☐ 4.4, ☐ 4.6, ☐ 8.7, ☐ Miscellaneous. See Section _____	
☒ Acceptance: Application for permit is approved ☐ with condition specified, comply with Section _____ without condition.		
Signed LPI Chas. E. Jett Date 8-13-75 HHE-200 7/74		

APPLICATION FOR PRIVATE SEWAGE DISPOSAL PERMIT

(For systems disposing of less than 2000 gallons per day)

Town Sabatius	Street, Road, etc. Littfield Rd If on water body, give name	Owner of property John L Gayton
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Site Plan

Scale 1" = 100 Ft. or

12' from SSA Drive

Private Sewage Disposal Plan

Scale 1" = 20' or

Subsurface Absorption Area Cross-section

Scale: Vertical — 1" = 5' or

Horizontal — 1" = 20' or

Statement: (no permit may be issued unless signed)

I certify that all the information submitted to be true and correct; and I understand that issuance of a permit is based upon the information and plans submitted by the applicant. I also understand that any falsification of this application is reason to deny a permit to install a private sewage disposal system and that the permit is valid for a six (6) month period from the date of permit issuance. I understand that no guarantee is intended or implied by reason of any advice or approval given by the Administrative Authority or its agent.

Signature Required

Date:

Applicant:

Owner:

8-13-75

John L Gayton

Well Depth (feet)
Well Number 910
Well Card No 910
Town SABATTUS
Well Address OLD LISBON RD
Tax Map No
Tax Map Lot No
Drill Date 1/1/1966
Drill Date Estimated
Driller STARK
Well Use DOMESTIC
Well Type BEDROCK
Well Construction DRILLED
Well Development
Hydrofracture
Casing Length (ft)
Overburden Thickness (ft) 44.00
Well Depth (ft) 281.00
Yield Modifier
Yield (gpm) 1.17
Yield Date
Static Level (ft)
Static Level Date
Vein1 Depth (ft) 0.00
Vein1 Yield (gpm) 0.00
Vein2 Depth (ft) 0.00
Vein2 Yield (gpm) 0.00
Vein2 Depth (ft) 0.00
Vein3 Yield (gpm) 0.00
Vein4 Depth (ft) 0.00
Vein4 Yield (gpm) 0.00
Replacement Well
Geothermal Well
Comment
Location Method GPS
Location Accuracy
Location Date
Location Updated
Latitude 44.06778
Longitude -70.11528
Date Entered
Date Edited 6/30/2017

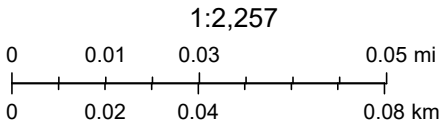
Maine Well Database



5/30/2024, 8:03:03 PM

Well Depth (ft)

- 250.1 - 300
- 500.1 - 600



Esri, HERE, Garmin, iPC, Maxar