

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: Property receives public water supply.

Source of Section I information: Seller and previous owner's disclosure

Buyer Initials _____ Page 1 of 7 Seller Initials _____

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: Waste line exits at back of house; tank is presumed to be in back yard OR ☐ Unknown

Date installed: unknown 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: _____~~

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

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Back yard

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: None

Source of Section II information: Seller and previous owner's disclosure

Buyer Initials _____

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Seller Initials _____

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	Baseboard Hot Water	Heat pump		
Age of system(s) or source(s)	New (April 2024)	New (April 2024)		
TYPE(S) of Fuel	Propane	Electricity		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	New system not used	Part of CMP usage		
Name of company that services system(s) or source(s)	Great Bay Industries	Great Bay Industries		
Date of most recent service call	New 2024	New 2024		
Malfunctions per system(s) or source(s) within past 2 years	None	None		
Other pertinent information	Navien Brand Boiler Provides Domestic HW	Daikin Brand Heat & AC		

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: _____~~Comments: **Seller has not used fireplace**Source of Section III information: **Seller and previous owner's disclosure****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): N/A - Size of tank(s): N/A~~~~Location: N/A~~

Buyer Initials _____

Page 3 of 7

Seller Initials _____

~~What materials are, or were, stored in the tank(s)?~~ _____

~~Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown~~

Comments: Other than septic tank disclosed in Section II, no other known underground tanks exist

Source of information: Seller and previous owner's 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: ☐ Yes ☐ No ☐ Unknown~~

Comments: No known asbestos on property.

Source of information: Seller and previous owner's 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 owner's 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 owner's disclosure

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☐ No ☒ Unknown

Comments: Seller is unaware of any methamphetamine on property

Source of information: Seller and previous owner's disclosure

Buyer Initials _____

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Seller Initials _____

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: _____~~

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

Comments: **Property is completely renovated. No old paint remains throughout the home.**

Source of information: **Seller and previous owner's 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: _____~~

Source of information: **Seller and previous owner's 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: _____~~

Source of information: **Seller, deed and previous owner's disclosure**

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? _____~~

~~Read Association Name (if known): _____~~

Buyer Initials _____

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Seller Initials _____

PROPERTY LOCATED AT: 52 Mallett Drive, Topsham, ME 04086-1321

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: **Homestead Exemption**

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: **Propane tanks (Crowley Energy)**

Year Principal Structure Built: 1971

What year did Seller acquire property? 2024

Roof: Year Shingles/Other Installed: 2024

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

Comments: **New roof 2024**

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**

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: **None**

Comments: **Property underwent a complete renovation, March-May 2024**

Source of Section V information: **Seller and previous owner's disclosure**

Buyer Initials _____

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Seller Initials _____

SECTION VI – ADDITIONAL INFORMATION

Entire property has been completely renovated, March-May 2024.

Floorplans, deed, survey, tax map, zoning map, town assessor record, 2024 tax bill

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
OPO Custom Design and Restoration

DATE

SELLER

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

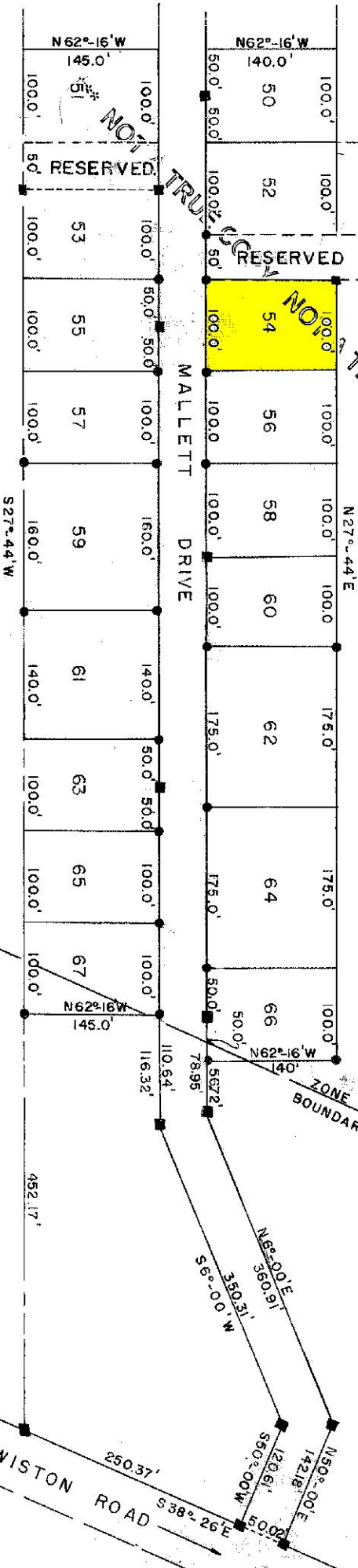


GROSS INTERNAL AREA
FLOOR 1: 1129 sq ft, FLOOR 2: 1224 sq ft
EXCLUDED AREAS; PORCH: 167 sq ft, GARAGE: 435 sq ft
TOTAL: 2353 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

OTHER LAND OF J. VANCE WILLIAMS

RESIDENTIAL
COMMERCIAL

SECTION 2 SECTION 3



NOW OR FORMERLY CARROLL SMITH

APPROVED BY TOPSHAM PLANNING BOARD

PLAN OF MALLETT DRIVE
WOODLAND PARK
(THIRD SECTION)
J. VANCE WILLIAMS

Edward F. Barbridge
James F. Barbridge
James F. Barbridge
James F. Barbridge
James F. Barbridge

TOPSHAM, MAINE

JUNE 11, 1968 SCALE 1"=100'
SURVEY BY HOWARD F. BARBRIDGE, PE

NOTES:

1 GRANITE MONUMENT

2 IRON PIPE

THIS PLAN SUPERCEDES PLAN OF WOODLAND PARK (SECOND SECTION),
DATED 5/6/66, IN THAT THE 50' RESERVED SECTION ON THE WEST
SIDE OF MALLETT DRIVE AND NORTH OF LOT 50, IS NOW BETWEEN
LOTS 52 & 54.

SAGadahOG, ss. Registry of Deeds

Received

JUN 21 1968

at H. 25 M. and
recorded in Book 8 Page 21

Attest
Howard F. Barbridge
Register

21D-1

65A
1.79

21D-2

65-0SE
4.64

64
0.88

62
0.56

61 63A 0.28 TOWN

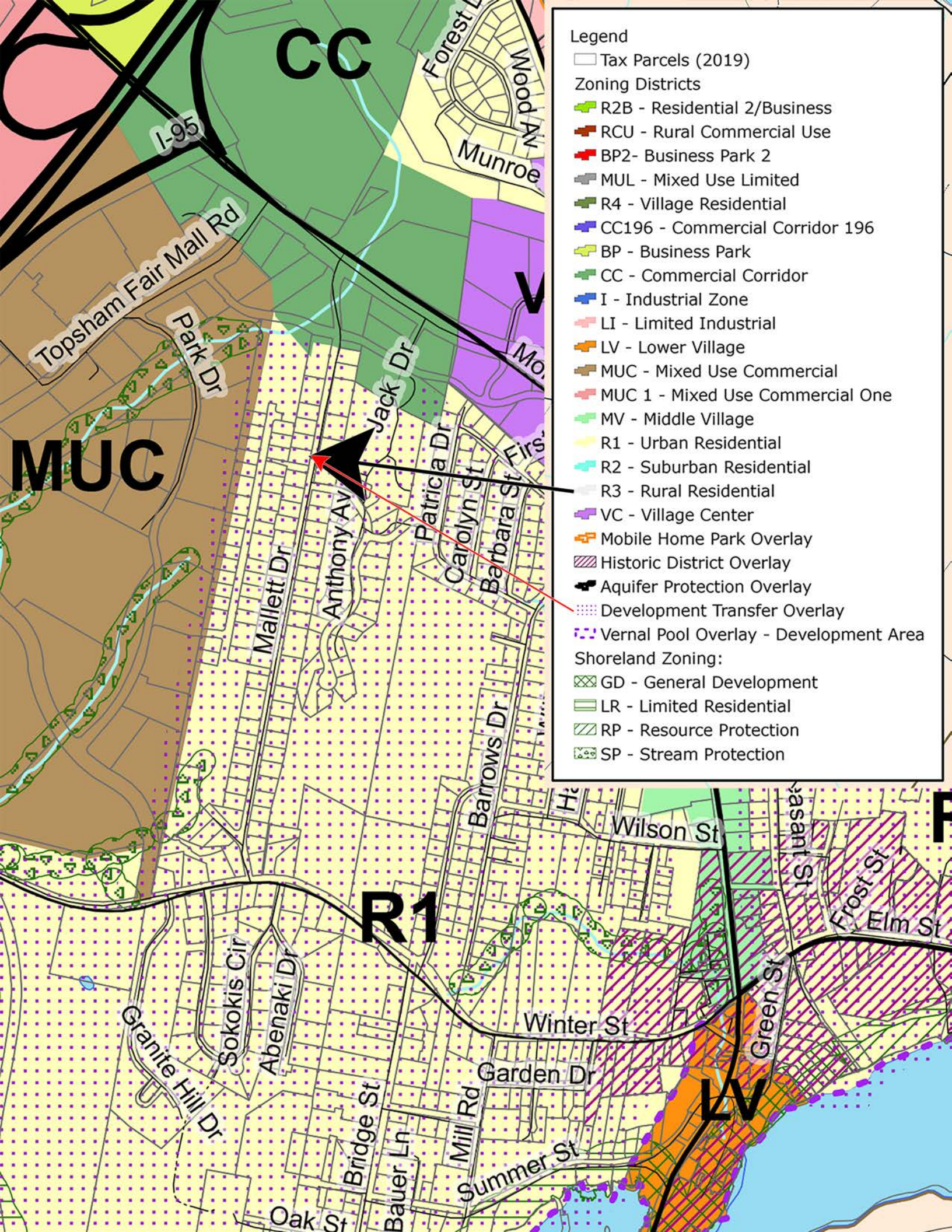
16-3

16-4

54
0.32

AVENUE

CHAD



Legend

□ Tax Parcels (2019)

Zoning Districts

■ R2B - Residential 2/Business

■ RCU - Rural Commercial Use

■ BP2- Business Park 2

■ MUL - Mixed Use Limited

■ R4 - Village Residential

■ CC196 - Commercial Corridor 196

■ BP - Business Park

■ CC - Commercial Corridor

■ I - Industrial Zone

■ LI - Limited Industrial

■ LV - Lower Village

■ MUC - Mixed Use Commercial

■ MUC 1 - Mixed Use Commercial One

■ MV - Middle Village

■ R1 - Urban Residential

■ R2 - Suburban Residential

■ R3 - Rural Residential

■ VC - Village Center

■ Mobile Home Park Overlay

■ Historic District Overlay

■ Aquifer Protection Overlay

■ Development Transfer Overlay

■ Vernal Pool Overlay - Development Area

Shoreland Zoning:

■ GD - General Development

■ LR - Limited Residential

■ RP - Resource Protection

■ SP - Stream Protection

52 MALLETT DR

Location 52 MALLETT DR

Mblu U21/ 054/ / /

Acct# 1027

Owner OPO CUSTOM DESIGN & RESTORATION LLC

Assessment \$258,800

PID 1025

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$206,900	\$51,900	\$258,800

Owner of Record

Owner	OPO CUSTOM DESIGN & RESTORATION LLC	Sale Price	\$220,000
Co-Owner		Certificate	
Address	25 TRYON RD POWNAL, ME 04069	Book & Page	2024R/00365
		Sale Date	01/22/2024
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
OPO CUSTOM DESIGN & RESTORATION LLC	\$220,000		2024R/00365	00	01/22/2024
OLGES MARK A	\$96,000		1616/0283	1N	09/10/1998

Building Information

Building 1 : Section 1

Year Built:	1971
Living Area:	1,134
Replacement Cost	
Less Depreciation:	\$206,500

Building Attributes	
Field	Description
Style	Ranch

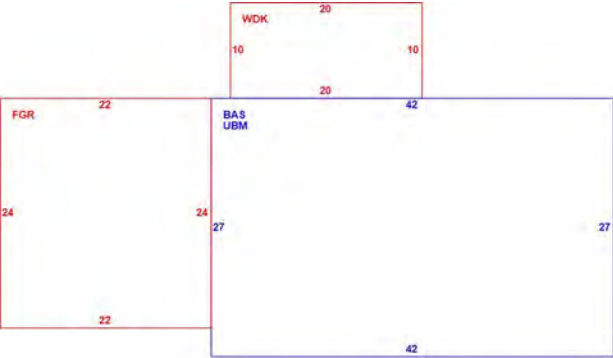
Model	Residential
Grade:	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	5
Bath Style:	Average/Modern
Kitchen Style:	Average/Modern
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/TopshamMEPhotos/\00\00\81\78.jpg)

Building Layout



(ParcelSketch.ashx?pid=1025&bid=1025)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,134	1,134
FGR	Garage, Framed	528	0
UBM	Basement, Unfinished	1,134	0
WDK	Deck, Wood	200	0
		2,996	1,134

Extra Features

Extra Features				Legend
Code	Description	Size	Assessed Value	Bldg #
HRT	HEARTH	1.00 UNITS	\$400	1

Land

Land Use	
Use Code	1010
Description	Single Fam MDL-01

Land Line Valuation	
Size (Acres)	0.32
Depth	

Alt Land Appr No
Category

Assessed Value \$51,900

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$233,700	\$51,900	\$285,600
2022	\$194,800	\$50,300	\$245,100
2021	\$175,400	\$46,100	\$221,500
2020	\$143,000	\$46,100	\$189,100
2019	\$131,300	\$46,100	\$177,400
2018	\$122,000	\$41,200	\$163,200



TOWN OF TOPSHAM
100 MAIN ST
TOPSHAM, ME 04086-1209
Telephone: (207) 725-1719



(1.3)

2024 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$51,900.00
BUILDING VALUE	\$233,700.00
TOTAL: LAND & BLDG	\$285,600.00
	\$0.00
	\$0.00
	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROPERTY	\$0.00
HOMESTEAD EXEMPTION	\$25,000.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$260,600.00
MIL RATE	\$13.58
TOTAL TAX	\$3,538.95
LESS PAID TO DATE	\$0.00
TOTAL DUE	\$3,538.95

THE TOWN DOES NOT
BILL MORTGAGE HOLDERS

THIS IS THE ONLY BILL
YOU WILL RECEIVE

S170962 P0 - 1of1

3645 OLGES MARK A
OLGES DAWN M
52 MALLET DR
TOPSHAM, ME 04086-1321

MAP/LOT: U21-054
LOCATION: 52 MALLET DR
ACREAGE: 0.32
BILL NUMBER: 004660 RE

MIL RATE: \$13.58
BOOK/PAGE: 1616 0283

FIRST HALF DUE: \$1,769.48
SECOND HALF DUE: \$1,769.47

TAXPAYER'S NOTICE

Notice is hereby given that your first payment of school, county and municipal tax is due by 10/16/2023 and the second payment is due by 04/16/2024. Interest will be charged on unpaid taxes at an annual rate of 8% beginning 10/17/2023 and 04/17/2024. As per State Statute, the ownership and taxable valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st of each year.

For information regarding your tax bill, please contact the Tax Collector's Office, phone 207-725-1719 or 207-725-1720. Fax Number: 207-725-1733.

STATE REVENUE SHARING AND STATE AID TO EDUCATION HELP REDUCE LOCAL PROPERTY TAXES. FOR THE FISCAL YEAR JULY 1, 2023 THROUGH JUNE 30, 2024, THE ESTIMATED STATE AID REDUCES LOCAL PROPERTY TAXES BY 61.2%.

As of June 30, 2023 the Town of Topsham has outstanding bonded indebtedness in the amount of \$707,250.

Next Town Meeting is scheduled for May 22, 2024 at 7:00 pm at Orion Center, Mt. Ararat Middle School.
Topsham Town Hall Office hours: Monday, Tuesday, Wednesday 8:30AM - 4:30PM,
Thursday 8:30AM - 6:00 PM, Friday 8:30 - 3:00 PM

CURRENT BILLING DISTRIBUTION

County Tax	\$335.49	9.48%
Municipal	\$1,139.54	32.20%
School/Education	<u>\$2,063.92</u>	<u>58.32%</u>
TOTAL	\$3,538.95	100.00%

REMITTANCE INSTRUCTIONS

Please make check or money order payable to
TOWN OF TOPSHAM and mail to:
TAX COLLECTOR
TOWN OF TOPSHAM
100 MAIN ST
TOPSHAM, ME 04086-1209
Or you may pay on-line at www.topshammaine.com/tax.
Or you may drop off payments in our Drop Box in the parking area.

2024 REAL ESTATE TAX BILL
BILL NUMBER: 004660 RE
NAME: OLGES MARK A
MAP/LOT: U21-054
LOCATION: 52 MALLET DR
ACREAGE: 0.32

TOWN OF TOPSHAM, 100 MAIN ST, TOPSHAM, ME 04086-1209



INTEREST BEGINS ON 04/17/2024

DUE DATE	AMOUNT DUE	AMOUNT PAID
04/16/2024	\$1,769.47	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

2024 REAL ESTATE TAX BILL
BILL NUMBER: 004660 RE
NAME: OLGES MARK A
MAP/LOT: U21-054
LOCATION: 52 MALLET DR
ACREAGE: 0.32

TOWN OF TOPSHAM, 100 MAIN ST, TOPSHAM, ME 04086-1209



INTEREST BEGINS ON 10/17/2023

DUE DATE	AMOUNT DUE	AMOUNT PAID
10/16/2023	\$1,769.48	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

1002440262641

WARRANTY DEED

Dawn Olges a/k/a Dawn M. Olges and Mark Olges a/k/a Mark A. Olges of Lisbon Falls, Androscoggin County, Maine, for consideration paid, grant to **OPO Custom Design & Restoration, LLC**, a Limited Liability Company with a principal place of business in Pownal, Androscoggin County, Maine (whose mailing address is 25 Tyron Road, Pownal, ME 04069) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

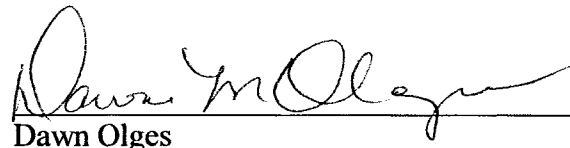
For grantors' source of title, reference may be had to a Divorce Judgment issued in the matter of Mark Olges v. Dawn Olges, Maine District Court, West Bath, Docket No. WESDC-FM-21-110, dated May 31, 2023. This deed is given in full satisfaction of the terms and conditions contained in said Divorce Judgment. Further reference may be had to a deed from The Secretary of the Department of Veterans Affairs to Mark A. Olges and Dawn M. Olges, dated September 10, 1998, and recorded in the Sagadahoc County Registry of Deeds in Book 1616, Page 283.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my hand and seal this 22nd day of January, 2024.

WITNESS:

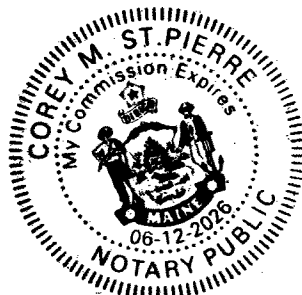

Dawn Olges

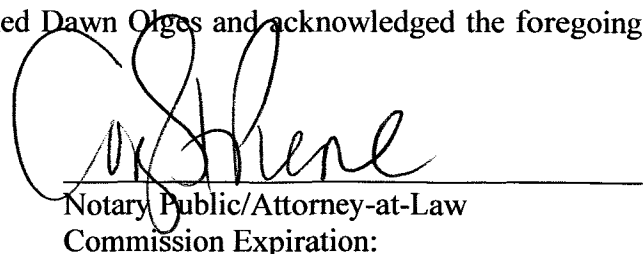
STATE OF MAINE
Androscoggin, ss

January 22, 2024

Then personally appeared the above-named Dawn Olges and acknowledged the foregoing instrument to be her free act and deed.

Before me,




Notary Public/Attorney-at-Law
Commission Expiration:

File No: 2024-77

Witness my hand and seal this 22nd day of January, 2024.

WITNESS:

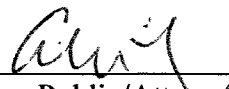

Mark Olges

STATE OF MAINE
Androscoggin, ss

January 22, 2024

Then personally appeared the above-named Mark Olges and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney-at-Law
Commission Expiration:

ALECIA R. HURLEY
Notary Public, State Of Maine
My Commission Expires July 27, 2027

*** NOT A TRUE COPY NOT A TRUE COPY NOT A TRUE COPY ***

“Exhibit A”

A certain lot or parcel of land, together with any buildings thereon, situated in the Town of Topsham, County of Sagadahoc and State of Maine, described as follows:

Lot 54 on the westerly side of Mallett Drive and more fully shown on a Plan of Mallett Drive, Woodland Park (Third Section) recorded in the Sagadahoc County Registry of Deeds in Plan Book 8, Page 21.

This lot is sold with the following restrictions:

No building for a residence shall be constructed on this lot of less value than \$20,000.00 when completed.

The shell (or outside) of any house constructed on this lot will be completed within one year of start of construction.

*** NOT A TRUE COPY NOT A TRUE COPY NOT A TRUE COPY NOT A TRUE COPY ***

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN OPO Custom Design and Restoration

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 52 Mallett Drive, Topsham, ME

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

X

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

X

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

Oleg P. Oprea
Seller **OPO Custom Design and Restoration**

Date

5/28/24

Buyer

Date

Seller

Date

Buyer

Date

Seller

Date

Buyer

Date

Seller

Date

Agent

Date

[Signature]
Agent

Date

5/28/24



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52 Mallett Drive -