

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: 10/2023 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? System for iron & manganese LEASED

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: West of garage (North side of house)

Installed by: Sunco Pump & Well Drilling

Date of Installation: 2004

USE: Number of persons currently using system: 2

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

Comments: Leased water softener system in use

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

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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: _____

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

Location: East side of home OR ☐ Unknown

Date installed: 8/2003 Date last pumped: 11/2023 Name of pumping company: DH Jones

Have you experienced any malfunctions? ☐ Yes ☒ No

~~If Yes, give the date and describe the problem:~~ N/A

N/A

Date of last servicing of tank: None Name of company servicing tank: N/A

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: East side of home

Date of installation of leach field: 8/2023 Installed by: Wayne Whitney

Date of last servicing of leach field: None Company servicing leach field: None needed

Have you experienced any malfunctions? ☐ Yes ☒ No

~~If Yes, give the date and describe the problem and what steps were taken to remedy:~~ N/A

N/A

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: 4 Bedroom design for 8 adults or 360 gallons a day.

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

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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 HW	Propane Stove	Heat pumps	
Age of system(s) or source(s)	2004	2004	2018	
TYPE(S) of Fuel	Oil	Propane	Electric	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1,000± gallons	Depends on usage	Part of CMP usage	
Name of company that services system(s) or source(s)	Dog House Energy	Buy The Fire Stoves	Marchessault	
Date of most recent service call	10/15/2023	04/12/2022	None needed	
Malfunctions per system(s) or source(s) within past 2 years	None known	None known		
Other pertinent information				

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: 2021

Date chimney(s) last cleaned: None needed

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

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

Comments: None

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? N/A~~

~~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): 2003 Size of tank(s): 500 gallons

Location: East side of home (just off the east deck)

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

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

Comments: None

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: N/A ☐ Yes ☐ No ☐ Unknown

Comments: None

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: October 2016 By: _____

Results: 6± pCi/L

If applicable, what remedial steps were taken? Mitigation system installed

Has the property been tested since remedial steps? ☒ Yes ☐ No ☐ Unknown

Are test results available? ☐ Yes ☒ No

Results/Comments: Radon Air Mitigation system is installed in basement lowered levels below 2.0pCi/L

Source of information: Visual inspection

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 water tests performed

Source of information: Seller and previous owner's disclosure

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

Comments: None

Source of information: Seller and previous owner's disclosure

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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:

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: **Built in 2003**

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: **N/A**

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: **Protective covenants**

Source of information: **Deed, Seller 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? **N/A**

Road Association Name (if known): **N/A**

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PROPERTY LOCATED AT: 6 Julius Way, Brunswick, ME 04011-7389

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: **Water softener & propane tank**

Year Principal Structure Built: **2004**

What year did Seller acquire property? **2016**

Roof: Year Shingles/Other Installed: **2004**

Water, moisture or leakage: **None**

Comments: **None**

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: **Generator 2008 Serviced by Brunswick Home & Garden 10/2022**

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**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **None known**

Comments: **None**

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

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SECTION VI – ADDITIONAL INFORMATION

Built by renown Wayne Whitney

Attachments: Floorplans, deed, covenants, assessor field card, online record, survey, 2023-2024 tax commitment and HHE200

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.

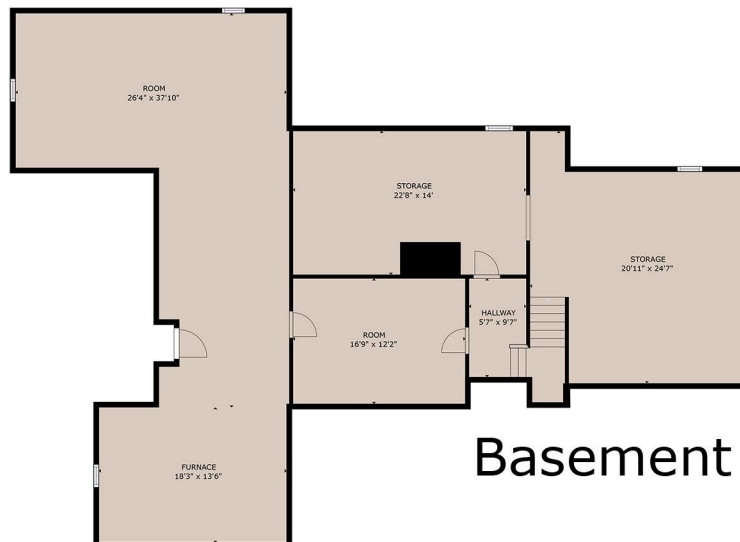
SELLER	DATE	SELLER	DATE
Daniel A. Wise			

SELLER	DATE	SELLER	DATE
--------	------	--------	------

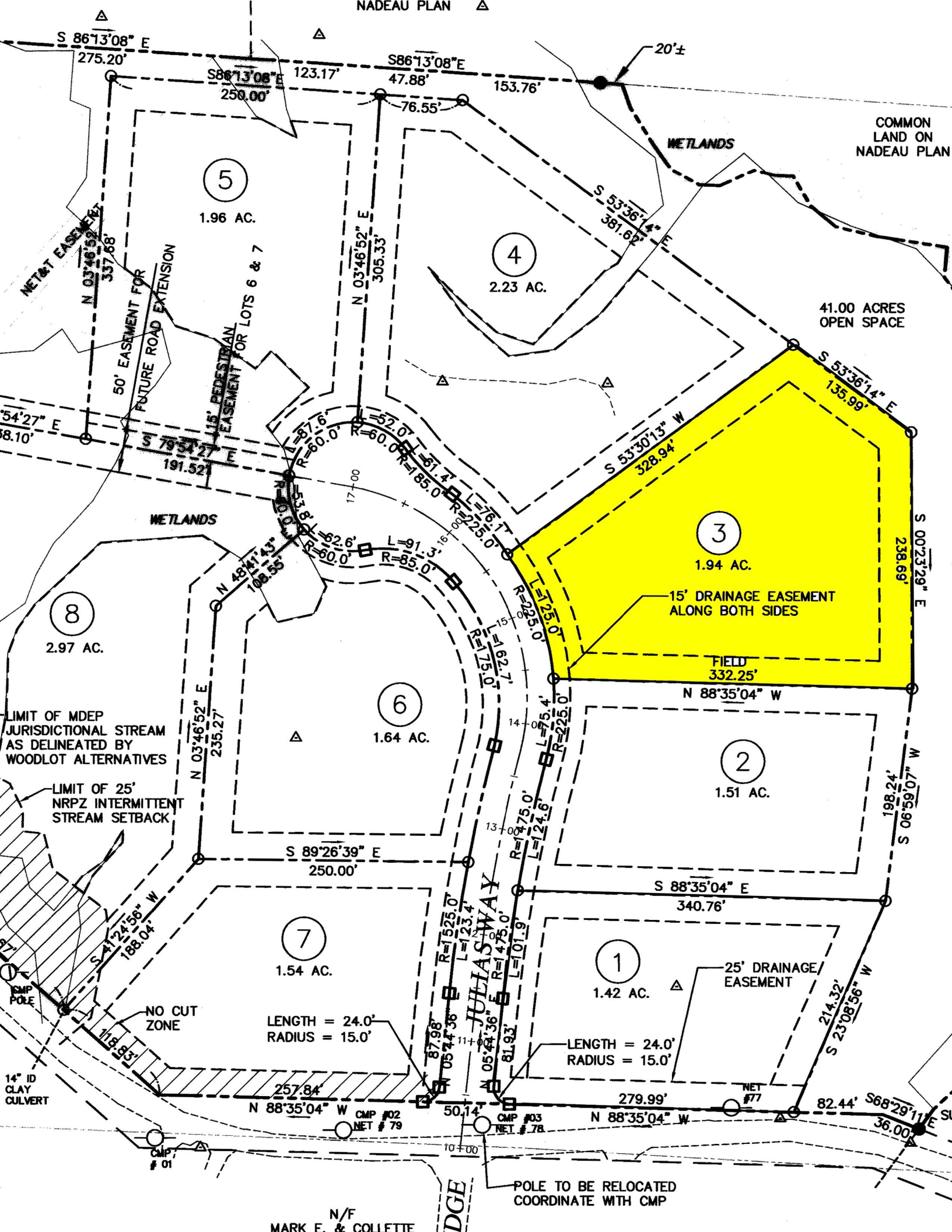
I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER	DATE	BUYER	DATE
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BUYER	DATE	BUYER	DATE
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NADEAU PLAN



6 JULIAS WAY

Location

6 JULIAS WAY

Mblu

027 / / 063/000 000/

Acct#

027063000000

Owner

WISE, DANIEL A

TIF/Current Use

Assessment

\$480,600

PID

2124

Building Count

1

Lot Description

LOT 3 JULIA'S WAY/PHASE I

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$382,100	\$98,500	\$480,600

Owner of Record

Owner

WISE, DANIEL A

Sale Price

\$455,000

Co-Owner

Book & Page

33607/0192

Address

6 JULIAS WAY
BRUNSWICK, ME 04011

Sale Date

11/10/2016

Instrument

00

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
WISE, DANIEL A	\$455,000	33607/0192	00	11/10/2016
FISH, VIRGINIA M TRUSTEE OF THE	\$90,000	19956/0089		06/11/2003
SANDELIN, HAROLD B & BARBARA J JT	\$0	16528/0168		07/13/2001

Building Information

Building 1 : Section 1

Year Built:

2004

Living Area:

3,598

Replacement Cost:

\$421,016

Building Percent Good:

89

Replacement Cost

Less Depreciation:

\$374,700

Building Attributes

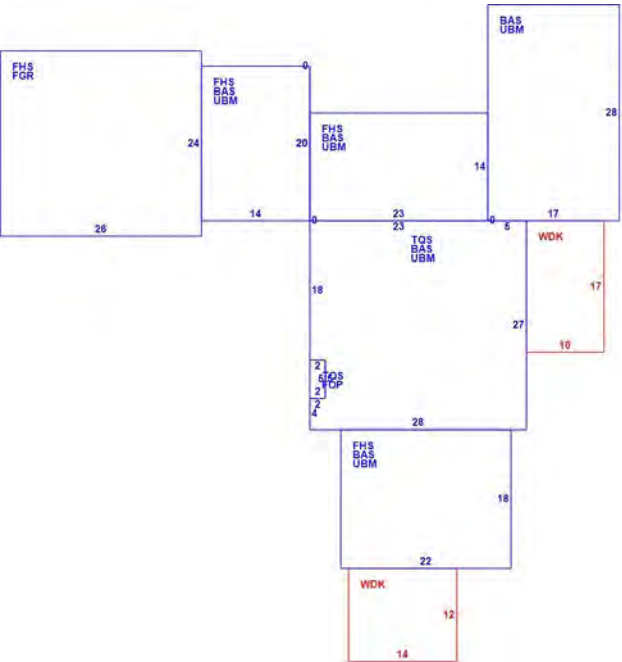
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Avg++
Stories:	1.75
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil/Gas
Heat Type:	FHW
AC Type:	Partial AC
Total Bedrooms:	3 Bedrooms
Total Bthrms:	5
Total Half Baths:	0
Total Xtra Fixtrs:	2
Total Rooms:	10
Bath Style:	Typical
Kitchen Style:	Typical
Num Kitchens	
Cndtn	
Cabinets	Hardwood
Cabinet Finish	Varnish
Color	
Serial #	
Num Park	
Fireplaces	
MHD	
MHP	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/brunswickmePhotos/A00\00\77\54.jpg>)

Building Layout



([ParcelSketch.ashx?pid=2124&bid=2124](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,220	2,220
FHS	Half Story, Finished	1,622	811
TQS	Three Quarter Story	756	567
FGR	Garage, Attached	624	0
FOP	Open Porch	10	0
UBM	Basement, Unfinished	2,220	0
WDK	Deck, Wood	338	0
		7,790	3,598

Extra Features

Extra Features				Legend
Code	Description	Size	Assessed Value	Bldg #
HRT	HEARTH	1.00 UNITS	\$700	1

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	1.94
Description	Single Family	Assessed Value	\$98,500
Zone	RP1	lblndfront	
Neighborhood	90		

Outbuildings

Outbuildings				Legend
Code	Description	Size	Assessed Value	Bldg #
SHD1	BASIC SHED AVG	192.00 S.F.	\$3,400	1
GEN	GENERATOR	1.00 UNITS	\$3,300	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$380,400	\$98,500	\$478,900
2021	\$380,400	\$98,500	\$478,900
2020	\$380,400	\$98,500	\$478,900

Valuation History

Exemptions			
Exemption Year	Code	Description	Amount
2018	50	HOMESTEAD	\$17,250

CURRENT OWNER(S)			TOPO		UTILITIES		STREET		LOCATION		CURRENT ASSESSMENT				3203											
WISE, DANIEL A 6 JULIAS WAY BRUNSWICK ME 04011										3	Description	Code	Assessed	Assessed	 Residential											
											RESIDENTL	1010	375,400	375,400												
											RES LAND	1010	98,500	98,500												
											RESIDENTL	1010	6,700	6,700												
SUPPLEMENTAL DATA			Alt Prcl ID		027-063-000-000		Park ID		1																	
			Value Cha				Bldg Cnt																			
			Tax Class		0089		Parcel Occ																			
			Special Co				Status																			
BRUNSWICK ME 04011			Mobile Ho				Plan		LOT 3 JULIA'S W																	
			Moho Seri																							
			GIS ID		27-63		Assoc Pid#																			
RECORD OF OWNERSHIP			BOOK/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
WISE, DANIEL A			33607	0192	11-10-2016		Q	I	455,000		00															
FISH, VIRGINIA M TRUSTEE OF THE			19956	0089	06-11-2003				90,000			2023	375,400	2022	375,300	2021	375,300									
SANDELIN, HAROLD B & BARBARA J JT			16528	0168	07-13-2001		U	I	0			1010	98,500	1010	98,500	1010	98,500									
												1010	6,700	1010	5,100	1010	5,100									
			Total								Total	480,600		478,900		Total		478,900								
			This signature acknowledges a visit by a Data Collector or Assessor																							
TAX RELIEF			Description		Amount		Description		Number		Amount		Comm Int		APPRAISED VALUE SUMMARY											
Year	Code																									
2018	50		HOMESTEAD		20750.00																					
			Total		20,750.00																					
ASSESSING NEIGHBORHOOD			Nbhd Name		B		State Code		Batch																	
0001																										
2003 SPLIT FROM LOT 4			NOTES																							
C/O 2/13/04			2016 - TRANSFER HS EXMPT TO 3 JULIAS WY																							
2010 - ADD BR & BATH, SEE VIS HIST.			6/16 EXT+INT=AVG 5FULL BATHS																							
2014 - REASSESS HOME, SEE VIS HIST.																										
9/29/2014-ABATEMENT ISSUED.																										
BUILDING PERMIT RECORD			Proj. Desc.		Cost		% Comp		Issue Date		Date Comp		Date		Id		Type		Is		Cd		Purpose/Result			
PL	Plumbing		PLUMB				100		01-28-2010				10-29-2019		NP		VC		EO		P2		Other Permit Changes			
EL	Electric		WIRE				100		01-25-2010				10-08-2019		NP						12		Reviewed			
RE	Remodel		INSTALL DORMER & RENOVATE SPACE ABOVE GARA		65,000		100		01-07-2010				10-19-2017		AB						12		Reviewed			
RS	Residential		SHED				100		02-01-2007				08-22-2017		DR						41		Hearing Change			
RS	Residential		NEW HOME				100		12-01-2003				03-03-2017		DR						00		Measur+Listed			
													06-06-2016		DR						01		Door Hanger/Letter			
													09-19-2014		CS						12		Reviewed			
LAND LINE VALUATION SECTION			Land Type		Land Units		Unit Price		Size Adj		Site Index		Cond.		Nbhd.		Nbhd. Adj		Notes		Location Adjustment		Adj Unit P		Land Value	
B	Use Code	Description																								
1	1010	Single Family	RP1		1.000		AC		50,000.00		1.00000		1		1.800		1.800		EXCESS		1.0000		1.0000		90,000	
1	1010	Single Family	RP1		0.940		AC		5,000.00		1.00000		0		1.800		1.800				1.0000		1.0000		8,500	
Total Card Land Units			2		AC		Parcel Total Land Area		2		Total Land Value		98,500													

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description					
Style: 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: Serial # Color Bath Style: Kitchen Style: Cabinets Cabinet Finish MHD MHP Bid Sect Ident Sect Num	04 01 05 1.75 1 25 03 03 05 12 14 02 05 06 03 5 0 2 10 02 02 01 01 2124 1 1	Cape Cod Residential Avg++ Vinyl Siding Gable/Hip Asph/F Gls/Cmp Drywall/Sheet Hardwood Carpet Oil/Gas FHW Partial AC 3 Bedrooms Typical Typical Hardwood Varnish 2124 1 1	Sect Num 1		Description					
CONDO DATA										
Parcel Id		C		B	S					
Adjust Type	Code	Description	Factor%							
Condo Flr										
Condo Unit										
COST / MARKET VALUATION										
Building Value New			421,016							
Year Built			2004							
Effective Year Built			A							
Depreciation Code			11							
Remodel Rating			1							
Year Remodeled			89							
Depreciation %			374,700							
Functional Obsol										
External Obsol										
Trend Factor										
Condition										
Condition %										
Percent Good										
RCNLD										
Dep % Ovr										
Misc Imp Ovr Comment										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OUTBUILDINGS & EXTRA FEATURES										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
HRT	HEARTH	B	1	830.00	2006		89		0.00	700
SHD1	BASIC SHED	L	192	28.00	2008	G	75		0.00	3,400
GEN	GENERATOR	L	1	3700.00	2014	E	90		0.00	3,300
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	2,220	2,220	2,220	95.53	212,084				
FGR	Garage, Attached	0	624	312	47.77	29,806				
FHS	Half Story, Finished	811	1,622	811	47.77	77,478				
FOP	Open Porch	0	10	2	19.11	191				
TQS	Three Quarter Story	567	756	567	71.65	54,167				
UBM	Basement, Unfinished	0	2,220	444	19.11	42,417				
WDK	Deck, Wood	0	338	51	14.41	4,872				
Ttl Gross Liv / Lease Area					7,790	4,407			421,015	

FHS FOR	26
FHS BAS UBM	24
FHS BAS UBM	20
FHS BAS UBM	14
FHS BAS UBM	0
FHS BAS UBM	23
FHS BAS UBM	23
FHS BAS UBM	0
FHS BAS UBM	18
FHS BAS UBM	2
FHS BAS UBM	2
FHS BAS UBM	2
FHS BAS UBM	4
FHS BAS UBM	28
FHS BAS UBM	22
WDK	12
WDK	14
WDK	18
WDK	27
WDK	17
WDK	10
WDK	5
WDK	17
WDK	28

Parcel ID	Bill Number	Name 1	Name 2	#	Street	Land Value	Building Value	Exemptions	Taxable Value	Calculated Tax	Tax Stabilization Adjustment	Net Tax Due	Due 10/31/23	Due 4/16/24
023-007-000-000	2319621	WILSON, RICHARD E &	CHERYL A SLEEPER JT	171	BRACKETT RD	65,600	192,100	20,750	236,950	5,518.57	-	5,518.57	2,759.29	2,759.28
U23-014-000-000	2319622	WILSON, SPENSER		15	LOMBARD ST	60,700	102,100	20,750	142,050	3,308.34	-	3,308.34	1,654.17	1,654.17
045-003-000-230	2319623	WILSON, VENUSTINO S		47	JAMES ST	-	69,500	20,750	48,750	1,135.39	-	1,135.39	567.70	567.69
051-001-000-371	2319624	WILSON, VICKI L		47	THEODORE DR	-	57,300	20,750	36,550	851.25	(127.89)	723.36	361.68	361.68
051-001-000-303	2319625	WILT, DONNA		12	VALERIE AVE	-	11,300	11,300	-	-	-	-	-	-
018-041-000-000	2319626	WING, KENNETH E		10	NORTH TRAIL	119,400	373,800	20,750	472,450	11,003.36	-	11,003.36	5,501.68	5,501.68
040-012-00K-G12	2319627	WING, LAURA M		12	GUADALCANAL DR	68,000	123,400	-	191,400	4,457.71	-	4,457.71	2,228.85	2,228.85
052-049-000-000	2319628	WING, MILES C & KATE M		5	BALSAM AVE	72,300	246,400	20,750	297,950	6,939.26	-	6,939.26	3,469.63	3,469.63
022-054-000-005	2319629	WING, ROBYN		23	LYNCH ST	-	10,800	10,800	-	-	-	-	-	-
022-054-000-168	2319630	WING, ROBYN L		26	ELWELL LN	-	20,000	-	20,000	465.80	-	465.80	232.90	232.90
051-001-000-145	2319631	WING, RONALD		25	BAY BRIDGE RD	-	7,000	-	7,000	163.03	-	163.03	81.52	81.51
048-052-000-000	2319632	WING, RONALD C		3	BROOKVIEW DR	58,000	128,800	20,750	166,050	3,867.30	(395.82)	3,471.48	1,735.74	1,735.74
051-001-000-291	2319633	WING, SUZANNE		27	BEVERLY DR	-	6,600	6,600	-	-	-	-	-	-
045-003-000-174	2319634	WINGGATE, EDWARD L & JUDITH E		42	LONG ST	-	79,500	20,750	58,750	1,368.29	-	1,368.29	684.15	684.14
MP1-096-000-000	2319635	WINNINGHOFF, JAMES DAWSON &	CARROLL, ANN WINNINGHOFF	36	EAST MARGINAL RD	246,400	140,600	-	387,000	9,013.23	-	9,013.23	4,506.62	4,506.61
002-012-000-000	2319636	WINTER, DAVID C & LORRAINE A JT		142	HACKER RD	55,000	132,500	20,750	166,750	3,883.61	-	3,883.61	1,941.81	1,941.80
U40-015-000-000	2319637	WINTER, RICHARD A	WILLIAMS, MARY H	69	MERE PT RD	70,600	136,500	20,750	186,350	4,340.09	(358.89)	3,981.20	1,990.60	1,990.60
U40-082-000-000	2319638	WINTLE, JOSHUA	WINTLE, MANDIE (JT)	9	BLUEBERRY LN	87,300	372,000	20,750	438,550	10,213.83	-	10,213.83	5,106.92	5,106.91
027-063-000-000	2319639	WISE, DANIEL A		6	JULIAS WAY	98,500	382,100	20,750	459,850	10,709.91	-	10,709.91	5,354.96	5,354.95
U28-079-000-000	2319640	WISE, JULE M	SULLIVAN, DANIEL J (JT)	73	HENNESSEY AVE	53,200	200,100	20,750	232,550	5,416.09	-	5,416.09	2,708.05	2,708.04
MP3-034-000-000	2319641	WISE, KENNETH R	WISE-CRISTIELLO, JULIA	1014	MERE PT RD	271,200	236,100	20,750	486,550	11,331.75	(837.04)	10,494.71	5,247.36	5,247.35
045-003-000-182	2319642	WITHAM, IRY & EVELYN		61	LONG ST	-	42,800	20,750	22,050	513.54	-	513.54	256.77	256.77
051-001-000-339	2319643	WITHERS, DYLAN		7	PRIMROSE LN	-	6,200	6,200	-	-	-	-	-	-
051-001-000-110	2319644	WITHERS, JACK		24	LARRY LN	-	10,500	10,500	-	-	-	-	-	-
U20-102-000-000	2319645	WOESTMAN, GARY	LAKE, LAURIE J	1	DIONNE CIR	70,200	164,500	20,750	213,950	4,982.90	-	4,982.90	2,491.45	2,491.45
017-143-000-000	2319646	WOLF, DAVID T	WOLF, SHIRLEY A (JT)	0	RUGOSA WAY	128,400	-	-	128,400	2,990.44	-	2,990.44	1,495.22	1,495.22
046-040-000-000	2319647	WOLFE, PATRICK K & PAULETTE, ERICA A JT		161	HARDING RD	57,900	146,300	-	204,200	4,755.82	-	4,755.82	2,377.91	2,377.91
U25-001-000-063	2319648	WOLFE, PAULAH H		20	SIGNATURE DR	100,000	174,300	-	274,300	6,388.45	-	6,388.45	3,194.23	3,194.22
U29-005-000-031	2319649	WOLLEN, CAROLYN S		11	WILLOW GROVE RD	85,000	163,800	-	248,800	5,794.55	-	5,794.55	2,897.28	2,897.27
U40-008-000-002	2319650	WOLLNER, ROBERT K	WOLLNER, DEBORAH L JT	4	NORTH STAR WAY	67,400	-	-	67,400	1,569.75	-	1,569.75	784.88	784.87
U17-061-000-000	2319651	WOLPOW, SARAH I		45	PAGE ST	66,600	241,000	-	307,600	7,164.00	-	7,164.00	3,582.00	3,582.00
025-108-000-000	2319652	WOLTEMATH, KEVIN C	STANTON, SARAH D	5	SEGUIN DR	92,200	323,600	20,750	395,050	9,207.21	(1,456.30)	7,744.41	3,872.21	3,872.20
043-022-000-000	2319653	WOLVERTON, ANTHONY & KELSEY M JT		24	VARNEY LN	80,900	330,500	20,750	390,650	9,098.24	-	9,098.24	4,549.12	4,549.12
U20-118-000-000	2319654	WOMER, PAUL D	VAN DOREN, ABIGAIL	26	DIONNE CIR	69,700	219,300	30,150	258,850	6,028.62	(484.87)	5,543.75	2,771.87	2,771.88
U39-097-000-000	2319655	WONG, KINGSLEY	WONG, MELISSA	16	TARRANTINE DR	82,900	225,400	20,750	287,550	6,697.04	-	6,697.04	3,348.52	3,348.52
039-052-000-000	2319656	WONSON, ERICA ANN	PIETZYK, AARON JAMES	2	KIMBERLEY CIR	75,800	372,700	-	448,500	10,445.57	-	10,445.57	5,222.79	5,222.78
U29-185-000-000	2319657	WOOD, BETH A		32	SHOE AVE	48,300	112,800	-	161,100	3,752.02	-	3,752.02	1,876.01	1,876.01
026-028-000-000	2319658	WOOD, CYNTHIA S	WOOD, PAUL D (JT)	481	WOODSIDE RD	193,500	383,000	26,750	519,750	12,803.68	-	12,803.68	6,401.84	6,401.84
U03-020-000-000	2319659	WOOD, DOUGLAS S & WINIFRED L	TRUSTEES ETAL	6	PINE ST	64,400	254,300	-	318,700	7,422.52	-	7,422.52	3,711.26	3,711.26
U21-103-000-000	2319660	WOOD, ISAAC S		39	BELMONT ST	83,500	109,700	20,750	172,450	4,016.36	-	4,016.36	2,008.18	2,008.18
U01-076-000-000	2319661	WOOD, STEPHEN	WOOD, BONNIE S	22	HOVEY LN	95,100	395,200	27,350	462,950	10,782.11	(784.10)	9,998.01	4,999.01	4,999.00
G01-022-000-000	2319662	WOOD, SUSAN		632	GURNET RD	111,000	86,400	-	197,400	4,597.45	(315.84)	4,281.61	2,140.81	2,140.80
022-108-000-000	2319663	WOOD, TIMOTHY W & MICHELE A JT		22	MEREDITH DR	67,200	220,700	20,750	267,150	6,221.92	-	6,221.92	3,110.96	3,110.96
U25-001-000-083	2319664	WOODARD, MARCIA C		2	MAST LN	100,000	175,100	20,750	254,350	5,923.81	-	5,923.81	2,961.90	2,961.90
MP3-009-000-000	2319665	WOODCOCK - TRUSTEE, JANICE H	WOODCOCK LIVING TRUST, JANICE H	1052	MERE PT RD	297,700	239,400	-	537,100	12,509.06	-	12,509.06	6,254.53	6,254.53
040-372-000-000	2319666	WOODLAND VILLAGE LLC		0	BEAVER POND RD	74,200	-	-	74,200	1,728.12	-	1,728.12	864.06	864.06
U19-002-000-091	2319667	WOODMAN, DAVID	WOODMAN, JUDITH H	3	FOXGLOVE WAY	140,000	379,900	-	519,900	12,108.47	(6,213.13)	5,895.34	2,947.67	2,947.67
031-013-008-000	2319668	WOODMERE LLC		642	MERE PT RD	335,300	706,100	-	1,041,400	24,254.21	-	24,254.21	12,127.11	12,127.10
026-042-000-000	2319669	WOODRUFF, D MICHAEL & LUCRETIA E JT		63	GOTT LN	147,800	208,000	20,750	335,050	7,803.31	-	7,803.31	3,901.66	3,901.65
U31-229-000-000	2319670	WOODRUFF, GRETA L & WILLIAM S JT		21	ROBIN DR	62,100	243,200	-	305,300	7,110.44	-	7,110.44	3,555.22	3,555.22
U40-233-000-000	2319671	WOODRUFF, PETER J &	DUBE, DANIELLE H JT	1	PENACOOK DR	78,800	313,500	-	392,300	9,136.67	-	9,136.67	4,568.34	4,568.33
051-001-000-370	2319672	WOODS, LEONARD	WOODS, BRENDA	49	LARRY LN	-	123,000	-	123,000	2,864.67	-	2,864.67	1,432.34	1,432.33

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

TRUSTEE'S DEED
Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS THAT I, **VIRGINIA M. FISH**, Trustee of the **VIRGINIA M. FISH TRUST** dated August 3, 1999, as amended, with a mailing address of 3 Julia's Way, Brunswick, Cumberland County, Maine, for consideration paid, grants to **DANIEL A. WISE** of 142 Neptune Drive, Apt. 2137, Brunswick, Cumberland County, Maine, the land and buildings in Brunswick, Cumberland County, Maine, with WARRANTY COVENANTS, as follows:

SEE ATTACHED EXHIBIT A

Certificate of Trust Pursuant to 18-B M.R.S.A. § 1013:

I, **VIRGINIA M. FISH**, by signing this deed, hereby certify that I am the duly appointed and authorized Trustee of the **VIRGINIA M. FISH TRUST** dated August 3, 1999, as amended, as of the date of this deed; (ii) I have the power to sell real property held by the trust; (iii) I am authorized to convey the real property set forth in this deed; and (iv) the trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this certificate to be incorrect.

IN WITNESS WHEREOF, I, **VIRGINIA M. FISH**, Trustee of the **VIRGINIA M. FISH TRUST**, dated August 3, 1999, as amended, in my said capacity, have hereunto set my hand and seal, this 10th day of November, 2016.

SIGNED, SEALED and DELIVERED in the presence of

VIRGINIA M. FISH TRUST

Fred A. Greenwood
Witness

Virginia M. Fish
VIRGINIA M. FISH, Trustee

STATE OF MAINE
County of Cumberland, ss.

November 10, 2016

Then personally appeared the above named **VIRGINIA M. FISH** in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,

K. Alexander Visbaras
Notary Public
K. Alexander Visbaras, ATTY-AT-LAW

MAINE REAL ESTATE TAX PAID

Exhibit A

A certain lot or parcel of land, together with any improvements thereon, situated off the Bunganuc Road in the Town of Brunswick, County of Cumberland, and State of Maine, and being Lot 3 on a Plan entitled "Julia's Way Subdivision, Sheet 1, Sandelin Property, Bunganuc Road" for Harold and Barbara Sandelin, dated May 21, 2002, by: Kevin E. Clark, PLS, of SITELINES, P.A., said Plan duly recorded in the Cumberland County Registry of Deeds in Plan Book 202, Page 354.

Subject to the Declaration of Easement Rights, Protective Covenants, Restrictions and Reservations, dated May 28, 2003, and duly recorded in the Cumberland County Registry of Deeds, Book 19484, Page 21.

Also granting to Daniel A. Wise, his successors and assigns forever, in common with the general public, and lot owners on the above-referenced Plan, the right to use and enjoy the property described in the Warranty Deed of Harold D. Sandelin and Barbara J. Sandelin to the Town of Brunswick, dated August 6, 2002, and recorded in the Cumberland County Registry of Deeds in Book 18916, Page 61, including passive and recreational easement interests. This easement grant shall include, but not be limited, to the right to enter upon the property, to use the property as open space and passive recreational activities, and to otherwise enjoy the property in its natural state.

Excepting and reserving to Harold B. Sandelin and Barbara J. Sandelin, their heirs and assigns forever, an easement to establish and maintain foundation drain easements for Lot 3, said easement shall include the right to install, maintain, repair and/or replace foundation drainage, the location and design of which shall be approved by the Town of Brunswick Codes Enforcement Officer. The individual foundation drains shall be constructed following Best Management Practices in order to limit soil scouring and erosion on the protected premises.

Subject to the sole right of the Town of Brunswick to maintain the property referenced above in Book 18916, Page 61, as an open space parcel, including but not limited to the right to clear brush, blow-downs, dead or dying trees, and to otherwise maintain the property in a good state of repair.

Reference may be had to a deed dated June 11, 2003 from Harold D. Sandelin and Barbara J. Sandelin to Virginia M. Fish, Trustee of the Virginia M. Fish Trust, as amended, recorded in said Registry of Deeds in Book 19956, Page 89.

Received
Recorded Register of Deeds
Nov 15, 2016 08:17:03A
Cumberland County
Nancy A. Lane

-JULIA'S WAY SUBDIVISION-
off BUNGANUC ROAD
BRUNSWICK, MAINE

DECLARATION
OF
EASEMENT RIGHTS, PROTECTIVE COVENANTS,
RESTRICTIONS AND RESERVATIONS

Dated: May 28, 2003

DECLARATION made as of this twenty-eighth day of May, 2003, by **HAROLD D. SANDELIN and BARBARA J. SANDELIN**, of Topsham, County of Sagadahoc and State of Maine (hereinafter referred to as "**Sellers**").

WHEREAS, **Sellers** own property off Bunganuc Road in the Town of Brunswick, County of Cumberland and State of Maine, and more particularly described in the Warranty Deed of Harold D. Sandelin and Barbara J. Sandelin to Virginia M. Fish, Trustee of the Virginia M. Fish Trust under Declaration of Trust dated August 3, 1999, of even or similar date to be recorded herewith;

WHEREAS, **Sellers** are subdividing a portion of the property into eight (8) lots as more particularly shown on a Plan entitled "Julia's Way Subdivision, Sheet 1, Sandelin Property, Bunganuc Road" for Harold and Barbara Sandelin, dated May 21, 2002, by: Kevin E. Clark, PLS, of SITELINES, P.A., scale: 1" = 100', said Plan duly recorded in the Cumberland County Registry of Deeds in Plan Book 202, Page 354; and

WHEREAS, **Sellers** desire to develop, improve and sell such residential plots as part of a planned residential subdivision of the whole, and **Sellers** desire to assure that the natural and rural qualities of JULIA'S WAY SUBDIVISION are preserved for the benefit and enjoyment of those who acquire plots of land in said subdivision, and it is deemed to be in the best interests of all owners of the subdivided plots to record a Declaration reciting certain protective restrictions, covenants, conditions and reservations, all of which will be uniformly applicable to all plots within the subdivision.

NOW THEREFORE, in consideration of the premises, the **Sellers** do hereby declare the following restrictions, covenants, easements, conditions and reservations to which all portions of the property covered by this Declaration shall be held and conveyed by the Seller and shall be dedicated and subject to the jurisdiction of a residential subdivision:

1. The land conveyed hereby shall be used only for single-family residential purposes. An additional apartment within the residential structure may be constructed to be occupied by a member of the primary residents immediate family, in the manner commonly known as "in-law" apartment. No trailers, mobile homes or other temporary structures shall be placed or maintained on said land and used for residential occupancy. Any such trailer, mobile home or other temporary structure may not be hooked up to a water well or septic system, and only may be stored, on a temporary basis, on such land so long as all appropriate state licenses are obtained. No trade, business or commercial activity of any nature shall be conducted on said land, except as stated below regarding home occupations.

2. Building Specifications: No building, or other structure or installation or anything used for habitation shall be erected, placed or constructed on the land conveyed herein until the plans with specifications, including the location on the land, have been filed with and approved in writing by the **Sellers**, their heirs, successors and assigns.

The gross living area of any dwelling shall be at least 2,400 square feet, exclusive of garages, porches, decks, breezeways, ells or patios. The first floor shall contain at least 1,000 square feet, exclusive garages, porches, decks, breezeways, ells or patios.

No building shall exceed 2 ½ stories.

Buildings shall have exterior siding to be either painted or stained wood, vinyl, brick or stone.

Building design, including but not limited to roof shapes, building orientation, exterior color, material texture and window treatment shall be of a character harmonious with the natural rural setting of the land. Construction shall be of a type that will not detract from the value of other property on adjacent parcels or of the **Sellers** remaining property. No structure shall be markedly conspicuous.

All plans for the construction, showing the proposed structures, architectural elevations, and location upon the lot shall be prepared such that the **Sellers** or the **Sellers'** agent prior to the commencement of construction shall have the right to reject such plans if they do not conform to the above aforementioned considerations. Approval shall not be unreasonably withheld. **Sellers** and **Sellers'** agent shall give his decision of acceptance or rejection within twenty (20) days of receipt of said plans and this decision shall be final and not subject to any review.

In the event **Sellers** and **Sellers'** agent fails to give a decision within twenty (20) days of receipt of said plans, said plan shall be deemed to have been accepted. The provisions of this paragraph shall terminate when all of the lots described on this plan have been sold and each principal resident's plan approved.

3. No livestock, animals or poultry shall be kept or maintained or allowed on the land herein conveyed other than household pets.
4. No garbage, trash, noxious or offensive objects, junk automobiles or other vehicles that do not pass the State of Maine Motor Vehicle Inspection law shall be kept, maintained, or allowed on the land herein conveyed.
5. All buildings, structures, installations, and other improvements including sewer and water systems to be erected, maintained or altered upon said land must comply with all the state, municipal and other government laws, rules, and regulations.
6. The land conveyed herein shall not be further subdivided.
7. Outdoor lighting shall be installed in such a manner that it will not shine on other lots, or into the homes of any other person residing in the development.
8. During construction, lot owners or the lot owner's contractor must maintain the site in a neat and orderly fashion. Construction debris shall be placed in dumpsters at the end of each work day.
9. The covenants and restrictions contained in the preceding paragraphs shall run and bind the land herein perpetuity. The **Sellers**, their heirs, successors and assigns, shall have the right at any time or times proceed at law or in equity against any person violating or attempting to violate any such provisions. Failure to enforce any provision therein contained in any particular instance shall not be deemed a waiver of the right to do so to the same on any subsequent or other violation. Nothing herein shall prevent the owner or owners of land subject to the covenants and restrictions from enforcing said covenants and restrictions against the owner or owners of other land so restricted. In the event that the **Sellers**, or any other lot owner, must go to Court or take legal action in order to enforce these covenants and is successful in doing so, the owner of the land which was found to be in violation of these covenants shall pay the costs of Court, including legal fees, of the person bringing the action.
10. The **Sellers** shall insert all of the covenants and restrictions in the preceding paragraphs into the deeds of conveyance for any lots described on this plan.

IN WITNESS WHEREOF, we, the said **HAROLD D. SANDELIN**, and **BARBARA J. SANDELIN**, have hereunto set our hands and seals this twenty-eighth day of May in the year of our Lord two thousand and three.

Signed, Sealed and Delivered
in the presence of

Richard D. Rankin
Witness

Harold D. Sandelin
Harold D. Sandelin, Seller

Scott
Witness

Barbara J. Sandelin
Barbara J. Sandelin, Seller

STATE OF MAINE
CUMBERLAND, SS.

May 28, 2003

Personally appeared the above-named, **HAROLD D. SANDELIN**, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

James F. Day
Notary Public (Seal)

James F. Day
Typed or Printed Name of Notary

My Commission Expires: 01/19/06

Received
Recorded Register of Deeds
Jun 03:2003 03:27:53P
Cumberland County
John B. O'Brien