

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 N/A Unknown
 Drilled Dug Other N/A

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: 2019 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? Water softener installed by Culligan

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: South side of garage

Installed by: Unknown

Date of Installation: 1986±

USE: Number of persons currently using system: 2

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

Comments: Equipment leased by Culligan in Yarmouth at \$83±/month

Source of Section I information: Seller and previous disclosure

Buyer Initials _____ Page 1 of 8 Seller Initials _____

SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public N/A 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: N/A
Tank Size: 500 Gallon 1000 Gallon Unknown Other: N/A
Tank Type: Concrete Metal Unknown Other: N/A
Location: North side of home OR Unknown

Date installed: 1986±? Date last pumped: 6/7/2018 Name of pumping company: RA Webber

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: North side yard

Date of installation of leach field: 1986±? Installed by: Unknown

Date of last servicing of leach field: None Company servicing leach field: N/A

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: None

Source of Section II information: Seller and previous disclosure

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 Boiler	Fireplace (double burner)	Fireplace	Fireplace
Age of system(s) or source(s)	2010±	2020	2020	2020
TYPE(S) of Fuel	Oil	Propane	Propane	Wood
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	2023: 810± gallons	2023: 161 gallons Shared w/generator	<----- Shared w/#2 & range	lightly used
Name of company that services system(s) or source(s)	Charlie Burnham	Dr. Hearth, Topsham	Dr. Hearth, Topsham	Self-serviced
Date of most recent service call	December 2023	2020	2020	after use
Malfunctions per system(s) or source(s) within past 2 years	None known	None	None	None
Other pertinent information	Radiant floors and baseboard	Livingroom Jotul Newcastle	Master Bedroom Regency Panorama	Greatroom Regency Contura

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: Fall 2018
 Date chimney(s) last cleaned: Fall 2018
 Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: Installed 2019

Comments: None

Source of Section III information: Seller and previous 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): ***** Size of tank(s): *****

Location: *****

Buyer Initials _____ Page 3 of 8 Seller Initials _____

What materials are, or were, stored in the tank(s)?
Have you experienced any problems such as leakage? Yes No Unknown

Comments: None

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: 2019 By: Home Inspector

Results: 2.2 & 2.3 pCi/L from 2018 prior owner

If applicable, what remedial steps were taken? Radon air mitigation system installed.

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

Are test results available? Yes No

Results/Comments: None

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: May 23, 2019 By: Radon Check, Inc

Results: 140 & 130 pCi/L (post mitigation)

If applicable, what remedial steps were taken? 2021: Radon Water Mitigation system installed (owned)

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

Are test results available? Yes No

Results/Comments: pre-mitigation test results: 4,000 pCi/L

Source of information: Seller and previous disclosure

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: None

Source of information: Seller

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: 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 — ACCESS TO THE PROPERTY

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: Common access road - association maintenance costs around \$300/year

Source of information: Seller, survey, deed and previous 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? Sandpiper Land Road Association

Road Association Name (if known): Sandpiper Land Road Association

Source of information: Seller, survey, deed and previous disclosure

SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines “area of special flood hazard” as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: N/A

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: N/A

Has any flood-related damage to a structure occurred on the property? Yes No Unknown

If Yes, explain: N/A

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

If Yes, indicate the dates of each claim: N/A

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown

If Yes, indicate the date of each payment: N/A

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

N/A

Relevant Panel Number: N/A Year: 2024 (Attach a copy)

Comments: None

Source of Section VI information: **Seller and attached FIRMETTE map**

Buyer Initials _____

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Seller Initials _____

SECTION VII – GENERAL INFORMATION

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

Is a Forest Management and Harvest Plan available?..... 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: 2xPropane tanks & Water filtration system

Year Principal Structure Built: 1986

What year did Seller acquire property? 2019

Roof: Year Shingles/Other Installed: 2002±

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

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: small amount of seepage at bulkhead in extreme rain (no accumulation)

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: 12kW Generator Unknown

Comments: 2022: Whole house auto-on 12 kW Kohler Generator

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: None

Source of Section VII information: Seller and previous disclosure

Buyer Initials _____ Page 7 of 8 Seller Initials _____

SECTION VIII – ADDITIONAL INFORMATION

Floorplans, tax map, survey, deed, flood FIRMETTE map (DeadRiver owns propane tanks)
2020 remodel included much of the house being rebuilt from the studs updating the lighting, painting
(in/out), radiant floors (kitchen/bath/mudroom), powered skylight, 3 fireplaces, 2 Trec decks, silestone
countertops, extensive low voltage outdoor lighting, substantial hardscaping, landscaping, gardens and
more. ADT security system \$67.72/month (CMP for 2023: \$2,939.65)

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
Robert L. Clarkson, Trustee

SELLER DATE
Paula C. Clarkson, Trustee

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.

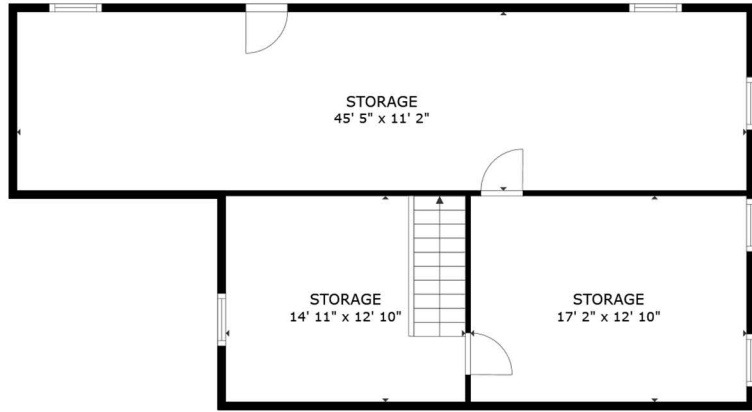
BUYER DATE

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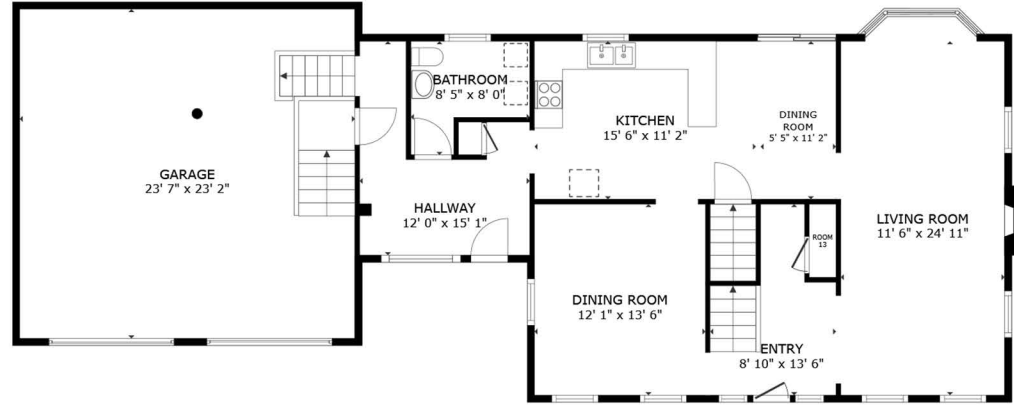
BUYER DATE

BUYER DATE

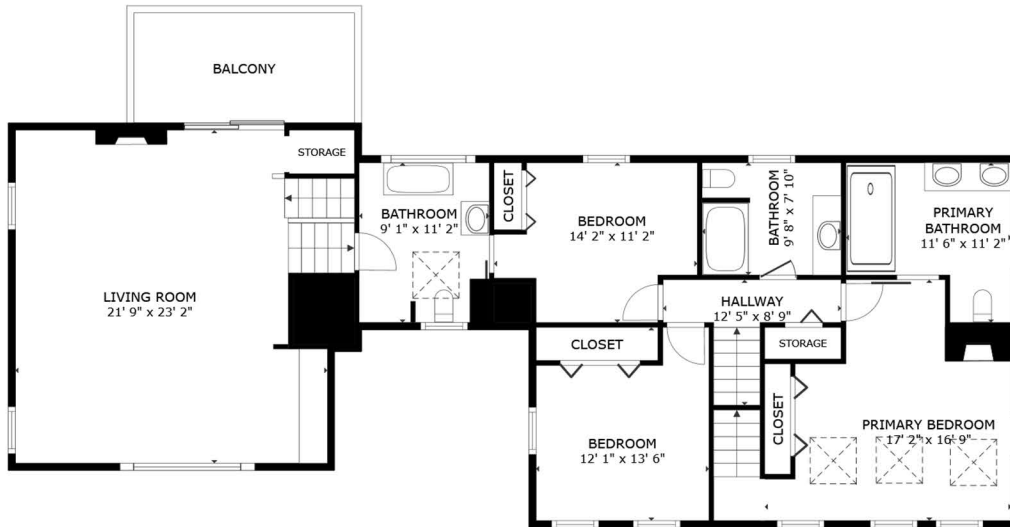




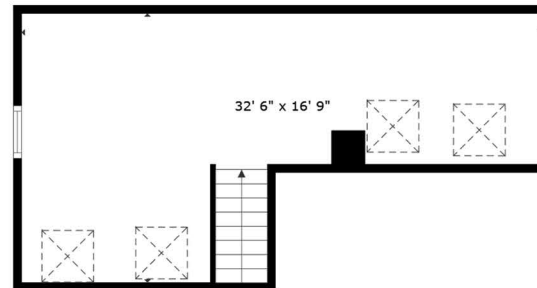
FLOOR 1



FLOOR 2



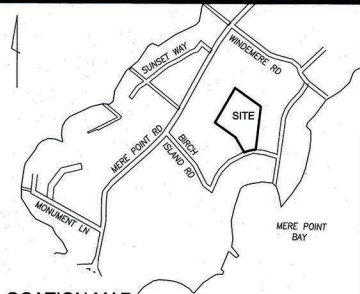
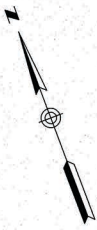
FLOOR 3



FLOOR 4

GROSS INTERNAL AREA
 FLOOR 1 932 sq.ft. FLOOR 2 1,027 sq.ft. FLOOR 3 1,498 sq.ft. FLOOR 4 418 sq.ft.
 EXCLUDED AREAS : GARAGE 547 sq.ft. BALCONY 118 sq.ft.
 TOTAL : 3,875 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



LOCATION MAP N.T.S.

LEGEND

●	IRON PIPE OR ROD FOUND	—X—X—	FENCE
⊙	UTILITY POLE	—OHW—	OVERHEAD WIRES
—IPF/IRF	IRON PIPE OR ROD FOUND	—N/F	NOW OR FORMERLY
—000/000	DEED BOOK / PAGE		

PLAN REFERENCES

- "STANDARD BOUNDARY SURVEY OF CLARE K. FULTON LOT NORTH OF BIRCH ISLAND ROAD, BRUNSWICK, MAINE FEBRUARY 27, 1988 FOR WILLIAM PASCHKE" BY BRIAN SMITH SURVEYING, INC. RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 157, PAGE 65.
- "STANDARD BOUNDARY SURVEY, LAND OF PAMELA HOLLAND (RECORD OWNER), BIRCH ISLAND ROAD, BRUNSWICK, MAINE JUNE 16, 2011 FOR PAMELA HOLLAND" BY BRIAN SMITH SURVEYING, INC. RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 212, PAGE 16.
- "THOMPSONS FARM MERE POINT BRUNSWICK, ME OWNED BY FLOYD TAYLOR" DATED JUNE 21, 1921 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 14, PAGE 44.

GENERAL NOTES

- OWNER OF RECORD: ROBERT L. & PAULA C. CLARKSON
TAX MAP 2 LOT 53
C.C.R.D. BOOK PAGE
 - BEARINGS ARE BASED ON MAGNETIC 1974 PER RECORD DEEDS AND PLANS.
 - THE SURVEYED PARCEL IS LOCATED IN THE RURAL PROTECTION 1 DISTRICT AS SHOWN ON THE TOWN OF BRUNSWICK ZONING MAP.
- SETBACK REQUIREMENTS**
- | | |
|-------|---------|
| FRONT | 30 FEET |
| SIDE | 25 FEET |
| REAR | 30 FEET |
- FOR ADDITIONAL ZONING INFORMATION SEE THE TOWN OF BRUNSWICK CODE OF ORDINANCES.

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

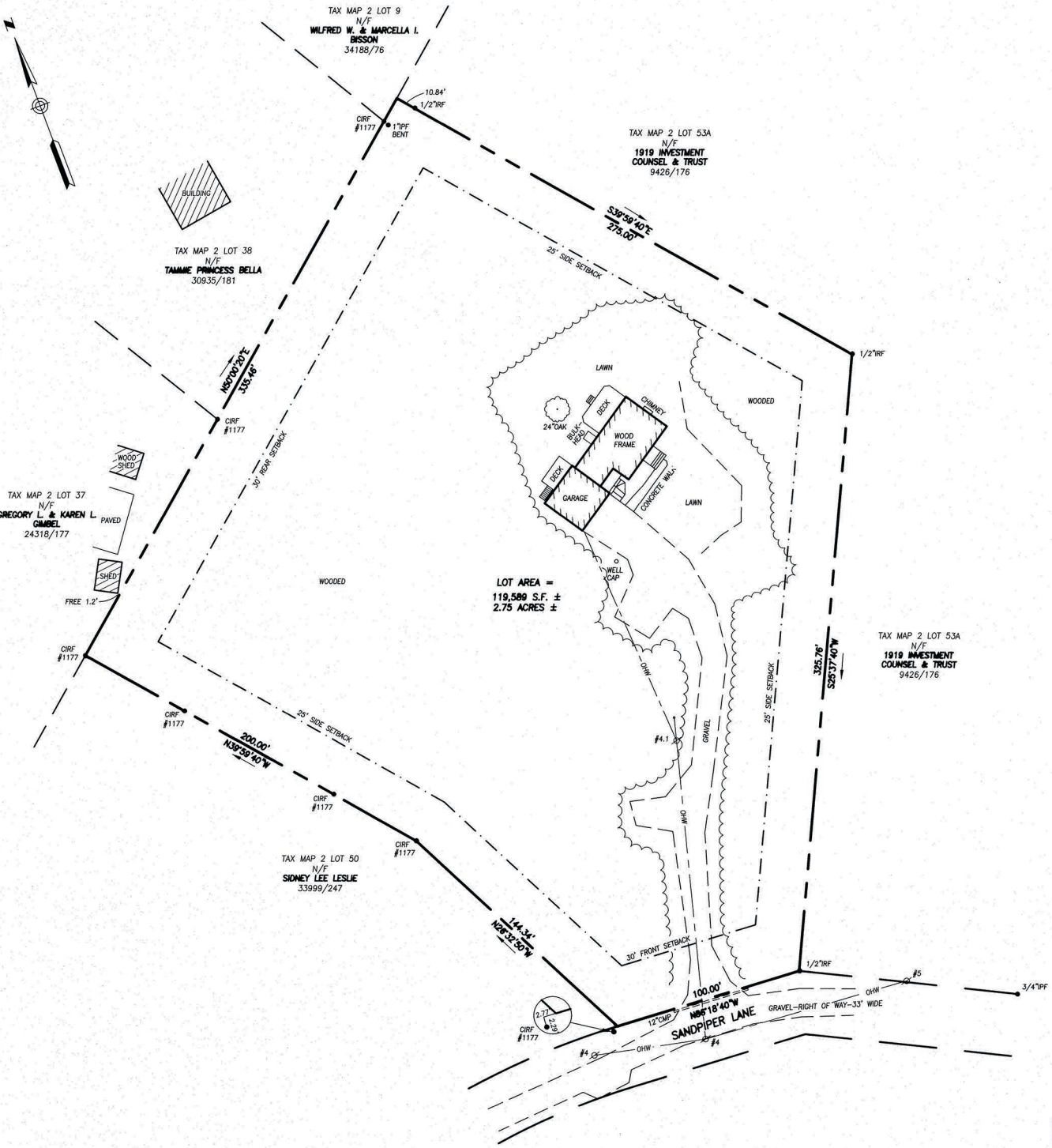
Randy R. Louber
RANDY R. LOUBIER, PLS #2407

7/16/19
DATE

Boundary Survey
At
15 Sandpiper Lane, Brunswick, Maine
Made for Record Owner
Robert L. & Paula C. Clarkson
15 Sandpiper Lane, Brunswick, Maine

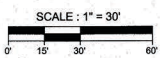
OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

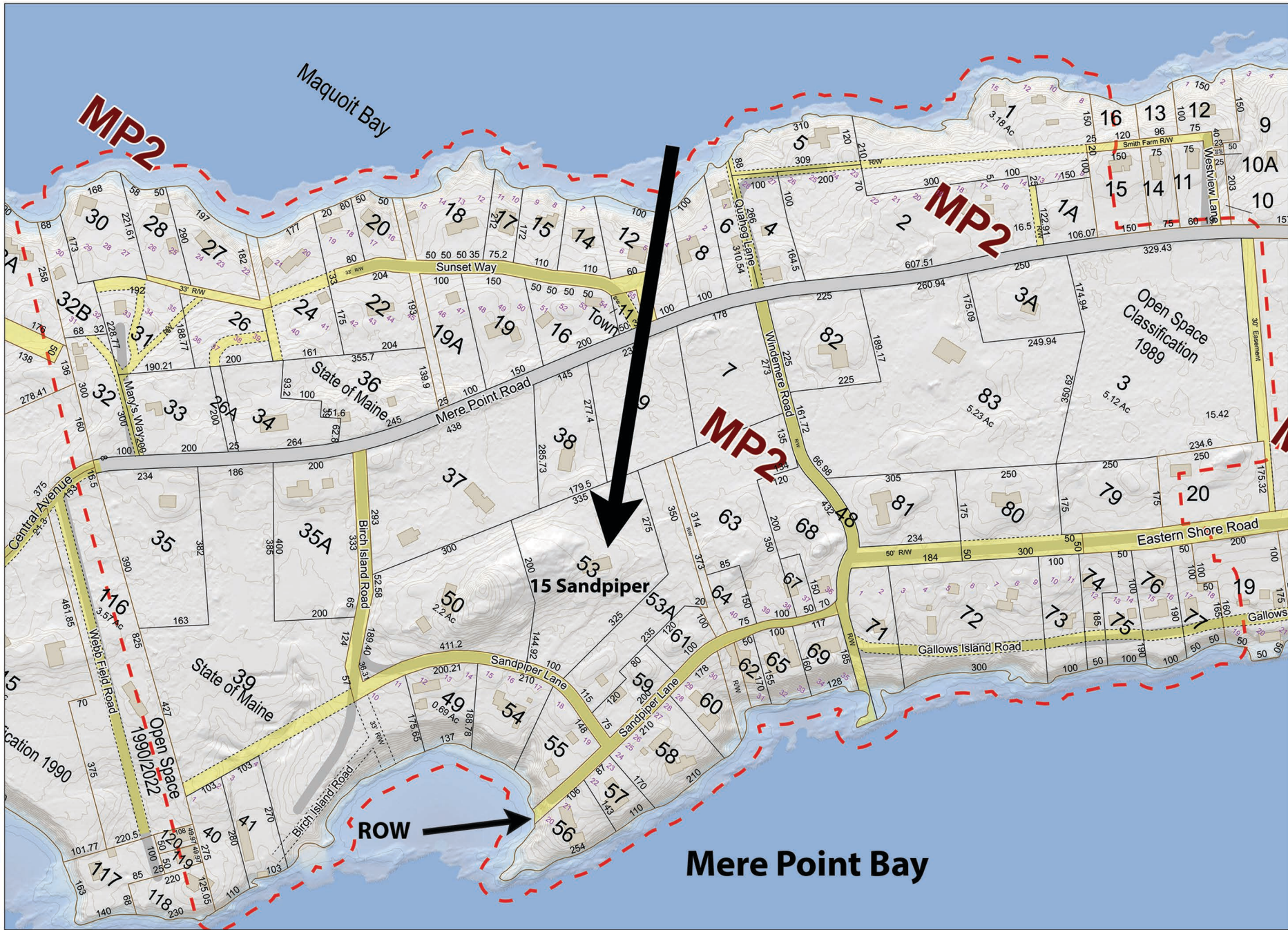
DRAWN BY: RS /JLW DATE: JULY 16, 2019 JOB NO. 2019-121 BK
CHECKED BY: RRL SCALE: 1" = 30' DRWG. NO. 1



STATE OF MAINE, CUMBERLAND, ss
REGISTRY OF DEEDS
RECEIVED **JULY 23, 2019**
AT **2** hr **29** min **2** m AND RECORDED
IN PLAN BOOK **219**, PAGE **298**

ATTEST: *Randy R. Louber*
REGISTER





- Legend**
- ROW Property Access
 - Town Boundary
 - Other Lot Boundary
 - Parcels Lines
 - Yellow Right-Of-Ways
 - Grey Improved Surfaces
 - White Parcels
 - Grey Road Right-Of-Ways
 - Grey Buildings
 - Red L-shaped Parcels in Map

Disclaimer: The information is provided as a reasonably accurate point of reference, but is not guaranteed and is not to be used for conveyances. The Town of Brunswick shall not be held responsible for the accuracy or misuse of this data. Copyright Town of Brunswick.



1:1,200

Revised To: April 1, 2024

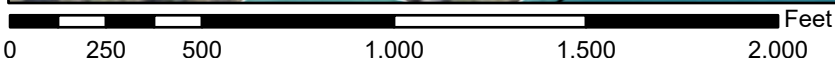
Maps Prepared by:
GIS Administrator,
Town of Brunswick

MAP
MP2

National Flood Hazard Layer FIRMMette



70°1'17"W 43°50'4"N



1:6,000

70°0'39"W 43°49'38"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.




This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/22/2024 at 9:44 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Parcel ID	Bill		Name 2	#	Street	Land Value	Building Value	Exemptions	Taxable Value	Calculated Tax	Tax	Net Tax Due	Due 10/31/23	Due 4/16/24
	Number	Name 1									Stabilization			
U28-196-000-006	2312030	CHURCHILL LLC		0	FOLIAGE DR	26,000	-	-	26,000	605.54	-	605.54	302.77	302.77
U28-196-000-007	2312031	CHURCHILL LLC		0	FOLIAGE DR	26,000	-	-	26,000	605.54	-	605.54	302.77	302.77
U28-196-000-008	2312032	CHURCHILL LLC		0	FOLIAGE DR	26,000	-	-	26,000	605.54	-	605.54	302.77	302.77
U28-196-000-009	2312033	CHURCHILL LLC		0	FOLIAGE DR	26,000	-	-	26,000	605.54	-	605.54	302.77	302.77
U28-196-000-010	2312034	CHURCHILL LLC		0	FOLIAGE DR	26,000	-	-	26,000	605.54	-	605.54	302.77	302.77
U28-196-000-011	2312035	CHURCHILL LLC		0	FOLIAGE DR	26,000	-	-	26,000	605.54	-	605.54	302.77	302.77
U29-005-000-064	2312036	CIANCHETTE, ANN		52	WILLOW GROVE RD	85,000	166,600	-	251,600	5,859.76	-	5,859.76	2,929.88	2,929.88
023-039-000-000	2312037	CIARANELLO, JAISON T		7	CONIFER LN	54,400	27,300	-	81,700	1,902.79	-	1,902.79	951.40	951.39
051-001-000-226	2312038	CICIOTTE, ANDREW P		17	PRIMROSE LN	-	26,300	20,750	5,550	129.26	-	129.26	64.63	64.63
U40-093-000-000	2312039	CIJKA, PAUL T TRUSTEE	CIJKA, JENNIFER K TRUSTEE	28	BEECH DR	97,200	287,900	20,750	364,350	8,485.71	(730.45)	7,755.26	3,877.63	3,877.63
022-054-000-044	2312040	CIELINSKI, JARED		21	LINNELL CIR	-	35,400	-	35,400	824.47	-	824.47	412.24	412.23
U22-097-000-000	2312041	CIERI, MATTHEW D		41	HENNESSEY AVE	45,300	93,700	-	139,000	3,237.31	-	3,237.31	1,618.66	1,618.65
039-035-000-000	2312042	CIGRI, LAURA		3	PEARL DR	160,200	89,500	-	249,700	5,815.51	-	5,815.51	2,907.76	2,907.75
U40-227-000-000	2312043	CILEA, MARK A		53	MELDEN DR	76,400	237,100	20,750	292,750	6,818.15	-	6,818.15	3,409.08	3,409.07
014-038-000-000	2312044	CILEA, MICHELLE M		12	PERREAUWAY	48,900	194,700	20,750	222,850	5,190.18	-	5,190.18	2,595.09	2,595.09
G01-014-000-000	2312045	CIVIELLO, BLAKE C	LIU, LILI (JT)	697	GURNET RD	219,400	405,400	-	624,800	14,551.59	-	14,551.59	7,275.80	7,275.79
U30-012-000-000	2312046	CIVIELLO, JEANNA M	CIVIELLO, DENNIS	13	PALMER ST	52,400	160,800	20,750	192,450	4,482.16	-	4,482.16	2,241.08	2,241.08
U15-056-000-000	2312047	CIVITA, PIETRO J JR	CIVITA, CRISTINA	78	PLEASANT ST	30,800	97,300	25,750	102,350	2,383.73	-	2,383.73	1,191.87	1,191.86
U08-034-000-000	2312048	CLAIRE, AVY & SHEA, PONY TELFAIR JT		22	SCHOOL ST	47,700	161,000	20,750	187,950	4,377.36	-	4,377.36	2,188.68	2,188.68
029-003-00A-000	2312049	CLANCY, JOSEPH	RENO, BRIDGET (LE)	77	BUNGANUC RD	81,200	117,700	20,750	178,150	4,149.11	-	4,149.11	2,074.56	2,074.55
036-002-00A-000	2312050	CLAPP, CHERRY A LIVING TRUST		0	PRINCES PT RD	87,800	-	-	87,800	2,044.86	-	2,044.86	1,022.43	1,022.43
036-006-000-000	2312051	CLAPP, CHERRY A LIVING TRUST		19	PRINCES PT RD	247,300	190,000	25,750	411,550	9,585.00	(714.01)	8,870.99	4,435.49	4,435.50
036-023-000-000	2312052	CLAPP, JEFFREY O		80	TOADS LANDING	149,000	146,700	-	295,700	6,886.85	-	6,886.85	3,443.43	3,443.42
U29-018-000-000	2312053	CLARK, PAUL H IV & PETERSON, CARI JT		147	MCKEEN ST	50,000	139,300	-	189,300	4,408.80	-	4,408.80	2,204.40	2,204.40
U40-008-000-010	2312054	CLARK III, PAUL H 1/2 INT	3 RIDGE LLC 1/2 INT	363	MAINE ST	54,600	159,700	-	214,300	4,991.05	-	4,991.05	2,495.53	2,495.52
025-022-00E-000	2312055	CLARK, BENJAMIN MICHAEL	ALBUFF, ARIEL	179	ROSSMORE RD	75,400	240,100	20,750	294,750	6,864.73	-	6,864.73	3,432.37	3,432.36
020-004-000-000	2312056	CLARK, BRUCE		565	HIGHLAND RD	78,400	166,700	20,750	224,350	5,225.11	-	5,225.11	2,612.56	2,612.55
U16-073-000-000	2312057	CLARK, CURT D & RABINOWITZ, MARK JT		11	CEDAR ST	37,400	119,700	-	157,100	3,658.86	-	3,658.86	1,829.43	1,829.43
MP2-017-000-000	2312058	CLARK, DAVID A TRUSTEE OF THE	DAVID A CLARK NOMINEE TRUST	18	SUNSET WAY	269,100	205,600	-	474,700	11,055.76	-	11,055.76	5,527.88	5,527.88
MP2-016-000-000	2312059	CLARK, DAVID A TRUSTEE OF THE DAVID A	CLARK NOMINEE TRUST	11	SUNSET WAY	54,500	25,100	-	79,600	1,853.88	-	1,853.88	926.94	926.94
032-020-000-000	2312060	CLARK, DAVID E & SUSAN M	ANDERSON, SARACH E CLARK & ANDREW	55	SIMPSONS PT RD	87,000	149,000	-	236,000	5,496.44	-	5,496.44	2,748.22	2,748.22
016-033-000-007	2312061	CLARK, ELIZABETH A	CLARK, PHILIP A	13	NUGGET LN	80,000	217,300	25,750	271,550	6,324.40	(496.51)	5,827.89	2,913.94	2,913.95
022-054-000-060	2312062	CLARK, FRANCES E		81	SCARPONI DR	-	18,800	18,800	-	-	-	-	-	-
020-003-000-000	2312063	CLARK, JON P		0	HIGHLAND RD	29,700	-	-	29,700	691.71	-	691.71	345.86	345.85
026-059-000-000	2312064	CLARK, KENNETH	CLARK, EVELYN C	1	BAYSIDE LN	72,900	224,700	20,750	276,850	6,447.84	(512.37)	5,935.47	2,967.73	2,967.74
047-034-000-000	2312065	CLARK, KEVIN P	CLARK, SHERI A	30	ISLAND VIEW LN	63,200	504,500	20,750	546,950	12,738.47	-	12,738.47	6,369.24	6,369.23
024-037-000-000	2312066	CLARK, LISA L	BRADDICK, JAMES R (JT)	106	OLD PENNELLVILLE RD	103,500	193,600	20,750	276,350	6,436.19	-	6,436.19	3,218.10	3,218.09
049-011-000-000	2312067	CLARK, MARLENA LEE	GOULD, BENJAMIN BARTLETT (JT)	19	HARDING RD	88,700	68,400	20,750	136,350	3,175.59	-	3,175.59	1,587.80	1,587.79
U29-002-000-000	2312068	CLARK, PAUL H III	MULLIGAN, ROSALIE R	155	MCKEEN ST	57,200	188,300	-	245,500	5,717.70	-	5,717.70	2,858.85	2,858.85
U29-002-00B-000	2312069	CLARK, PAUL H III	0	MCKEEN ST	62,200	-	-	62,200	1,448.64	-	-	1,448.64	724.32	724.32
U10-055-000-000	2312070	CLARK, ROBERT T	CLARK, JODY E	6	BLUEBERRY LN	102,200	246,600	20,750	328,050	7,640.28	-	7,640.28	3,820.14	3,820.14
U26-027-000-000	2312071	CLARK, SHEILA L		3	ROBINSON AVE	47,900	84,700	20,750	111,850	2,604.99	(306.93)	2,298.06	1,149.03	1,149.03
048-016-000-000	2312072	CLARK, TIMOTHY D	CLARK, CHERYL A	467	OLD BATH RD	51,800	203,000	23,950	230,850	5,376.50	-	5,376.50	2,688.25	2,688.25
045-003-000-031	2312073	CLARK, WILLIAM C		32	KAREN LN	-	12,300	12,300	-	-	-	-	-	-
U09-025-00A-000	2312074	CLARK, WILLIAM D	CYRUS, CATHERINE V	36	LONGFELLOW AVE	119,600	183,300	20,750	282,150	6,571.27	-	6,571.27	3,285.64	3,285.63
U37-027-000-000	2312075	CLARK, WORTHIE W		15	JUSTAMERE RD	50,600	132,500	20,750	162,350	3,781.13	-	3,781.13	1,890.57	1,890.56
033-019-000-000	2312076	CLARK/MULLIGAN - TRUSTEES, PAUL H III/RO	CLARK MULLIGAN REALTY TRUST	20	HARMONY WAY	285,300	306,300	20,750	570,850	13,295.10	(1,093.39)	12,201.71	6,100.85	6,100.86
046-022-000-000	2312077	CLARKE, SHARON J		98	HARDING RD	38,600	170,300	-	208,900	4,865.28	-	4,865.28	2,432.64	2,432.64
045-128-000-000	2312078	CLARKSON, KAREN		35	DEERFIELD DR	68,100	272,200	-	340,300	7,925.59	-	7,925.59	3,962.80	3,962.79
MP2-053-000-000	2312079	CLARKSON, ROBERT L & PAULA C TRUSTEES	ROBERT AND PAULA CLARKSON TRUST	15	SANDPIPER LN	134,600	286,800	-	421,400	9,814.41	-	9,814.41	4,907.21	4,907.20
U21-008-000-000	2312080	CLAY, JULIA J	CLAY, JEFFREY T	51	MCKEEN ST	69,000	123,300	20,750	171,550	3,995.40	-	3,995.40	1,997.70	1,997.70
038-018-00A-000	2312081	CLAYTON, ANNE		209	COOMBS RD	53,700	150,900	20,750	183,850	4,281.87	(348.39)	3,933.48	1,966.74	1,966.74

CURRENT OWNER(S)			TOPO	UTILITIES	STREET	LOCATION	CURRENT ASSESSMENT				
CLARKSON, ROBERT L & PAULA C T ROBERT AND PAULA CLARKSON TR 15 SANDPIPER LN						1 3	Description	Code	Assessed	Assessed	3203  Residential
BRUNSWICK ME 04011			SUPPLEMENTAL DATA				RESIDNTL	1010	283,500	283,500	
			RES LAND	1010	134,600	134,600					
			RESIDNTL	1010	3,300	3,300					
			Alt Prcl ID MP2-053-000-000	Park ID	Bldg Cnt 1		Total		421,400	421,400	
			Value Cha	Parcel Occ							
			Tax Class	Status							
			Special Co	Plan							
			Mobile Ho	Assoc Pid#							
			Moho Seri								
			GIS ID MP2-53								

RECORD OF OWNERSHIP						BOOK/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CLARKSON, ROBERT L & PAULA C TRUSTE						36067	0268	10-11-2019	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CLARKSON, ROBERT L						35604	0220	04-26-2019	Q	I	397,000	00	2023	1010	283,500	2022	1010	282,400	2021	1010	282,400
PACELLA, KATHLEEN MARIE &						33940	0268	04-10-2017	Q	I	365,000	00		1010	134,600		1010	134,600		1010	134,600
WOTKYNS, EDWARD S						28925	0289	08-30-2011	Q	I	334,000	00		1010	3,300		1010	3,200		1010	3,200
SMITH, HOLBROOK C & TRACY GRAFF						28516	0083	01-17-2011	U	I	0	2B	Total		421,400	Total		420,200	Total		420,200

TAX RELIEF			OTHER ASSESSMENTS					PREVIOUS ASSESSMENTS (HISTORY)											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor										
									APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 279,000 Appraised Xf (B) Value (Bldg) 4,500 Appraised Ob (B) Value (Bldg) 3,300 Appraised Land Value (Bldg) 134,600 Special Land Value 0 Total Appraised Parcel Value 421,400 Valuation Method C Exemptions 0.00 Taxable Value 421,400										
Total			0.00																

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	State Code	Batch
0001				

NOTES	
ATTIC=LOFT 1/2 OF 26 X 34 PRICED 1/2 ATTIC FIN - 1/2 UNF 07/16 EXT+INT=G CURRENTLY BEING FULLY REMODELED INSIDE DUE TO WATER DAMAGE FROM BURST PIPES. NEW FLOORING+DRY WALL+ BATH. DORMER FGR	UC=CHK INT FOR RENO COMPLETION 2018 CHG COND TO G ONCE COMP. MAR 2019 MLS \$399,900

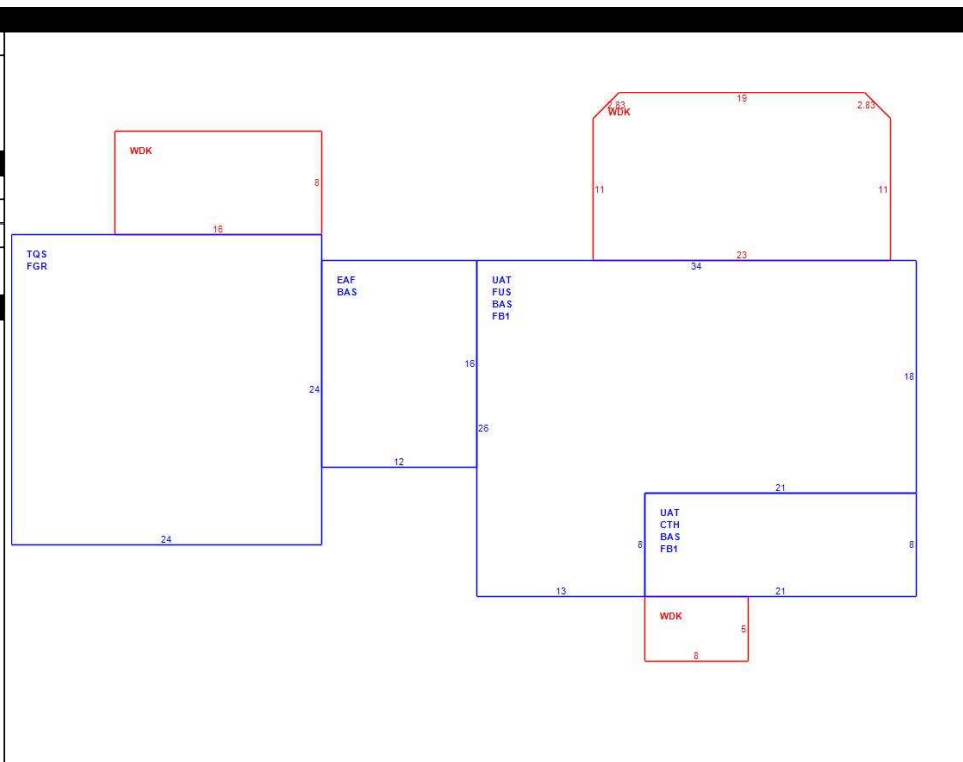
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY						
Type	Description	Proj. Desc.	Cost	% Comp	Issue Date	Date Comp	Date	Id	Type	Is	Cd	Purpose/Result
PL	Plumbing	HEAT PUMP WATER HEATER		100	07-26-2017		10-25-2019	NP			12	Reviewed
							09-25-2019	NP			12	Reviewed
							09-12-2017	PS			41	Hearing Change
							09-11-2017	PS			41	Hearing Change
							07-14-2016	GL			00	Measur+Listed

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	Single Family	RP1		1.000 AC	50,000.00	1.00000	1	1.00	100	2.300			1.0000	115,000
1	1010	Single Family	RP1		1.700 AC	5,000.00	1.00000	0	1.00	100	2.300	EXCESS		1.0000	19,600
Total Card Land Units					3 AC	Parcel Total Land Area					3	Total Land Value			134,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial	Sect Num	1	
Model	01	Residential			
Grade:	05	Avg++			
Stories:	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	11	Ceram Clay Til			
Interior Flr 2	12	Hardwood			
Heat Fuel	02	Oil/Gas			
Heat Type:	05	FHW			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs	2				
Total Rooms:	8				
Serial #					
Color					
Bath Style:	02	Typical			
Kitchen Style:	02	Typical			
Cabinets	01	Hardwood			
Cabinet Finish	01	Varnish			
MHD					
MHP					
Bid	4670				
Sect Ident	1				
Sect Num	1				

CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	324,472
Year Built	1987
Effective Year Built	
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	279,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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
FPL1	BRICK FP 1 S	B	1	5180.00	2003		86		0.00	4,500
GEN	GENERATOR	L	1	3700.00	2019	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	1,076	1,076	1,076	109.10	117,395	
CTH	Cathedral Ceiling	0	168	17	11.04	1,855	
EAF	Attic, Expansion, Finished	67	192	67	38.07	7,310	
FB1	1/4 Basement, Finished	0	884	221	27.28	24,112	
FGR	Garage, Attached	0	576	288	54.55	31,422	
FUS	Upper Story, Finished	716	716	716	109.10	78,118	
TQS	Three Quarter Story	432	576	432	81.83	47,132	
UAT	Attic, Unfinished	0	884	88	10.86	9,601	
WDK	Deck, Wood	0	463	69	16.26	7,528	
Ttl Gross Liv / Lease Area		2,291	5,535	2,974		324,473	

15 SANDPIPER LN

Location 15 SANDPIPER LN

Mblu MP2/ / 053/000 000/

Acct# MP2053000000

Owner CLARKSON, ROBERT L &
PAULA C TRUSTEES

TIF/Current Use

Assessment \$421,500

PID 4670

Building Count 1

Lot Description

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$286,900	\$134,600	\$421,500

Owner of Record

Owner CLARKSON, ROBERT L & PAULA C TRUSTEES
Co-Owner ROBERT AND PAULA CLARKSON TRUST
Address 15 SANDPIPER LN
BRUNSWICK, ME 04011

Sale Price \$0
Book & Page 36067/0268
Sale Date 10/11/2019
Instrument 1Q

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
CLARKSON, ROBERT L & PAULA C TRUSTEES	\$0	36067/0268	1Q	10/11/2019
CLARKSON, ROBERT L	\$397,000	35604/0220	00	04/26/2019
PACELLA, KATHLEEN MARIE &	\$365,000	33940/0268	00	04/10/2017
WOTKYNS, EDWARD S	\$334,000	28925/0289	00	08/30/2011
SMITH, HOLBROOK C & TRACY GRAFF	\$0	28516/0083	2B	01/17/2011

Building Information

Building 1 : Section 1

Year Built: 1987
Living Area: 2,291
Replacement Cost: \$324,472

Building Percent Good: 86
 Replacement Cost
 Less Depreciation: \$279,000

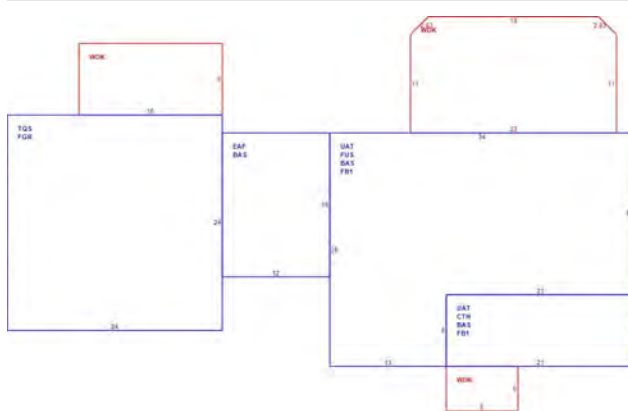
Building Attributes	
Field	Description
Style:	Colonial
Model	Residential
Grade:	Avg++
Stories:	2
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	Wood Shingle
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Ceram Clay Til
Interior Flr 2	Hardwood
Heat Fuel	Oil/Gas
Heat Type:	FHW
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	2
Total Rooms:	8
Bath Style:	Typical
Kitchen Style:	Typical
Num Kitchens	
Cndtn	
Cabinets	Hardwood
Cabinet Finish	Varnish
Color	
Serial #	
Num Park	
Fireplaces	1
MHD	
MHP	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/brunswickmePhotos/00\04\28\77.jpg>)

Building Layout



([ParcelSketch.ashx?pid=4670&bid=4670](#))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,076	1,076	
FUS	Upper Story, Finished	716	716	
TQS	Three Quarter Story	576	432	
EAF	Attic, Expansion, Finished	192	67	
CTH	Cathedral Ceiling	168	0	
FB1	1/4 Basement, Finished	884	0	
FGR	Garage, Attached	576	0	
UAT	Attic, Unfinished	884	0	
WDK	Deck, Wood	463	0	
		5,535	2,291	

Extra Features

Extra Features				Legend
Code	Description	Size	Assessed Value	Bldg #
FPL1	BRICK FP 1 ST	1.00 UNITS	\$4,600	1

Land

Land Use

Use Code 1010
Description Single Family
Zone RP1
Neighborhood 100

Land Line Valuation

Size (Acres) 2.7
Assessed Value \$134,600
lblIndfront

Outbuildings

Outbuildings				Legend
Code	Description	Size	Assessed Value	Bldg #
GEN	GENERATOR	1.00 UNITS	\$3,300	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$286,800	\$134,600	\$421,400
2022	\$285,600	\$134,600	\$420,200
2021	\$285,600	\$134,600	\$420,200

DLN: 1001940075223

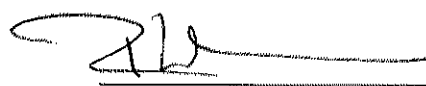
WARRANTY DEED
{Maine Statutory Short Form}


KNOW ALL PERSONS BY THESE PRESENTS, THAT **ROBERT L. CLARKSON** and **PAULA C. CLARKSON**, both with a mailing address of 15 Sandpiper Lane, Brunswick, ME 04011, for consideration paid, GRANTS to **ROBERT L. CLARKSON** and **PAULA C. CLARKSON**, both in their capacity as Trustees of the **ROBERT AND PAULA CLARKSON FAMILY TRUST** dated April 14, 2017, and any amendments thereto, with a mailing address of 15 Sandpiper Lane, Brunswick, ME 04011, with WARRANTY COVENANTS, the land in the Town of Brunswick, County of Cumberland and State of Maine, described as follows:

See Attached Exhibit A.

WITNESS, my hand and seal this 14th day of October, 2019.

SIGNED, SEALED AND DELIVERED in the presence of



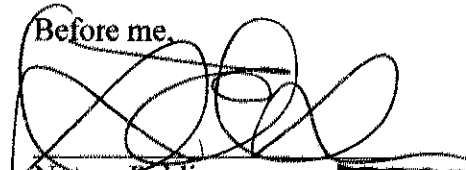
ROBERT L. CLARKSON


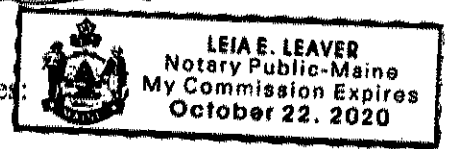
PAULA C. CLARKSON

State of Maine
County of Cumberland

October 14, 2019

Then personally appeared the above named **ROBERT L. CLARKSON** and **PAULA C. CLARKSON**, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public
Printed Name:
My commission expires:



15 Sandpiper Lane, Brunswick

EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon, situated in Brunswick, County of Cumberland and State of Maine, lying easterly of the road leading from Brunswick Village to Mere Point, known as the "Mere Point Road", and northerly of the right-of-way leading from said Mere Point Road to the westerly shore of Middle Bay, which right-of-way is known as "Birch Island Road", and being bounded and described as follows:

Beginning at a pipe driven into the ground northerly of said "Birch Island Road", and two hundred seventy-three (273) feet, more or less, easterly of the east side of said "Mere Point Road"; thence running northerly and easterly along land now or formerly belonging to one Hurd to a pipe driven into the ground on the westerly side of a right-of-way as delineated on a plan of land of Floyd Taylor, which plan is recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 44; thence running northerly and easterly along the westerly sideline of right-of-way as delineated on said plan to land now or formerly of one John Thompson; thence running northerly along said Thompson land one hundred (100) feet, more or less, to an iron pipe driven into the ground; thence running southwesterly at right angles to the last-mentioned course twenty-five (25) feet to an iron pipe driven into the ground; thence running northerly along land of said John Thompson two hundred (200) feet, more or less, to another iron pipe driven into the ground at the northwesterly corner of said Thompson land; thence running northerly in the same course thirty-five (35) feet, more or less, to another iron pipe driven into the ground; thence northeasterly twenty (20) feet, more or less, to another iron pipe driven into the ground, which pipe is three hundred ten (310) feet, more or less, southerly from the south sideline of the Blackstone Road, so-called; thence running northwesterly at right angles to the last-mentioned bound three hundred fifty (350) feet, more or less, to an iron pipe driven into the ground; which is two hundred seventy-three (273) feet, more or less, easterly of the east line of said "Mere Point Road"; thence running southwesterly at right angles to the last-mentioned course six hundred (600) feet, more or less, to the point of beginning.

Excepting and reserving from the above-described premises, a certain lot or parcel of land, situated in Brunswick, County of Cumberland and State of Maine, and being bounded and described as follows: Beginning at a pipe driven into the ground northerly of said "Birch Island Road" and two hundred seventy-three (273) feet, more or less, easterly of the east side of said "Mere Point Road"; thence running northerly and easterly along land now or formerly belonging to one Hurd to a pipe driven into the ground on the westerly side of a right-of-way as delineated on a plan of land of Floyd Taylor, which plan is recorded in Cumberland County Registry of Deeds in Plan Book 14, Page 44; thence running northerly and easterly along the westerly sideline of right-of-way as delineated on said plan one hundred (100) feet to a pipe driven into the ground; thence running northerly two hundred (200) feet, more or less, to a pipe driven into the ground; thence running two hundred (200) feet northerly and westerly to a pipe driven into the ground, which is two hundred seventy-three (273) feet, more or less,

easterly of the east side of said "Mere Point Road"; thence running southwesterly at right angles to the last-mentioned course three hundred (300) feet to the point of beginning.

Excepting and reserving from the first above-described premises, a certain lot or parcel of land, situated in Brunswick, County of Cumberland and State of Maine, and being bounded and described as follows: Beginning at a pipe driven into the ground northerly of said "Birch Island Road" four hundred seventy-five (475) feet from land now or formerly belonging to one Hurd and two hundred seventy-three (273) feet, more or less, easterly of the east side of said "Mere Point Road" and four hundred thirty five (435) feet, more or less, southerly from the south sideline of the Blackstone Road, so-called; and on the northwest boundary of land now or formerly belonging to one Eva Kingsbury; thence running at right angles to this boundary southeasterly two hundred seventy-five (275) feet to an iron pipe driven into the ground; thence running southerly two hundred seventy-five (275) feet, more or less, to a pipe driven into the ground on the westerly side of a right-of way as delineated on plan of land of Floyd Taylor, which plan is recorded in Cumberland County Registry of Deeds in Plan Book 14, Page 44; and two hundred (200) feet from Hurd boundary; thence running easterly along the northerly side of said right-of-way one hundred fifteen (115) feet, more or less, to land now or formerly of one John Thompson; thence running northerly along said Thompson land one hundred (100) feet, more or less, to an iron pipe driven into the ground; thence running southwesterly at right angles to the last-mentioned course twenty-five (25) feet to an iron pipe driven into the ground; thence running northerly along land of said John Thompson two hundred (200) feet, more or less, to another iron pipe driven into the ground at the northeasterly corner of said Thompson land; thence running northerly into the same course; thirty-five (35) feet, more or less, to another iron pipe driven into the ground; thence northeasterly twenty (20) feet, more or less, to another iron pipe driven into the ground, which pipe is three hundred ten (310) feet, more or less, southerly from the south sideline of the Blackstone Road, so-called; thence running northwesterly at right angles to the last-mentioned bound three hundred fifty (350) feet, more or less, to an iron pipe driven into the ground, which is two hundred seventy-three (273) feet, more or less, easterly of the east line of said "Mere Point Road", thence running southwesterly at right angles, to the last-mentioned course, one hundred twenty-five (125) feet to the point of beginning.

The above parcels of land may also be more described as follows:

A certain lot or parcel of land situated on the northerly side of Birch Island Road in Brunswick, County of Cumberland and State of Maine and being more particularly bounded and described as follows:

Commencing at an iron pin set on the northerly sideline of said Birch Island Road at the southeasterly corner of land now or formerly of Pamela Holland as described in a deed recorded in the Cumberland County Registry of Deeds in Book 28745, Page 37; thence North 26° 32' 50" West along the easterly sideline of said Holland land a distance of One Hundred Forty-Four and 34/100 (144.34) feet to a ½" pin set; thence North 39° 59' 40" West along the

easterly sideline of said Holland land a distance of Two Hundred (200) feet to a ½" pin set at land now or formerly of Clifford M. Kilfoil as described in a deed recorded in the Cumberland County Registry of Deeds in Book 6305, Page 141; thence North 50° 00' 20" east along land of said Kilfoil and land now or formerly of Wayne and Connie Caron as described in a deed recorded in the Cumberland County Registry of Deeds in Book 6266, Page 326 and, in part, along land now or formerly of William Wilford Bisson a distance of Three Hundred Thirty-Five and 46/100 (335.46) feet, to a point at the northwesterly corner of land now or formerly of Robert and Judith White as described in a deed recorded in the Cumberland County Registry of Deeds in Book 2540, Page 438; thence South 39° 59' 40" east along land of said White a distance of Two Hundred Seventy-Five (275) feet, and passing through a ½" pin set, to a ½" pin set; thence South 25° 37' 40" West along the northwesterly sideline of said White land a distance of Three Hundred Twenty-Five and 76/100 (325.76) feet to an iron pin set at the northerly sideline of said Birch Island Road; thence northwesterly along the northerly sideline of said Birch Island Road to an iron pin set, which iron pin is located North 86° 18' 40" West a tie-line distance of One Hundred (100) feet from the last iron pin called for in this description, and the Point of Beginning.

The premises are conveyed subject to any easements and restrictions of record, and together with all rights, easement, privileges and appurtenances belonging to the premises described herein.

Meaning and intending to convey and hereby conveying all the same premises as described in a deed from Kathleen Marie Pacella and Matthew Thomas Taylor to Robert L. Clarkson and Paula C. Clarkson dated April 26, 2019 and recorded in the Cumberland County Registry of Deeds at Book 35604, Page 220.

Note: Title not searched by preparer.