

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: None

Source of Section I information: Seller

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: N/A

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No

What steps were taken to remedy the problem? N/A

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: _____ OR ☐ Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: _____

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

Leach Field: ☐ Yes ☒ No ☐ Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

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: **Public waste water**

Source of Section II information: **Seller, deed and previous 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 Boiler	Garage Hot Dawg	Propane Rinnai	
Age of system(s) or source(s)	2017	2017	2007	
TYPE(S) of Fuel	Propane	Propane	Propane	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	700± gallons	Seldom used	Shared with system 1	
Name of company that services system(s) or source(s)	None needed	None needed	None needed	
Date of most recent service call	None needed	None needed	None needed	
Malfunctions per system(s) or source(s) within past 2 years	None known	None known	None known	
Other pertinent information	Bosch w/new zone pumps	Detached Garage	Above attached garage	

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☒ Yes ☐ No ☐ UnknownAre all sleeved? ☒ Yes ☐ No ☐ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☒ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☒ Yes ☐ No ☐ UnknownIf Yes, date: 2017Date chimney(s) last cleaned: None neededDirect/Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☒ Yes ☐ No ☐ UnknownIf Yes, date: 2017Comments: 500 gallon underground tank owned by property owner. 120 gallon garage tank leased.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 ☐ UnknownIf Yes, are tanks in current use? ☒ Yes ☐ No ☐ UnknownIf no longer in use, how long have they been out of service? N/AIf tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☒ No ☐ UnknownAre tanks registered with DEP? ☐ Yes ☒ No ☐ UnknownAge of tank(s): 1993 Size of tank(s): 500 gallonsLocation: Back yard

Buyer Initials _____

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Seller Initials _____

PROPERTY LOCATED AT: 3 Ledgeview Ln, Lisbon Falls, ME 04252-1108

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

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

Comments: Seller states the tank is not leased and is conveyed with the property.

Source of information: Seller

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: September 16, 2024 By: Roger Roy

Results: 2.7 pCi/L

If applicable, what remedial steps were taken? None

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

Are test results available? ☐ Yes ☒ No

Results/Comments: None

Source of information: 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: Public water supply

Source of information: Seller and previous disclosure

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

Comments: None

Source of information: Seller

Buyer Initials _____

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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: 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 disclosures

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: Subject property grants ROW to neighbor to use the beginning of the driveway.

Source of information: Registry of Deeds Book 10112, Page 337

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? *****

Road Association Name (if known): *****

Source of information: Seller and registry of deeds

Buyer Initials _____

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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: 2013 (Attach a copy)

Comments: None

Source of Section VI information: **Seller and FEMA 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: Homestead Exemption

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: 120 gallon Propane tank (Crowley Energy)

Year Principal Structure Built: 1993

What year did Seller acquire property? 2017

Roof: Year Shingles/Other Installed: 1993

Water, moisture or leakage: None known

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: 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 known

Comments: None

Source of Section VII information: Seller and previous disclosures

Buyer Initials _____

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Seller Initials _____

SECTION VIII – ADDITIONAL INFORMATION

Survey, tax map, flood map, zoning map, floorplans, assessor record, 2025 tax bill, deed

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
Ryan A. Rice			

SELLER	DATE	SELLER	DATE
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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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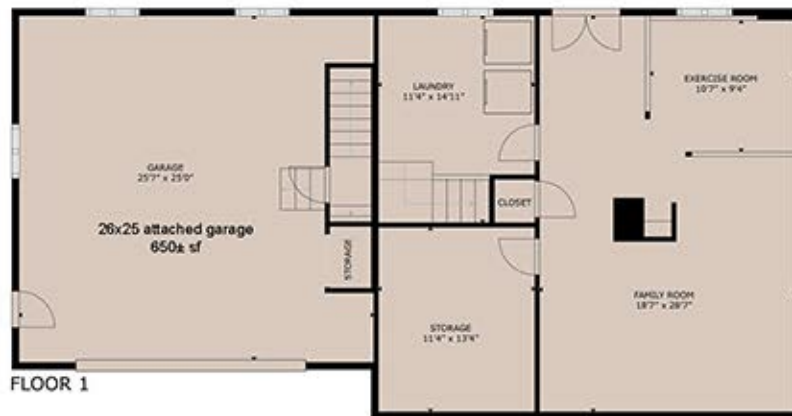
BUYER	DATE	BUYER	DATE
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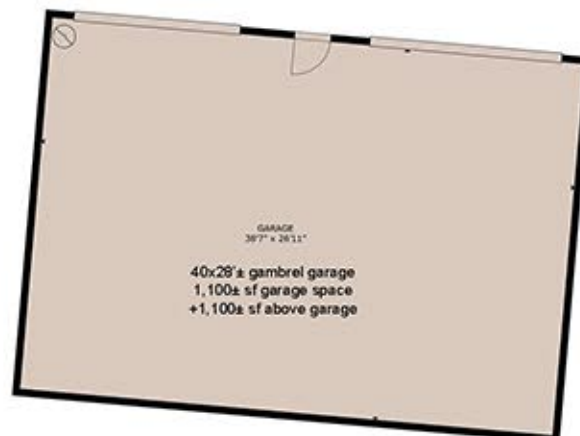
FLOOR 3



FLOOR 2



FLOOR 1

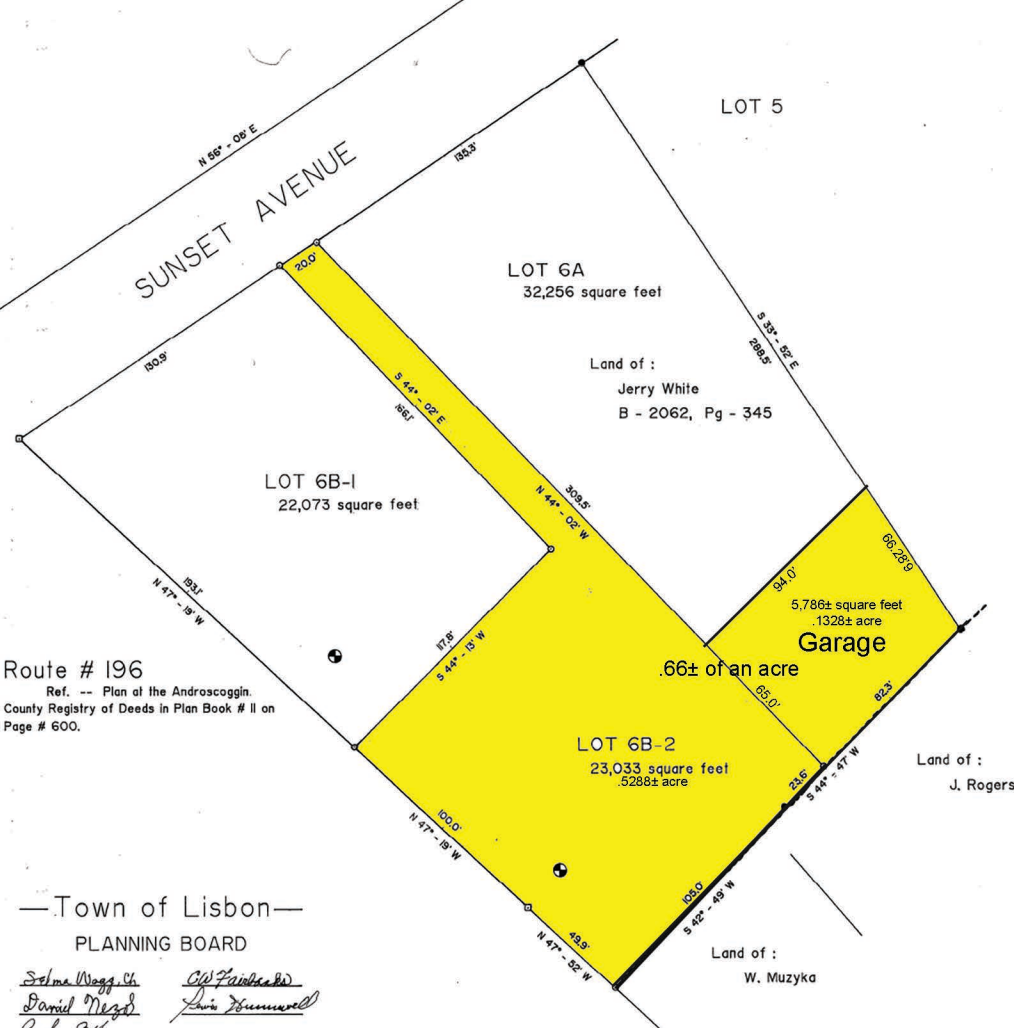


GROSS INTERNAL AREA
 FLOOR 1: 852 sq. ft, FLOOR 2: 1,322 sq. ft
 FLOOR 3: 451 sq. ft, TOTAL: 2,625 sq. ft
 EXCLUDED AREA: GARAGE: 0 sq. ft, DECK: 0 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Conditions of approval :

Whereas:
The Board of Appeals granted the following variances on
May 23, 1988
Lot # 6B-1 : 7,927 sq. lot area variance
Lot # 6B-2 : 6,947 sq. lot area variance

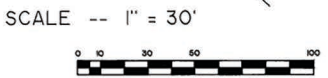


Route # 196
Ref. -- Plan of the Androscoggin
County Registry of Deeds in Plan Book # 11 on
Page # 600.

—Town of Lisbon—
PLANNING BOARD

Steve Wagg, Ch. *Cliff Fairbanks*
Daniel Nye *Chris Hummel*
Ralph Egan

DATE: 6/2/88



ANDROSCOGGIN COUNTY REGISTRY OF DEEDS
RECEIVED JUN - 3 - 1988
AT 12 H. 15 M. P.M. AND RECORDED IN
BOOK 33. PAGE 193
ATTEST:
William C. Thompson
REGISTER

— LEGEND —

- 1 - o = Iron pin (as set)
- 2 - • = Iron pipe or pin (as found)
- 3 - □ = Stone highway monument
- 4 - --- = Stonewall
- 5 - ⊕ = Soil test pit location

NOTE —

For original layout of the Bulick - Lawrence Subdivision see
Plan Book # 31 on Page # 100 at Androscoggin County Registry of
Deeds.
These lots are presently zoned as "Limited Residential"
Source deed --
A. J. Dumas and P. M. Isaacson to A. N. Lawrence and
R. O. Lawrence, — Book # 1088, Page # 129

Resubdivision of Lot # 6A and Lot # 6B of the

BULICK - LAWRENCE Subdivision

as recorded at the Androscoggin County Registry of Deeds
in Book # 32 on Page # 100.

May 5, 1988

Developed by -- A. Noyes and Rae O. Lawrence
8 Highland Avenue
Lisbon, Maine 04252

Prepared under the responsibility of



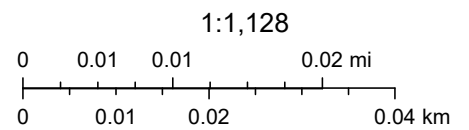
David E. Buker, L.S. # 1189
Rt # 1 Box # 1260
Readfield, Maine 04355

Lisbon GIS

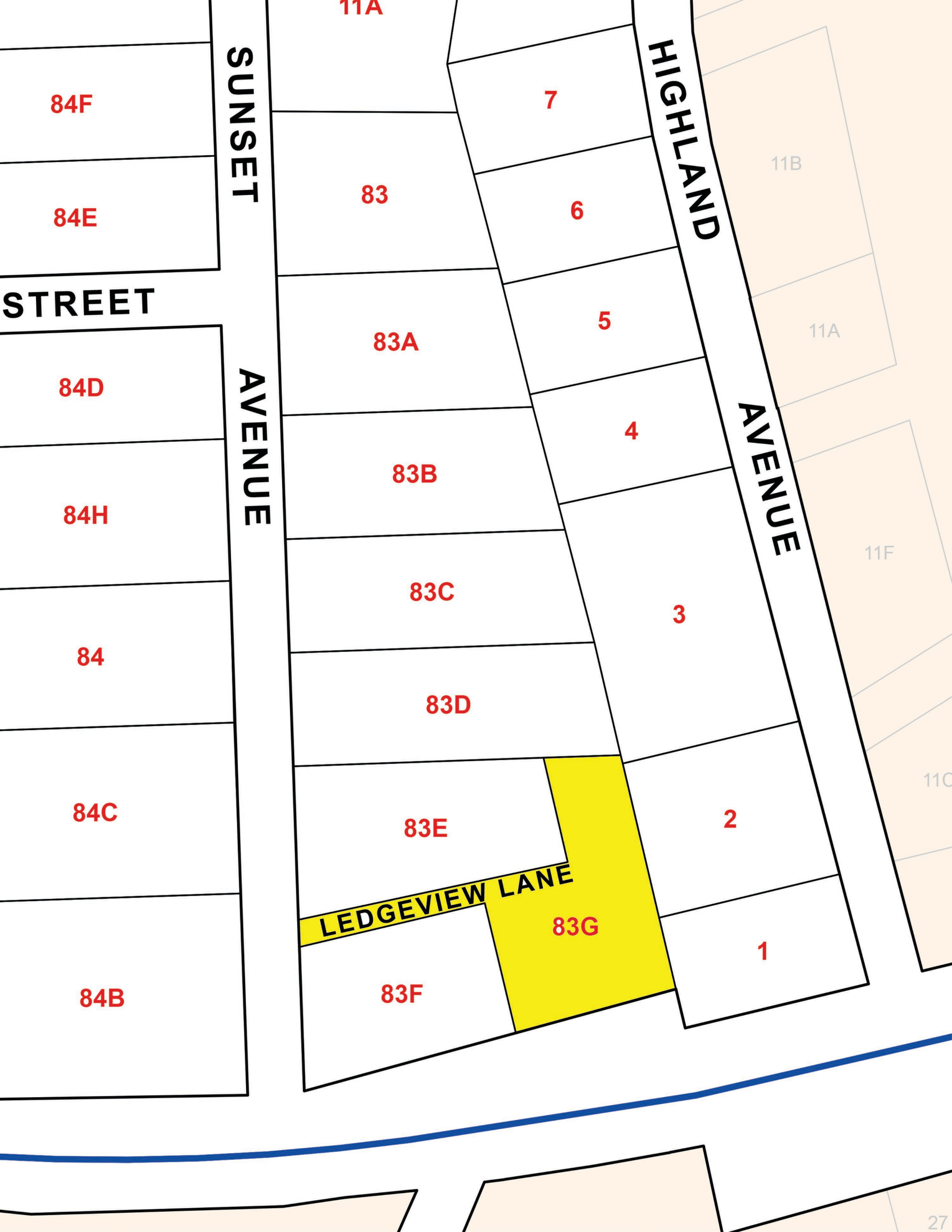


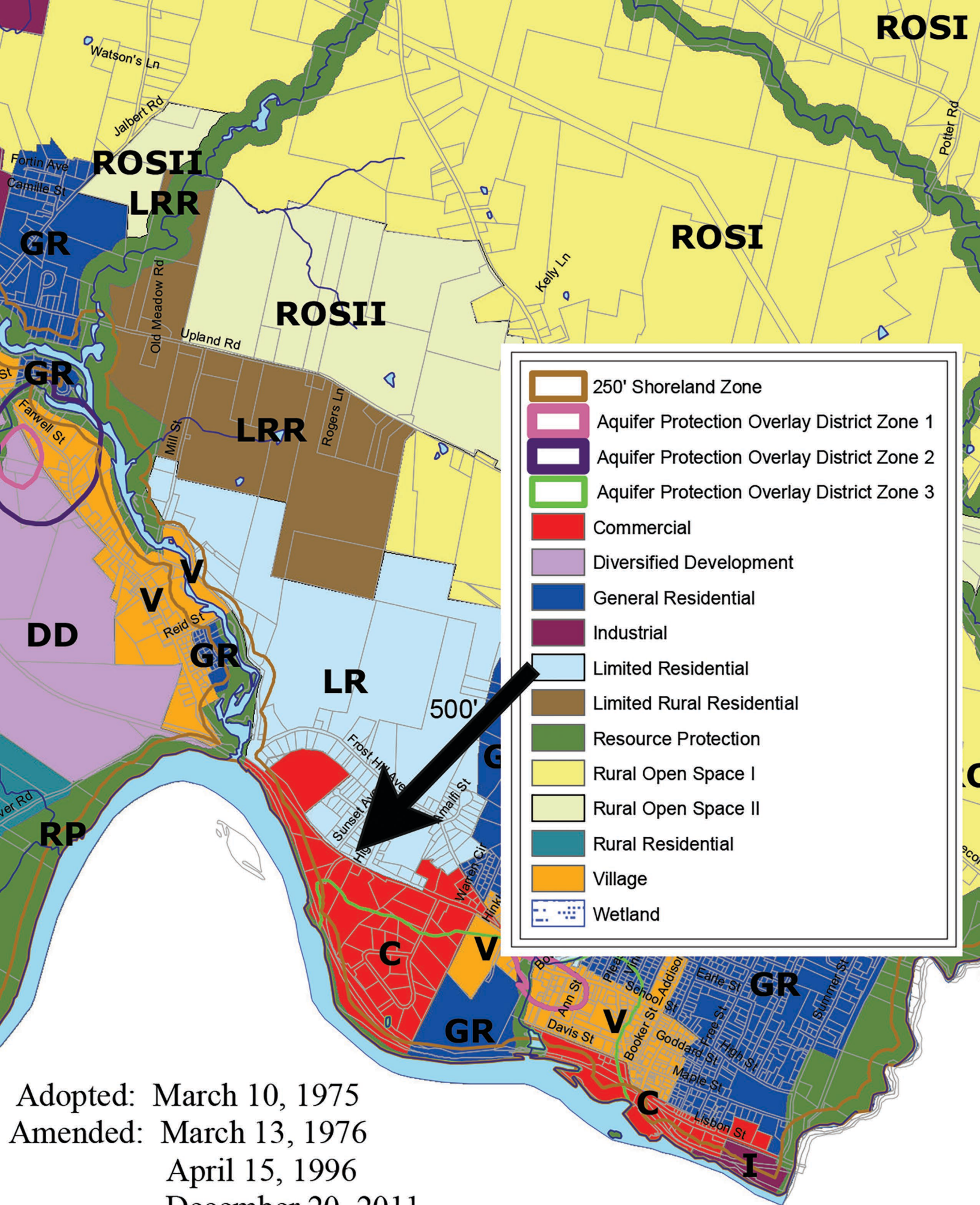
September 14, 2024

-  Override 1
-  parcels



Map data © OpenStreetMap contributors, CC-BY-SA



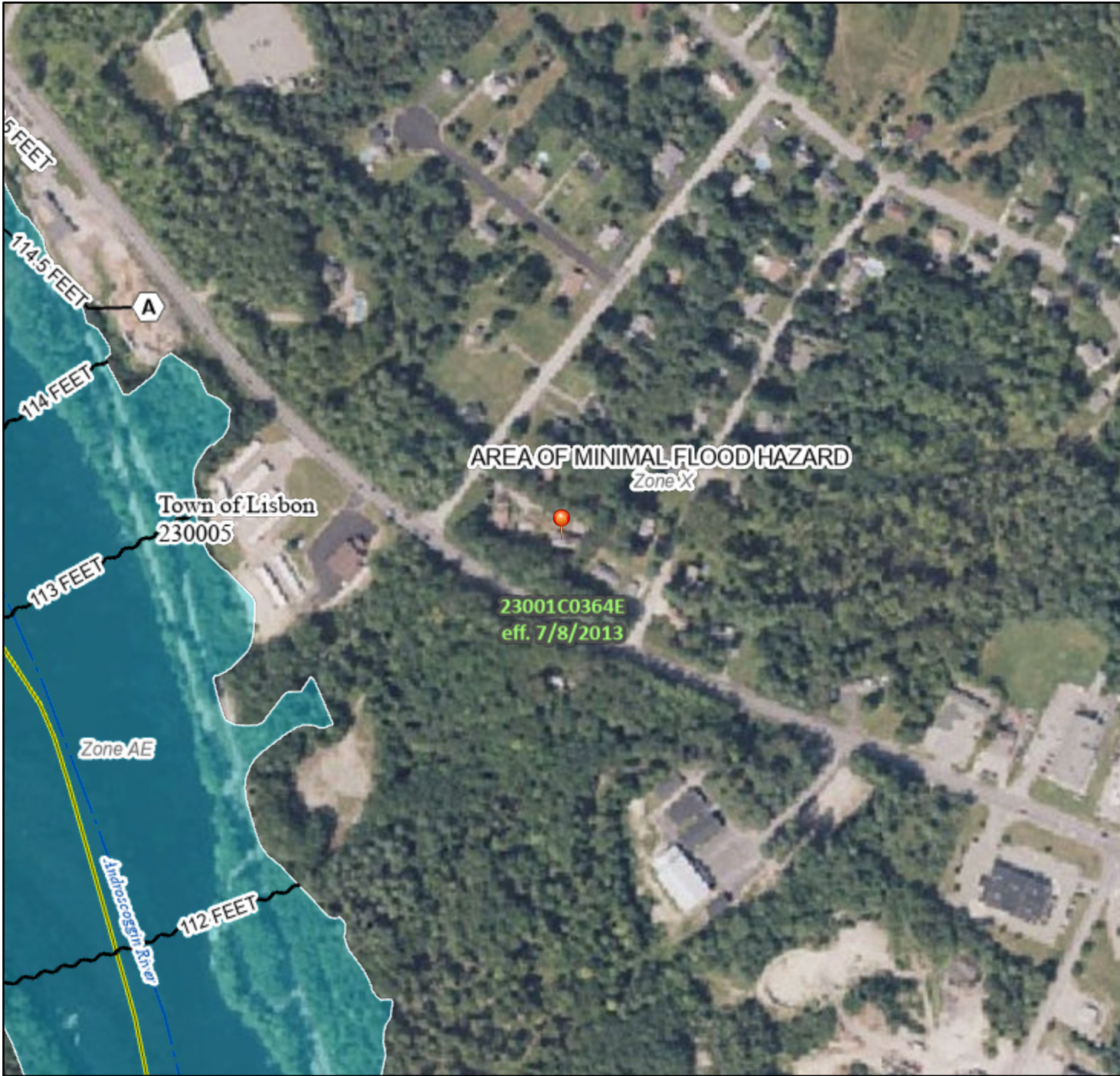


Adopted: March 10, 1975
 Amended: March 13, 1976
 April 15, 1996
 December 20, 2011
 May 1, 2012

National Flood Hazard Layer FIRMMette



70°5'4"W 44°0'38"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

70°4'27"W 44°0'12"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) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		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 Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		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 9/16/2024 at 2:22 PM 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.

Town of Lisbon, Maine

[Home](#) [Contact](#)

[Admin](#)

Last Updated 06/01/2021

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Map/Lot U11-083-G
Book 9696
Page 114
Account 6530
Location 3 LEDGEVIEW LANE
Owner RICE, RYAN A
3 LEDGEVIEW LN
LISBON FALLS ME 04252

Assessment

Land	39,500
Building	212,600
Taxable	252,100



Property Information

Type	Residential
Acreage	0.70
Zone	LIMITED RESIDENTIAL
Neighborhood	FROST HILL
Street Type	Public Paved
Topography	Rolling
Utilities	WELL AND SEPTIC

Land

Description	Type	Units	Value
HOMESITE	Fractional Acreage	0.70	39,516
		0.70	39,500

Building

Type	Conventional
Value	117,124
Year Built	1993
Area	1024
Rooms	7
Bedrooms	3
Full Baths	2
Type	1 Story/BASEMENT
Area	448
Type	Wood Deck
Area	384
Type	3/4S AD/GAR.....
Area	676
Type	1.75 ST GARAGE..
Area	800

Sale History

Previous Owner	Sale Date	Sale Price
WADE, RICHARD LINCOLN &, ADKISSON, JANICE L. & BOB	9/27/2017	239,000

[Back to List](#)

Powered by:

The logo for HARRIS, featuring the word "HARRIS" in a stylized, italicized, serif font. The letter "H" is unique, with a horizontal line extending from its left side and curving upwards. The entire logo is underlined.



TOWN OF LISBON

300 Lisbon Street
Lisbon, ME 04250

Tel: (207) 353-3000 x 105

Fiscal Year: July 1, 2024 to June 30, 2025

THIS IS THE ONLY TAX BILL YOU WILL RECEIVE

2922

RICE, RYAN A
3 LEDGEVIEW LN
LISBON FALLS ME 04252-1108

ACCOUNT: 006530 RE
NAME: RICE, RYAN A

MILL RATE: \$13.60
BOOK PAGE:

MAP/LOT: U11-083-G
LOCATION: 3 LEDGEVIEW LANE
ACREAGE: 0.70

2025 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	59,900
BUILDING VALUE	377,900
TOTAL: LAND & BLDG	437,800
TOTAL EXEMPTIONS	25,000
NET ASSESSMENT	412,800
TOTAL TAX	5,614.08
LESS PAID TO DATE	0.00
TOTAL DUE ->	5,614.08

FIRST HALF DUE: 2,807.04
SECOND HALF DUE: 2,807.04

TAXPAYER'S NOTICE

INTEREST AT 8% PER ANNUM CHARGED AFTER 9/16/2024 AND 3/17/2025.

As per state law, the ownership and taxable valuation of ALL real estate and personal property was determined as of April 1, 2024. If you have sold your real estate since April 1, 2024, it is your obligation to forward this bill to the current property owner.

A LIEN WILL BE PLACED ON ALL REAL ESTATE FOR WHICH TAXES REMAIN UNPAID AFTER EIGHT MONTHS AND NO LATER THAN ONE YEAR FROM THE DATE OF COMMITMENT.

INFORMATION

This bill is for the current tax year July 1, 2024 through June 30, 2025 only. Past due amounts are NOT included. To receive information regarding payments, interest, fees, or refunds please contact the Tax Office at (207) 353-3000, ext. 105.

Your tax bill has already been reduced 14.32% due to State Funds received for Essential Services and Programs for Education, Municipal Revenue Sharing, Homestead, BETE Exemption, and Veteran's Reimbursement.
As of 06/30/2024 Lisbon's total bonded indebtedness is \$13,829,178.

CURRENT BILLING DISTRIBUTION

	RATE	PERCENTAGE	AMOUNT
COUNTY	0.60	58.78 %	\$ 247.68
MUNICIPAL	8.00	36.79 %	\$ 3,302.40
SCHOOL	5.00	4.43 %	\$ 2,064.00
TOTAL	\$13.60	100.00 %	\$ 5,614.08

REMITTANCE INSTRUCTIONS

Please make check or money order payable to
TOWN OF LISBON and mail to

**TOWN OF LISBON
ATTN: TAX COLLECTOR
300 LISBON STREET
LISBON, ME 04250**



TOWN OF LISBON, 300 LISBON STREET, LISBON, ME 04250

FISCAL YEAR 2025

146772

ACCOUNT: 006530 RE
NAME: RICE, RYAN A

MAP/LOT: U11-083-G
LOCATION: 3 LEDGEVIEW LANE
ACREAGE: 0.70



INTEREST BEGINS ON 3/18/2025

DUE DATE AMOUNT DUE AMOUNT PAID

3/17/2025 2,807.04

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

TOWN OF LISBON, 300 LISBON STREET, LISBON, ME 04250

FISCAL YEAR 2025

ACCOUNT: 006530 RE
NAME: RICE, RYAN A

MAP/LOT: U11-083-G
LOCATION: 3 LEDGEVIEW LANE
ACREAGE: 0.70



INTEREST BEGINS ON 9/17/2024

DUE DATE AMOUNT DUE AMOUNT PAID

9/16/2024 2,807.04

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

WARRANTY DEED

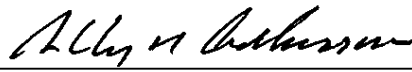
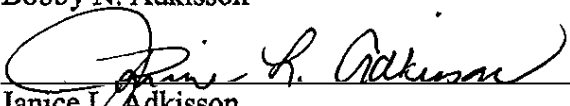
KNOW ALL MEN BY THESE PRESENTS: That Bobby N. Adkisson, Janice L. Adkisson, and Richard Lincoln Wade, for consideration paid grant(s) to Ryan A. Rice, of Bowdoin, ME, with WARRANTY COVENANTS:

See Attached Exhibit A

Meaning and intending to describe and convey the same premises conveyed to Richard Lincoln Wade, Bobby N. Adkisson and Janice L. Adkisson by deed from Janice L. Adkisson dated September 11, 2008 and recorded in Androscoggin Registry of Deeds in Book 7529, Page 183. Reference may also be had to a deed from James J. Eickhoff to Richard Lincoln Wade and Janice L. Adkisson dated August 24, 2005 and recorded in Androscoggin Registry of Deeds in Book 6467, Page 300.

I/We, the grantor(s) hereby release all rights of homestead in the above described premises.

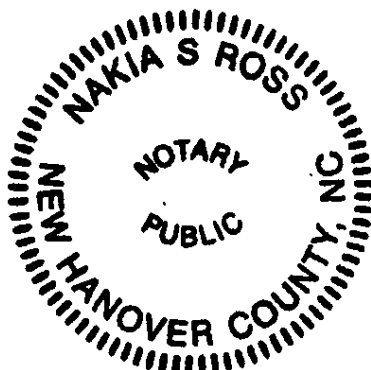
Executed this 21 day of September, 2017.

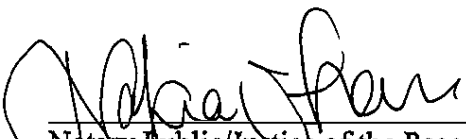

Bobby N. Adkisson

Janice L. Adkisson

State of North Carolina
County of New Hanover

September 21, 2017

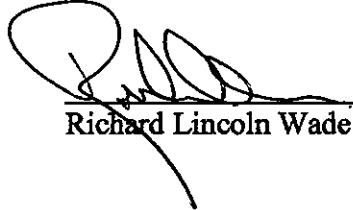
Then personally appeared before me on this 21 day of September, 2017, the said Bobby N. Adkisson and Janice L. Adkisson and acknowledged the foregoing to be his/her/their voluntary act and deed.




Notary Public/Justice of the Peace
Commission expiration: 12/10/2020

MAINE REAL ESTATE
TRANSFER TAX PAID

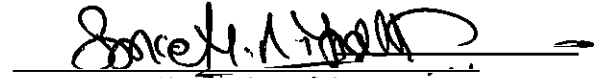
Executed this 20th day of September, 2017.


Richard Lincoln Wade

State of California
County of Orange

September 20, 2017

Then personally appeared before me on this 20 day of September, 2017, the said Richard Lincoln Wade and acknowledged the foregoing to be his/her/their voluntary act and deed.


Notary Public/Justice of the Peace
Commission expiration: 05/23/2019

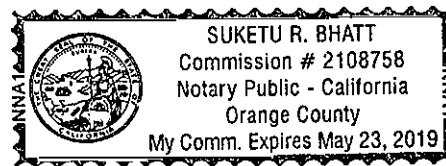


Exhibit A

Two certain lots or parcels of land, together with any buildings thereon, situated in Lisbon, in the County of Androscoggin and State of Maine, being bounded and described as follows:

PARCEL I

BEGINNING at an iron pin (as set) on the southeasterly limit of Sunset Avenue at a point N 56° 08' E a distance of one hundred thirty and nine tenths (130.9) feet from a granite highway monument (as found) at the intersection of the northeasterly limit of Route 196 and the southeasterly limit of Sunset Avenue, said monument as shown on a Plan of said Route 196 as recorded in the Androscoggin Registry of Deeds in Plan Book 11, Page 600; thence N 56° 08' E along the southeasterly limit of Sunset Avenue twenty (20.0) feet to an iron pin (as set); thence S 44° 02' E three hundred nine and five tenths (309.5) feet to an iron pin (as set); thence S 44° 47' W twenty-three and six tenths (23.6) feet to an iron pin (as found); thence S 42° 49' W one hundred five (105.0) feet to an iron pin (as set) on the northeasterly limit of Route 196; thence N 47° 52' W along the northeasterly limit of Route 196 a distance of forty-nine and nine tenths (49.9) feet to a granite highway monument (as found); thence N 47° 19' W along the northeasterly limit of Route 196 a distance of one hundred (100.0) feet to an iron pin (as set); thence N 44° 13' E one hundred seventeen and eight tenths (117.8) feet to an iron pin (as set); thence N 44° 02' W one hundred sixty-six and one tenth (166.1) feet to the point of beginning.

Meaning and intending to describe Lot 6B-2 as shown on a Plan of the "Resubdivision of Lot 6A and Lot 6B of Bulick - Lawrence Subdivision" as recorded in the Androscoggin County Registry of Deeds in Plan Book 33, Page 193.

PARCEL II

BEGINNING at a 5/8" rebar iron pin found at the edge of a stone wall as shown at the easterly corner of Lot 6B-2 on a plan of the Bulick-Lawrence Subdivision by David E. Buker, dated August 4, 1988 and recorded in the Androscoggin County Registry of Deeds in Plan Book 33, Page 193. Said iron pin further described as being N 44° 50' 55" E a distance of twenty-three and fifty-three hundredths (23.53) feet from a 1 1/4" iron pipe found at or near the center of said stone wall; thence by the following courses and distances:

N 44° 02' 00" W by said Lot 6B-2 as shown on said plan, now or formerly of Scott W. Kelly as recorded in the Androscoggin County Registry of Deeds in Book 2858, Page 90 a distance of sixty-five and zero hundredths (65.00) feet to an iron pin set, said iron pin further described as being S 44° 02' 00" E along said Lot 6B-2 a distance of two hundred forty-four and fifty-two hundredths (244.52) feet from a 5/8" rebar iron pin found at or near the southeasterly sideline of Sunset Avenue;

N 44° 47' 05" E through lot 6A as shown on said plan, a distance of ninety-four (94) feet to an iron pin set and the southwesterly line of lot 5 as shown on said plan;

S 33° 52' 13" E by said lot 5 a distance of sixty-six and twenty-eight hundredths (66.28) feet to a 5/8" rebar iron pin found at the edge of said stone wall as shown on said plan, said iron pin

further described as being N 44° 47' 05" E a distance of eighty-two and thirty hundredths (82.30) feet from the 5/8" rebar iron pin found at the point of beginning;

S 33° 52' 13" E by said lot 5 a distance of one and fifty hundredths (1.50) feet, more or less, to the centerline of said stone wall and land now or formerly of J. Rogers as shown on said plan;

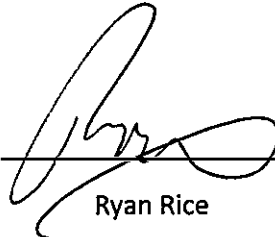
Southwesterly along the centerline of said stone wall and land now or formerly of said Rogers a distance of eighty-two and thirty hundredths (82.30) feet, more or less, to a point in said centerline of said stone wall which lies S 44° 02' 00" E a distance of one and seventy hundredths (1.70) feet, more or less, from the 5/8" rebar iron pin found at the point of beginning;

N 44° 02' 00" W by said lot 6B-2 a distance of one and seventy hundredths (1.70) feet, more or less, to the point of beginning.

Date 6/17/19

Ryan Rice own 3 Ledgeview Lane, Lisbon Falls, ME 04252 (map U11 lot 083-G). This property has a 200 foot driveway that leads to his property which is situated at the end of it. 1 Ledgeview Lane, Lisbon Falls, ME 04252 (map U11 lot 083-F), which will soon be owned by James & Leah Taylor, is situated at the very beginning of this driveway. According to the recorded instrument Book 2894 page 070, James & Leah Taylor have the right to egress and ingress to their property using the 200foot driveway owned by Ryan.

Ryan is the owner and the one who maintains this strip of land leading to his property. Ryan and any subsequent owners of the driveway & right of way retain the right to maintain the driveway at their discretion and convenience. The Taylors are permitted to maintain the portion leading to their driveway from Sunset Ave for the purposes of snow and ice removal as needed. Any proposed pavement repair or other improvements will be discussed between the parties, with final discretion reserved for Ryan. Neither party may charge a fee for maintenance services from the other, unless mutually agreed to in writing. Any major damage to the driveway caused by the Taylors and any affiliated parties will be paid for by the damaging party. The Taylors agree to hold harmless Ryan and any subsequent owners of the driveway/right of way from any personal injury and/or property damages or claims resulting from the use of the driveway/right of way. It is the Taylor's responsibility to ensure the safe use of the driveway for themselves, their guests, and all other parties visiting their residence.



Ryan Rice

James Taylor

Leah Taylor

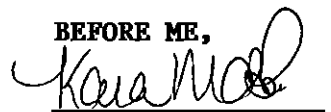
STATE OF MAINE
ANDROSCOGGIN, SS.

JUNE 17, 2019

PERSONALLY APPEARED THE ABOVE NAMED RYAN RICE AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED.

SEAL



BEFORE ME,


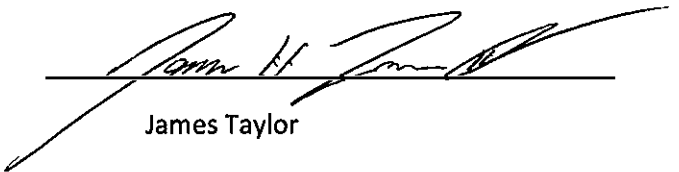
NOTARY PUBLIC

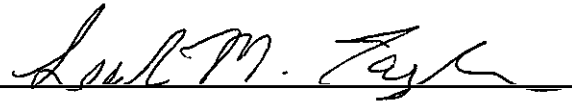
Date June 17, 2019

Ryan Rice own 3 Ledgeview Lane, Lisbon Falls, ME 04252 (map U11 lot 083-G). This property has a 200 foot driveway that leads to his property which is situated at the end of it. 1 Ledgeview Lane, Lisbon Falls, ME 04252 (map U11 lot 083-F), which will soon be owned by James & Leah Taylor, is situated at the very beginning of this driveway. According to the recorded instrument Book 2894 page 070, James & Leah Taylor have the right to egress and ingress to their property using the 200 foot driveway owned by Ryan.

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Ryan Rice

James Taylor

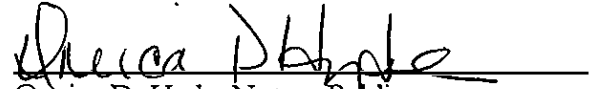
Leah Taylor

State of Maine
Androscoggin, SS.

June 17, 2019

Then personally appeared the above-named **James Taylor and Leah Taylor** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

A handwritten signature in black ink, appearing to read "Oneica D. Hyde", is written over a horizontal line.

Oneica D. Hyde, Notary Public
My Commission Expires: 4-12-23

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS