

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: 2015 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? Sediment filter installed

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Back yard past shed
Installed by: Unknown
Date of Installation: 1978

USE: Number of persons currently using system: 2
Does system supply water for more than one household? Yes No Unknown

Comments: Water tests in 2015 from previous owner (brother of seller) reports results were satisfactory.

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 _____ 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: **Backyard about 25' from house SEE HHE200** OR Unknown
Date installed: 06/26/1997 Date last pumped: 09/23/2025 Name of pumping company: **A+ Plus**
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: None
Leach Field: Yes No Unknown

If Yes, Location: **Backyard 41' and 61' from back two corners of house (see HHE200 drawing)**
Date of installation of leach field: 11/21/2025 Installed by: **Unknown**
Date of last servicing of leach field: None Company servicing leach field: **None**
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 362 gallons a day for 8 adults.**
Source of Section II information: **Seller, previous disclosure and HHE200**

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	BBHW	Wood stove		
Age of system(s) or source(s)	1993	1978		
TYPE(S) of Fuel	Oil	Wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	824 gallons Country Fuel	Unknown		
Name of company that services system(s) or source(s)	ABG Heating & Cooli	Self-serviced		
Date of most recent service call	09/10/2025	as needed		
Malfunctions per system(s) or source(s) within past 2 years	None	not well sealed (smokes)		
Other pertinent information	Peerless WB-110-WPCT Beckett Burner	None		

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: September 10, 2025
 Date chimney(s) last cleaned: 2025

Direct/Power Vent(s): Yes No Unknown
~~Has vent(s) been inspected? Yes No Unknown~~
~~If Yes, date: _____~~

Comments: Chimney liner has hair line cracks. Appears to be a 3 flue chimney for boiler + 2x wood stoves
 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: Other than 1,000 gallon septic tank in Section II, no other known underground tanks

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: _____ Yes No Unknown~~

Comments: None known

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: 2015 By: Unknown

Results: Satisfactory

~~If applicable, what remedial steps were taken? N/A~~

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

Are test results available? Yes No

Results/Comments: Previous disclosure states results were satisfactory

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: 2015 By: Unknown

Results: Satisfactory

~~If applicable, what remedial steps were taken? N/A~~

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

Are test results available? Yes No

Results/Comments: Previous disclosure states results were satisfactory

Source of information: Seller and previous disclosure

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

Comments: None known

Source of information: Seller

Buyer Initials _____

Seller Initials _____

PROPERTY LOCATED AT: 1032 Ferry Rd, Durham, ME 04222-5327

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes No Unknown Unknown (but possible due to age)

~~If Yes, describe location and basis for determination:~~ N/A

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

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

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

Comments: None

Source of information: **Seller and previous disclosure**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: N/A

Source of information: **Seller and previous disclosure**

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - 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:~~ N/A

Source of information: **Seller 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?~~ N/A

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

Source of information: **Seller and previous disclosure**

Buyer Initials _____

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Seller Initials _____

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: 23001C0432E Year: 7/8/2013 (Attach a copy)

Comments: None

Source of Section VI information: FIRMette map, Seller and previous disclosure

Buyer Initials _____

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 available to most primary owners after first year.

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? Yes No Unknown

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

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: None (seller owns 28.6 gallon propane tank)

Year Principal Structure Built: 1978 What year did Seller acquire property? 2020 (father 1978)

Roof: Year Shingles/Other Installed: Back shingles 2018 and front shingles in 2019

Water, moisture or leakage: None

Comments: 10/1/2025: new chimney flashing, sealing and shingle work (see attached)

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: N/A Unknown

Comments: 200 AMP main panel appears to be supplied by 100AMP size wire from CMP meter

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 disclosure.

Buyer Initials _____

Seller Initials _____

SECTION VIII - ADDITIONAL INFORMATION

A number of updates in the recent years such as windows throughout, all bedrooms are egress windows, ceiling lights and fans with hardwired smoke and CO detectors, LED lights in kitchen and newer appliances (washer, dryer, dishwasher, refrigerator, gas range). Newer vinyl siding on front and back. See attached: receipts of work done recently, various maps (zoning, GIS, tax, FIRMette), deeds, 2026 tax commitment, HHE200 septic design 1997 (replacement system).

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 _____
Helena St. Michel

SELLER _____ DATE _____

SELLER _____ DATE _____

SELLER _____ DATE _____

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

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Helena St. Michel (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 1032 Ferry Rd, Durham, ME 04222-5327

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
____ N/A
____ N/A

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
____ N/A
____ N/A

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

____ Buyer	____ Date	____ Seller Helena St. Michel	____ Date
____ Buyer	____ Date	____ Seller	____ Date
____ Buyer	____ Date	____ Seller	____ Date
____ Buyer	____ Date	____ Seller	____ Date
____ Agent	____ Date	____ Agent Timothy Dunham	____ Date

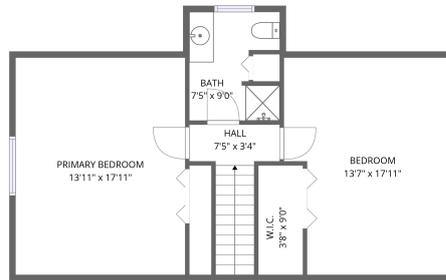


Home data report

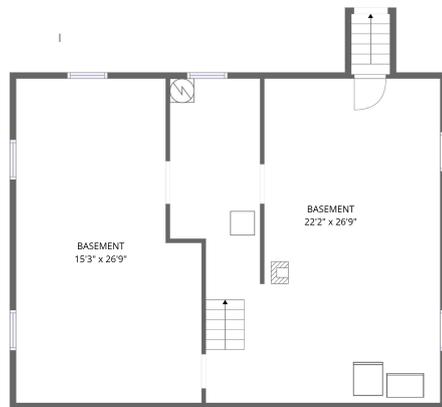
1032 Ferry Road, South West Bend, Durham, Androscoggin County, Maine, United States, 04222



FLOOR 2



FLOOR 3



FLOOR 1

Total Area: 1556 sq. ft

Floor 1: 0 sq. ft, Floor 2: 971 sq. ft, Floor 3: 585 sq. ft

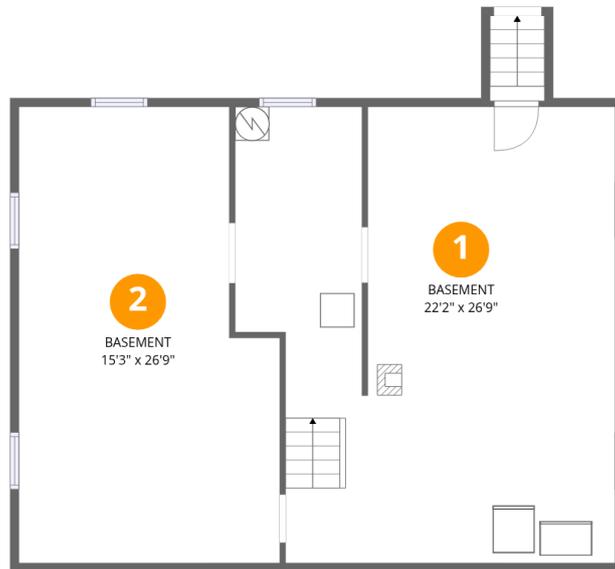
Excluded: Basement 931 sq. ft, Undefined 16 sq. ft, Low ceiling 81 sq. ft, Walls: 191 sq. ft

Property summary



Home data report

1032 Ferry Road, South West Bend, Durham, Androscoggin County, Maine, United States, 04222



Room dimensions

Floor 1

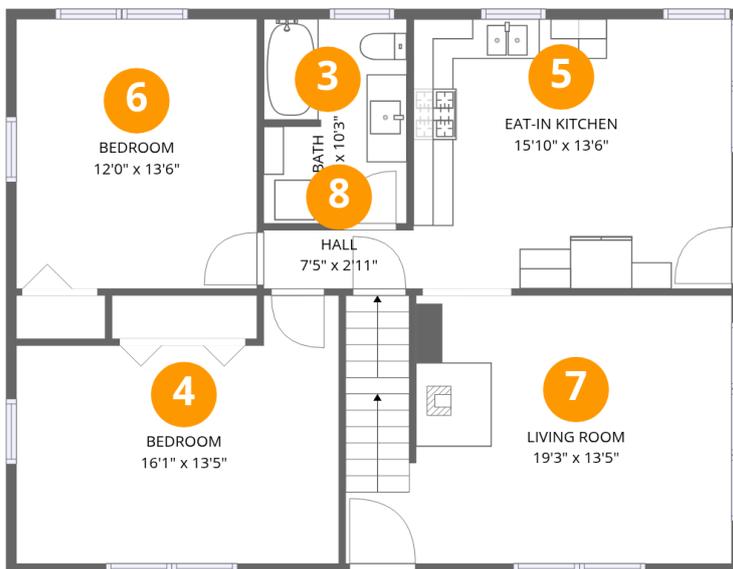
Total:0sqft

Excluded: 947sqft

#		Dimensions	sqft	Counted as living area
1	Basement	22'2" x 26'9"	548 sq. ft	No
2	Basement	15'3" x 26'9"	367 sq. ft	No

Home data report

1032 Ferry Road, South West Bend, Durham, Androscoggin County, Maine, United States, 04222



Room dimensions

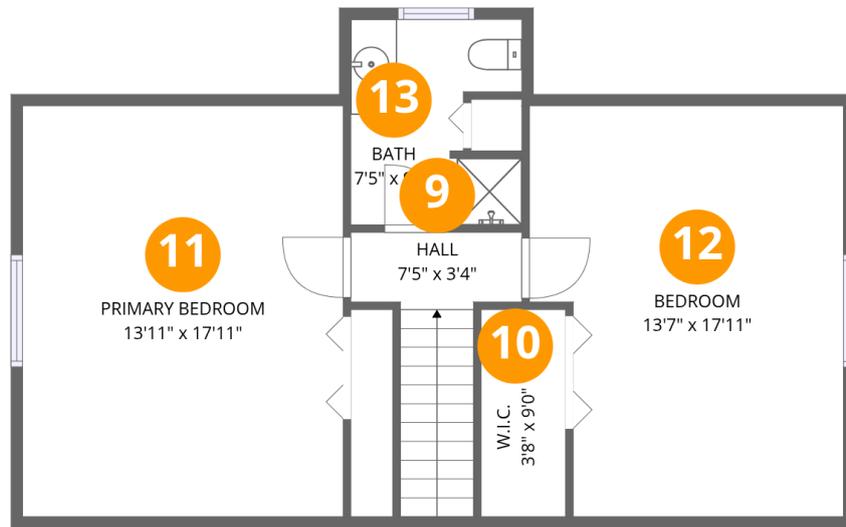
Floor 2

Total:971sqft Excluded: 0sqft

#		Dimensions	sqft	Counted as living area
3	Bath	7'1" x 10'3"	72 sq. ft	Yes
4	Bedroom	16'1" x 13'5"	185 sq. ft	Yes
5	Eat-in Kitchen	15'10" x 13'6"	214 sq. ft	Yes
6	Bedroom	12'0" x 13'6"	162 sq. ft	Yes
7	Living Room	19'3" x 13'5"	255 sq. ft	Yes
8	Hall	7'5" x 2'11"	22 sq. ft	Yes

Home data report

1032 Ferry Road, South West Bend, Durham, Androscoggin County, Maine, United States, 04222



Room dimensions

Floor 3

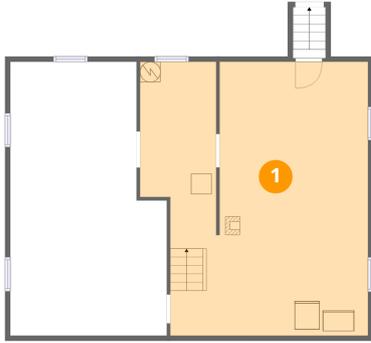
Total:585sqft

Excluded: 81sqft

#		Dimensions	sqft	Counted as living area
9	Hall	7'5" x 3'4"	52 sq. ft	Yes
10	W.I.C.	3'8" x 9'0"	33 sq. ft	Yes
11	Primary Bedroom	13'11" x 17'11"	208 sq. ft	Yes
12	Bedroom	13'7" x 17'11"	187 sq. ft	Yes
13	Bath	7'5" x 9'0"	59 sq. ft	Yes

1032 Ferry Road, South West Bend, Durham, Androscoggin County, Maine, United States, 04222

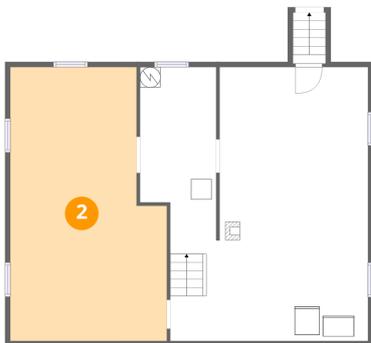
1 Floor 1 - Basement



Dimensions: 22'2" x 26'9"
Area: 548 sq. ft
Counted as living area: No

Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 1 - Basement

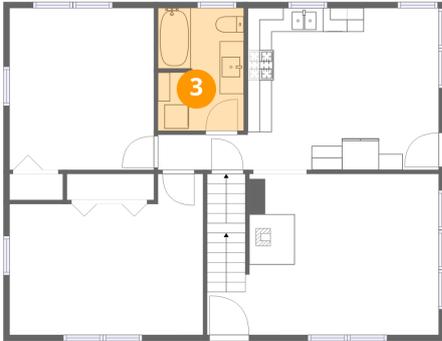


Dimensions: 15'3" x 26'9"
Area: 367 sq. ft
Counted as living area: No

Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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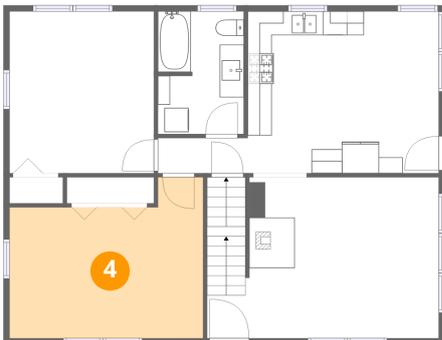
3 Floor 2 - Bath



Dimensions: 7'1" x 10'3"
Area: 72 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

4 Floor 2 - Bedroom



Dimensions: 16'1" x 13'5"
Area: 185 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

5 Floor 2 - Eat-in Kitchen

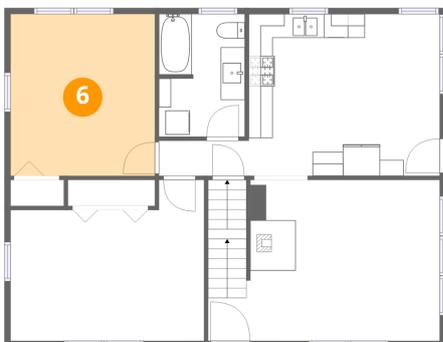


Dimensions: 15'10" x 13'6"
Area: 214 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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6 Floor 2 - Bedroom



Dimensions: 12'0" x 13'6"
Area: 162 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

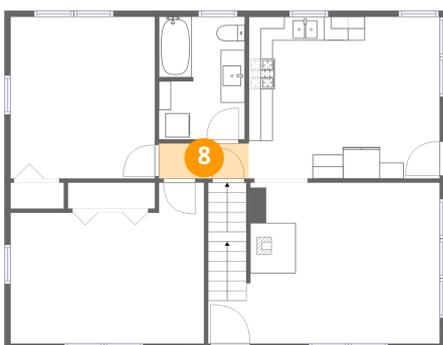
7 Floor 2 - Living Room



Dimensions: 19'3" x 13'5"
Area: 255 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 2 - Hall

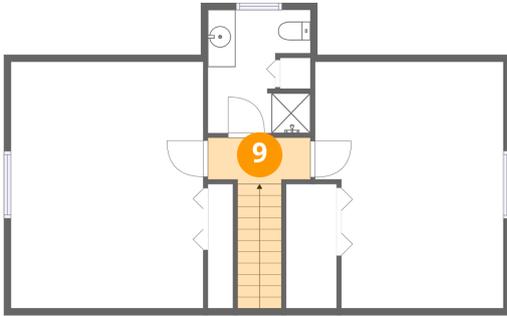


Dimensions: 7'5" x 2'11"
Area: 22 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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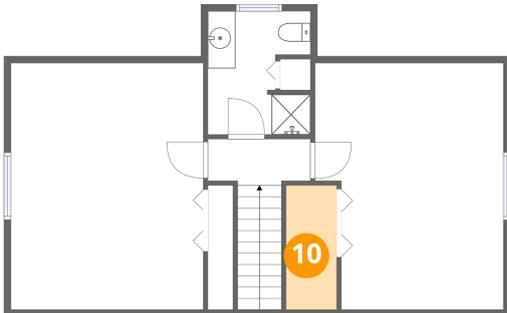
9 Floor 3 - Hall



Dimensions: 7'5" x 3'4"
Area: 52 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

10 Floor 3 - W.I.C.



Dimensions: 3'8" x 9'0"
Area: 33 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

11 Floor 3 - Primary Bedroom



Dimensions: 13'11" x 17'11"
Area: 208 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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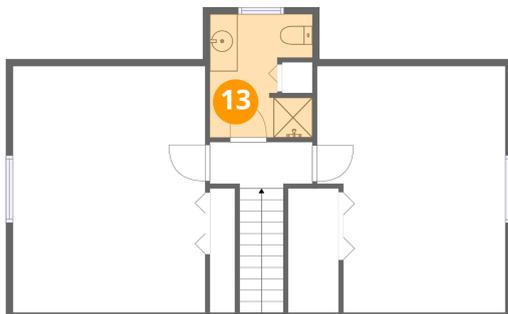
12 Floor 3 - Bedroom



Dimensions: 13'7" x 17'11"
Area: 187 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

13 Floor 3 - Bath



Dimensions: 7'5" x 9'0"
Area: 59 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

Real Estate Tax Commitment Book - 33.580
2025-2026 TAX YEAR

Account	Name & Address	Land	Building	Exemption	Assessment	Tax
105	ST AMAND, RICHARD JR 218 DAVIS RD DURHAM ME 04222 218 DAVIS ROAD 007-011 B4953P214	63,500 Acres 2.75	99,400	0	162,900	5,470.18 2,735.09 (1) 2,735.09 (2)
136	ST GERMAIN, THOMAS 150 PINKHAM BROOK ROAD DURHAM ME 04222 150 PINKHAM BROOK ROAD 004-010 B10077P184 05/01/2019 B7864P216 01/12/2010 B625P262	57,000 Acres 2.00	30,400	0	87,400	2,934.89 1,467.45 (1) 1,467.44 (2)
106	ST MICHEL, HELENA E 1032 FERRY ROAD DURHAM ME 04222 1032 FERRY ROAD 006-040 B10332P150 03/23/2020 B9258P197 11/12/2015 B1334P256	57,700 Acres 4.00	95,200	13,250 01 Homestead Exempt	139,650	4,689.45 2,344.73 (1) 2,344.72 (2)
585	ST MICHEL, SCOTT R ST MICHEL, ROBIN D 49 DAVIS RD DURHAM ME 04222 49 DAVIS ROAD 011-020 B6426P274	61,800 Acres 1.90	169,200	13,250 01 Homestead Exempt	217,750	7,312.05 3,656.03 (1) 3,656.02 (2)
719	ST MICHEL, WILLIAM ST MICHEL, KATHLEEN 37 DAVIS ROAD DURHAM ME 04222 37 DAVIS ROAD 011-021 B4630P175	55,000 Acres 1.00	208,300	13,250 01 Homestead Exempt	250,050	8,396.68 4,198.34 (1) 4,198.34 (2)
219	ST MICHEL, WILLIAM J 37 DAVIS RD DURHAM ME 04222 RABBIT ROAD 007-126-D B9271P51 12/08/2015 B2400P266	17,300 Acres 11.90	0	0	17,300	580.93 290.47 (1) 290.46 (2)
Page Totals:		312,300	602,500	39,750	875,050	29,384.18
Subtotals:		143,881,100	215,704,200	20,205,320	339,379,980	11,396,380.02

Return to:
Helena St. Michel
1032 Ferry Road
Durham, ME 04222

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That William J. St. Michel and Kathleen E. St. Michel, husband and wife, of 37 Davis Road, Durham, ME 04222, for consideration paid grant(s) to Helena St. Michel, Married, of 1032 Ferry Road, Durham, ME 04222, with WARRANTY COVENANTS:

A certain tract or parcel of land, together with the buildings thereon, located in Durham, County of Androscoggin, State of Maine, bounded and described as follows:

Bounded on the South by the road leading from South West Bend to Auburn, in said Durham; bounded on the East by land, now or formerly of Woodbury Brown, the Hotel Lot, so-called, land now or formerly of one Kirk, land now or formerly of one Mitchell and the Ferry Road, so-called; bounded on the North by the Androscoggin River; bounded on the West by land of Seth Parker, Masonic Hall Lot, so-called, and land of the Town of Durham. Meaning and intending to convey the same lot or parcel conveyed by P. R. Strout to Erle L. Goff by Warranty Deed dated May 14, 1930, and recorded in Androscoggin County Registry of Deeds, Book 401, Page 292.

Excepting and reserving a lot or parcel conveyed by Erle L. Goff to William Russell Ward by Warranty Deed dated July 9, 1942, and recorded in said Registry of Deeds, Book 568, Page 515, to which reference is hereby made for a full and complete description thereof.

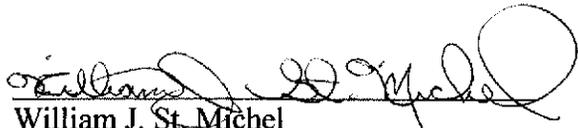
Also excepting and reserving a certain lot or parcel conveyed by Erle L. Goff to Edwin Herling and T. Janette Herling by Warranty Deed dated April 17, 1946, and recorded in said Registry of Deeds, Book 596, Page 429.

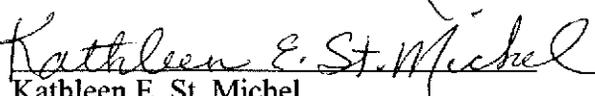
Also excepting and reserving a certain lot or parcel conveyed by Joseph A. St. Michel, Jr. and Janet M. St. Michel to Robert A. Decsipkes and Candace W. Decsipkes by Warranty Deed dated May 1, 1978 and recorded in the Androscoggin County Registry of Deeds at Book 1334, Page 256.

Meaning and intending to describe and convey the same premises conveyed to William J. St. Michel and Kathleen E. St. Michel by deed dated November 5, 2015 and recorded in the Androscoggin County Registry of Deeds in Book 9258, Page 197.

The property is not the residence of the grantor or the grantor's spouse and is not subject to homestead rights.

Executed this 20th day of March 2020.


 William J. St. Michel


 Kathleen E. St. Michel

State of Maine
County of Cumberland

Then personally appeared before me on this 20th day of March 2020, the said William J. St. Michel and Kathleen E. St. Michel and acknowledged the foregoing to be his/her/their voluntary act and deed.


 Notary Public/Justice of the Peace
 Commission expiration: 3/4/22



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

PROPERTY LOCATION

Town or Plantation: DURHAM

Street: 1032 FERRY ROAD

Subdivision Lot #

PROPERTY OWNERS NAME

Last: ST. MICHEL First: JOSEPH

Mailing Address of Owner: 1032 FERRY ROAD
DURHAM, ME

Daytime Tel. #: 353-8875

Date Permit Issued: 07-23-97 \$ 116.00 FEE Double Fee Charged

Local Plumbing Inspector Signature: [Signature] L.P.I. # T.8.4.0

Municipal Tax Map # 40 Page # 6

Owner Statement

I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant _____ Date _____

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

Local Plumbing Inspector Signature: [Signature] Date Approved: 07-29-97

PERMIT INFORMATION

THIS APPLICATION IS FOR:

- First Time System
- Multi-User System
- Replacement System
- Expanded System
 - One-time exempted
 - Non-exempted
- Experimental System
- Seasonal Conversion

THIS APPLICATION REQUIRES:

- No Rule Variance
- First Time System Variance (Municipal)
- First Time System Variance (State)
- Replacement System Variance
 - Local Plumbing Inspector approval
 - State & Local Plumbing Inspector approval
- Minimum Lot Size Variance
- Seasonal Conversion Variance

DISPOSAL SYSTEM COMPONENT(S)

- Non-Engineered System
- Primitive System
- Alternative Toilet
Specify _____
- Non-Engineered Treatment Tank
- Holding Tank _____ Gallons
- Non-Engineered Disposal Area (only)
- Separated Laundry System
- Engineered System (+2000 gpd)
- Engineered Treatment Tank (only)
- Engineered Disposal Area (only)

SIZE OF PROPERTY

4 ACRES

DISPOSAL SYSTEM TO SERVE:

- Single Family Dwelling Unit
- Multiple Family Dwelling Unit
Number of Units _____
- Other _____ SPECIFY _____

TYPE OF WATER SUPPLY

WELL

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

- Concrete
 - Regular
 - Low Profile
- Plastic

SIZE 1000 Gallons

DISPOSAL AREA TYPE/SIZE

- Stone Bed 1196 Sq. Ft.
- Proprietary Device _____ Sq. Ft.
 - Clustered Linear
 - Regular H-20
- Trench _____ Lin. Ft.
- Other _____

GARBAGE DISPOSAL UNIT

- No
- Yes
 - Multi-compartment tank
 - Tank in series
 - Increase in tank capacity
 - Filter on tank outlet

CRITERIA USED FOR DESIGN FLOW
(Show Calculations)

4 BEDROOM HOME

DESIGN FLOW: 362
(Gallons/Day)

PROFILE & DESIGN CLASS

PROFILE: 7 DESIGN: C

DEPTH TO MOST LIMITING FACTOR: 34

DISPOSAL AREA SIZING

- Small 2.0
- Medium 2.60
- Medium-Large 3.30
- Large 4.10
- Extra-Large 5.00

PUMPING

- Not required
- May be required
- Required

DOSE _____ Gallons

SITE EVALUATOR'S STATEMENT

On 6/26/97 (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules.

Site Evaluator Signature: [Signature] SE #: 262 Date: 6-26-97

Print Name: MARK CENCI Telephone: 797-2110

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

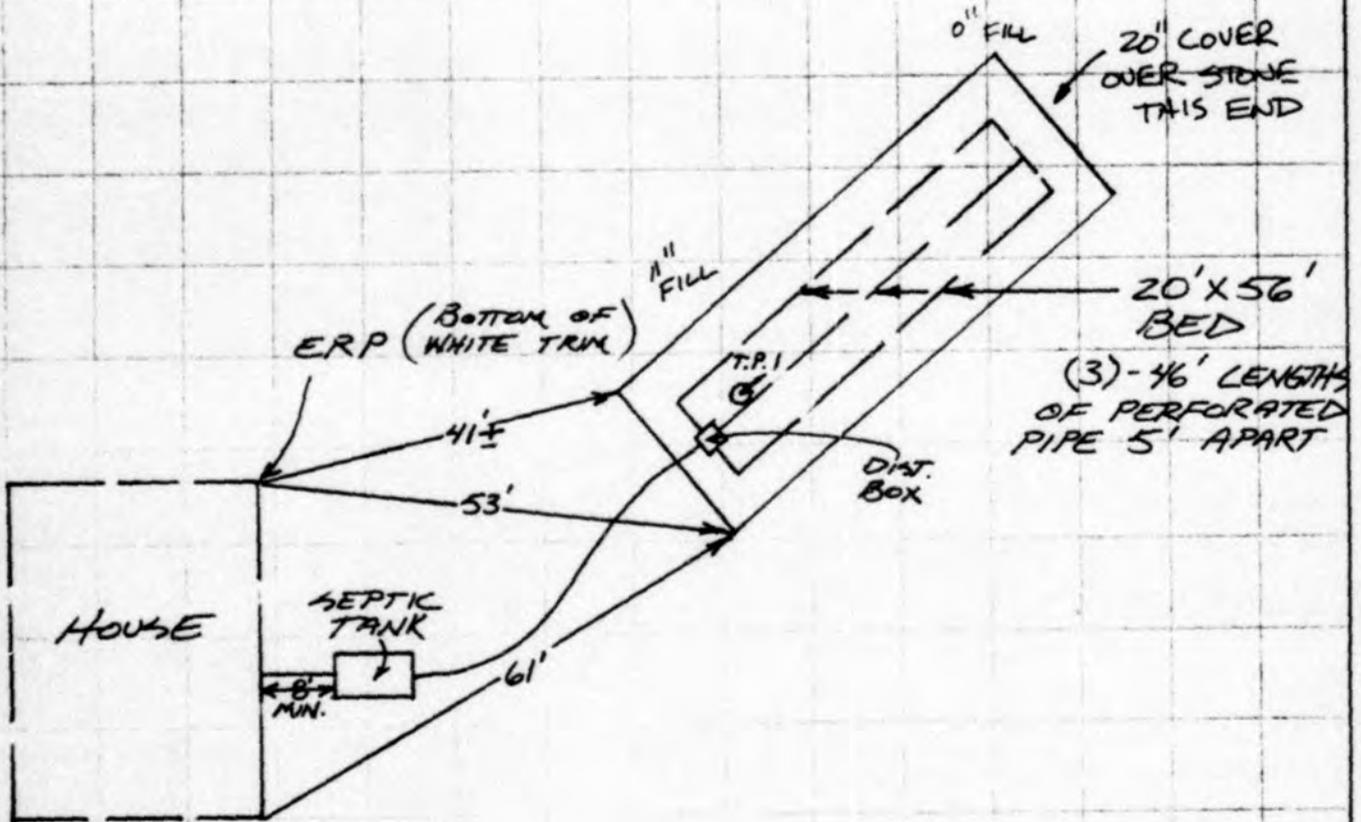
Town, City, Plantation
DURHAM

Street, Road, Subdivision
1032 FERRY ROAD

Owners Name
JOSEPH ST. MICHEL

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20 Ft.



FILL REQUIREMENTS

Depth of Fill (Upslope) 11"
Depth of Fill (Downslope) 11"

CONSTRUCTION ELEVATIONS

Reference Elevation is 0
Bottom of Disposal Area -62"
Top of Distribution Lines of Chambers -21"

ELEVATION REFERENCE POINT LOCATION & DESCRIPTION

BOTTOM EDGE OF WHITE TRIM BOARD

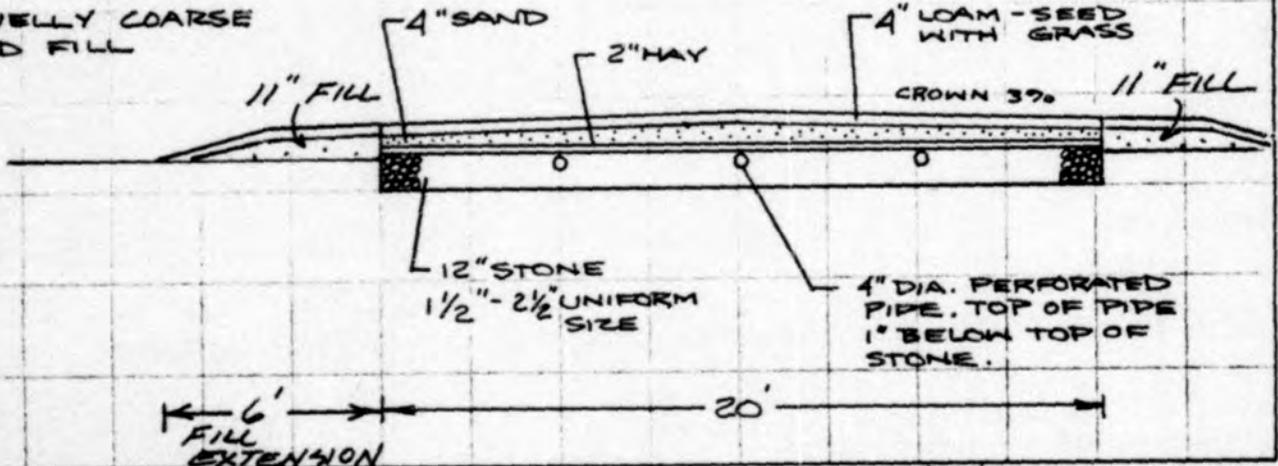
DISPOSAL AREA CROSS SECTION

Scale:

Vertical: 1 inch = 5 Ft.
Horizontal: 1 inch = 5 Ft.

NOTE: SCARIFY GROUND SURFACE BELOW FILL. BED THICKNESS FROM BASE OF STONE TO TOP OF LOAM: 22"

GRAVELLY COARSE SAND FILL



Mark Chini

262

6/26/97

/// ABG HEATING & COOLING

"Your Comfort is our Craft"

1141 HALLOWELL RD
DURHAM, MAINE 04222

Job Invoice

OLD TO
Betty St. Michel
1032 Ferry Rd
Durham, ME 04222

DATE ORDERED 9/10/25	ORDER TAKEN BY
PHONE NO.	CUSTOMER ORDER #
JOB LOCATION	
JOB PHONE	STARTING DATE
TERMS	

QTY.	MATERIAL	UNIT	AMOUNT	DESCRIPTION OF WORK
1	Oil Tune up		285 ⁰⁰	Cleaning.
	75x80A, RS, FB4 04/0/12/400=83 ^{3/4}			
	Heating system is getting up in age but is still safe and running efficiently.			
	Chimney liner does have hair line cracks.			
TOTAL MATERIALS				285 ⁰⁰
				MISCELLANEOUS CHARGES
				TOTAL MISCELLANEOUS
				LABOR HRS. RATE AMOUNT
				TOTAL LABOR

WORK ORDERED
DATE ORDERED
DATE COMPLETED
CUSTOMER APPROVAL SIGNATURE

Paid in full

TOTAL LABOR	
TOTAL MATERIALS	285 ⁰⁰
TOTAL MISCELLANEOUS	
SUBTOTAL	285 ⁰⁰
TAX	



**How doers
get more done.**

154 TOPSHAM FAIR MALL RD
TOPSHAM, ME 04086 (207) 7986931

2410 08/18 27583 08/14/25 11:48 AM
SALE CASHIER AUDREY

KEYTAG# 0

ORDER ID: H2410-184948
RECALL AMOUNT

2051.15

SUBTOTAL 2,051.15
SALES TAX 0.00
TOTAL \$2,051.15
CHECK 2,051.15

XXXXXXXXXX0102
AUTH CODE 8266

2410 08/14/25 11:48 AM TA



2410 18 27583 08/14/2025 5854

Length 24 oz. Polyester Texture Carpet | Cay - Sand -
Beige 12 ft. Wide x Cut to Length 24 oz. Polyester
Texture Carpet

Install service - Installed as part of Install 1 - D23
FLOORING

Sales Person vy119pv

Store Phone # (207) 798-6931

Store # 2410

Location 154 TOPSHAM FAIR MALL RD TOPSHAM, ME 04086 08/14/25
SALE 22 AES540 11:48 AM

KEYTAG# 0 Validation Area

ORDER ID: H2410-184948

RECALL AMOUNT 2051.15
ADDL MOSE SUBTOTAL 0.00
SUBTOTAL 2,051.15
SALES TAX 0.00
TOTAL \$2,051.15
CHECK 2,051.15

Ferry Road
um, ME 04222

XXXXXXXXXX0102
Invoice # H2410-184948 8266
PO / Job Name H2410-184948

TA

Delivery Options
Vendor Direct

Delivery Date
7 Days

Model #	SKU #	Unit Price	Qty	Subtotal
H2038-803-1200	1008586901	\$10.71 / square yard	86.67	\$928.24

8



98010100423745

Invoice is only valid for today: Thursday, August 14



INVOICE

#003
Issued 10/1/2025

FROM

+12073738284
munseytrevor51@gmail.com
11 Moore Drive Sabattus

BILL TO

Helen E St Michel
7196592977
1032 ferry road Lisbon Maine

Description	QTY	Price, USD	Amount, USD
Reflash chimney Removed existing asphalt shingles installed Dyson water shield up the chimney grind it out all motor joints, and installed the new flashing	1	\$2,500.00	\$2,500.00
Fix step flashing Lift shingle nailed down step flashing reseal wall meeting	1	\$500.00	\$500.00
Replace 3 missing shingles Pop up gold nails, and replace the three missing shingles with new	1	\$300.00	\$300.00
		Total	\$3,300.00

NOTES & PAYMENTS INSTRUCTIONS

This project is covered by a 10 year manufacturing warranty