

## PROPERTY DISCLOSURE – LAND ONLY (With Improvements)

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: ..... 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? .....

Has the water been tested for radon? ..... ☐ Yes ☒ No

If Yes: Date: ..... By: .....

Results: .....

If applicable, what remedial steps were taken? .....

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

Are test results available? ..... ☒ Yes ☐ No

Results/Comments: No known tests

IF PRIVATE: (Strike Section if not Applicable):

INSTALLATION: Location: Unknown

Installed by: Unknown

Date of Installation: Unknown

USE: Number of persons currently using system: NONE

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

Comments: No knowledge on the well other than there is one there.

Source of Section I information: Previous owner's disclosure.

Buyer Initials \_\_\_\_\_ Page 1 of 5 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: N/A .....  
 Have you experienced any problems such as line or other malfunction? ..... ☐ 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: N/A .....  
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☒ Unknown ☐ Other: N/A .....

Tank Type: ☒ Concrete ☐ Metal ☒ Unknown ☐ Other: N/A .....

Location: See attached HHE200 (suspected wrong property) OR ☐ Unknown

Date Installed: 4/19/2001 Date last pumped: Unknown Name of pumping company: Unknown

Have you experienced any malfunctions? ..... ☒ Yes ☐ No

If Yes, give the date and describe the problem: See attached septic inspection indicating it is a failed system

Date of last servicing of tank: None Name of company servicing tank: None known

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: See HHE200

Date of installation of leach field: 2001-2003± Installed by: Unknown

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

Have you experienced any malfunctions? ..... ☒ Yes ☐ No

If Yes, give the date and describe the problem and what steps were taken to remedy: See attached septic inspection indicating it is a failed system

Do you have records of the design indicating the # of bedrooms system was designed for? ☐ Yes ☒ No

If Yes, are they available? ..... ☐ Yes ☒ No

Is System located in a Shoreland Zone? ..... ☐ Yes ☐ No ☒ Unknown

Comments: Attached HHE200 is suspected to be for a different property.

Source of Section II information: Previous owner's disclosure and attached HHE200

Buyer Initials \_\_\_\_\_ Page 2 of 5 Seller Initials \_\_\_\_\_

### SECTION III – 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 the DEP?..... ☐ Yes ☐ No ☐ Unknown

Age of tank(s):..... Size of tank(s):.....

Location:.....

What materials are, or were, stored in the tank(s):.....

Have you experienced any problem, such as leakage?..... ☐ Yes ☐ No ☐ Unknown

Comments: None known

Source of information: Previous owner's disclosure

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:..... ☐ Yes ☐ No ☒ Unknown

LAND FILL:..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE:..... ☐ Yes ☐ No ☒ Unknown

Comments: None

Source of information: Previous owner's disclosure

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

### SECTION IV – 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: Ethel Oaks gave Steve Damon a ROW to his land per previous survey

Source of information: Previous owner's disclosure

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

If No, who is responsible for maintenance? N/A

Road Association Name (if known): N/A

Source of information: Public record

Buyer Initials \_\_\_\_\_

Page 3 of 5

Seller Initials \_\_\_\_\_

**SECTION V – 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: 23019C2170D Year: 7/19/2023 (Attach a copy)

Comments: None

Source of Section V information: Attached FIRMette map

Buyer Initials \_\_\_\_\_

Page 4 of 5

Seller Initials \_\_\_\_\_

**SECTION VI — GENERAL INFORMATION**

Are there any shoreland zoning, resource protection or other overlay zone

requirements on the property?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Source of information: Public record

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Source of information: Deed

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

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

Has all or a portion of the property been surveyed?..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available?..... ☒ Yes ☐ No ☐ Unknown

Has the property ever been soil tested?..... ☒ Yes ☐ No ☐ Unknown

If Yes, are the results available?..... ☐ Yes ☒ No ☐ Unknown

Are mobile/manufactured homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Are modular homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Source of Section VI information: Previous owner's disclosure and attached survey and HHE200

Additional information: Attached FIRMette map, survey, tax map, HHE200, 2025 tax commitment & tax bill, deed, septic inspection

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☒ Yes ☐ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

**Marla Bouchard**

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

I/We have read and received a copy of this disclosure 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 \_\_\_\_\_



**From:** [hilma@adams-re.com](mailto:hilma@adams-re.com) <[hilma@adams-re.com](mailto:hilma@adams-re.com)>

**Sent:** Thursday, September 4, 2025 11:05 AM

**To:** [townclifton@gmail.com](mailto:townclifton@gmail.com)

**Subject:** 94 Rebel Hill Rd, Clifton - Septic Inspection

Attention: Code Enforcement Officer

I presently have 94 Rebel Hill Road on the market. The first offer was terminated based upon an Inspection by Cashly Builders (see attached).

A breakdown of the findings:

Roots in tank.

Water level down. Appears to be a leak.

Several sags in pipe from tank to leach field.

Leach Field not the size of plan. Pipes exposed.

Failed for not proper cover.

Will you please call me and perhaps meet me at the lot? I have another interested buyer. I would like to recommend to the Seller/Buyer what must be done to bring it up to code.

Thanks, Hilma Adams

207 356 7435

Cc:

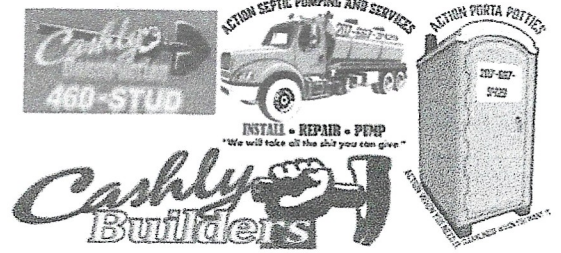
Septic Design by Gramlich and signed and updated 6-18-03.

2025 Tax Bill for a developed lot.

Septic Inspection by Cashly Builders

Survey of Lot

Cashly Builders  
P.O. Box 70  
Sullivan, ME 04664 USA  
2074607883  
williamoandrews@gmail.com



## INVOICE

**BILL TO**  
Broughman Builders

**INVOICE #** 3086  
**DATE** 08/18/2025  
**DUE DATE** 08/18/2025  
**TERMS** Due on receipt

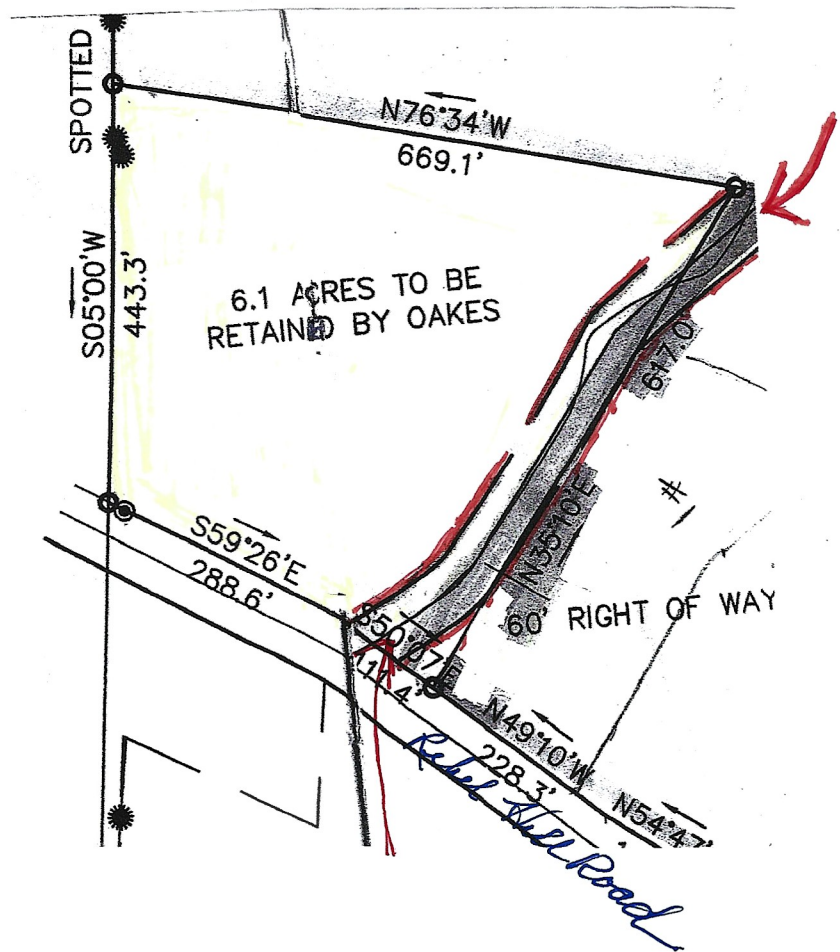
| ACTIVITY      | QTY | RATE   | AMOUNT |
|---------------|-----|--------|--------|
| Septic Camera | 1   | 300.00 | 300.00 |
| Labor         | 1   | 400.00 | 400.00 |
| Discovery     | 1   | 0.00   | 0.00   |

Roots in tank, baffles appear to be in tact. Water level extremely low. Have to pump tank for further inspection. Appears to be a leak for level to be that low. Pipe going from tank to leach field has several sags full of water. Leach field is not size of plan. It is supposed to be 15 x 60 and it's 15 x 30. Pipes are exposed out of ground, therefore failed for not proper cover. Stone in bed is full of silt.

Thank you for your business! We accept payment by check or cash only.  
Please mail check to:  
Cashly Builders  
P.O. Box 70  
Sullivan, ME 04664

**PAYMENT** 700.00  
**BALANCE DUE** \$0.00

Pay invoice





# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services  
Division of Health Engineering, Station 10  
(207) 287-4672 FAX (207) 287-4172

## PROPERTY LOCATION

|                           |                          |
|---------------------------|--------------------------|
| City, Town, or Plantation | CLIFTON                  |
| Street or Road            | REBEL HILL RD<br>RT. 180 |
| Subdivision, Lot #        |                          |

>> Caution: Permit Required - Attach in Space Below <<

## OWNER/APPLICANT INFORMATION

|                                                                              |                                                                              |
|------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| Name (last, first, MI)                                                       | Owner <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> |
| DAKES ETHEL                                                                  |                                                                              |
| Mailing Address of                                                           |                                                                              |
| 96 REBEL Hill RD.                                                            |                                                                              |
| <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant | CLIFTON ME 04428                                                             |
| Daytime Tel. #                                                               |                                                                              |

CLIFTON PERMIT # 337 STATE COPY  
Date Permit Issued: 6-25-03 \$ 200.00 FEE  
Local Plumbing Inspector Signature: [Signature] L.P.I. # 399A  
Double Fee Charged

## Owner or Applicant 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 or Applicant: [Signature] Date: 6-25-03

## Caution: Inspections 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

(1st) Date Approved

(2nd) Date Approved

## PERMIT INFORMATION

|                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TYPE OF APPLICATION</b><br>1. <input checked="" type="checkbox"/> First Time System<br>2. <input type="checkbox"/> Replacement System<br>Type Replaced: _____<br>Year Installed: _____<br>3. <input type="checkbox"/> Expanded System<br>a. <input type="checkbox"/> Minor Expansion<br>b. <input type="checkbox"/> Major Expansion<br>4. <input type="checkbox"/> Experimental System<br>5. <input type="checkbox"/> Seasonal Conversion | <b>THIS APPLICATION REQUIRES</b><br>1. <input checked="" type="checkbox"/> No Rule Variance<br>2. <input type="checkbox"/> First Time System Variance<br>a. <input type="checkbox"/> Local Plumbing Inspector Approval<br>b. <input type="checkbox"/> State & Local Plumbing Inspector Approval<br>3. <input type="checkbox"/> Replacement System Variance<br>a. <input type="checkbox"/> Local Plumbing Inspector Approval<br>b. <input type="checkbox"/> State & Local Plumbing Inspector Approval<br>4. <input type="checkbox"/> Minimum Lot Size Variance<br>5. <input type="checkbox"/> Seasonal Conversion Approval | <b>DISPOSAL SYSTEM COMPONENT(S)</b><br>1. <input checked="" type="checkbox"/> Complete Non-engineered System<br>2. <input type="checkbox"/> Primitive System (graywater & sit toilet)<br>3. <input type="checkbox"/> Alternative Toilet, specify: _____<br>4. <input type="checkbox"/> Non-Engineered Treatment Tank (only)<br>5. <input type="checkbox"/> Holding Tank, _____ gallons<br>6. <input type="checkbox"/> Non-engineered Disposal Field (only)<br>7. <input type="checkbox"/> Separated Laundry System<br>8. <input type="checkbox"/> Complete Engineered System (2000 gpd or more)<br>9. <input type="checkbox"/> Engineered Treatment Tank (only)<br>10. <input type="checkbox"/> Engineered Disposal Field (only)<br>11. <input type="checkbox"/> Pre-treatment, specify: _____<br>12. <input type="checkbox"/> Miscellaneous components |
| <b>SIZE OF PROPERTY</b><br>4A <input type="checkbox"/> sq. ft. <input checked="" type="checkbox"/> acres<br><b>SHORELAND ZONING</b><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                                                                                                                                                   | <b>DISPOSAL SYSTEM TO SERVE</b><br>1. <input checked="" type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: 3<br>2. <input type="checkbox"/> Multiple Family Dwelling, No. of Units: _____<br>3. <input type="checkbox"/> Other: _____<br>SPECIFY: _____                                                                                                                                                                                                                                                                                                                                                      | <b>TYPE OF WATER SUPPLY</b><br>1. <input checked="" type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private<br>4. <input type="checkbox"/> Public 5. <input type="checkbox"/> Other                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

## DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

|                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TREATMENT TANK</b><br>1. <input checked="" type="checkbox"/> Concrete<br>a. <input checked="" type="checkbox"/> Regular<br>b. <input type="checkbox"/> Low Profile<br>2. <input type="checkbox"/> Plastic<br>3. <input type="checkbox"/> Other: _____<br>CAPACITY 1000 gallons | <b>DISPOSAL FIELD TYPE &amp; SIZE</b><br>1. <input checked="" type="checkbox"/> Stone Bed 2. <input type="checkbox"/> Stone Trench<br>3. <input type="checkbox"/> Proprietary Device<br>a. <input type="checkbox"/> Cluster array c. <input type="checkbox"/> Linear<br>b. <input type="checkbox"/> Regular load d. <input type="checkbox"/> H-20 load<br>4. <input type="checkbox"/> Other: _____<br>SIZE 900 sq. ft. <input type="checkbox"/> lin. ft. | <b>GARBAGE DISPOSAL UNIT</b><br>1. <input checked="" type="checkbox"/> No 3. <input type="checkbox"/> Maybe<br>2. <input type="checkbox"/> Yes >> Specify one below:<br>a. <input type="checkbox"/> Multi-compartment Tank<br>b. <input type="checkbox"/> Tanks in Series<br>c. <input type="checkbox"/> Increase in Tank Capacity<br>d. <input type="checkbox"/> Filter on Tank Outlet | <b>DESIGN FLOW</b><br>270 gallons per day<br>BASED ON:<br>1. <input checked="" type="checkbox"/> Table 501.1 (dwelling unit(s))<br>2. <input type="checkbox"/> Table 501.2 (other facilities)<br>SHOW CALCULATIONS<br>- for other facilities -<br>3 BEDROOM HOME |
| <b>SOIL DATA &amp; DESIGN CLASS</b><br>PROFILE CONDITION DESIGN<br>S I B I<br>at Observation Hole # TP1<br>Depth 52" Elevation _____<br>OF MOST LIMITING SOIL FACTOR                                                                                                              | <b>DISPOSAL FIELD SIZING</b><br>1. <input type="checkbox"/> Small - 2.0 sq. ft./gpd<br>2. <input type="checkbox"/> Medium - 2.6 sq. ft./gpd<br>3. <input checked="" type="checkbox"/> Medium-Large - 3.3 sq. ft./gpd<br>4. <input type="checkbox"/> Large - 4.1 sq. ft./gpd<br>5. <input type="checkbox"/> Extra Large - 5.0 sq. ft./gpd                                                                                                                 | <b>PUMPING</b><br>1. <input checked="" type="checkbox"/> Not Required<br>2. <input type="checkbox"/> May Be Required<br>3. <input type="checkbox"/> Required >> Specify only for engineered or experimental systems:<br>DOSE: _____ gallons                                                                                                                                             | 3. <input type="checkbox"/> Section 503.0 (meter readings)<br>ATTACH WATER-METER DATA                                                                                                                                                                            |

## SITE EVALUATOR STATEMENT

I Certify that on 4-17-01 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature

Mike J Gramlich

SE # 189

SE #

207-843-6395

4-19-01

Date

UPDATED 6-18-93

[Signature]

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

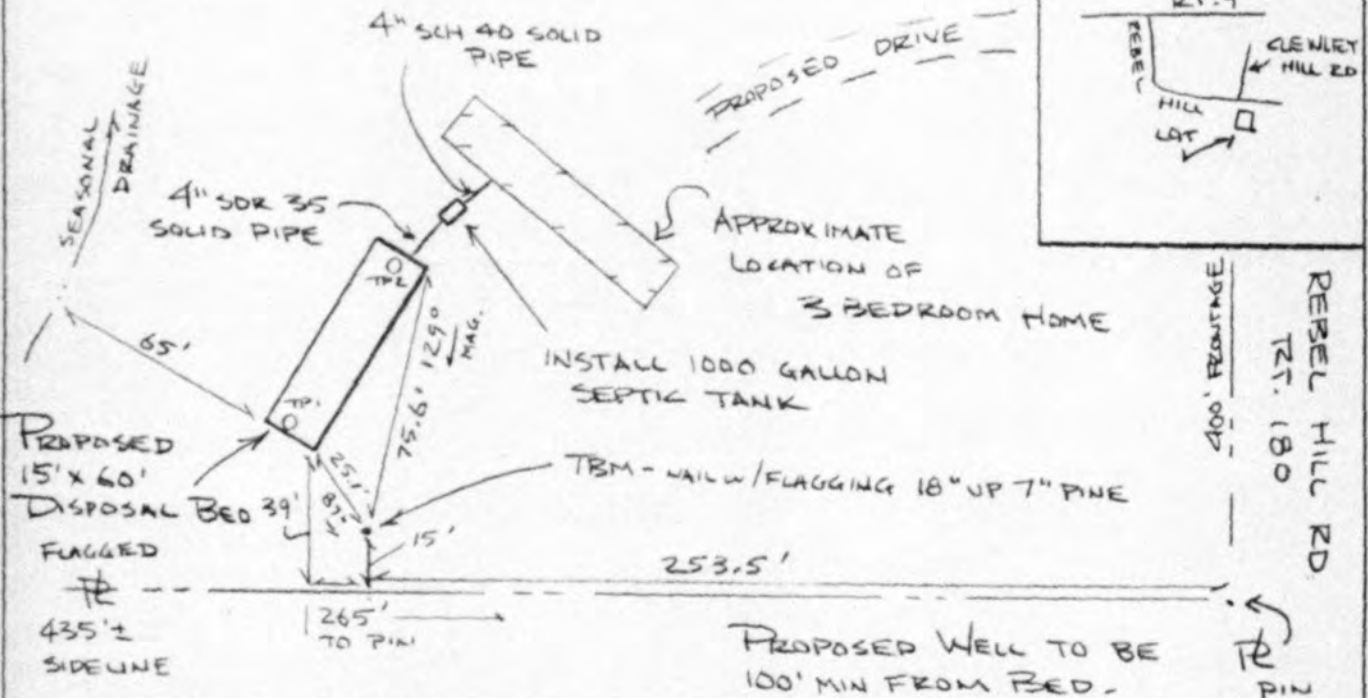
Town, City, Plantation  
**CLIFTON**

Street, Road Subdivision  
**REBEL HILL RD**  
SITE PLAN

Owner's Name  
**ETHEL DAKES**

Scale 1" =          Ft.  
or as shown

SITE LOCATION PLAN  
(Map from Maine Atlas recommended)



## SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 1 ☒ Test Pit ☐ Boring  
2" Depth of Organic Horizon Above Mineral Soil

Observation Hole TP 2 ☒ Test Pit ☐ Boring  
2" Depth of Organic Horizon Above Mineral Soil

| Texture                                                                                                                                                                  | Consistency | Color  | Mottling |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------|----------|
| FINE SANDY                                                                                                                                                               |             | YELLOW |          |
| LOAM                                                                                                                                                                     | FRIABLE     | BROWN  | NONE     |
|                                                                                                                                                                          |             |        |          |
|                                                                                                                                                                          |             |        |          |
| MED.                                                                                                                                                                     |             |        |          |
| SAND                                                                                                                                                                     | LOOSE       | BROWN  | ↓        |
| Soil Classification: <u>S</u> <u>B</u> <u>8</u> x <u>52"</u>                                                                                                             |             |        |          |
| <input type="checkbox"/> Ground Water<br><input type="checkbox"/> Restrictive Layer<br><input type="checkbox"/> Bedrock<br><input checked="" type="checkbox"/> Pit Depth |             |        |          |

| Texture                                                                                                                                                                  | Consistency | Color  | Mottling |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------|----------|
| SANDY                                                                                                                                                                    |             | YELLOW |          |
| LOAM                                                                                                                                                                     | FRIABLE     | BROWN  | NONE     |
|                                                                                                                                                                          |             |        |          |
|                                                                                                                                                                          |             |        |          |
|                                                                                                                                                                          |             |        |          |
|                                                                                                                                                                          |             |        |          |
| Soil Classification: <u>S</u> <u>B</u> <u>8</u> x <u>42"</u>                                                                                                             |             |        |          |
| <input type="checkbox"/> Ground Water<br><input type="checkbox"/> Restrictive Layer<br><input type="checkbox"/> Bedrock<br><input checked="" type="checkbox"/> Pit Depth |             |        |          |

Site Evaluator Signature

SE # 189

4-19-01

Date

Page 2 of 3  
HME-200 Rev. 7/97

Mike J Gramlich POB 284 Holden ME 04429 1-207-843-6395

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 287-5472 FAX (207) 287-6172

Town, City, Plantation  
**CLIFTON**

Street, Road, Subdivision  
**RT. 180**

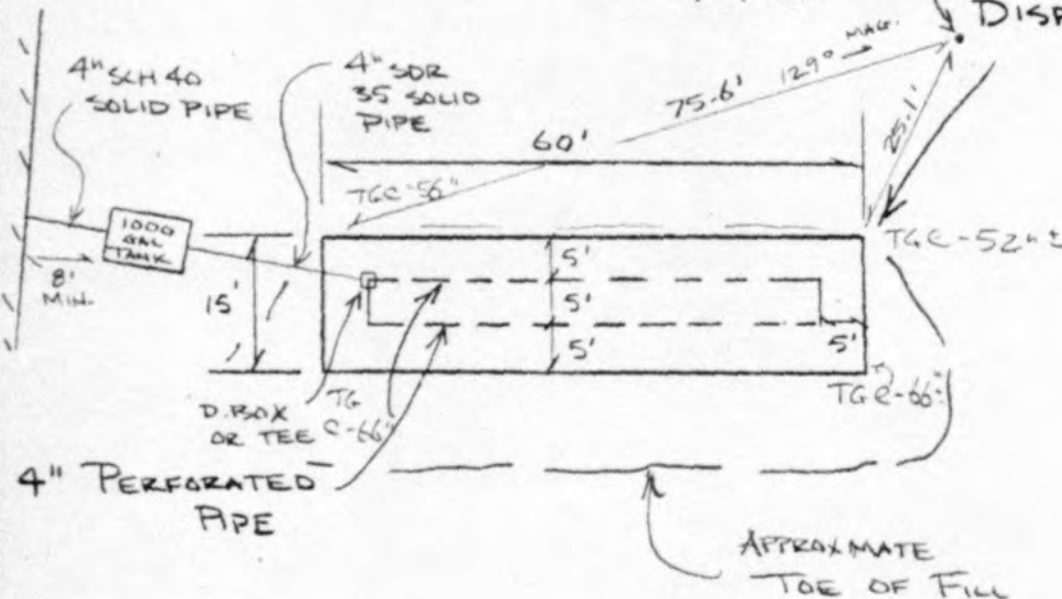
Owner's Name  
**ETHEL DAKES**

## SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = **20** FT.

TBM - N/F 18" UP  
7" PINE

INSTALL 15' X 60'  
DISPOSAL BED



TG = APPROXIMATE EXISTING SURFACE ELEVATIONS  
AT CORNERS OF STAKED FIELD.

### FILL REQUIREMENTS

Depth of Fill (Upslope)  
Depth of Fill (Downslope)

0"  
10"

### CONSTRUCTION ELEVATIONS

Finished Grade Elevation  
Top of Distribution Pipe or Proprietary Device  
Bottom of Disposal Area

-56"  
-69"  
-80"

### ELEVATION REFERENCE POINT

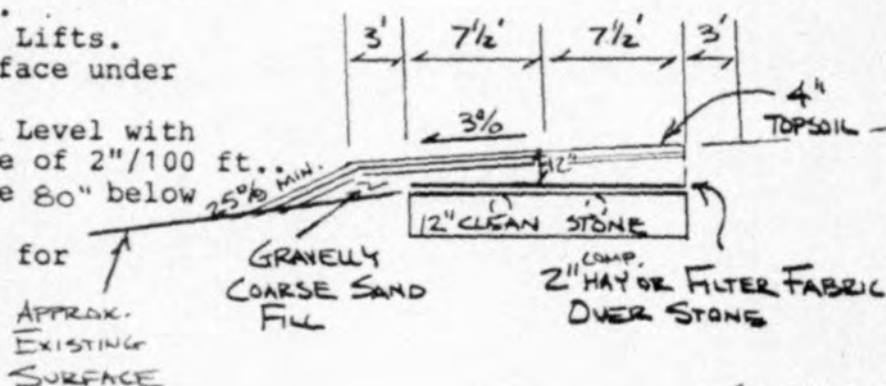
Location & Description TBM - N/F  
18" UP 7" PINE  
Reference Elevation 0"

### NOTE:

### DISPOSAL AREA CROSS SECTION

- 1.) Lime, Fertilize, Seed, & Mulch Top & Sides of Bed and All Disturbed Areas to Prevent Erosion.
- 2.) Place Fill in 8 inch Lifts.
- 3.) Scarify Original Surface under Disposal Field.
- 4.) Disposal Field to be Level with a Maximum Grade Tolerance of 2"/100 ft.
- 5.) Bottom of Field to be 80" below Elevation of TBM.(ERP.).
- 6.) See Chap. 8 of Code for Additional Requirements.

SCALE:  
VERTICAL: 1" = 5'  
HORIZONTAL: 1" = 10'



UPDATED

Site Evaluator Signature

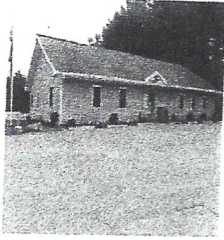
SE #189  
SE \*

4-19-01  
Date

6-18-03  
Page 3 of 3  
MHE-200 Rev. 7/97

Mike J Gramlich, POB 284 Holden, ME 04429 207-843-6395





Town of Clifton  
135 Airline Road  
Clifton, ME 04428

R65  
OAKES, ETHEL A  
% JESSICA J OAKES  
56 ELM ST  
BANGOR ME 04401

2025 Real Estate Tax Bill

| Current Billing Information |        |
|-----------------------------|--------|
| Land                        | 75,000 |
| Building                    | 0      |
| Assessment                  | 75,000 |
| Exemption                   | 0      |
| Taxable                     | 75,000 |
| Rate Per \$1000             | 9.900  |
| Total Due                   | 742.50 |

Acres: 6.00

Map/Lot 005-002

Book/Page B15101P104

Payment Due 10/1/2025

742.50

Location 94 REBEL HILL RD

2.00% discount available. To obtain, pay

727.65 in full by 08/29/2025

Information

- \* Without state aid to education, state revenue sharing and state reimbursement for the Maine resident homestead property tax exemption, your tax bill would have been 32% higher. Clifton has no bonded indebtedness.
- \* State law requires ownership and valuation of all real and personal property to be fixed as of April 1st. If you have sold your property since April 1, 2025, it is your responsibility to transfer this bill to the new owner.
- \* Interest of 7.5% per annum on unpaid balances after October 1, 2025. Payments will be applied to any past due amounts first.
- \* Town office hours: 8:30AM - 4:00PM Tue, Thu & Fri and 10:00AM - 6:00PM Wed.
- \* Selectman's meetings on the first Tuesday of the month. Planning board meetings on the first Wednesday of the month. Office telephone: 207-843-0709
- \* Reminder: Dog licenses expire December 31, 2025.

| Current Billing Distribution |        |        |
|------------------------------|--------|--------|
| County                       | 7.00%  | 51.98  |
| Municipal                    | 45.00% | 334.13 |
| School                       | 48.00% | 356.40 |

| Remittance Instructions                                                       |
|-------------------------------------------------------------------------------|
| Please make checks or money orders payable to<br>Town of Clifton and mail to: |
| Town of Clifton<br>135 Airline Road<br>Clifton, ME 04428                      |

N/A

| Due Date | Amount Due | Amount Paid |
|----------|------------|-------------|
|----------|------------|-------------|

Please remit this portion with your first payment  
2025 Real Estate Tax Bill

Account: R65  
Name: OAKES, ETHEL A

10/1/2025 742.50

Map/Lot: 005-002

| Due Date | Amount Due | Amount Paid |
|----------|------------|-------------|
|----------|------------|-------------|

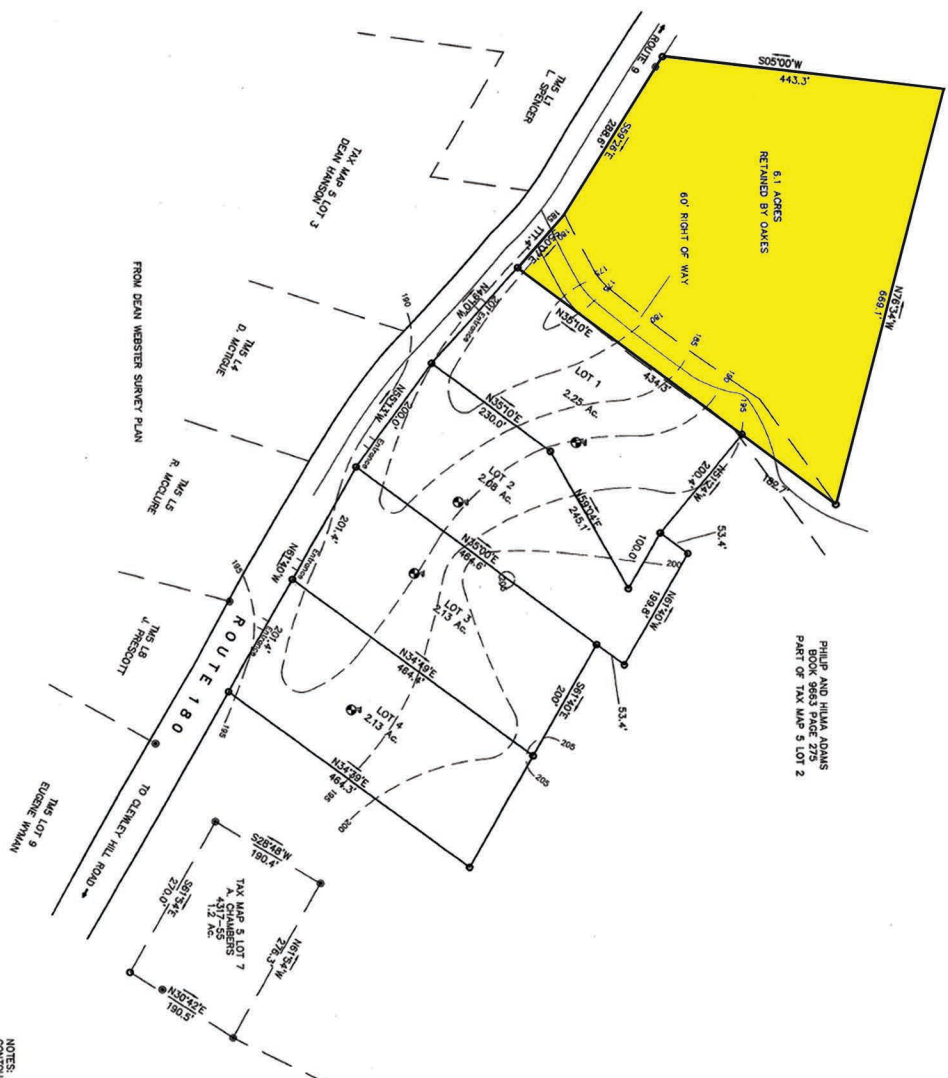
Location: 94 REBEL HILL RD

First Payment

TAX LOT 8  
JAMES CARB

2005-69

PHILIP AND HILMA ADAMS  
BOOK 9653 PAGE 275  
PART OF TAX MAP 5 LOT 2



NOTES:  
CONTIGUOUS BASED UPON USGS TOPOGRAPHY USING BENCH MARK DISC 877, 1935  
ELEVATION 420.3 FEET  
ELEVATION 420.3 FEET  
ELEVATION 420.3 FEET  
SOILS TEST PITS DONE BY CREG PERKINS.

- LEGEND
- IRON PIN OR PIPE FOUND
  - WOOD POST FOUND
  - SPOTTED TREE
  - STONEWALL
  - SOIL TEST PIT

TAX MAP 5 LOT 2-1  
TO  
BRYAN & JESSICA SPRINGER  
BOOK 9483 PAGE 28  
5/9/2004

### PLANNING BOARD APPROVAL

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN TITLE 30-A M.R.S.A. SECTION 4404, AS AMENDED, THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THE SUBDIVISION SHOWN BY THIS PLAN MEETS ALL THE CRITERIA SET FORTH AND WHEREFORE THE SUBDIVISION IS APPROVED.

TOWN OF CLIFTON PLANNING BOARD

CHAIRMAN: *Paul J. DeLorenzo*

MEMBER: *David J. Taylor*

MEMBER: *Sharon J. Johnson*

DATE: *June 1, 2005*



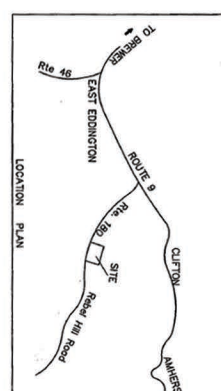
NUMBER OF LOTS = 4  
NUMBER OF ACRES = 8.59 ACRES.  
OWNERS AND SUBDIVIDERS ARE PHILIP & HILMA ADAMS.  
SUBDIVISION IS NOT LOCATED WITHIN THE 100' (204' 10.00' ZONE).

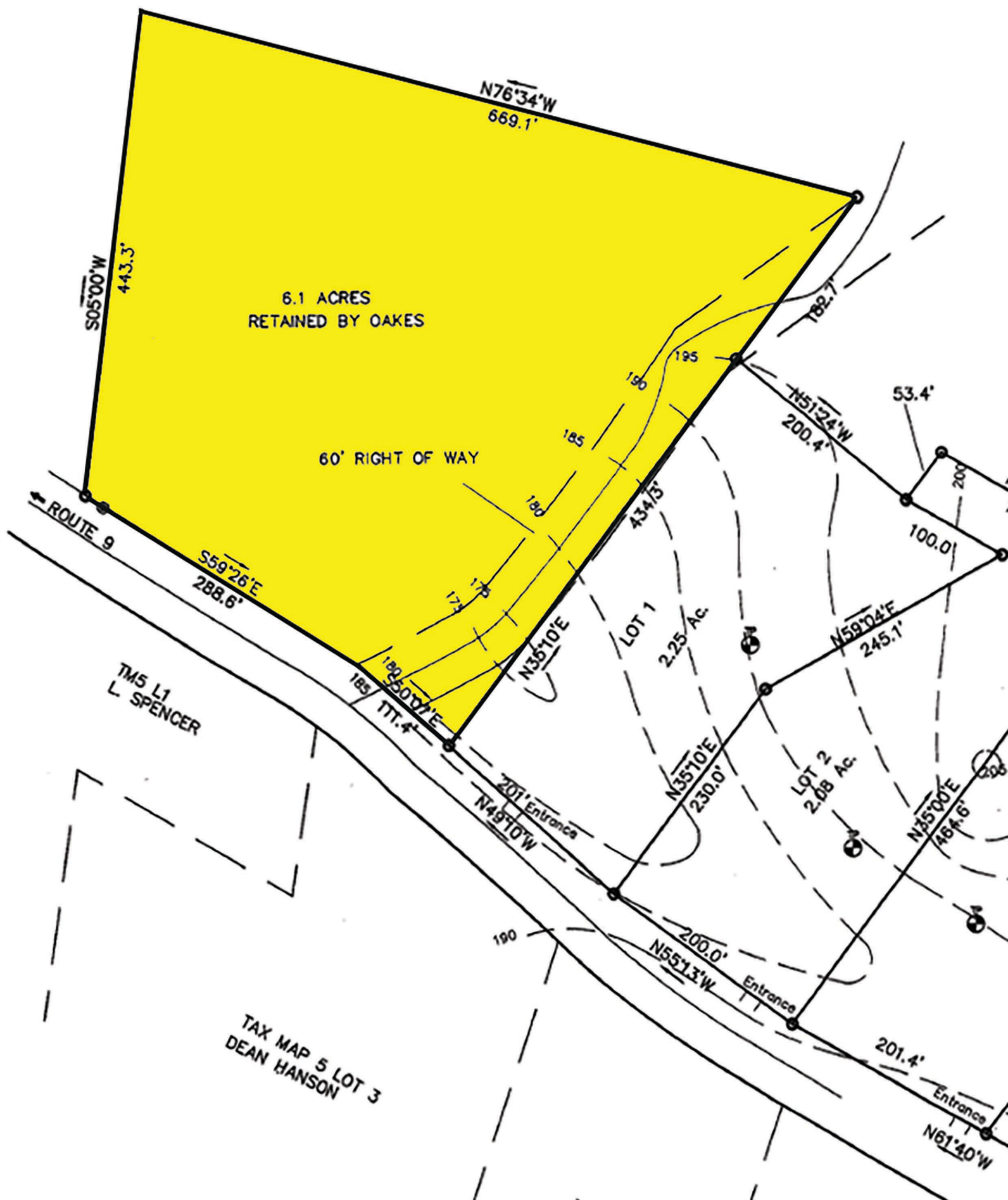
STATE OF MAINE  
PENOBSCOT, ss. REGISTRAR OF DEEDS  
Received *June 8, 2005*  
at *2:53 P.M.* and recorded  
in *Penobscot* 2005-69  
*Dea. J. Bailey*

FINAL PLAN  
THE LAST FRONTIER SUBDIVISION  
REBEL HILL ROAD (ROUTE 180)  
CLIFTON, MAINE

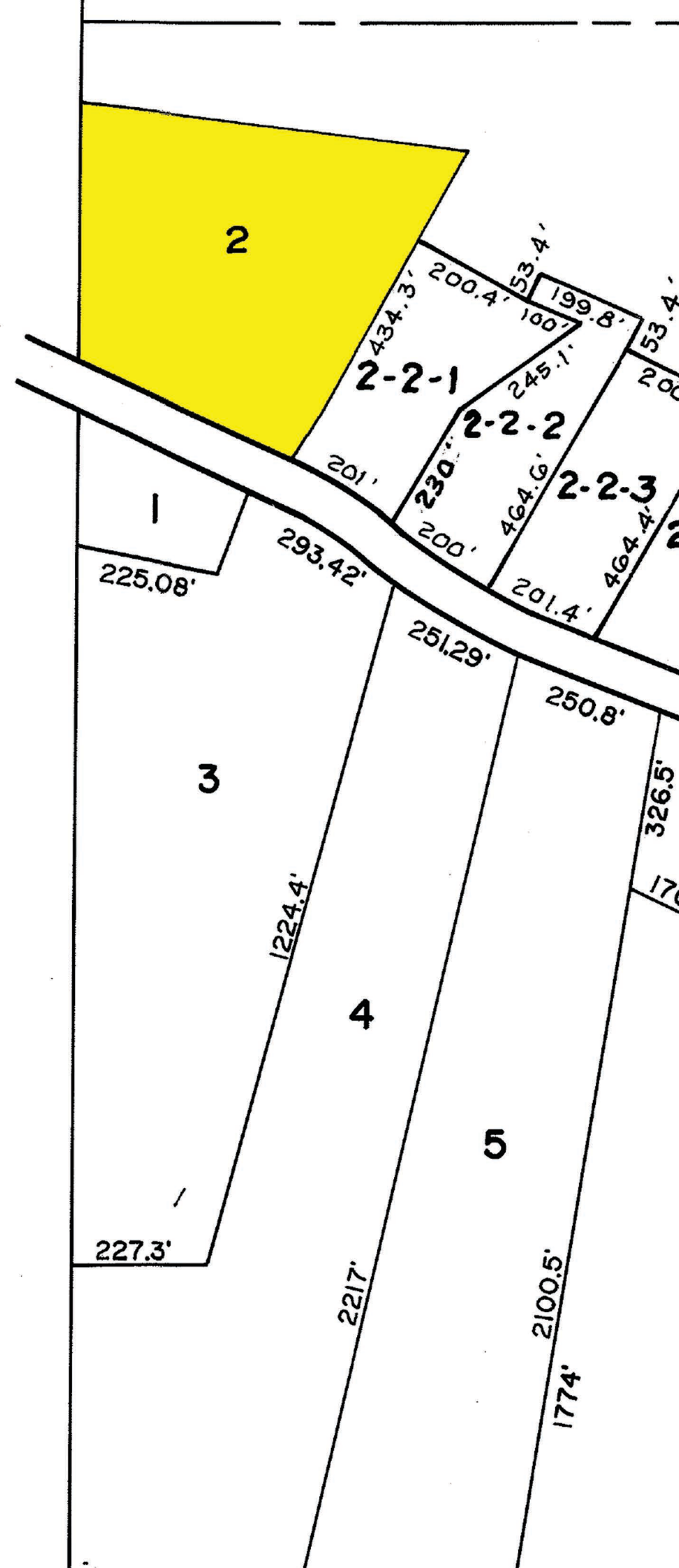
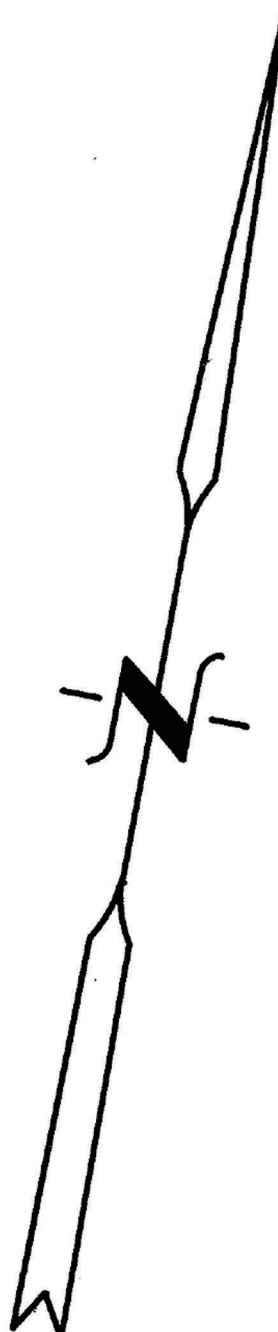
ADAMS REAL ESTATE  
188 STATE STREET, BANGOR, ME 04401  
SCALE: 1" = 800' DATE: MAY 2, 2005  
FILE: ADAMS

2005-69









2

2-2-1

2-2-2

2-2-3

1

3

4

5

6

225.08'

293.42'

227.3'

1224.4'

2217'

2100.5'

1774'

434.3'

200.4'

53.4'

199.8'

100'

245.1'

230'

201'

200'

464.6'

201.4'

464.4'

251.29'

250.8'

326.5'

170'

# National Flood Hazard Layer FIRMMette



68°32'6"W 44°47'56"N



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

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)<br>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                                                                                                                                                   |
| GENERAL STRUCTURES          |  | Area of Undetermined Flood Hazard Zone D                                                                                                                          |
|                             |  | Channel, Culvert, or Storm Sewer                                                                                                                                  |
|                             |  | Levee, Dike, or Floodwall                                                                                                                                         |
| OTHER FEATURES              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation                                                                                                 |
|                             |  | 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation                                                                                                 |
|                             |  | Coastal Transect                                                                                                                                                  |
|                             |  | Base Flood Elevation Line (BFE)                                                                                                                                   |
|                             |  | Limit of Study                                                                                                                                                    |
|                             |  | Jurisdiction Boundary                                                                                                                                             |
| MAP PANELS                  |  | Coastal Transect Baseline                                                                                                                                         |
|                             |  | 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 5/25/2026 at 4:13 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.



2025 Real Estate Tax Bill



Town of Clifton  
135 Airline Road  
Clifton, ME 04428

R65  
OAKES, ETHEL A  
% JESSICA J OAKES  
56 ELM ST  
BANGOR ME 04401

| Current Billing Information |               |
|-----------------------------|---------------|
| Land                        | 75,000        |
| Building                    | 0             |
| Assessment                  | 75,000        |
| Exemption                   | 0             |
| Taxable                     | 75,000        |
| Rate Per \$1000             | 9.900         |
| <b>Total Due</b>            | <b>742.50</b> |

Acres: 6.00  
Map/Lot 005-002 Book/Page B15101P104 Payment Due 10/1/2025 742.50  
Location 94 REBEL HILL RD  
2.00% discount available. To obtain, pay 727.65 in full by 08/29/2025

| Information                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| * Selectman's meetings on the first Tuesday of the month. Planning board meetings on the first Wednesday of the month. Office telephone: 207-843-0709                                                                             |
| * Reminder: Dog licenses expire December 31, 2025.                                                                                                                                                                                |

| Current Billing Distribution                                          | Remittance Instructions                                                                                                                       |
|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| County 7.00% 51.98<br>Municipal 45.00% 334.13<br>School 48.00% 356.40 | Please make checks or money orders payable to<br>Town of Clifton and mail to:<br><br>Town of Clifton<br>135 Airline Road<br>Clifton, ME 04428 |

N/A

| Due Date | Amount Due | Amount Paid |
|----------|------------|-------------|
|----------|------------|-------------|

Please remit this portion with your first payment

2025 Real Estate Tax Bill

Account: R65  
Name: OAKES, ETHEL A  
Map/Lot: 005-002  
Location: 94 REBEL HILL RD

10/1/2025 742.50

| Due Date | Amount Due | Amount Paid |
|----------|------------|-------------|
|----------|------------|-------------|

First Payment

Clifton  
1:22 PM

Real Estate Tax Commitment Book - 9.900  
2025 Tax Commitment

07/14/2025  
Page 79

| Account      | Name & Address                                                                                                                                                                                                                                                                                                         | Land                  | Building   | Exemption                     | Assessment  | Tax          |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------|-------------------------------|-------------|--------------|
| 433          | NILES, JEFFERY F JR<br>NILES, EMILY F<br>28 GERMAN COVE RD<br><br>CLIFTON ME 04428<br><br>28 GERMAN COVE RD<br>018-020<br>B17323P220 11/05/2024                                                                                                                                                                        | 124,800<br>Acres 0.23 | 154,400    | 0                             | 279,200     | 2,764.08     |
| 465          | NOTO, DAVID J<br>NOTO, DAWN M<br>245 SCOTT POINT RD<br><br>CLIFTON ME 04428<br><br>245 SCOTT POINT RD<br>018-051<br>B15025P248 12/13/2018                                                                                                                                                                              | 197,600<br>Acres 0.71 | 409,400    | 25,000<br>01 Homestead Exempt | 582,000     | 5,761.80     |
| 296          | NOYES, JILL Q<br>QUIRK-NOYES REALTY<br>TRUST<br>100 LINDEN ST<br>BANGOR ME 04401<br><br>416 SPRINGY POND RD<br>015-032<br>B17420P80 01/31/2025 B14669P343 08/28/2017                                                                                                                                                   | 142,000<br>Acres 0.41 | 137,100    | 0                             | 279,100     | 2,763.09     |
| 65           | OAKES, ETHEL A<br>% JESSICA J OAKES<br>56 ELM ST<br>BANGOR ME 04401<br><br>94 REBEL HILL RD<br>005-002<br>B15101P104 03/25/2019 B9663P275 12/01/2004 B9493P26<br>05/05/2004 B8740P160 04/10/2003 B8740P158 04/10/2003<br>B8683P91 B8535P276 01/08/2003 B8437P192 10/31/2002<br>B8382P270 09/16/2002 B4723P5 09/19/1990 | 75,000<br>Acres 6.00  | 0          | 0                             | 75,000      | 742.50       |
| 708          | OAKES, ETHEL A<br>% JESSICA J OAKES<br>56 ELM ST<br>BANGOR ME 04401<br><br>155 REBEL HILL RD<br>005-026-001<br>B15101P104 03/25/2019 B7546P43 B4974P300                                                                                                                                                                | 70,600<br>Acres 4.00  | 0          | 0                             | 70,600      | 698.94       |
| 53           | OAKES, JESSICA J<br>56 ELM ST<br><br>BANGOR ME 04401<br><br>71 REBEL HILL RD<br>004-007<br>B11446P268 01/09/2007 B7092P181                                                                                                                                                                                             | 57,800<br>Acres 2.60  | 8,200      | 0                             | 66,000      | 653.40       |
| Page Totals: |                                                                                                                                                                                                                                                                                                                        | 667,800               | 709,100    | 25,000                        | 1,351,900   | 13,383.81    |
| Subtotals:   |                                                                                                                                                                                                                                                                                                                        | 44,527,200            | 64,997,300 | 3,826,000                     | 105,698,500 | 1,046,415.15 |

**DLN: 3233832**  
**DEED OF PERSONAL REPRESENTATIVE**

KNOW ALL MEN BY THESE PRESENTS that Jessica J. Oakes of Bangor, Penobscot County, Maine and Billie J. Emery k/n/a Paradis duly appointed and acting as co-personal representatives of the Estate of Ethel Audrey Oakes, deceased, whose Last Will and Testament was duly admitted to Probate Court of Penobscot County, Maine and not having given notice to each person succeeding to an interest in the real property described below at least ten days prior to the sale, such notice not being required under the terms of the decedent's Will, by the power conferred by the Probate Code, and every other power, for consideration paid, does hereby convey, grant and forever quitclaim to Marla Bouchard of Augusta, Kennebec County, State of Maine; the real estate situated in Clifton, County of Penobscot, State of Maine, being bounded and described as follows, to wit:

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on the northerly side of Route 180, also known as Rebel Hill Road, in the Town of Clifton, County of Penobscot, State of Maine bounded and described as follows, to wit:

Beginning at the intersection of the northerly sideline of Route 180, also known as Rebel Hill Road, and the southwesterly corner of the so-called 6.1-acre lot retained by Ethel Oakes from the Final Plan of "The Last Frontier Subdivision" dated May 2, 2005 and recorded in Penobscot County Registry of Deeds Plan File 2005-69;

Thence S 59-26 E, by and along the northerly sideline of "Rebel Hill Road, or Route 180, two hundred eighty-eight and six tenths (288.6) feet to an angle in said road;

Thence S 50-07 E, by and along the northerly sideline of said road, one hundred eleven and four tenths (111.4) feet to an iron pin at the southwesterly corner of Lot 1 according to said Plan File 2005-69;

Thence N 35-10 E, by and along the westerly line of said Lot 1 and being the easterly line of said reserved 6.1-acre lot, so-called, four hundred thirty-four and three tenths (434.3) feet to an iron pin at the northwesterly corner of said Lot 1;

Thence continuing N 35-10 E, by and along the westerly line of land described as Parcel 1 in a deed from Ethel Oakes to Philip I. Adams and Hilma H. Adams dated December 01, 2004 and recorded in Penobscot

County Registry of Deeds Book 9663 Page 275, and being the easterly line of said retained 6.1-acre lot, so-called, one hundred eighty-two and seven tenths (182.7) feet to an iron pin at the northeasterly corner thereof;

Thence N 76-34 W, by and along the southerly line of land described as Parcel 2 in a deed from Ethel Oakes to Philip I. Adams and Hilma H. Adams dated December 01, 2004 and recorded in Penobscot County Registry of Deeds Book 9663 Page 275, and being the northerly line of said retained 6.1-acre, so called, six hundred sixty-nine and one tenth (669.1) feet to the northwesterly corner thereof;

Thence S 05-00 W, by and along the westerly line of said retained 6.1-acre lot, so called, four hundred forty-three and three tenths (443.3) feet to the point of beginning, containing six and one tenth (6.1) acres, more or less.

Excepting and reserving a right of way for all purposes, including utilities, sixty (60) feet in width, which crosses the herein described lot, the center of said right of way being described as follows:

Beginning at the intersection of the northerly sideline of the Rebel Hill Road, or Route 180 with the center of a sixty (60) foot wide right of way located eighty (80) feet northwesterly of the southeast corner of the above described parcel and the southwesterly corner of Lot 1 shown on Plan File 2005-69;

Thence N 61-23 E, by and along the center of an existing gravel road and being the center of said (60) foot wide right of way, seventy-seven and six tenths (77.6) feet to a point;

Thence N 50-37 E, by and along the center of said sixty (60) foot wide right of way, fifty-seven and four tenths (57.4) feet to a point;

Thence N 34-55 E, by and along the center of said right of way, two hundred eighty-eight and nine tenths (288.9) feet to a point;

Thence N 50-38 E, by and along the center of said right of way, one hundred thirteen and five tenths (113.5) feet to the easterly line of the herein described parcel and being on the westerly line of Parcel 1 described in the deed from Ethel Oakes to Philip I. Adams and Hilma H. Adams dated December 01, 2004 recorded in Book 9663 Page 275.

Thence N 35-10 E, by and along said easterly line of said 6.1-acre lot, eighty-seven and five tenths (87.5) feet to an iron pin at the northeast corner thereof and being the end of the westerly line of said right of way on the division line between Parcels 1 and 2 described in Book 9663 Page 275.



Being the same premises described as the retained 6.1-acre lot, so-called according to the "Final Plan of the Last Frontier Subdivision" dated May 02, 2005 and recorded in Penobscot County Registry of Deeds Plan File 2005-69.

Being a portion of the premises described in a deed from Joseph E. Oakes to Joseph E. Oakes and Ethel A. Oakes dated September 19, 1990 recorded in Penobscot County Registry of Deeds Book 4723 Page 05.

All bearings are based upon Magnetic North, 2007.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 30 day of September, 2025.

Jessica J. Oakes  
Witness

Jessica J. Oakes  
Co-Personal  
Representative of the  
Estate of Ethel Audrey  
Oakes

STATE OF MAINE

Penobscot, ss.  
2025

Then personally appeared the above named Jessica J. Oakes, in her capacity as Co-Personal Representative of the Estate of Ethel Audrey Oakes and acknowledged the foregoing instrument to be her free act and deed.

Before me,  
[Signature]  
Attorney at Law/Notary Public

Robert C. Treworgy  
State of Maine  
Attorney at Law  
Maine Bar No. 004990

Billie J. Paradis  
Witness

Billie J. Paradis, f/k/a  
Emery Co-Personal  
Representative of the  
Estate of Ethel Audrey  
Oakes

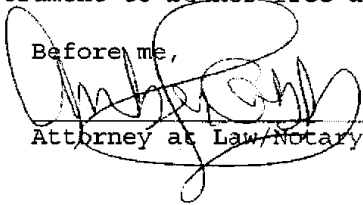
STATE OF MAINE

Penobscot, ss.

October 1  
September, 2025

Then personally appeared the above named Billie J. Paradis, f/k/a Emery in her capacity as Co-Personal Representative of the Estate of Ethel Audrey Oakes and acknowledged the foregoing

instrument to be her free act and deed.

Before me,  
  
\_\_\_\_\_  
Attorney at Law/Notary Public

Amber L. Cobb  
Notary Public, State of Maine  
My Commission Expires April 26, 2028