

008827

OXFORD WEST DIST. REGISTRY

2001 JAN -4 AM 10: 27

Jean Watson
REGISTER

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, That We, **THOMAS CLINGER** and **SHEILA M. CLINGER**, husband and wife, of 27 Pine Crest Drive, Nantucket, Massachusetts (02554), and **CHRISTOPHER J. O'KEEFE** and **KATHLEEN O'KEEFE**, husband and wife, of 5 Angelina Street, Norton, Massachusetts (02766), for valuable consideration paid, grant a two-thirds undivided interest to **THOMAS CLINGER** and **SHEILA M. CLINGER**, husband and wife, of 27 Pine Crest Drive, Nantucket, Massachusetts (02554), as **JOINT TENANTS** with rights of survivorship, and a one-third undivided interest to **CHRISTOPHER J. O'KEEFE** and **KATHLEEN O'KEEFE**, husband and wife, of 5 Angelina Street, Norton, Massachusetts (02766), as **JOINT TENANTS** with rights of survivorship, but as **TENANTS IN COMMON** with respect to each undivided interest, with **QUITCLAIM** covenants:

A certain lot or parcel of land situated in Brownfield, Oxford County, State of Maine, lying on the Westerly side of the South Conway Road, so-called, and being more particularly bounded and described as follows:

Beginning at an iron pin driven into the ground for a corner at the Westerly edge of the assumed road line of South Conway Road, at a corner in a stone wall, which point represents the Northeasterly corner thereof of land now or formerly of Janice L. Tripp and Elizabaeth Caswell Fobes, as described in instrument recorded in Oxford (W.D.) Registry of Deeds, Book 286, Page 249; thence run South 74 degrees 53 minutes 43 seconds West the line evidenced by a stone wall, along land of Tripp and Fobes, a distance of 268.90 feet, more or less, to an iron pin driven into the ground at a stone wall corner, which represents the Northwesterly corner of said Tripp/Fobes parcel; thence run South 73 degrees 39 minutes 22 seconds West by land formerly of Steven N. Gourley, et al., and later of North Conway Bank, a distance of 333.97 feet, more or less, to an iron pin driven into the ground for a corner; thence turn right and run North 24 degrees 24 minutes 31 seconds West by land formerly of

NO REAL ESTATE
TRANSFER TAX PAID

Steven N. Gourley, et al., and later of North Conway Bank, for a total distance of 1,497.07 feet, more or less, to an iron pin driven into the ground for a corner at land now or formerly of Durgin heirs (see instrument recorded in said Registry of Deeds, Book 213, Page 549); thence turn right and run South 74 degrees 28 minutes 45 seconds East by land of said Durgin heirs, a distance of 733.46 feet, more or less, to an iron pin driven into the ground; thence continue on the same course a further distance of 6.54 feet, more or less, to an iron pin driven into the ground for a corner at the assumed Southwesterly side line of said South Conway Road; thence turn right and run Southeasterly by said South Conway Road, as it trends, a total distance of 1,111.56 feet, more or less, to the iron pin begun at.

Saving, Excepting and Reserving, a right of way for all purposes, including installation of utilities, in common with the North Conway Bank, its successors and assigns, and others who may now own or hereafter acquire similar rights, and appurtenant to other real estate now or formerly owned by North Conway Bank as acquired by deed from Bradford Brooks dated July 1, 1992, over and along the course of that right of way location leading Southwesterly from the South Conway Road as depicted as "Future Access Strip" on a plan entitled "3 Lot Subdivision, Land of Herbert L. Rollins and Steven N. Gourley", recorded in said Registry of Deeds, Plan Book 10, Page 49, to which plan reference is made for a more particular description.

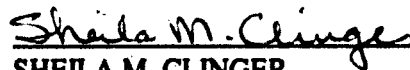
The above courses and distances are derived from the aforesaid survey plan.

The Grantors and Grantees being all of the owners of the above described property hereby release the premises forever from the Certificate of Restrictive Covenants dated October 30, 1989 recorded at Oxford (W.D.) Registry of Deeds in Book 307, Page 885.

MEANING AND INTENDING to describe and convey the same premises conveyed by Warranty Deed of Bradford Brooks to Thomas Clinger and Sheila M. Clinger dated October 25, 2000 recorded at Oxford (W.D.) Registry of Deeds in Book 411, Page 580 and by Warranty Deed of Bradford Brooks to Christopher J. O'Keefe and Kathleen O'Keefe dated October 25, 2000 recorded at Oxford (W.D.) Registry of Deeds in Book 411, Page 583.

WITNESS our hands this 17 day of December, 2000.


THOMAS CLINGER


SHEILA M. CLINGER

Quitclaim Deed

Page 3 of 3

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Nantucket, SS.

Personally appeared the above named, THOMAS CLINGER and SHEILA M. CLINGER,
and acknowledged the foregoing instrument as their voluntary act and deed, before me this 18th
day of December, 2000.

Michele J. Cranston
Notary Public/Justice of the Peace
My Comm. Expires: 6/18/05
Print or Type Name: Michele J. Cranston

WITNESS our hands this 18 day of December, 2000.

Christopher J. O'Keefe
CHRISTOPHER J. O'KEEFE

Kathleen C. O'Keefe
KATHLEEN O'KEEFE

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Nantucket, SS.

Personally appeared the above named,, CHRISTOPHER J. O'KEEFE and KATHLEEN
O'KEEFE, and acknowledged the foregoing instrument as their voluntary act and deed, before me
this 18th day of December, 2000.

Michele J. Cranston
Notary Public/Justice of the Peace
My Comm. Expires: 6/18/05
Print or Type Name: Michele J. Cranston

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PROPERTY LOCATED AT: 100 Center Conway Rd., Brownfield, ME 04010

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other WATER SYSTEM

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: 2025 Are test results available? .. ☐ Yes ☒ No

To your knowledge, have any test results ever:

a) Been reported as unsatisfactory or satisfactory with notation?..... ☐ Yes ☒ No

b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? ☐ Yes ☒ No

If Yes to (a) and/or (b) above, are test results available? ☐ Yes ☐ No

What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: _____

Installed by: _____

Date of Installation: _____

USE:

Number of persons currently using system: _____

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

Comments: _____

Source of Section I information: Self installed

Buyer Initials _____

Page 1 of 8

Seller Initials

JE JWC

PROPERTY LOCATED AT: 100 Center Conway Rd., Brownfield, ME 04010

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: _____

☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____

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

Location: Front Right of Garage OR ☐ Unknown

Date installed: 2004 Date last pumped: N/A Name of pumping company: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

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

Date of last servicing of tank: N/A Name of company servicing tank: N/A

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Right Side of Driveway

Date of installation of leach field: 2004 Installed by: Chris Johnson Excavation

Date of last servicing of leach field: N/A Company servicing leach field: N/A

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

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: _____

Source of Section II information: Observed

Buyer Initials

GC Sme

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Seller Initials

TC Sme

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	<u>FORCED HOT AIR</u>			
Age of system(s) or source(s)	<u>2004</u>			
TYPE(S) of Fuel	<u>PROPANE</u>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<u>unk</u>			
Name of company that services system(s) or source(s)	<u>BEL OIL</u>			
Date of most recent service call	<u>2005</u>			
Malfunctions per system(s) or source(s) within past 2 years	<u>NO</u>			
Other pertinent information	<u>AC system</u>			

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: _____

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ☒ Yes ☐ No ☐ Unknown

Has vent(s) been inspected? ☒ Yes ☐ No ☐ Unknown

If Yes, date: _____

Comments: INSPECTED EVERY YEAR

Source of Section III information: OBSERVED

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 _____

Seller Initials TC SMR

PROPERTY LOCATED AT: 100 Center Conway Rd., Brownfield, ME 04010

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

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

Comments: _____

Source of information: _____

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: _____

Source of information: _____

C. RADON/AIR - Current or previously existing:

Has the property been tested? _____ ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? _____ ☐ Yes ☒ No

Results/Comments: _____

Source of information: _____

D. RADON/WATER - Current or previously existing:

Has the property been tested? _____ ☒ Yes ☐ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? _____ ☐ Yes ☒ No

Results/Comments: _____

Source of information: _____

E. METHAMPHETAMINE - Current or previously existing:

Comments: _____ ☐ Yes ☒ No ☐ Unknown

Source of information: _____

Buyer Initials _____

Page 4 of 8

Seller Initials

TC Sme

PROPERTY LOCATED AT: 100 Center Conway Rd., Brownfield, ME 04010

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

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

If Yes, describe location and basis for determination: _____

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

If Yes, describe: _____

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

Comments: _____

Source of information: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: _____

Source of information: Observed

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: _____

Source of information: _____

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? PROPERTY OWNERS

Road Association Name (if known): _____

Source of information: Self

Buyer Initials _____

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Seller Initials TC Sme

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: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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: _____

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: _____

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? _____

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section VI information: _____

Buyer Initials _____

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Seller Initials TC Sune

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: _____

Is a Forest Management and Harvest Plan available?.....

☐ Yes ☐ No ☒ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?.....

☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, solar panels, wind turbines): Type: _____

From Whom: _____

Year Principal Structure Built: _____

What year did Seller acquire property? _____

Roof: Year Shingles/Other Installed: _____

Water, moisture or leakage: _____

Comments: _____

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: _____

Mold: Has the property ever been tested for mold?

☐ Yes ☒ No ☐ Unknown

If Yes, are test results available?

☐ Yes ☒ No

Comments: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____

☐ Unknown

Comments: _____

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: _____

Buyer Initials _____

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Seller Initials

TC Sme

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Comments: _____

Source of Section VII information: Self Observed

SECTION VIII - ADDITIONAL INFORMATION

Replacng Expansion Tank and Washing Machine

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.

[Signature]
SELLER

9/8/26
DATE

SELLER

DATE

[Signature]
SELLER

9/8/26
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

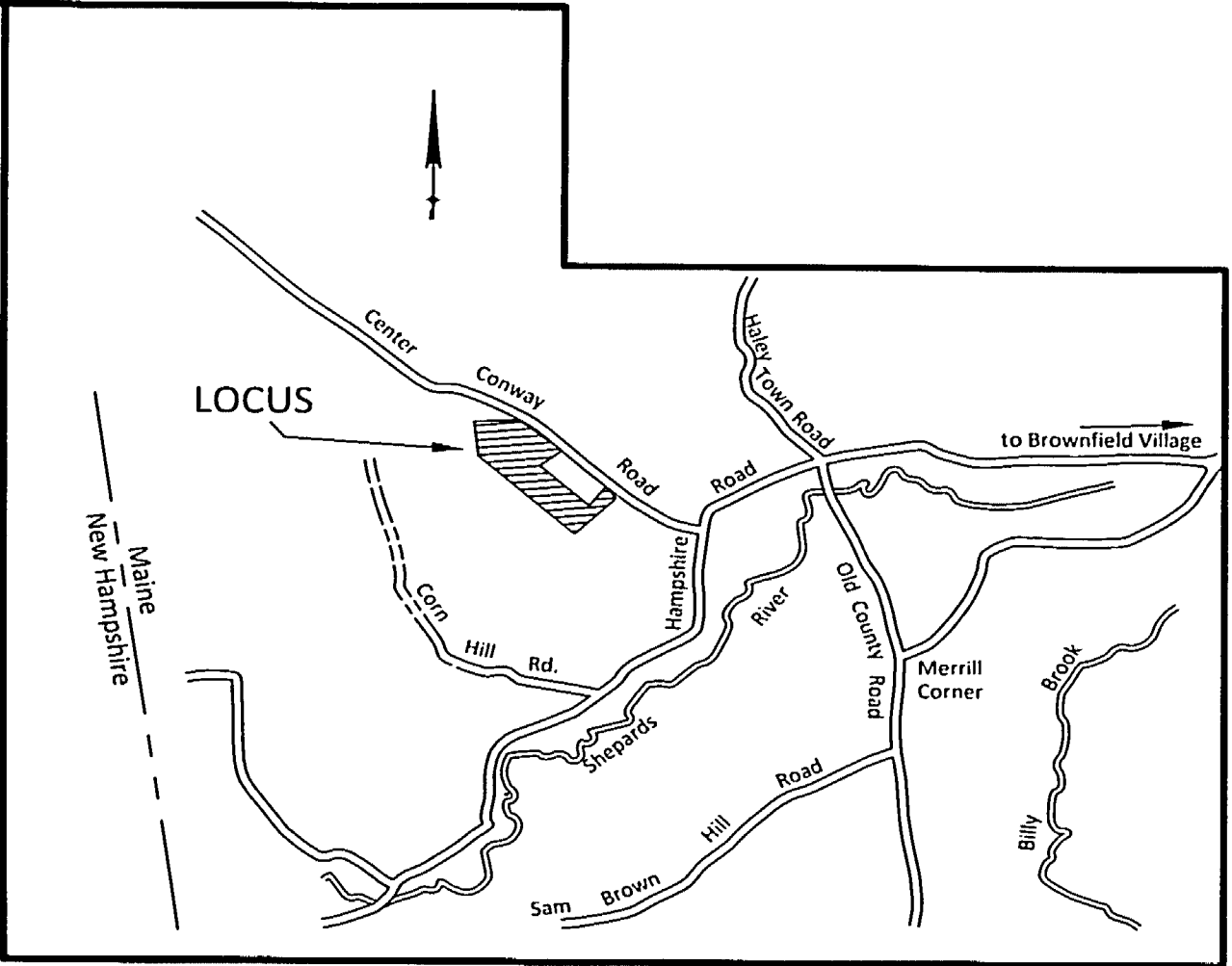
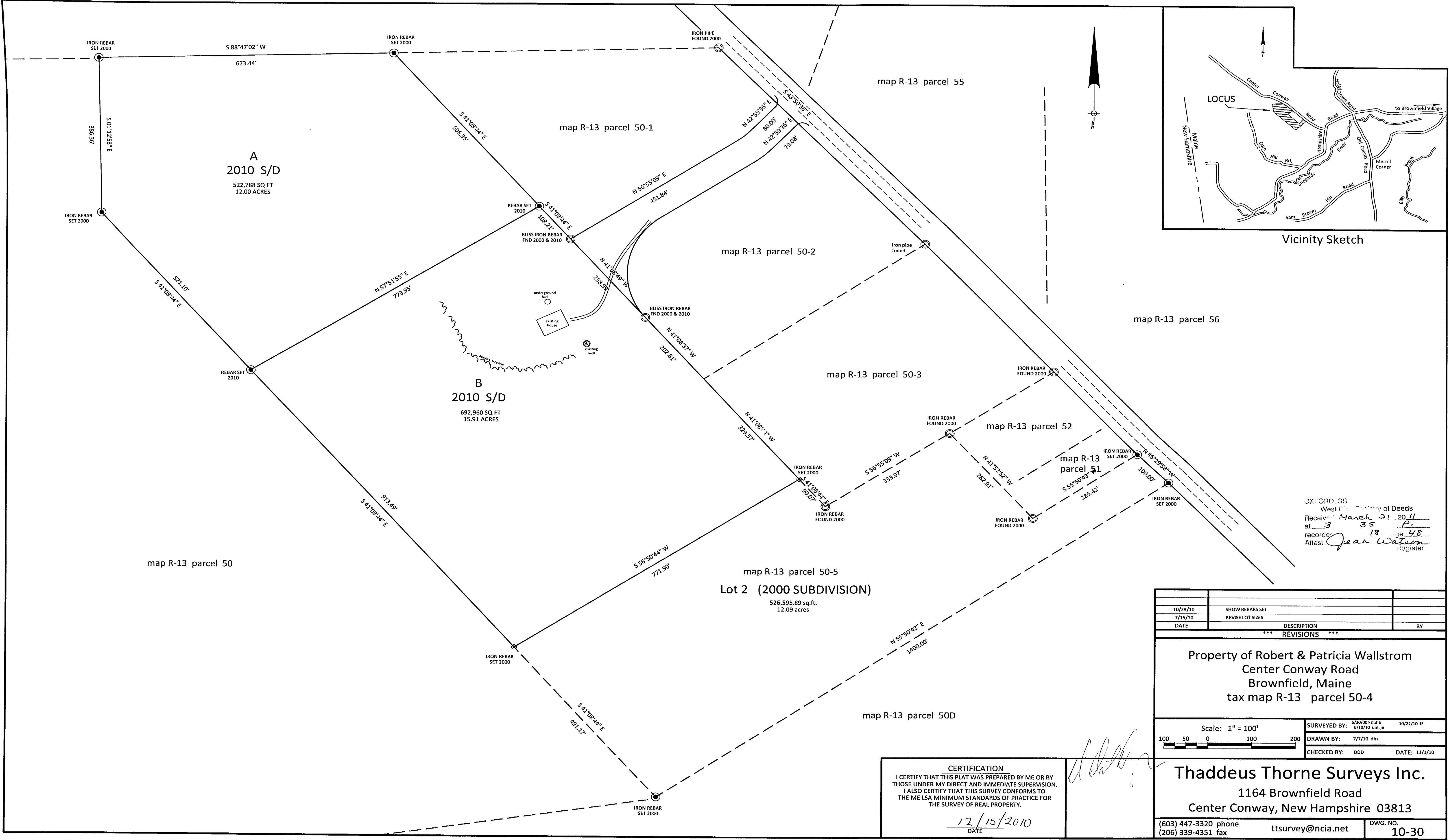
DATE

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Vicinity Sketch

OXFORD, SS. County of Deeds
West of
Received March 31, 2011
at 3:35 P.
recorder age 48
Attest Jean Watson
Register

10/29/10	SHOW REBARS SET	
7/15/10	REVISE LOT SIZES	
DATE	DESCRIPTION	BY
*** REVISIONS ***		
Property of Robert & Patricia Wallstrom Center Conway Road Brownfield, Maine tax map R-13 parcel 50-4		
Scale: 1" = 100'		SURVEYED BY: 6/30/00 ktd/dlb 10/22/10 JE
DRAWN BY: 7/7/10 dhs		
CHECKED BY: DDD		DATE: 11/1/10
Thaddeus Thorne Surveys Inc. 1164 Brownfield Road Center Conway, New Hampshire 03813		
(603) 447-3320 phone (206) 339-4351 fax		ttsurvey@ncia.net DWG. NO. 10-30

CERTIFICATION
I CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR BY
THOSE UNDER MY DIRECT AND IMMEDIATE SUPERVISION.
I ALSO CERTIFY THAT THIS SURVEY CONFORMS TO
THE ME LSA MINIMUM STANDARDS OF PRACTICE FOR
THE SURVEY OF REAL PROPERTY.
12/15/2010
DATE