

MAINE REAL ESTATE
TRANSFER TAX PAIDAlpine Title Services
6 Pleasant Street
Conway, NH 03818

15#88-

The space above this line is reserved for recording information**WARRANTY DEED**

DLN # 1001840034664

Doc # 84969

KNOW ALL PERSONS BY THESE PRESENTS that I, **PATRICIA L. WHITE**, with a mailing address of 8285 McKittrick Road, Plain City, Ohio, 43064, for consideration paid, grant to **CHILL REAL ESTATE HOLDINGS, LLC**, a New Hampshire Limited Liability Company, having a mailing address of 1491 Brownfield Road, Center Conway, New Hampshire, 03813, with **WARRANTY COVENANTS**, the following:

A certain lot or parcel of land, together with all appurtenances thereto all being situated in the Town of Brownfield in the County of Oxford and State of Maine and as more particularly described as follows:

Commencing on the southerly side of the road leading through Center Brownfield, and by the northwesterly corner of the Tyler Memorial Church, being a stone post; thence running in a general southerly direction by said church property to a stone post;

Being the southeasterly most corner of the parcel hereby conveyed and to land formerly of Eli Bean, and now or formerly owned by one Seaman; thence running in a general westerly direction by land of said Seaman, following along a line of several stone posts to a stone post corner, being the southwestly most corner of the parcel hereby described and common corner of land now or formerly owned by Alice Blake; thence running in a general northerly direction by land of said Blake to an iron pipe located on the southerly side of said road; thence easterly by said road to the point of beginning.

Meaning and intending to describe and convey a portion of those premises conveyed by Warranty Deed of Judith R. Riddle to the Grantor herein dated August 14, 1986 and recorded at Book 280, Page 826 and Deed of Peter L. White to the Grantor herein dated May 19, 1997 and recorded at Book 372, Page 700, Oxford County (W.D.) Registry of Deeds.

The above described is not homestead property of the grantor.

EXECUTED, this 2 day of August, 2018.

Patricia L. White
Patricia L. White

STATE OF Ohio

COUNTY OF Franklin

The foregoing instrument was acknowledged before me this 2 day of August, 2018 by Patricia L. White known to me or satisfactorily proven by photo identification to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.



John A. Darrah
Notary Public/Justice of the Peace
Printed Name: John A. Darrah
My Commission Expires: 08/15/21

PROPERTY LOCATED AT: 10 Spring Street, 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 _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): _____ ☐ N/A ☐ Yes ☒ No ☐ Unknown
Quantity: _____ ☐ Yes ☒ No ☐ Unknown
Quality: _____ ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? _____ ☐ Yes ☒ No
If Yes, Date of most recent test: _____ Are test results available? .. ☐ Yes ☐ No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? _____ ☐ Yes ☒ No
If Yes, are test results available? _____ ☐ Yes ☐ No
What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: on site

Installed by: Marqu's Well Drilling

Date of Installation: August 2026

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: Builder

Buyer Initials _____ Page 1 of 8 Seller Initials CS

PROPERTY LOCATED AT: 10 Spring Street, 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: Northeast of house OR ☐ Unknown

Date installed: 8/26 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: _____

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

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: _____

Date of installation of leach field: 8/026 Installed by: Contemporary Classics, Inc.

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

Have you experienced any malfunctions? ☐ Yes ☒ No

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

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

If Yes, are they available? ☒ Yes ☐ No

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

Comments: _____

Source of Section II information: Builder

Buyer Initials _____

Page 2 of 8

Seller Initials CB

PROPERTY LOCATED AT: 10 Spring Street, Brownfield, ME 04010

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	Hydronic			
Age of system(s) or source(s)	New			
TYPE(S) of Fuel	Propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	TBD			
Name of company that services system(s) or source(s)	Lake Region Energy			
Date of most recent service call	—			
Malfunctions per system(s) or source(s) within past 2 years	—			
Other pertinent information	—			

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: Aug 2026

Comments: _____
Source of Section III information: _____

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: Bu'ldo

Buyer Initials _____

Page 3 of 8

Seller Initials

CS

PROPERTY LOCATED AT: 10 Spring Street, 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:

Yes ☐ No ☒ Unknown ☐

Comments: _____

Source of information: Builder

Buyer Initials _____

Page 4 of 8

Seller Initials PH

PROPERTY LOCATED AT: 10 Spring Street, 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: Builder

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?

Road Association Name (if known):

Source of information: Builder

Buyer Initials

Page 5 of 8

Seller Initials PH

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: Buider

Buyer Initials _____

Page 6 of 8

Seller Initials CH

PROPERTY LOCATED AT: 10 Spring Street, Brownfield, ME 04010

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, photovoltaics, wind turbines): Type: 0 Propane Tank

Year Principal Structure Built: 2026 What year did Seller acquire property? _____

Roof: Year Shingles/Other Installed: 2026

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 _____

Page 7 of 8

Seller Initials CH

PROPERTY LOCATED AT: 10 Spring Street, Brownfield, ME 04010

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: Builder

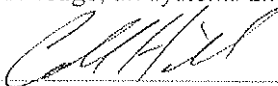
SECTION VIII - ADDITIONAL INFORMATION

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

9/3/26
DATE

SELLER

DATE

Chill Real Estate Holdings LLC

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



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**MEMORANDUM OF
HIGHWAY DRIVEWAY / ENTRANCE PERMIT WAIVER**

Pursuant to 23 M.R.S.A. § 704 and the Driveway and Entrance Rules promulgated hereunder, 17-229 CMR Chapter 299, the **Maine Department of Transportation** has granted a waiver that allows the access to the highway from the parcel of land, all as described below.

Owner(s) of Parcel: **Chill Real Estate Holdings LLC**
1491 Brownfield Rd
Center Conway, NH 03813

Applicant(s): **Colleen Hill**
1491 Brownfield Rd
Center Conway, NH 03813



Permit number: 42073

Parcel Description:

Location: **Brownfield**, Oxford County, on the southwesterly side of **Main Street W**
Deed Reference: Oxford County, Book 672, Page 93
Street Address: Main Street W, Brownfield
Tax Map Reference: Map U12, Lot 006-000

Entrance Description:

Location: **In the town of Brownfield on the Southerly side of Main Street W, with the centerline being approximately 120 feet westerly of the grassed island separating Main Street and Spring Street and approximately 26 feet easterly of utility pole 47. (N 43.937882, W -70.909439).**

Type: Driveway 16 feet in width plus radii.

Use: To serve a Single-Family Home

Special Waiver Conditions:

W-1) The corner clearance rule has been waived.

Maine Department of Transportation

Date: 6/1/2026



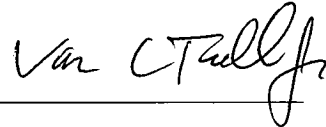
By: Ravi Sharma
Southern Maine, Region Manager

STATE OF MAINE

County of Cumberland

Date: 6-1-2026

Personally appeared the above named Ravi Sharma and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

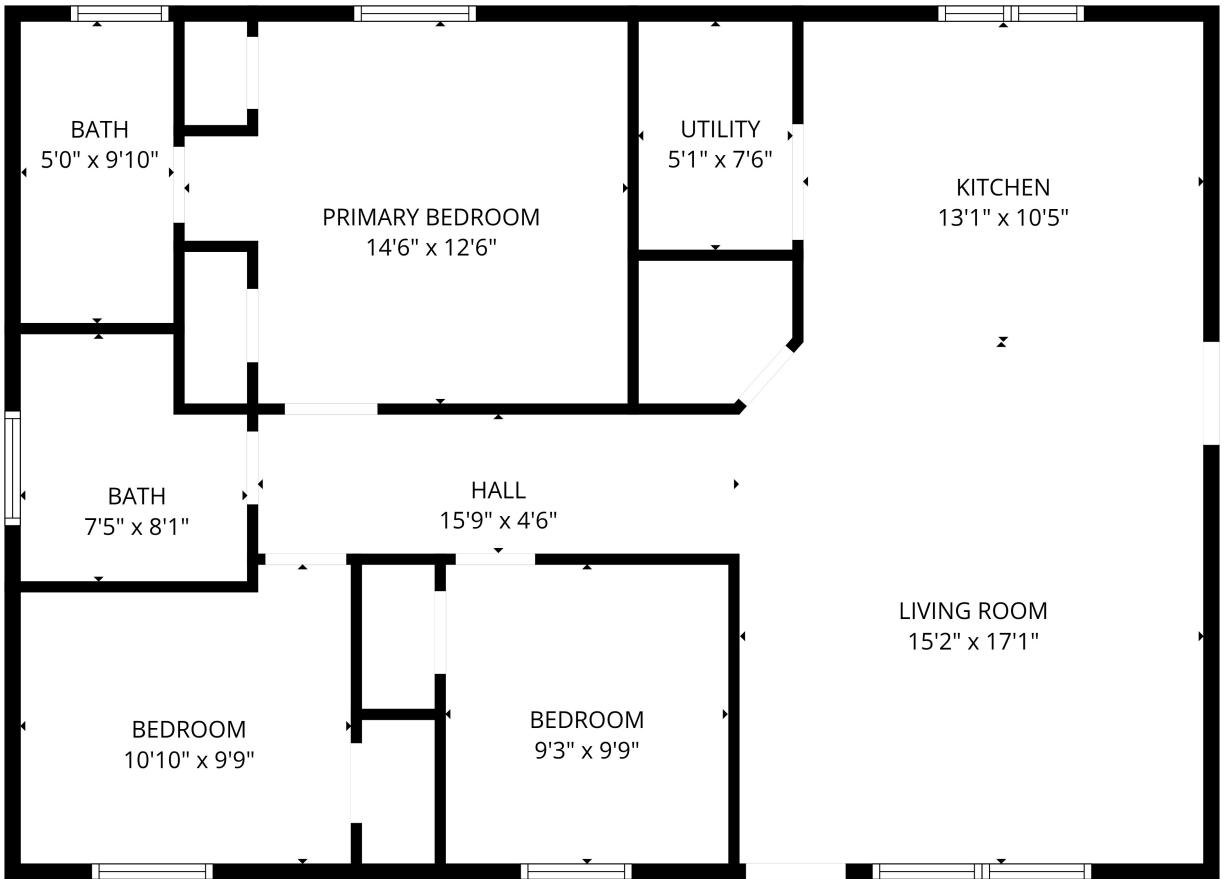


Notary Public

Print Name: Van C Terrell Jr.

My Commission Expires: _____

April 12, 2029



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.