

WARRANTY DEED

DEMPSEY L. HENSLEY and DONNA T. HENSLEY both of 623 Stow Road, Stow, Oxford County, State of Maine

for consideration paid, grant to

LAWRENCE M. JACKSON and INDIA-LYNN JACKSON having mailing address of 904 Stow Road, Stow, ME 04037

with **WARRANTY COVENANTS**, as joint tenants, the following described real estate, namely:

A certain lot or parcel of land, together with all improvements thereon and all appurtenances belonging thereto, situated in County, State of Maine, and being more particularly described in the Exhibit A attached hereto and made a part hereof.

WITNESS our hands and seals this

day of ^{January, 2016} ~~November, 2015~~

Dempsey L. Hensley
DEMPSEY L. HENSLEY

Donna T. Hensley
DONNA T. HENSLEY

N.H. new
STATE OF MAINE
COUNTY OF OXFORD, SS.,
Carroll new

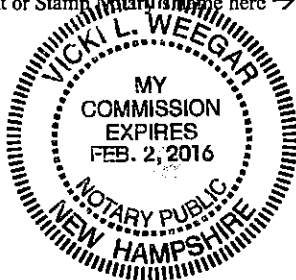
January, 2016
November, 2015

Personally appeared the above named **DEMPSEY L. HENSLEY and DONNA T. HENSLEY** and acknowledged the foregoing instrument to be their free act and deed,

Before me,

[Signature]
Notary Public

Type, Print or Stamp Notary Name here →



My commission expires: _____

EXHIBIT A

Grantor: **DEMPSEY L. HENSLEY and DONNA T. HENSLEY**

MAINE REAL ESTATE
TRANSFER TAX PAID

Doc # 75787

Grantee: LAWRENCE M. JACKSON and INDIA-LYNN JACKSON

Attached to and forming an integral part of the Warranty Deed from the above named Grantor to the above named Grantee, the real estate conveyed is described as follows:

A certain lot or parcel of land, together with all improvements thereon and all appurtenances belonging thereto, situated in Stow, Oxford County, State of Maine, and lying on the Easterly side of the main highway leading from Stow Corner, so-called, to North Chatham, N.H., being commonly referred to as Route 113, and now known as Stow Road, and being more particularly bounded and described as follows:

"Beginning at a stone bound at the easterly edge of the assumed road line of said highway, which point marks the northwesterly corner thereof of land now or formerly of Philip Streechon, et ux., being land described in a Deed recorded in Oxford W.D. Registry of Deeds in Book 222, Page 399; thence run South 56 degrees 29 minutes 52 seconds East, the line evidenced by a stone wall, along the northerly line of land of said Streechon, a distance of 341.68 feet to a point; thence run South 57 degrees, 55 minutes 11 seconds East, still by said stone wall, and still along the northerly line of Streechon, and thence along the northerly line of the heirs of Fred Eastman, a distance of 201.93 feet, more or less, to an iron pipe driven into the ground at the southwesterly corner of land conveyed by Dempsey L. Hensley, et ux., to Alicia Dawn Hensley-Buzzell, by deed dated August 4, 1999, recorded in the Oxford County Western District Registry of Deeds in Book 398, Page 767; thence run northeasterly in a straight line along the westerly side of said land of Alicia Dawn Hensley-Buzzell, a distance of 440 feet, more or less, to an iron pipe driven into the ground on the southerly side line of land now or formerly of Eva H. Hatch and Ruth E. Chandler; thence run North 72 degrees 09 minutes 31 seconds West along land of said Hatch and Chandler a distance of 211.08 feet to an iron pipe driven into the ground; thence run North 68 degrees 33 minutes 25 seconds West still along land of said Hatch and Chandler a distance of 377.16 feet to an iron pipe driven into the ground at the easterly edge of the assumed road line of said Route 113; thence run southwesterly along said highway, the line evidenced by a stone wall, a course of South 34 degrees 42 minutes 30 seconds West 300 feet to the stone bound begun at.

Meaning and intending to describe a portion of the premises conveyed by Robert E. Sawyer and Donna C. Sawyer to Dempsey L. Hensley and Donna T. Hensley by Warranty Deed dated July 15, 1999, and recorded in the Oxford County Western District Registry of Deeds in Book 397, Page 768.

The above described real estate is subject to that 33 foot wide right-of-way over the northerly portion of the herein conveyed premises, as conveyed by Robert E. Sawyer, et ux., to Paul A. Lusky, as recorded in said Registry of Deeds in Book 397, Page 767.

The above described real estate is further subject to that 33 foot wide right-of-way described in the aforesaid deed from Dempsey L. Hensley, et ux., to Alicia Dawn Hensley-Buzzell.

Subject to an easement to Central Maine Power Company dated August 23, 1999, as recorded in

Oxford County Western District Registry of Deeds in Book 400, Page 266.

The 33 foot wide right-of-way set forth in the aforesaid Deed from Dempsey L. Hensley, et ux., to Alicia Dawn Hensley-Buzzell, is more particularly described therein as follows:

“Also conveying hereby as an appurtenance to the herein conveyed premises a 33 foot wide right-of-way in common with the Grantors, their heirs and assigns, leading Easterly from the main highway over the course of the driveway to be constructed by the said Dempsey L. Hensley, et ux., to some mutually convenient point, and then continuing on in an Easterly direction to the real estate conveyed hereby. The precise location of said driveway and right of way extension leading therefrom shall be fixed upon their first construction on the surface of the earth.

“The costs of maintenance and repair of the first portion of the driveway specifically benefiting the Grantors and the Grantee shall be borne equally between the Grantors and the Grantee. The costs of construction, maintenance and repair of the driveway extension leading therefrom to the real estate conveyed hereby shall be the sole responsibility of the Grantee.”

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: 4/2/2009 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: North of House 75' ±
 Installed by: unk
 Date of Installation: unk

USE: Number of persons currently using system: 3
 Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of Section I information: Observation
 Buyer Initials _____ Page 1 of 8 Seller Initials JD Ⓢ

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	FW 0.1	Propane Hot air		
Age of system(s) or source(s)	1999			
TYPE(S) of Fuel	0.1			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	Dead River	Dead River		
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	None	None		
Other pertinent information				

- Are there fuel supply lines? ☒ Yes ☐ No ☐ Unknown
- Are any buried? oil line is 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: Ø
- Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown
- Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown
- If Yes, date: _____

Comments: _____

Source of Section III information: Observation

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 _____

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Seller Initials IS J

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: Observation

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: Observation

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: Observation

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: Observation

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

Comments: _____

Source of information: Observation

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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: 25' off S.E. Corner of House OR ☐ Unknown

Date installed: unk Date last pumped: Summer 2015 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: N/A Name of company servicing tank: _____

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: off S.E. Corner of House

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

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

Have you experienced any malfunctions? ☐ Yes ☒ No

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

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

If Yes, are they available? ☐ Yes ☐ No

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

Comments: _____

Source of Section II information: observation

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

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

If Yes, describe location and basis for determination: _____

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

If Yes, describe: _____

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

Comments: _____

Source of information: observation

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: observation

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: House behind has a Driveway R.O.W. *

Source of information: observation / deed

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): N/A

Source of information: observation

* Snowmobile trail crosses front corner of Property with owner permission

Buyer Initials _____

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Seller Initials [Signature]

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 JS [Signature]

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?.....

Homestead Exemption ☒ 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: NO

Year Principal Structure Built: 1999 What year did Seller acquire property? 2016

Roof: Year Shingles/Other Installed: New Roof / New Shingles 2 years ago

Water, moisture or leakage: NO

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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PROPERTY LOCATED AT: 623 Stow Rd., Stow, ME 04037

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: No

Comments: _____

Source of Section VII information: observation

SECTION VIII - ADDITIONAL INFORMATION

New Solar Panel System 4th Year ago (Cost \$149,000)
30x40 Carport New Addition 12x12
New Roof over Deck, New Shingles on Roof
New French Door, 2 Yrs Ago
New Generator, Stand By, whole House unit
New Man Cave Room, Updated Bathroom

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

SELLER _____ DATE _____
Larry Jackson

 _____ DATE _____
India Jackson

SELLER _____ DATE _____

 _____ 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 _____