

DLN: 1002440289276**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS that **MAIN ECO HOMES, L.L.C.**, a Maine limited liability company with a principal place of business in Bridgton, County of Cumberland, State of Maine, for consideration paid, grants to **BRUCE M. KIMBALL** and **SUSAN J. KIMBALL** whose mailing address is 20 William Pond Road, Atkinson, New Hampshire 03811, with **Warranty Covenants**, the land with any improvements thereon, in the Town of Bridgton, County of Cumberland, State of Maine, bounded and described as follows:

A certain lot or parcel of land, with the improvements located thereon, situated in Bridgton, County of Cumberland and State of Maine, bounded and described as follows:

Being Lot #7 as depicted and shown on the Plan of "Third Amended Subdivision Plan of Efficiency Way Subdivision," prepared by Sebago Technics, Inc., approved by the Town of Bridgton on January 9, 2023 and recorded on January 13, 2023 in the Cumberland County Registry of Deeds in Plan Book 223, Pages 12 & 13, to which Plan reference may be had for a more particular description and location of said Lot #9. Subject to all notes, terms and conditions as set forth on said Plan.

Together with all the rights, privileges, and benefits of an easement over the roadways commonly known as Efficiency Way and Sustainable Way as shown on said Plan, in common with others, for all purposes of ingress and egress by pedestrian and vehicular traffic, and for the installation and maintenance of utilities, the terms of said easement being more particularly set forth in the Declaration of Protective Covenants, Reservations, Restrictions, and Easements of Terrace Estates At Mt. Henry dated June 28, 2023 and recorded in said Registry of Deeds in Book 40220, Page 177 (hereinafter referred to as the "Declaration").

Lot #7 described herein is conveyed subject to and together with the benefit of the following instruments:

1. Declaration of Protective Covenants, Reservations, Restrictions, and Easements of Terrace Estates At Mt. Henry dated June 28, 2023 and recorded in the Cumberland County Registry of Deeds in Book 40220, Page 177.

2. Declaration of Restrictions regarding stormwater buffers by Main Eco Homes, L.L.C., dated June 28, 2023, and recorded in said Registry of Deeds in Book 40220, Page 192.
3. Maine Department of Environmental Protection Findings of Fact and Order in a Site Location of Development Act/Natural Resources Protection Act Tier I Wetland Alteration Water Quality Certification, dated December 15, 2014 and recorded in said Registry of Deeds in Book 32004, Page 178, as amended.

Being a portion of the premises conveyed to Main Eco Homes, L.L.C. by deed from Vista Investments, LLC dated August 16, 2022 and recorded in the Cumberland County Registry of Deeds in Book 39655, Page 198.

WITNESS the hand and seal of Justin S. McIver, Manager of Main Eco Homes, L.L.C., hereunto duly authorized, this 25th day of September, 2024.

Main Eco Homes, L.L.C.

Witness

By: 

Justin S. McIver, Manager

STATE OF MAINE
CUMBERLAND, ss.

September 25, 2024

Personally appeared the above named, Justin S. McIver, Manager of Main Eco Homes, L.L.C. and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Main Eco Homes, L.L.C.

Before me,



Michael G. Friedman
Attorney At Law, State of Maine
Bar Reg. No. 8874

PROPERTY LOCATED AT: **13 Efficiency Way, Bridgton, ME 04009****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: N/A 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? N/A

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: N/A

Installed by: N/A

Date of Installation: N/A

USE: Number of persons currently using system: N/A

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

Comments: Bridgton Water District 207-647-2881

Source of Section I information: owners

Buyer Initials _____ Page 1 of 8

Seller Initials 

PROPERTY LOCATED AT: 13 Efficiency Way, Bridgton, ME 04009

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?.....N/A..... ☐ Yes ☐ No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunctions?N/A..... ☐ 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: _____ side of property OR ☐ Unknown

Date installed: 2023 Date last pumped: _____ 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: April, 2023 Name of company servicing tank: Dyer Septic Company

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Behind lot 7 on common land

Date of installation of leach field: 2023 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: owners

Buyer Initials _____

Page 2 of 8

Seller Initials 

PROPERTY LOCATED AT: 13 Efficiency Way, Bridgton, ME 04009

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	Electric	Heat/Cool Pumps		
Age of system(s) or source(s)	2023	2023		
TYPE(S) of Fuel	N/A			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	N/A			
Name of company that services system(s) or source(s)	CMP	Gammons Heating and Cooling		
Date of most recent service call	N/A	April, 2026		
Malfunctions per system(s) or source(s) within past 2 years	none	none		
Other pertinent information	full house air filter with vents on both floors, serviced by Gammons			

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? ...N/A..... ☐ 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: N/A

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

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

If Yes, date: _____

Comments: none

Source of Section III information: owners

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? N/A

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: N/A

Buyer Initials _____

Page 3 of 8

Seller Initials

Initial Initial
BK JK

PROPERTY LOCATED AT: 13 Efficiency Way, Bridgton, ME 04009What materials are, or were, stored in the tank(s)? N/AHave you experienced any problems such as leakage: ☐ Yes ☐ No ☐ UnknownComments: N/ASource of information: owner**B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: ☐ Yes ☒ No ☐ UnknownComments: none

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? N/A ☐ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☐ NoResults/Comments: none

Source of information: _____

D. RADON/WATER - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: N/A

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? N/A ☐ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☐ NoResults/Comments: none

Source of information: _____

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

Comments: _____

Source of information: owners

Buyer Initials _____

Page 4 of 8

Seller Initials

PROPERTY LOCATED AT: 13 Efficiency Way, Bridgton, ME 04009

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: _____ none

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: _____ none

Source of information: _____ owners

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: _____ HOA- Terrace Estates

Source of information: _____ Terrace Estates, 175 Portland Rd Suite 2, Bridgton ME 04009

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? _____ HOA

Road Association Name (if known): _____

Source of information: _____ owners

Buyer Initials _____

Page 5 of 8

Seller Initials 

PROPERTY LOCATED AT: 13 Efficiency Way, Bridgton, ME 04009**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?

N/A

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

Comments: _____

Source of Section VI information: owners

Buyer Initials _____

Page 6 of 8

Seller Initials

PROPERTY LOCATED AT: 13 Efficiency Way, Bridgton, ME 04009**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: N/A

Year Principal Structure Built: 2023 What year did Seller acquire property? 2024

Roof: Year Shingles/Other Installed: 2023

Water, moisture or leakage: none

Comments: none

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown

Prior water, moisture or leakage? ☐ Yes ☒ No ☐ Unknown

Comments: none

Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown

If Yes, are test results available? N/A ☐ Yes ☐ No

Comments: none

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: none

Buyer Initials _____

Page 7 of 8

Seller Initials 

PROPERTY LOCATED AT: 13 Efficiency Way, Bridgton, ME 04009

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: none

Comments: none

Source of Section VII information: owners

SECTION VIII - ADDITIONAL INFORMATION

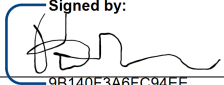
Improvements made to the home: Roost home security system for police and fire, fieldstone patio w/granite bench and wild blueberries bushes, fieldstone front steps w/granite bench, Modern Ember 5000BTU electric fireplace w/remote, custom live-edge cedar mantel, media wall, ceiling fans, lighting dimmer switches, custom room-darkening blinds throughout and ceramic subway tile backsplash in the kitchen.

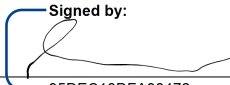
ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

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.

Signed by: 
 9B140F3A6FC94EE...
 SELLER
Bruce Kimball
 7/28/2026
 DATE

Signed by: 
 95DEC18DFA98472...
 SELLER
Susan Kimball
 7/28/2026
 DATE

SELLER DATE

SELLER DATE

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

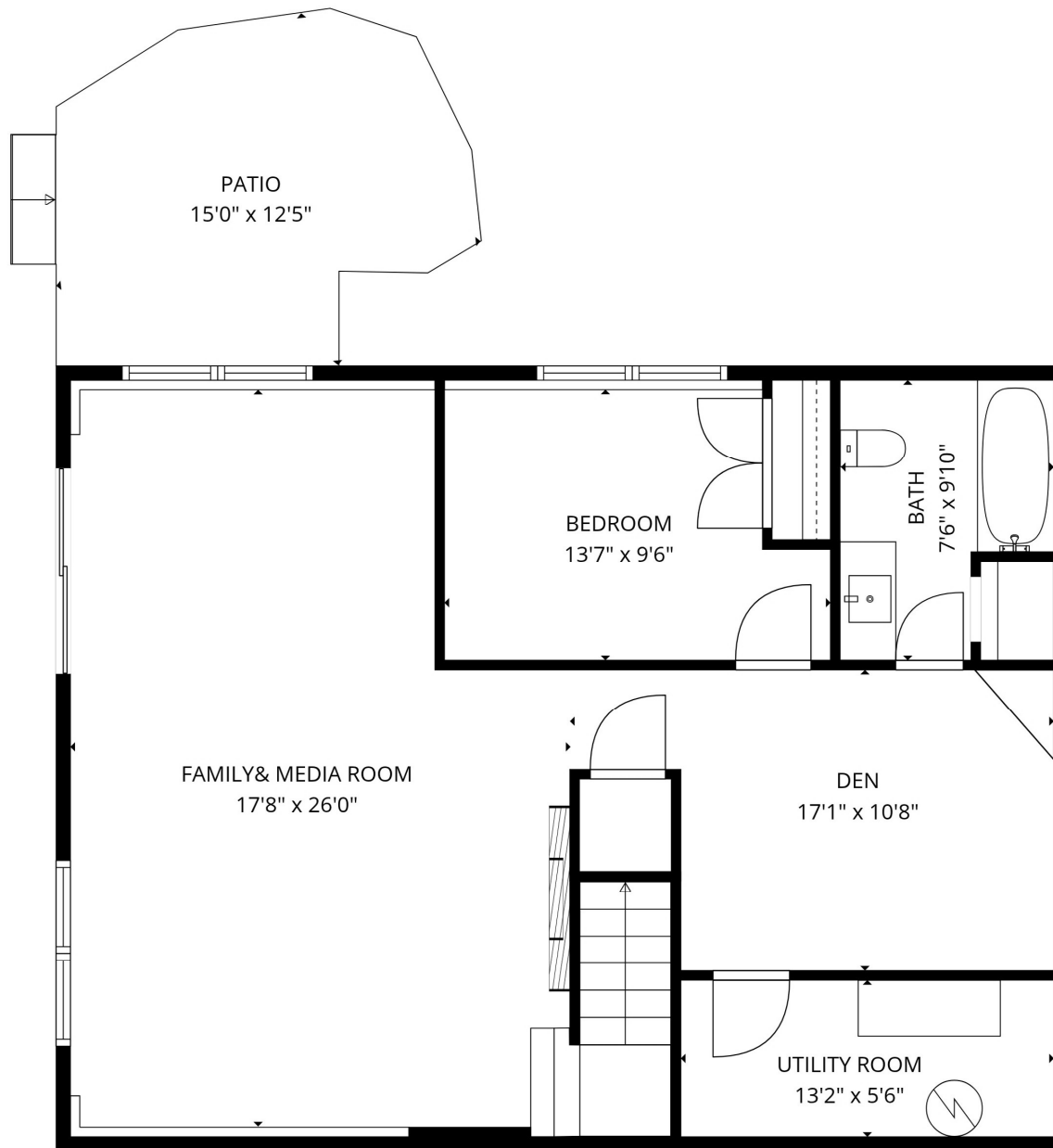
BUYER DATE

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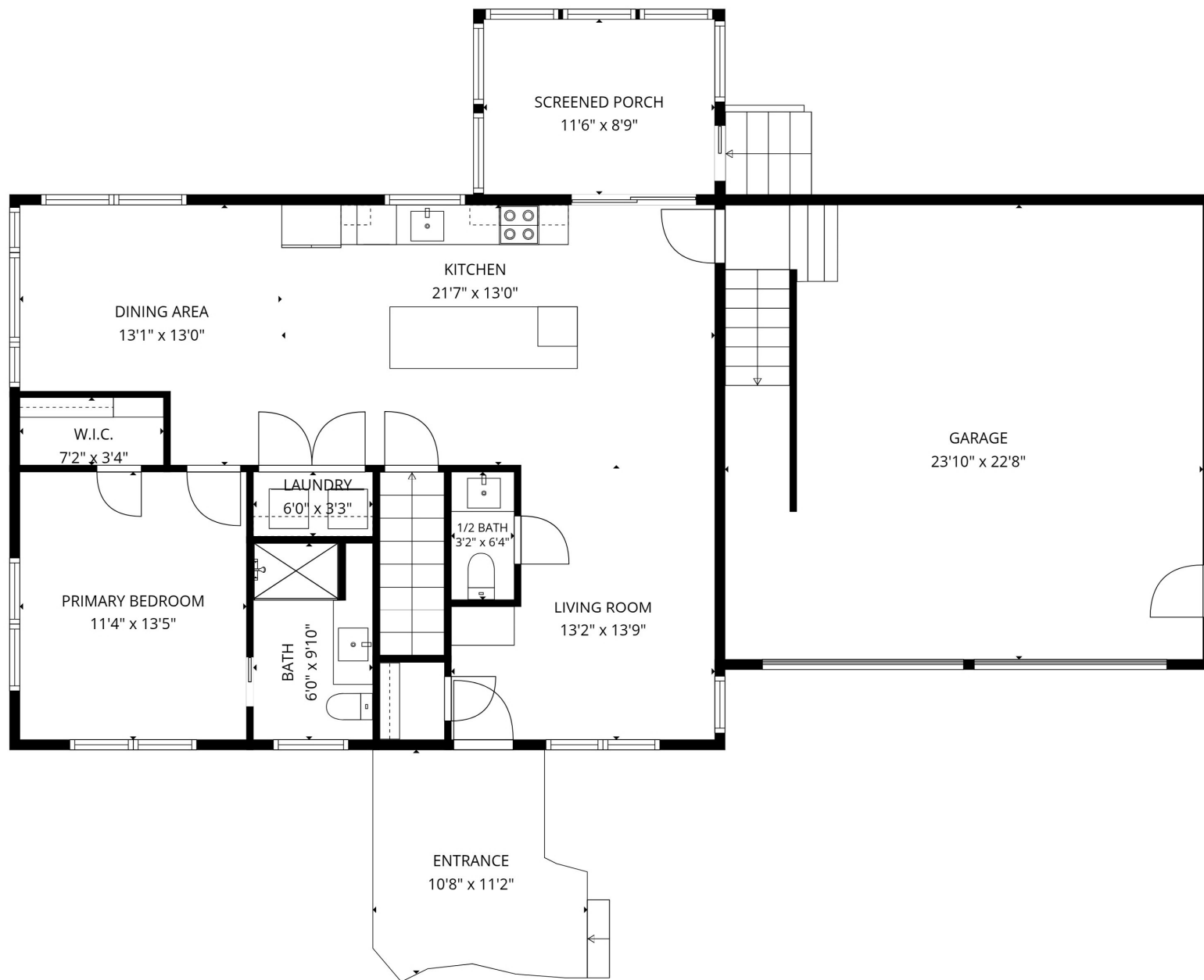




TOTAL: 1894 sq. ft

Basement: 906 sq. ft, 1st floor: 988 sq. ft, 2nd floor: 0 sq. ft

EXCLUDED AREAS: UTILITY ROOM: 82 sq. ft, PATIO: 157 sq. ft, GARAGE: 577 sq. ft,
SCREENED PORCH: 116 sq. ft, ENTRANCE : 106 sq. ft, ABOVE GARAGE ATTIC: 267 sq. ft



TOTAL: 1894 sq. ft

Basement: 906 sq. ft, 1st floor: 988 sq. ft, 2nd floor: 0 sq. ft

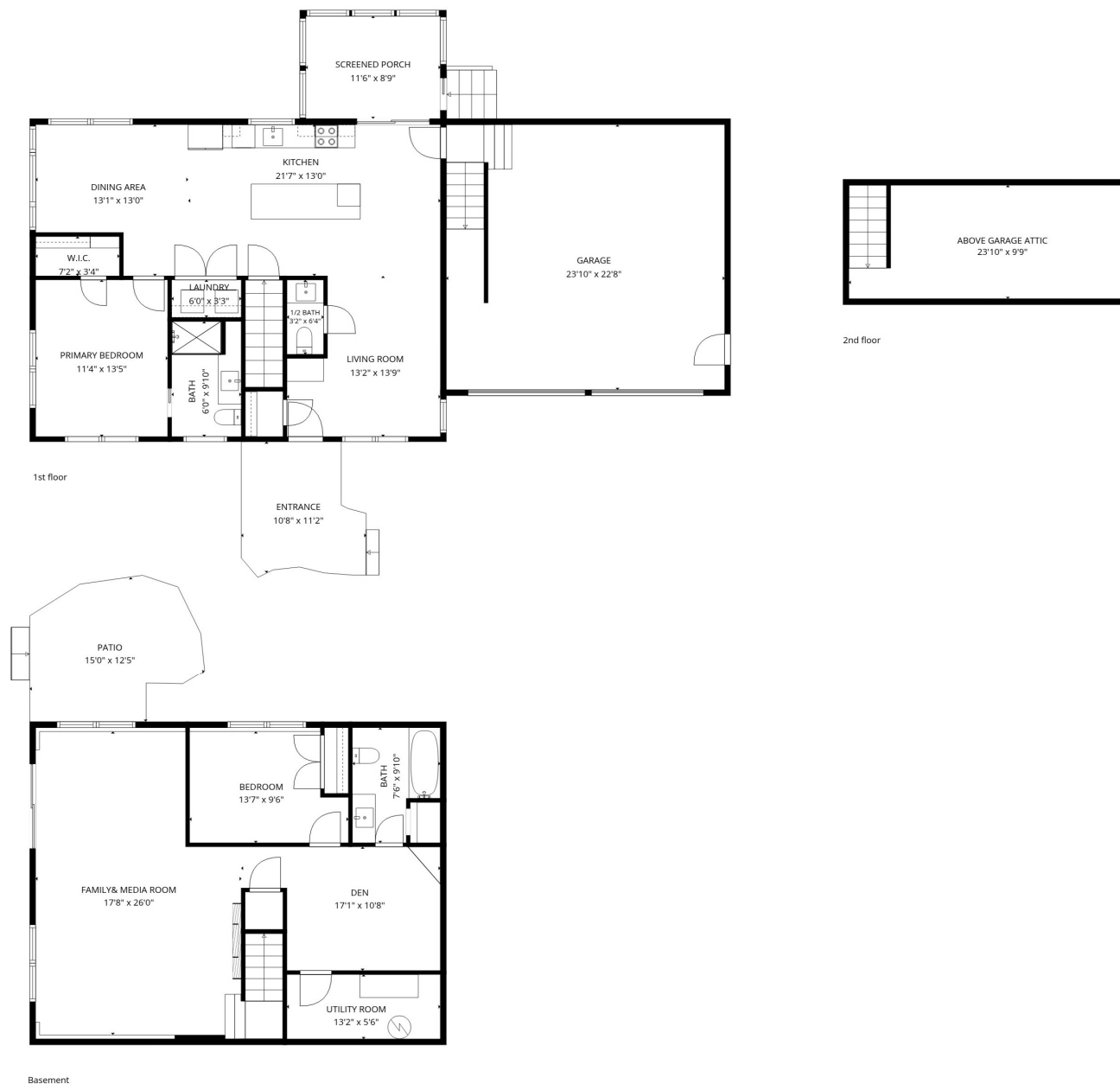
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ABOVE GARAGE ATTIC
23'10" x 9'9"

TOTAL: 1894 sq. ft

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