

Alpine Title Services
6 Pleasant Street
Conway, NH 03818

Receipt # 196944



Bk 5570 PG 215
12/09/2020 09:46:10 AM
Pages 4
DEED

Instr # 18515

Cherri L Crockett Register of Deeds

OXFORD COUNTY

T/S \$2552

DLN#1002040123048

The space above this line is reserved for recording information

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **PHYLLIS J. HUNTER, Trustee of the PHYLLIS J. HUNTER REVOCABLE TRUST**, u/d/t dated December 1, 2015, with a mailing address of The Old Farmhouse, Petches Bridge, GT Bardfield, Nr. Braintree, Essex CM74QN U.K, for consideration paid, grant to **CLAYTON W. CHURCHILL and MARGARET M. CHURCHILL**, both having a mailing address of 23001 Arjo Lane, Ramona, California, 92065, as joint tenants with rights of survivorship, and not as tenants in common, with WARRANTY COVENANTS, the following:

MAINE REAL ESTATE
TRANSFER TAX PAID

A certain tract or parcel of land with any improvements thereon located in the Town of Brownfield, County of Oxford and State of Maine, being **Lot 2** on a plan entitled "Property of John & Janice Hildebran Two-Lot Subdivision 470 Center Conway Road Brownfield Maine Tax Map R-12 Parcel 5" surveyed by Thaddeus Thorne Surveys Inc., plan dated 3-13-13 and as more particularly described on said plan as follows:

Beginning at a rebar found along the westerly sideline of Center Conway Road, so called, and being the southeasterly corner of Lot 1 as shown on the above referenced plan thence running S 69 degrees 43' 21" W a distance of 342.93 feet to a rebar set;

Thence running S 72 degrees 37' 12" W a distance of 200 feet to a rebar set;

Thence turning and running N 70 degrees 49' 01" W a distance of 821.59 feet to a rebar to be set;

Thence turning and running S 87 degrees 20' 02" W 116.95 feet to a rebar found;

Thence running S 87 degrees 20' 24" W a distance of 1410.85 feet to a rebar found:

Thence turning and running S 14 degrees 03' 49" W a distance of 115.99 feet to a point;

Thence turning and running S 74 degrees 14' 26" E a distance of 1134.07 feet to a point;

Thence running S 79 degrees 06' 11" E a distance of 114.66 feet to a point;

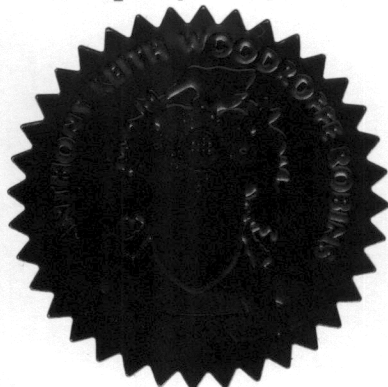
Thence running S 74 degrees 49' 11" E a distance of 190.55 feet to a point;
 Thence running S 78 degrees 12' 11" E a distance of 176.62 feet to a point;
 Thence running S 61 degrees 34' 41" E a distance of 130.79 feet to a point;
 Thence running S 71 degrees 25' 56" E a distance of 99.16 feet to a point;
 Thence running N 83 degrees 57' 34" E a distance of 141.28 feet to a point;
 Thence running N 77 degrees 44' 34" E a distance of 81.79 feet to a point;
 Thence running N 63 degrees 58' 49" E a distance of 242.13 feet to a point;
 Thence running N 63 degrees 27' 06" a distance of 531.36 feet to a point being along the westerly sideline of Center Conway Road;
 Thence turning and running along the westerly sideline of said Center Conway Road N 25 degrees 53' 34" W a distance of 368.32 feet to a rebar set at the point and place of beginning.

Containing 29.62 acres more or less.

Subject to such matters and notes as set forth on the above referenced plan.

Meaning and intending to describe and convey those premises conveyed by Warranty Deed of Phyllis J. Hunter to the within Grantor dated December 1, 2015 recorded in the Oxford County Registry of Deeds in Book 640, Page 398

The undersigned Trustee of the Phyllis J. Hunter Revocable Trust , hereby certifies that the above-referenced Trust exists; this Trust instrument was executed on December 1, 2015; the settlors of the Trust is Phyllis J. Hunter; I am presently the sole Trustees of the Trust referred to above; our address is The Old Farmhouse, Petches Bridge GT Bardfield, Nr. Braintree, Essex CM74QN U.K.; as Trustees of the Trust we have full and complete power to sell at public or private sale, wholly or partly for cash or on credit, any real or personal property of the trust; the Trust is not revocable; the manner in which the Trust took title in the above-referenced property was by Warranty Deed of Phyllis J. Hunter dated December 1, 2015 recorded in the Oxford County Registry of Deeds in Book 640, Page 398.; said Trust has not been revoked, modified, or amended in any manner that would cause the representations contained herein to be incorrect; we are authorized by all of the beneficiaries of the Trust to sell the Property, and to accept payment thereof; no beneficiary of said Trust is a minor or a person under disability or incapacity, or a personal representative of an estate subject to estate or inheritance tax liens.

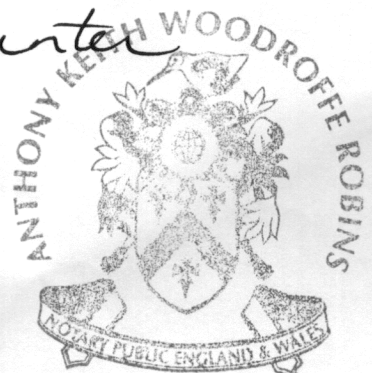


Phyllis J. Hunter

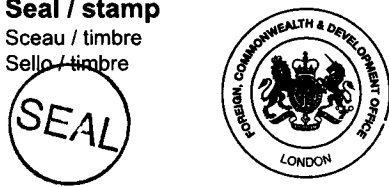
*In witness whereof I have
 signed my name and affixed
 my seal this 16th November 2020*


A.K.W. Robins

My commission is for life



APOSTILLE (Convention de La Haye du 5 octobre 1961)	
1. Country: Pays / Pais:	United Kingdom of Great Britain and Northern Ireland
This public document Le présent acte public / El presente documento público	
2. Has been signed by a été signé par ha sido firmado por	Anthony Keith Woodroffe Robins
3. Acting in the capacity of agissant en qualité de quien actúa en calidad de	Notary Public
4. Bears the seal / stamp of est revêtu du sceau / timbre de y está revestido del sello / timbre de	The Said Notary Public
Certified Attesté / Certificado	
5. at à / en	London
6. the le / el día	23 November 2020
7. by par / por	Her Majesty's Principal Secretary of State for Foreign, Commonwealth and Development Affairs
8. Number sous no / bajo el numero	APO-2135912
9. Seal / stamp Sceau / timbre Sello / timbre	10. Signature Signature Firma



A. Hodges 

This Apostille is not to be used in the UK and only confirms the authenticity of the signature, seal or stamp on the attached UK public document. It does not confirm the authenticity of the underlying document. Apostilles attached to documents that have been photocopied and certified in the UK confirm the signature of the UK official who conducted the certification only. It does not authenticate either the signature on the original document or the contents of the original document in any way.

If this document is to be used in a country not party to the Hague Convention of the 5th of October 1961, it should be presented to the consular section of the mission representing that country

To verify this apostille go to www.verifyapostille.service.gov.uk

I, Phyllis J. Hunter, join in this deed individually to release Life Estate interest as reserved in Deed December 1, 2015 recorded in Book W640, Page 398 at the Oxford County Registry of Deeds.

EXECUTED, this 18th day of November, 2020.

PHYLLIS J. HUNTER REVOCABLE TRUST

Phyllis J. Hunter
Phyllis J. Hunter, Trustee

Phyllis J. Hunter
Phyllis J. Hunter, Individually

STATE OF England

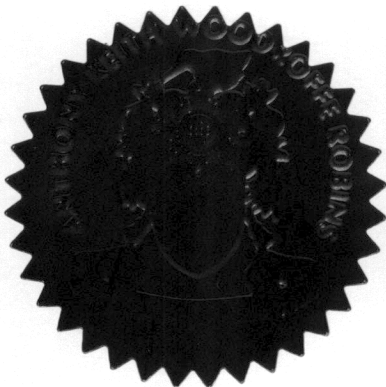
COUNTY OF Herfordshire

The foregoing instrument was acknowledged before me this 18th day of November, 2020 by Phyllis J. Hunter, Trustee of the Phyllis J. Hunter Revocable Trust and Phyllis J. Hunter, Individually 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.

A.K.W. Robins
Notary Public/Justice of the Peace

Printed Name: Anthony Keith Woodroffe Robins

My Commission Expires: on death



PROPERTY LOCATED AT: 370 Center Conway Road, Brownfield, ME 04037

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 plus, there is a dug well, not in use

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? new well pump & wiring Oct 2024, filtration system 2018

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: west side of house, near the garage (right next to the dug well)

Installed by: _____

Date of Installation: June 2018, per previous owner notes

USE: Number of persons currently using system: 2

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

Comments: Current drilled well supplies 3 bedroom home and the 2 bedroom apartment, above garage

Source of Section I information: Previous owner's disclosure and Sellers' observation

Buyer Initials _____

Seller Initials _____

PROPERTY LOCATED AT: 370 Center Conway Road, Brownfield, ME 04037

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: **Apt tank noted to be 750 gallons**

Tank Type: Concrete Metal Unknown Other: _____

Location: House septic tank is across driveway, below 2nd & 3rd Apple tree. Apartment septic tank in front of carport OR Unknown

Date installed: 1993&2014 Date last pumped: 2022 Name of pumping company: Anderson Septic Service

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: **Front of house beyond fruit trees in flat grassy area, concrete chambers per plan**

Date of installation of leach field: original Installed by: F.A.Howard

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: **Leachfield is shared with house and apartment per approved design variance**

Source of Section II information: **Previous owner's disclosures and Sellers' observation & septic designs**

Buyer Initials _____

Seller Initials 

PROPERTY LOCATED AT: 370 Center Conway Road, Brownfield, ME 04037

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	FHW- boiler	Woodstove in basement	Fireplace /Jotul wdstv	FHW-boiler is-defunct
Age of system(s) or source(s)	original	unknown	unknown	unknown
TYPE(S) of Fuel	LP propane	wood	wood	LP propane
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1,375 +/- gallons includes house & apt	Current owners did not use	N/A we use for ambiance	included in house consumption
Name of company that services system(s) or source(s)	Air Serv HVAC	Not during our ownership	The Clean Sweep	* see remarks
Date of most recent service call	2025 cleaning/serviced	None during	2023	stopped working '26
Malfunctions per system(s) or source(s) within past 2 years	* see remarks	None known	we haven't used since	Boiler needs replacement
Other pertinent information	HOUSE * see remarks	BASEMENT STOVE previous owners used	interior of woodstove rebuilt in 2023	Apartment/Garage * see remarks

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: 2023

 Date chimney(s) last cleaned: 2023

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

 Has vent(s) been inspected? Yes No Unknown

 If Yes, date: _____

Comments: The Clean Sweep, Dana Richardson rebuilt interior of woodstove 2023

Source of Section III information: Previous owner's disclosure and Sellers' 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

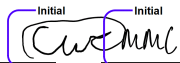
 If no longer in use, how long have they been out of service? _____

 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): 2024 Size of tank(s): 500g buried

Location: The buried propane tank is near the big rock, approx 50' from SW corner of deck. There are also 3 smaller above ground LP tanks for Apt/garage

Buyer Initials _____ Page 3 of 8 Seller Initials 

PROPERTY LOCATED AT: 370 Center Conway Road, Brownfield, ME 04037

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

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

Comments: Tanks are in use and feed the boiler(s), hot water heater(s), kitchen stove(s) & dryer(s)

Source of information: Previous owner's disclosure and Sellers' 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: Seller is not aware of any Asbestos

Source of information: Previous owner's property disclosure and Sellers' observations

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 2020 By: Northeast Laboratory

Results: acceptable, below 4 pCi/L

If applicable, what remedial steps were taken? None needed

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

Are test results available? Yes No

Results/Comments: _____

Source of information: Previous owners' property disclosure

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: previous seller By: unknown

Results: unknown to us

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: was previous sellers' test results and no notations were disclosed to us upon purchase

Source of information: Previous owner's property disclosure

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

Comments: None known

Source of information: Previous owner's property disclosure and Sellers' observations

Buyer Initials _____

Seller Initials 

PROPERTY LOCATED AT: 370 Center Conway Road, Brownfield, ME 04037

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: House was built after 1978, Previous owner's disclosure and Seller 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: owner is not aware of any hazardous materials

Source of information: Previous owner's disclosure and Seller 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: _____

Source of information: Previous owner's disclosure and Seller observation and 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): _____

Source of information: Previous owner's disclosure and Seller observation and deed

Buyer Initials _____

Seller Initials CS ML

PROPERTY LOCATED AT: 370 Center Conway Road, Brownfield, ME 04037

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: none that we are aware of

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?

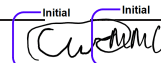
Relevant Panel Number: 23017C1453D Year: 7-7-2009 (Attach a copy)

Comments: See FEMA map for additional information

Source of Section VI information: Previous owner's disclosure and Seller observation and FEMA map

Buyer Initials _____

Seller Initials _____



PROPERTY LOCATED AT: 370 Center Conway Road, Brownfield, ME 04037

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: LP propane tanks Irving oil & propane

Year Principal Structure Built: 1994 What year did Seller acquire property? December 2020

Roof: Year Shingles/Other Installed: 2021

Water, moisture or leakage: none observed. we replaced as preventative maintenance

Comments: Architect 40 year shingles on both house and garage

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: basement is dry

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

If Yes, are test results available? Yes No

Comments: none known to us

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: 100 amp subpanel in the garage, Buyer to verify electrical Amps & Volts, if need to know more about electrical service

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 known

Buyer Initials _____

Seller Initials 

PROPERTY LOCATED AT: 370 Center Conway Road, Brownfield, ME 04037

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Greenhouse one window broken and some seals are cloudy, Temperature controls do not work. FHW heater in garage/apt not working since 3/2026. See remarks (*)

Comments: See additional write up of property highlights as an attachment for more information/insights

Source of Section VII information: Previous owner disclosures and Sellers' observation

SECTION VIII - ADDITIONAL INFORMATION

(*) Replacement boiler for Apartment/Garage was determined by written estimate of \$10,937 by J.P.Roy Heating HVAC, (on file for review). Buyers to replace system after closing with Seller credit of \$11,000, credited at closing for full price offer OR can be deducted from listing price instead. J.P.Roy added a new pressure valve and new expansion tank for home's heating system May 2026. Owner updated Apt's hardwired smoke and carbon detectors May 2026.

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: *Clayton Churchill* 5/30/2026
SELLER DATE
8EAB8D847E3471...
Clayton Churchill

Signed by: *Margaret M. Churchill* 5/30/2026
SELLER DATE
E5F628C40491482...
Margaret Churchill

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



Property highlights for 370 Center Conway Rd, Brownfield ME

1994 post & beam, timber frame style home, well built by local craftsman, Tom Stryker
Pegged exposed wood beams and wood ceilings throughout, with sheetrock walls, custom trim and solid wood doors
2 ½ stories of above grade living space, that includes a finished attic/bonus room
Unfinished walkout basement with extra height to ceiling, incredible storage & finish able space, walkout to yard

Brick center chimney, Rumford style fireplace, with beautiful wood mantel & heat shield
Jotul woodstove inserted, 2 brick cubbies for wood supplies, plus a 2nd thimble option facing kitchen
Gorgeous honey oak wood flooring in all living spaces and 1st floor primary bedroom
Tiled bathrooms, carpeted upstairs bedrooms & bonus room in open finished attic space
Vinyl plank and carpet in partially finished exercise room, in basement
Glazed front porch was added in 2014, 8 x 39' heated with Rinnai gas space heater
Livingroom open to dining area with doors to ground level garden deck
An attached large 2nd sun deck allows for easy entrance to the above ground pool, note: pool liner end of life
Wonderful kitchen with beautiful center island w/ granite countertop, soft close cabinets & drawers
Back portion of kitchen ceiling is lofted up to 2nd floor with skylight, deep sink w/ window facing sundeck & backyard
Wood upper and lower cabinets with plenty of counter space with u-shaped design
Pantry style cabinet, spice cabinet, appliance garage & lazy-Susan
Stainless lg refrigerator, Maytag dishwasher, Frigidaire gas range w/ exhaust hood,
Kenmore electric wall oven and GE microwave
Black iron hanging light fixture above island is made for hanging pots & pans

First floor primary bedroom w/ hardwood floors, large closet and direct access to full bathroom
Bathroom as double sinks, jetted soaking tub and corner shower, double door access to living area of house
2nd floor open landing space with reading nook overlooking kitchen and skylight,
Oak staircase with bookshelves and hardwood floors on landing
2nd floor ¾ bathroom, with single sink and tiled floor, with windows facing backyard & driveway
Front to back large bedroom with walk in closet and office area, windows facing back and sideyard
Carpeted third bedroom with closet, window facing driveway and open access to large eave storage
3rd floor is a finished bonus room, carpeted end to end, with gable end windows, perfect for office or hobby rooms

Full basement with extra-tall ceiling height, with built in wood storage shelves and plenty of open space
Exercise room is partially finished with vinyl floors and carpet, open to the laundry & mechanics of home
Mechanics: Viessman forced hot water boiler & on demand hot water. FHW baseboard heating fueled by propane,
There is a newer 500-gallon buried tank near large rock
Whole house Generac generator services house, garage and apartment
On demand hot water, central vacuum system, an old ornamental stove, not used during this ownership
Double doors open out to exit basement on ground level, below decking to covered storage space for wood or other
Owner notes: some new wiring and lights in 2021 replaced old lighting in cellar (and in garage)
Two 100-amp circuit breakers, includes the subpanel for the garage building
2021 wired for hot tub, 2024 wired for pool timer and an infrared sauna (in basement)
1000-Gal septic tank for house and 750-gallon tank for apartment, both tanks feed into chambered leaching system

32 x 36 oversized garage with high ceilings & electric door openers, leading in from 12 x 32 carport with stone

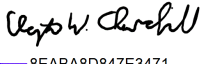
Property highlights for 370 Center Conway Rd, Brownfield ME

Greenhouse off garage with water spigot, brick floor and growing shelves. note: some window seals are gone, and the Temperature control feature has never worked during current ownership.
14.6 x 20 workshop at back of garage was set up with lots of electrical outlets for larger equipment use

Apartment above garage off common entrance door is the 2nd floor has 2 bedrooms/1 bathroom with open living/kitchen, Nice lighting and beautiful front gable end window. Sliders to private deck, with stairs to yard, apartment finished 2014 FHW heating and hot water system. note: Apt boiler stopped working March 2026 and should be replaced. Sellers are offering \$11,000 credit for a full-price offer, credited at closing. Credit amount was derived per the written estimate by J.P.Roy Heating contractor (see estimate) and is Sellers' sole contribution to any work done, after closing.

29.62 acres per survey Thad Thorne surveys inc. survey plan from 2013 is available during showings
Approximately 3-4 acres of land surrounding house, including some of the driveway and all of open yard, going up beyond the stonewall and into the woods, fully fenced for pets and includes the gate on the driveway and an upper gate enclosure Remaining land is woodlands with old paths to top of hill, where land abuts the NH line. Much of the land would have stunning Beautiful mountain views with some clearing. Owner has recently investigated timbering and can recommend resources. Long gravel driveway off town-maintained road, lighted with lanterns, one lantern not working, one post needs replacement Above ground round pool stays, but will need a new liner, Pool is set into the curve of sundeck for ease of use. Gorgeous, mature perennial gardens and landscaping surrounding house includes 4 fruit trees; 3 apple and 1 pear tree in front yard, blueberry bushes, strawberry beds, raspberries and grapes on garage side of garden hill

This list of highlights and features of 370 Center Conway Rd, Brownfield ME is being offered as a courtesy to Buyers with information Sellers deem helpful. Buyers are expected however to do their own due diligence to confirm any and all information they decide is important to their interest in purchasing property, not relying solely on Sellers' notes.

Signed by:

8EABA8D847E3471...
5/30/2026
Seller Date

Signed by:

E5E628C40491482...
5/30/2026
Seller Date

Buyer Date

Buyer Date





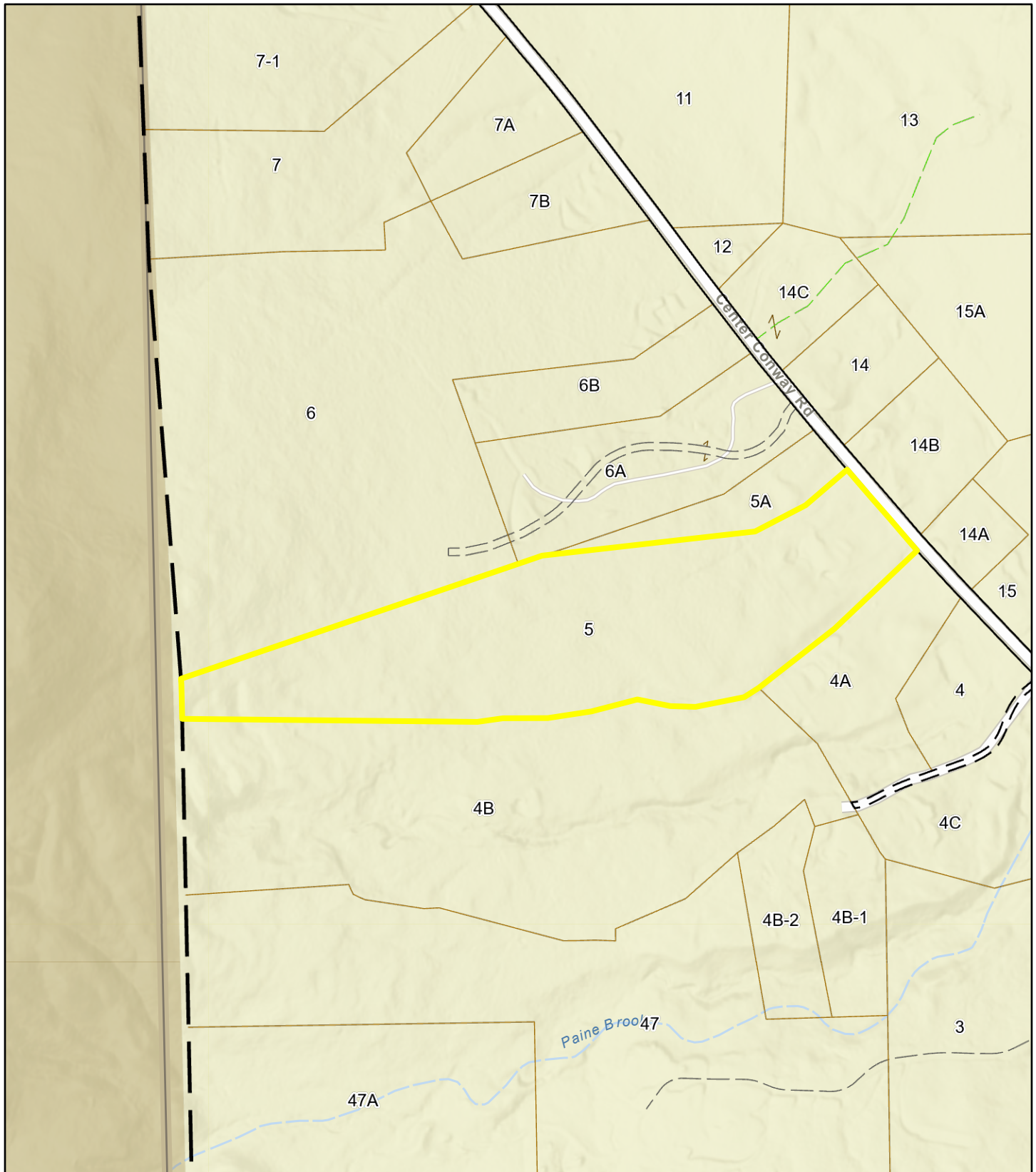
Brownfield, ME

1 inch = 543 Feet



www.cai-tech.com

March 27, 2026



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