

BK 7069PG 191

B. During any fifteen year period, timber harvest and removal from the protected area contained in each lot shall not exceed 20 percent of the total volume of trees. Single openings in the forest canopy resulting from such harvesting and removal shall not exceed 14,000 square feet in area and any single canopy opening of over 10,000 square feet shall be at least 150 feet from any other opening.

A N A N

In the event the Department of Inland Fisheries and Wildlife, or any successor agency with jurisdiction, shall officially designate by mapping or otherwise all or any portion of the lot conveyed herein as a significant wildlife habitat or any other designation which, by such designation, imposes restrictions offering the same or greater resource protection, any part of the wildlife habitat area which is not within said officially designated portion shall automatically be released from the foregoing two covenants.

This conveyance is made subject to all restrictions of record. This deed shall be construed according to the laws of the State of Maine.

Being Parcel One described in the deed from Ronald L. Hawkins and Lyn F. Hawkins to the Grantor herein, dated November 20, 1997 and recorded in Book 6546 Page 71, Penobscot County Registry of Deeds.

GRANTEE ACKNOWLEDGES THAT THE PREMISES ARE TAXED UNDER THE PROVISIONS OF THE TREE GROWTH TAX LAW.

WITNESS my hand and seal this 1st day of June, 1999.

Signed, Sealed and Delivered
In Presence Of

Ginger Maxwell
Ginger Maxwell

STATE OF MAINE
PENOBSCOT, SS.

June 1, 1999



Then personally appeared the above named Ginger Maxwell and acknowledged the foregoing instrument to be her free act and deed.

**"Maine Real Estate
Transfer Tax Paid"**

Before me.

Joan M. Plaid
Notary Public

Joan McPhail
(Print Name)

PEHOBSOT. SS RECEIVED

1999-09-27 AM: 08

Wm. F. Riley
REGISTER

My Commission Expires 9-15-99

Aiken & Wilson

MAINE REVENUE SERVICES
PROPERTY TAX DIVISION
P. O. BOX 9101
AUGUSTA, MAINE
04332-9101
(207) 624-5600

2020 UNORGANIZED TERRITORY PROPERTY TAX BILL
REAL ESTATE or PERSONAL PROPERTY

WECKERLY JOHN
PO BOX 146
SPRINGFIELD, ME 04487

Property Account #
195400162-2
Ownership Percentage:
100.00%

Map PE038 Plan 09 Lot 25

Mill Rate: 0.00889

Prentiss Township, Penobscot

Total Land Value	12,004	Acreage	47.20
Total Building Value	0		
Personal Property Valuation	0		
Exempt Valuation	0		
Taxable Value:	12,004		
Tax	106.71		
03/08/21 Lien Charge	38.00		
06/23/22 Tax Acquired Journal	-106.71		
06/23/22 Tax Acquired Journal	-38.00		
06/23/22 Tax Acquired Journal	-12.81		

- * The above tax information is as of April 1, 2020. By law we must tax the owner of the parcel as of that date.
- * Tax is overdue if not paid by October 1, 2020 and interest is at the rate of 8.00% annually.
- * **Make checks payable to Treasurer State of Maine.**
- * Partial payments are accepted. Please call for forms.
- * If you would like a copy of the Unorganized Territory Fiscal report send request to Unorganized Territory Fiscal Administrator, State House Station #66, Augusta, ME 04333.
- * Note any address changes on the portion below.
- * Questions or concerns about your tax bill can be addressed by calling (207)624-5600.

DETACH THIS PORTION AND RETURN WITH PAYMENT

6/17/2025

Maine Revenue Services
P.O. Box 9101
Augusta, ME 04332-9101
2020 Unorganized Territory Tax Bill - Real Estate or Personal Property

Property Account #	195400162-2	2020 Taxes:	106.71
		Total Paid:	0.00
WECKERLY JOHN		Interest to Jun 30, 2025:	12.81
PO BOX 146		Total Costs:	38.00
SPRINGFIELD, ME 04487		Total Due:	0.00

Map PE038 Plan 09 Lot 25
Prentiss Township, Penobscot



2020



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PROPERTY TAX DIVISION
P. O. BOX 9101
AUGUSTA, MAINE
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Map PE038 Plan 09 Lot 25
Prentiss Township, Penobscot



2020



CURRENT OWNER		CURRENT ASSESSMENT				SUPPLEMENTAL DATA		PROPERTY LOCATION	
STATE OWNED TAX ACQUIRED 2020 FORMERLY WECKERLY JOHN ME	Description	Code	Assessed	Assessed		Tax Year 2025		Township: Prentiss Township	
	LAND	1300	15,000	15,000				County: Penobscot	
	LAND	7010	2,730	3,040		Map Plan Lot PE038 09 25		Physical Location: UNKNOWN	
	LAND	7020	330	370		Subdiv Lot		Water Body:	
	LAND	7030	2,600	3,300		Lease From			
Total			20,660	21,710		Lease #		PID 10245	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
STATE OWNED TAX ACQUIRED 2020 WECKERLY JOHN	0	0	06-23-2022	U	I	0	U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
	0	0	07-04-1776	U	I	0	U	2024	1300	6,000	2023	1300	12,193	2022	1010	11,795	
									7010	2,990							
									7020	360							
									7030	2,840							
Total								12,190		Total		12,193		Total		11,795	

EXEMPTIONS			VISIT / CHANGE HISTORY						ASSESSED VALUE SUMMARY	
Year	Code	Description	Date	Id	Type	Is	Cd	Purpost/Result	Total Building Value	0
									Land Value	21,710
NOTES									Assessed	21,710

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Township	Batch
019-1			19540	

TOPO	UTILITIES	LOT DESCRIPTION
	0 None	0 1.0 Acre
		0 None

LAND LINE VALUATION SECTION																		
B#	Use Code	Description	LA	Land Type	Land Units		Frontage	Depth	WFNT AC	Unit Price	Size Adj	Notes	Location Adjustmen		Adj Unit P	Land Value		
1	1300	Vacant - Residen	BA	Undev Dirt	1.000	AC				15,000.0	1.00000			15,000	0	15,000		
1	7010	Softwood	TG		22.000	AC				124.00	1.00000			124	138	3,040		
1	7020	Mixed Growth	TG		2.200	AC				151.00	1.00000			151	166	370		
1	7030	Hardwood	TG		22.000	AC				118.00	1.00000			118	150	3,300		
Total Card Land Units					47	AC	Parcel Total Land Area					47.20	Total Land Value					20,660

Current Owner
STATE OWNED TAX ACQUIRED 2020

No Sketch





BK4354 PG172

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PROTECTIVE COVENANTS
EATON ROWE RIDGE PROPERTIES
PRENTISS, PENOBSCOT COUNTY, MAINE

NOT AN

OFFICIAL
Patten Corporation, a Massachusetts Corporation, with a place of business in Bangor, Penobscot County, Maine, hereinafter called the Declarant, being the owner of the real property described in Clause I of this Declaration, hereby declares that the real property described in Clause I hereof is, and shall be, held, transferred, sold, and conveyed subject to the conditions, restrictions, covenants, reservations, easements, liens, and charges set forth in Clause III hereof, which shall run with the land and may be enforced by the Declarant or any owner of any portion of said real property or by a vote of the majority of the Selectmen for the Town of Prentiss. It is the intent of the Declarant to divide the real property described in Clause I of this Declaration into lots for sale and the conditions, restrictions, covenants, reservations, easements, liens, and charges set forth in Clause III hereof shall apply to each such lot created by the Declarant.

CLAUSE I

Property Subject to this Declaration

The real property which is subject to this Declaration is located in Prentiss, Penobscot County, Maine, and is more particularly described as that portion of the property described in the deed from Dyer Timberlands, Inc. to the Declarant dated August 22, 1988 and recorded in Book 4293, Page 234 of the Penobscot County Registry of Deeds as is located southeasterly of State Route 169.

CLAUSE II

General Purposes of Declaration

This Declaration is made to insure the best use and the most appropriate development and improvement of each lot of said property; to protect the owners of each lot against such improper use of surrounding lots as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property; to encourage and secure the erection of attractive homes thereon, with appropriate locations thereof on each lot; to prevent haphazard and inharmonious improvements of each lot; to secure and maintain property setbacks from streets, and adequate free spaces between structures; and in general to provide adequately for a high quality of improvement on said property, and thereby to enhance the values of investments made by purchasers of lots therein.

CLAUSE III

Conditions, Restrictions, Covenants, Reservations, Easements, Liens, and Charges

1. As to those lots which have frontage on State Route 169, no building shall be erected or placed within one hundred twenty-five feet of State Route 169.

EATON, PEABODY, BRADFORD & VEAQUE, P.A.

NOT
AN
OFFICIAL
COPY

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OFFICIAL
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NOT
2. Cutting of live trees or other vegetation on those lots which have frontage on State Route 169 is not allowed within seventy-five (75) feet of the ~~adjoining~~ right of way limit of State Route 169, unless cutting is necessary in these areas to remedy unsafe or hazardous circumstances, provided, however, that cutting and clearing of an opening onto State Route 169 for use as a driveway or entrance to a lot is permitted. Such opening shall not exceed twenty (20) feet in width unless necessitated or required by a public utility company for the installation or maintenance of utility lines, poles or cables.

Notwithstanding anything to the contrary herein, cutting of live trees or vegetation on those lots which have frontage on State Route 169 for the purpose of installing, maintaining, or repairing, effluent lines, and underground septic disposal systems, appurtenances to any septic disposal system, shall be permitted within the buffer area provided that such cutting shall be done within the narrowest practical confines.

3. No trash, garbage, refuse, junk automobiles, or other solid waste shall be maintained or kept on any lot beyond a reasonable period of time necessary to arrange for its removal.

4. No lot shall be used for any commercial purposes whatsoever, but shall be used solely for single family residential purposes. This restriction shall not be construed to prevent rental of any home on any lot for private residential purposes or to prevent on individual lots certain non-objectionable commercial activities, such as the practice of professions, craft work, artistic endeavors, and similar occupations to be conducted from within a private residence.

This restriction shall also not be construed to prevent the operation of a tree farm for the growth and development of ornamental trees conducted in accordance with customary land management standards, not shall this restriction be construed to prevent the harvesting of timber, provided that all harvesting shall be pursuant to a forest management plan prepared by a registered professional forester, which plan shall provide for harvesting of marked trees on a sustained yield basis and in a manner which promotes sound forest and wildlife management practice.

5. (a) Each lot owner shall become a member of the Sam Rowe Ridge Properties Homeowners Association, a nonprofit, nonstock corporation, duly organized and existing under the laws of the State of Maine and shall be subject to the Bylaws, rules, and regulations of said Association. This Association has been formed primarily to maintain the roads within the property described in Clause I above. These obligations shall be assumed by the Association after seventy-five percent (75%) of the lots created by the Declarant have been sold by Patten Corporation Downeast. The Association shall have the right to levy an assessment or charge for these and other Association expenses which shall run with and bind the land and shall be binding upon each lot owner. The lot owners shall pay an initial annual assessment or charge of one hundred dollars (\$100.00) per lot (or such other amount as may be voted by the owners of 75% of the lots created by the Declarant) to the Sam Rowe Ridge Properties Homeowner's Association. This assessment or charge shall

BK4354 PG174

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constitute a debt which may be collected by suit or action in any court of competent jurisdiction and shall constitute a lien or encumbrance on the land until paid. The lien hereby reserved and described shall, however, be at all times subordinate to the lien of any bona fide mortgage of any lot, to the end and intent that the lien of any such mortgage shall be paramount to the lien for the charge herein imposed and provided further, that such subordination shall apply only to the charges or assessments that shall become payable prior to the passing of title under foreclosure of such mortgage or acquisition of title by deed in lieu of foreclosure; and nothing herein contained shall be held to affect the rights herein given to enforce the collection of such charges or assessments accruing after foreclosure of such mortgage by sale or otherwise, or after conveyance in lieu of foreclosure.

(b) The Association shall be responsible for the maintenance of the roadways in the subdivision and the other obligations set forth above or assumed by the Association. After 75% of the lots created by the Declarant have been sold by Patten Corporation Downeast, Patten shall forthwith call a meeting of the lot owners in the Association in order to accomplish the orderly transition of these responsibilities from the developer to the Association.

IN WITNESS WHEREOF, Patten Corporation Downeast has caused this instrument to be signed in its corporate name and sealed by Steven R. King, its Executive Vice President hereunto duly authorized, this 20th day of November, 1988.

Witness:

Patten Corporation Downeast

By Steven R. King
Its

Print or type name as signed:

Steven R. King

STATE OF MAINE

Penobscot, ss.

Personally appeared the above named Steven R. King and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Patten Corporation Downeast.

Suzanne L. Michaud
Notary Public/Attorney at Law

Print or type name as signed:

Suzanne L. MichaudMy Commission Expires 7/1/93

-3-

BATON, PEABODY, BRADFORD & YEAGUE, P.A.
PENOBSCOT, SS. REC'D NOV 29 1988 / 12/4 P.M.

Ret
Patten
Corp

PROPERTY LOCATED AT: Lot 25 Aurora Rd, Prentiss Twp, ME 04487**PROPERTY DISCLOSURE – LAND ONLY**

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 – 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 your 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): n/a Size of tank(s): n/a

Location: n/a

What materials are, or were, stored in the tank(s): n/a

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

Comments: Seller has limited knowlegde about the property. There are no tanks registered on the DEP website as of 6/19/25.

Source of information: Seller, DEP website

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL:..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE:..... ☐ Yes ☐ No ☒ Unknown

Comments: Seller does not know of any hazardous materials.

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials _____

Page 1 of 4

Seller Initials 

On Point Realty, 17 Legros Ln Arundel MAINE 04046
Elizabeth Garner

2072894387

Lot 25 Aurora Rd,

DocuSign Envelope ID: EB19F849-2E1E-43F2-BE22-28814F81C8D7

PROPERTY LOCATED AT: Lot 25 Aurora Rd, Prentiss Twp, ME 04487**SECTION II – 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: This property has HOA restrictions; please read deed and covenants.

Source of information: Public records, deed, covenants

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): Sam Rowe Ridge Properties HOA

Source of information: Deed and covenants

SECTION III – 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: n/a

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

If Yes, explain: n/a

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

If Yes, explain: n/a

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: n/a

Buyer Initials _____

Page 2 of 4

Seller Initials



Lot 25 Aurora Rd,

DocuSign Envelope ID: EB19F849-2E1E-43F2-BE22-28814F81C8D7

PROPERTY LOCATED AT: Lot 25 Aurora Rd, Prentiss Twp, ME 04487

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: n/a

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: n/a Year: n/a (Attach a copy)

Comments: **FEMA has not completed a study to determine flood hazard for the selected location**

Source of Section III information: FEMA, seller

SECTION IV — GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☐ Yes ☐ No ☒ Unknown

If Yes, explain: Possible P-WL1, P-WL2, P-WL3 and P-SL2

Source of information: LUPC

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: n/a

Source of information: Registry of deeds

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☐ Yes ☐ No ☒ Unknown

If Yes, explain: n/a

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☐ No ☒ Unknown

Has all or a portion of the property been surveyed?..... ☐ Yes ☐ No ☒ Unknown

If Yes, is the survey available?..... ☐ Yes ☐ No ☒ Unknown

Has the property ever been soil tested?..... ☐ Yes ☐ No ☒ Unknown

If Yes, are the results available?..... ☐ Yes ☐ No ☒ Unknown

Are mobile/manufactured homes allowed?..... ☐ Yes ☐ No ☒ Unknown

Are modular homes allowed?..... ☐ Yes ☐ No ☒ Unknown

Source of Section IV information: Seller

Additional Information: Seller unable to determine exact property lines on zoning map. See addendum 1.

Buyer Initials _____

Page 3 of 4

Seller Initials

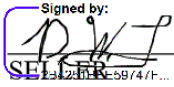


Lot 25 Aurora Rd,

DocuSign Envelope ID: EB19F849-2E1E-43F2-BE22-28814F81C8D7

PROPERTY LOCATED AT: Lot 25 Aurora Rd, Prentiss Twp, ME 04487ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☒ Yes ☐ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Signed by: 6/24/2025

 SELLER _____ DATE _____ SELLER _____ DATE _____
 State of Maine

SELLER _____ DATE _____ SELLER _____ DATE _____

I/We have read and received a copy of this disclosure 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 _____

Page 4 of 4



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Lot 25 Aurora Rd,

DocuSign Envelope ID: EB19F849-2E1E-43F2-BE22-28814F81C8D7

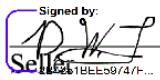
ADDENDUM 1 TO AGREEMENT

Addendum to contract dated _____
 between State of Maine _____ (hereinafter "Seller")
 and _____ (hereinafter "Buyer")
 property located at Lot 25 Aurora Rd, Prentiss Twp, ME 04487

• This property was acquired by the State of Maine through tax foreclosure. The Seller makes no representations or warranties regarding the condition, history, or occupancy of the property. It is being sold strictly as-is, where-is, with all faults, known or unknown. The sale includes any and all personal property, outbuildings, vehicles, containers, or debris located on the premises, with no guarantees of ownership, value, or removal. The Seller is not responsible for identifying, removing, or disposing of any personal property remaining on site. Buyer holds seller and agency harmless for identifying property boundaries.

• Buyer acknowledges: The property may contain both patent and latent defects, including potentially unsafe or hazardous conditions. Entry is at the Buyer's own risk. Caution should be used at all times. Buyer is solely responsible for conducting all desired inspections, investigations, and due diligence prior to closing. The Seller shall have no liability for the property's condition, any defects, or any contents left behind.

Parties acknowledge Agency's advice to seek legal, tax and other professional advice as necessary in connection with sale/purchase of property.

_____ Buyer	_____ Date	 Signed by: _____ State of Maine	_____ 6/24/2025 Date
_____ Buyer	_____ Date	_____ Seller	_____ Date
_____ Buyer	_____ Date	_____ Seller	_____ Date
_____ Buyer	_____ Date	_____ Seller	_____ Date



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On Point Realty, 17 Legros Ln Arundel MAINE 04046
 Elizabeth Garner

2072894387

Lot 25 Aurora Rd,