

PROPERTY LOCATED AT: Lot 8 Dubay Pit Road, Connor Twp, ME 04736

## 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 12/4/25.**

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 has limited knowlegde about the property.**

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

<sup>Initial</sup>  
ELV

PROPERTY LOCATED AT: Lot 8 Dubay Pit Road, Connor Twp, ME 04736

## 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: n/a

Source of information: Public records, 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? n/a

Road Association Name (if known): n/a

Source of information: Seller

## 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

Initial  
ply

(AR105 04 8) Lot

PROPERTY LOCATED AT: Lot 8 Dubay Pit Road, Connor Twp, ME 04736

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?

Zone A

Relevant Panel Number: 230451A Year: 1985 (Attach a copy)

Comments: see attached

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: Shoreland zoning

Source of information: Public record

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 has limited knowlegde about the property. See addendum 1.

Buyer Initials \_\_\_\_\_

Page 3 of 4

Seller Initials

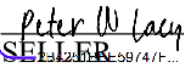


(AR105 04 8) Lot

PROPERTY LOCATED AT: Lot 8 Dubay Pit Road, Connor Twp, ME 04736

ATTACHMENTS 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:  
  
SELLER  
State of Maine

12/15/2025  
\_\_\_\_\_  
DATE

\_\_\_\_\_  
SELLER  
\_\_\_\_\_  
DATE

\_\_\_\_\_  
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

ADDENDUM 1 TO AGREEMENT

Addendum to contract dated \_\_\_\_\_  
between State of Maine  
\_\_\_\_\_  
(hereinafter "Seller")  
and \_\_\_\_\_  
\_\_\_\_\_  
(hereinafter "Buyer")  
property located at Lot 8 Dubay Pit Road, Connor Twp, ME 04736  
\_\_\_\_\_

- 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.

_____	_____	Signed by: <u>Peter W Lacy</u>	12/15/2025
Buyer	Date	Seller	Date
		State of Maine	
_____	_____	_____	_____
Buyer	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Seller	Date



BK=2123 PG=229  
INST# 2020004040  
RECORDED 10/05/2020 08:40:48 AM

### QUIT CLAIM DEED

DENNIS D. NORTON of the Town of deep River, County of Middlesex and State of Connecticut, for consideration paid, GRANTS to, ROBERT J. MANDER, of 8 Rocky Brook Road, Lincoln, ME 04457, the following described real estate, to wit:

All that certain piece or parcel of land, with all buildings and improvements thereon, situated in the Township of Conner, County of Aroostook, State of Maine, bounded and described as follows:

#### CONNER TOWNSHIP, AROOSTOOK COUNTY

**Plan 4: Lot 2 in Lot A, with buildings.**  
(B. 277, P. 492)

As described in Resolve S.P. 118 L.D. 247 Chapter 5  
Approved March 1, 1967.

Being the same premises as described in a Quit Claim deed from Henry Ziemba to Timothy Norton and Dennis Norton dated November 22, 1972 and recorded in the Northern Aroostook County Registry of Deeds in Book 398, Page 826.

Also see deed of Timothy A. Norton to Dennis D. Norton dated October 1, 1975 and recorded in said Registry in Book 427, Page 145.

WITNESS, my hand and seal this 28<sup>th</sup> day of September, 2020

Signed, Sealed and Delivered  
in presence of

Elin M. Ambrose  
Witness

Dennis D. Norton  
DENNIS D. NORTON

MAINE REAL ESTATE  
TRANSFER TAX  
PAID

STATE OF CONNECTICUT  
County of Middlesex

September 28, 2020

Personally appeared the above named, DENNIS D. NORTON, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

*Eun M. Ambrosino*  
NOTARY PUBLIC  
Notary Public-Connecticut  
My Commission Expires  
February 28, 2025

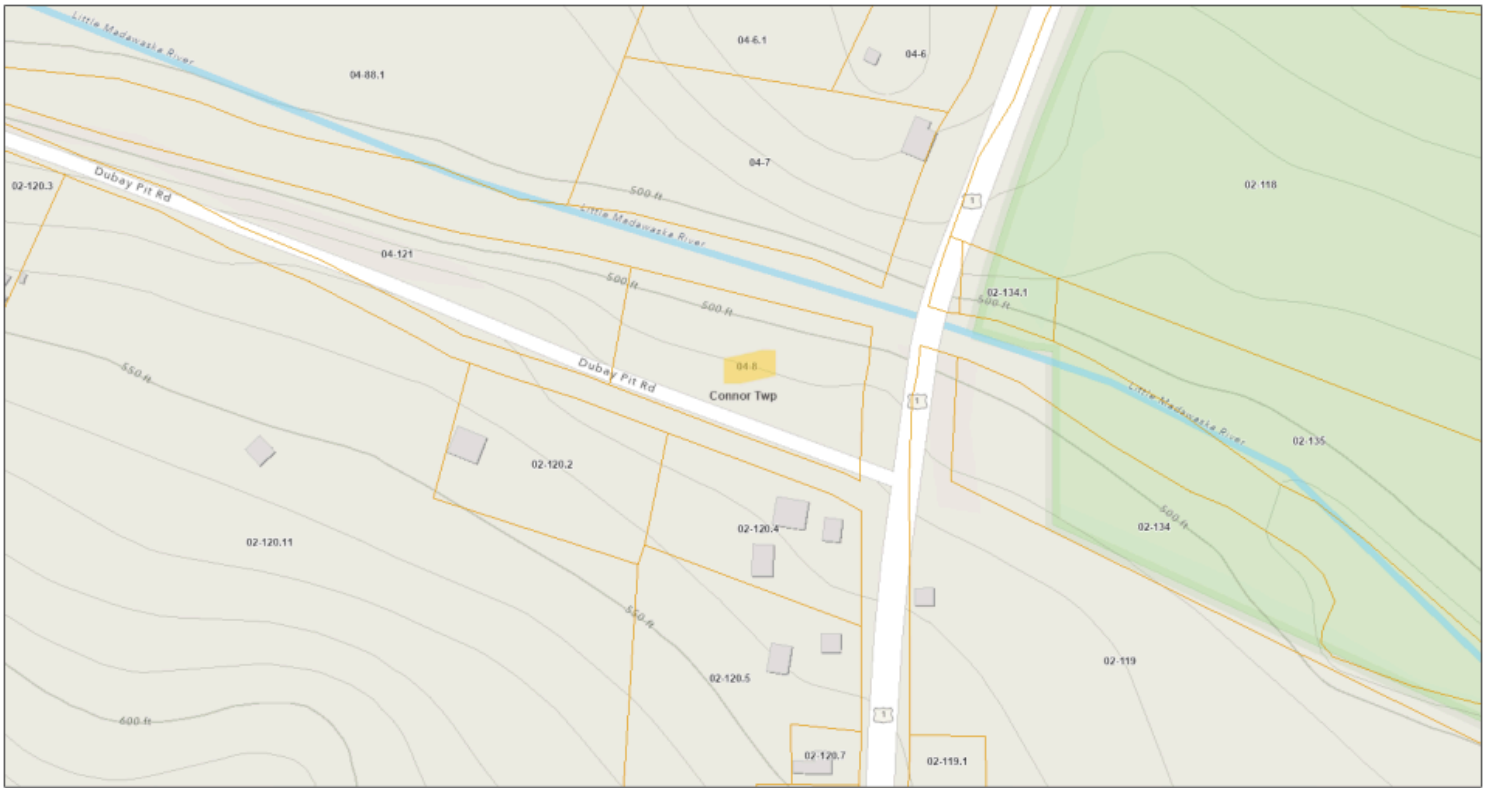
(Print name, please)

My Commission Expires:

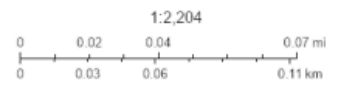


Attest: *Luciano M. Canon*  
Register of Deeds  
(N) Aroostook County

# LUPC Zoning and Parcel Viewer



5/21/2025, 3:41:42 PM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS,  
(c) OpenStreetMap contributors, and the GIS User  
Community

CURRENT OWNER			CURRENT ASSESSMENT		SUPPLEMENTAL DATA		PROPERTY LOCATION	
STATE OWNED TAX ACQUIRED 2021			Description	Code	Assessed	Assessed	Tax Year 2025	Township: Connor - (Township K)
FORMERLY MANDER ROBERT J			LAND	1300	12,540	12,540	Map Plan Lot AR105 04 8	County: Aroostook
8 ROCKY BROOK ROAD							Subdiv Lot	Physical Location: Unknown
LICNCOLN ME 04457							Lease From	Water Body:
							Lease #	
			Total		12,540	12,540		PID 1250

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
STATE OWNED TAX ACQUIRED 2021		0	07-21-2023	U	V	0										
MANDER ROBERT J		2123	10-05-2020	U	V	2,000	U	2024	1300	7,700	2023	1300	7,600	2022	1300	7,600
NORTON DENNIS D		0	07-04-1776	U	V	0	U									
								Total		7,700	Total		7,600	Total		7,600

EXEMPTIONS			VISIT / CHANGE HISTORY						ASSESSED VALUE SUMMARY	
Year	Code	Description	Date	Id	Type	Is	Cd	Purpost/Result	Total Building Value	0
			09-26-2016	AO			01	Exterior Inspection	Land Value	12,540

NOTES										Assessed	12,540
-------	--	--	--	--	--	--	--	--	--	----------	--------

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Township	Batch
003-2			03802	

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 Pav	1.000	AC				15,000.0	1.00000	Very Steep		12,000	0	12,000
1	1300	Vacant - Residen	AC		1.000	AC				500.00	1.00000	Very Steep	003	544	0	540
Total Card Land Units					2	AC	Parcel Total Land Area					2.00	Total Land Value			12,540



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

2022 UNORGANIZED TERRITORY PROPERTY TAX BILL  
REAL ESTATE or PERSONAL PROPERTY

MANDER ROBERT J  
8 ROCKY BROOK ROAD  
LINCOLN, ME 04457

Property Account #

038020203-2

Ownership Percentage:

100.00%

Map AR105 Plan 04 Lot 8

Mill Rate: 0.00705

Connor, Aroostook

Total Land Value 7,600 Acreage 2.00

Total Building Value 0

Personal Property Valuation 0

Exempt Valuation 0

Taxable Value: 7,600

**Tax 53.58**

03/07/23 Lien Charge 38.00

03/30/23 Tax Acquired Journal -53.58

03/30/23 Tax Acquired Journal -38.00

03/30/23 Tax Acquired Journal -1.07

- \* The above tax information is as of April 1, 2022. By law we must tax the owner of the parcel as of that date.
- \* Tax is overdue if not paid by October 1, 2022 and interest is at the rate of 4.00% 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

6/20/2025

Maine Revenue Services  
P.O. Box 9101  
Augusta, ME 04332-9101  
2022 Unorganized Territory Tax Bill - Real Estate or Personal Property

Property Account #	038020203-2	2022 Taxes:	53.58
		Total Paid:	0.00
		Interest to Jun 30, 2025:	1.07
		Total Costs:	38.00
		<b>Total Due:</b>	<b>0.00</b>

Map AR105 Plan 04 Lot 8  
Connor, Aroostook



2022



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

2022 UNORGANIZED TERRITORY PROPERTY TAX BILL  
REAL ESTATE or PERSONAL PROPERTY

MANDER ROBERT J  
8 ROCKY BROOK ROAD  
LINCOLN, ME 04457

Property Account #

038020203-2

Ownership Percentage:

100.00%

Map AR105 Plan 04 Lot 8

Mill Rate: 0.00705

Connor, Aroostook

Total Land Value 7,600 Acreage 2.00

Total Building Value 0

Personal Property Valuation 0

Exempt Valuation 0

Taxable Value: 7,600

**Tax 53.58**

09/01/23 Interest 1.07

**Amount Due: 0.00**

- \* The above tax information is as of April 1, 2022. By law we must tax the owner of the parcel as of that date.
- \* Tax is overdue if not paid by October 1, 2022 and interest is at the rate of 4.00% 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

6/20/2025

Maine Revenue Services  
P.O. Box 9101  
Augusta, ME 04332-9101  
2022 Unorganized Territory Tax Bill - Real Estate or Personal Property

Property Account #	038020203-2	2022 Taxes:	53.58
		Total Paid:	0.00
		Interest to Jun 30, 2025:	1.07
		Total Costs:	38.00
		<b>Total Due:</b>	<b>0.00</b>

Map AR105 Plan 04 Lot 8  
Connor, Aroostook



2022



