

PROPERTY LOCATED AT: Lot 4 Aroostook Scenic Highway (AR026 01 4) , T9R5 WELS, ME

**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 03/09/26.**

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 knowledge about the property.**

Source of information: **Seller**

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

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

Seller Initials  \_\_\_\_\_

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**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: ROW

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 \_\_\_\_\_

Seller Initials  \_\_\_\_\_

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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?

**This area has not been mapped by FEMA**

Relevant Panel Number: n/a Year: n/a (Attach a copy)

Comments: n/a

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: n/a

Source of information: Seller

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 knowledge about the property. See addendum 1.

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

Seller Initials 

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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: \_\_\_\_\_ 3/12/2026 \_\_\_\_\_  
*Lisa Whelan*  
 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



**ADDENDUM 1 TO AGREEMENT**


Addendum to contract dated \_\_\_\_\_  
between **State of Maine** \_\_\_\_\_  
\_\_\_\_\_ (hereinafter "Seller")  
and \_\_\_\_\_  
\_\_\_\_\_ (hereinafter "Buyer")  
property located at **Lot 4 Aroostook Scenic Highway (AR026 01 4) , T9R5 WELS, ME**

• **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: <i>Lisa Whynant</i>	3/12/2026
Buyer	Date	Seller	Date
		<b>State of Maine</b>	
_____	_____	_____	_____
Buyer	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Seller	Date

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CURRENT OWNER		CURRENT ASSESSMENT				SUPPLEMENTAL DATA		PROPERTY LOCATION		
STATE OWNED TAX ACQUIRED 2021	Description	Code	Assessed	Assessed	Tax Year 2025	Township: T9 R5 WELS - (Swett Farm)	Map Plan Lot AR026 01 4	County: Aroostook	Physical Location: Unknown	Water Body: PID 2335
FORMERLY PHILLIPS CHARLES R J %KAREN PHILLIPS5 KENDYL LANE EAST FREEMAN MA 02717	LAND	1300	90,780	90,780						
		Total	90,780	90,780	Lease From		Lease #			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
STATE OWNED TAX ACQUIRED 2021		0 0	07-21-2023	U	V	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
PHILLIPS CHARLES R JR DR		4496 220	09-21-2007	U	V	1,008	U	2024	1300	82,230	2023	1300	66,500	2022	1300	66,500						
STATE OWNED TAX ACQUIRED 2004		0 0	07-04-1776	U	V	0	U															
PHILLIPS CHARLES R SR		0 0	07-04-1776	U	V	0	U															
		Total						82,230			Total			66,500			Total			66,500		

EXEMPTIONS			VISIT / CHANGE HISTORY						ASSESSED VALUE SUMMARY				
Year	Code	Description	Date	Id	Type	Is	Cd	Purpost/Result	Total Building Value		Land Value		
			09-15-2015	AO			01	Exterior Inspection			90,780		
			11-10-2010	AO			01	Exterior Inspection					

NOTES										Assessed	90,780

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Township	Batch
003-1			03826	

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				8,500.00	1.00000			0	8,500	
1	1300	Vacant - Residen	AC		121.000 AC				500.00	1.00000		003	680	82,280	
Total Card Land Units					122 AC	Parcel Total Land Area					122.00	Total Land Value			90,780

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description			
Model	00	Vacant	Fin Bsmt Area					
Style	99	Vacant Land	Loft Area					
Stories			Fin Loft Area					
Grade			<b>CONDO DATA</b>					
Exterior Wall 1			Parcel Id	C	Ownr			
Exterior Wall 2				B	S			
Frame			Adjust Type	Code	Description			
Roof Structure			Condo Flr		Factor%			
Roof Cover			Condo Unit					
Interior Wall 1			<b>COST / MARKET VALUATION</b>					
Interior Wall 2			Building Value New		0			
Interior Floor 1			Year Built		0			
Interior Floor 2			Effective Year Built					
Heat Fuel			Depreciation Code		AV			
Heat Type			Remodel Rating					
AC Type			Year Remodeled					
Lighting			Depreciation %					
Plumbing			Functional Obsol					
Bedrooms			Economic Obsol					
Full Baths			Trend Factor		1			
Half Baths			Condition					
Fixtures			Condition %					
Total Rooms			Percent Good					
Fireplaces			RCNLD		0			
Foundation			Dep % Ovr		0			
Basement			Dep Ovr Comment		0			
MH Length								
MH Width								
MH Class								
Total Area								
No Bsmt Area								
Fin Bsmt Area								
Loft Area								
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>								
Description	Yr Bilt	Width	Length	Grade	% Gd	Func Obs	Eco Obs	Assessed V
Miscob		0	0	C	75	100	100	0
<b>BUILDING SUB-AREA SUMMARY SECTION</b>								
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
Ttl Gross Liv / Lease Area		0	0	0		0		

No Sketch

STATE OF MAINE  
QUIT CLAIM DEED  
KNOW ALL MEN BY THESE PRESENTS

THAT the State of Maine, in consideration of the sum of one dollar (\$1.00) and other valuable consideration paid by Charles Phillips Jr., successor in title to State of Maine.

The receipt whereof is hereby acknowledge, does hereby remise, release, bargain, sell and convey and forever quitclaim unto the said Charles Phillips Jr., and his Heirs and Assigns forever, all the right, title and interest heretofore acquired by the State of Maine, as recorded in the Aroostook County Registry of Deeds, Book 4094 Page 304 and Book 4252 Page 160 in and to the premises hereinafter described. This conveyance is made, executed and delivered by the State Tax Assessor in the name of the State of Maine under and by virtue of the authority vested in him by the Legislature, in accordance with Title 36 M.R.S.A., section 1283, as follows:

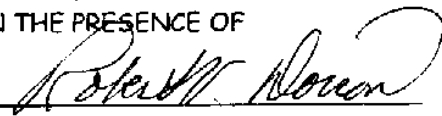
T9 R5 WELS, Aroostook County  
Map AR026, Plan 01, Lot 4  
122 acres +/-

As described in Resolve, Chapter 65, enacted by the 123rd Legislature, first Regular Session.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging to the said Charles Phillips Jr., and his Heirs and Assigns forever.

IN WITNESS WHEREOF, the said State of Maine has caused these presents to be executed in its name and its seal to be hereunto affixed by Jerome D. Gerard, Acting Executive Director, the twentieth day of September in the year of our Lord two thousand and seven.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

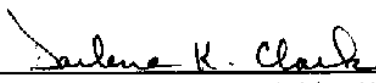
  
Robert V. Doiron

STATE OF MAINE

  
Jerome D. Gerard  
Acting Executive Director

STATE OF MAINE)  
                                  )ss.  
KENNEBEC

Then personally appeared the above named Jerome D. Gerard, Acting Executive Director, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and free act and deed of the State of Maine.

  
Darlene K. Clark Notary Public, Maine  
My Commission expires February 20, 2013

Received  
AROOSTOOK SS  
PATRICIA F. BROWN, REGISTER

QUITCLAIM DEED WITH COVENANT

I, Charles R. Phillips, Sr., of Mattapoisett, in Plymouth County and State of Massachusetts 02739, for consideration paid, grant to Charles R. Phillips, Jr., 179 North Street, Mattapoisett, Massachusetts; William W. Phillips, 468 West Street, Southington, Connecticut; and Peter G. Phillips, 11 Cherry Street, Fairhaven, Massachusetts, as tenants in common WITH QUITCLAIM COVENANTS,

Two certain lots, parcels or pieces of land situated lying or being in Township Nine (9), Range Five (5), W.E.L.S., Aroostook County, Maine, more particularly described as follows:

FIRST PARCEL: Beginning at a post set in the generally easterly right of way limit of Route 11 at a point one thousand three hundred eighty (1,380) feet, more or less, southerly, as measured along the southerly right of way of Route 11, from the northerly town line of Township Nine (9), Range Five (5); thence North eighty-six degrees thirty minutes East (N 86° 30' E), ninety-three and seven tenths (93.7) feet to a point marking the old Route 11 right of way limits; thence South eighty-one degrees thirty minutes East (S 81° 30' E), seven hundred fifty-nine and three tenths (759.3) feet, more or less, to a post scribed Phillips & Pingree; thence South twenty-one degrees thirty minutes West (S 21° 30' W), seven hundred ninety-six and ninety-eight hundredths (796.98) feet, more or less, to a post marking the south-easterly corner of the survey; thence North sixty-eight degrees thirty minutes West (N 68° 30' W), six hundred twenty-nine and two tenths (629.2) feet, more or less, to a post at right of way limits; thence North six degrees fifteen minutes East (N 6° 15' E), six hundred thirteen and two tenths (613.2) feet, more or less, along the easterly road limits of Route 11 to the post of beginning.

Excepting and reserving from the above-described parcel a sixty-six (66) foot right of way which leaves Route 11 at a point one thousand six hundred eighty-five (1,685) feet south of the Township Nine (9), Range Five (5) line and crosses the property in an easterly direction for approximately seven hundred fifty (750) feet.

SECOND PARCEL: Beginning at a cedar post surrounded by stones on the North line of Township Nine (9), Range Five (5), so-called and also being on the easterly edge of the Right-of-Way of the old Masardis Summer Tote Road, so-called; thence, by and along the said North Line of Township Nine (9), Range Five (5), W.E.L.S. in a westerly direction a distance of five (5) chains, more or less, to the center-line of State Route 11 in its present location (1977); thence in a generally southerly direction by and along the said center line for a distance of twenty-one (21) chains to a point; thence in a generally easterly direction for a distance of one and five tenths (1.5) chains more or less, to a point marking the center-line of the former and now abandoned Right-of-Way of State Route 11; thence in a generally southerly direction for a distance of five tenths (0.5) chains, more or less, to a cedar post scribed on the North side (Phillips) and on the South side (Pingree), said post being on the easterly edge of the aforementioned abandoned Right-of-Way; thence in a generally northeasterly direction along a line of trees having old red-painted chains for a distance of three (3) chains, more or less, to the center-line of the Right-of-Way of the above-mentioned Summer Tote Road; thence in a generally northerly direction by and along the said center line of the said Tote Road for a distance of eighteen and five tenths (18.5) chains, more or less, to its intersection with the said North Line of Township Nine (9), Range Five (5), W.E.L.S.



Meaning and intending hereby to convey all right, title and interest in and to the partial interests in said premises conveyed to me by Quitclaim Deeds of Dorothy P. Wheatland, et. al. being respectively dated February 9, 1979 and February 25, 1981, and recorded in the Southern District of the Aroostook Registry of Deeds in Vol. 1439, Page 181, and Vol. 1521, Page 88 and by deed of Richard S. Wheatland being dated October 29, 1979 and recorded in the aforesaid Registry in Vol. 1451, Page 304, reference thereto being made and had.

THIRD PARCEL: A certain lot or parcel of land situated in Township Nine (9), Range Five (5), West from East line of the State, in the County of Aroostook, viz: A certain piece or parcel of land in said Township No. Nine (9), Range Five (5) lying on the Easterly side of the State Road passing through said township to the Town of Masardis; it being bounded on the north by the Town line between said Township nine and Masardis; and extending southerly by said road far enough to include all the improvements made by Levi L. Powers prior to and including the year 1870, and so far easterly as shall include the "one hundred acres" awarded to said Levi L. Powers by the Commissioners, duly appointed and authorized by the State of Maine under resolve approved by the Legislature of the State of Maine, February, 1843 and by further resolve bearing date February 23, 1867, as appears by their printed report Page 22, dated March 6, 1855, now in the State Land Office. Meaning and intending to convey hereby all and the same property conveyed to said Levi L. Powers by Parker P. Burleigh, Land Agent, acting for and in behalf of the State of Maine by his deed dated April 12, 1870, and recorded in the Southern Aroostook Registry of Deeds in Vol. 77, Page 61, reference thereto being made and had.

"Also all my right, title and interest in and to a parcel of land in said Masardis being a lot of land in Township Nine (9), range Five (5) which land has been occupied by the previous grantors and their predecessors in title since September 1st, 1873."

"It is intended to convey by this deed one hundred (100) acres of land lying East of the Patten Road, so called, and particularly described in the first paragraph above and all our right, title and interest in and to about twenty-two (22) acres of land lying West of said Patten Road and known as the Powers Lot."

Meaning and intending hereby to convey the same premises conveyed to Grantor by Guardian's Deed of Lloyd H. MacDonald, Guardian of Arthur J. MacDonald being dated January 4, 1966 and recorded in Vol. 965, Page 148, reference thereto being made and had.

Witness my hand and seal this 3rd day of June, 1987.

Charles R. Phillips  
Charles R. Phillips

STATE OF MASSACHUSETTS NEW BEDFORD  
~~XXXXXXXXXX~~  
BRISTOL, ss:

June 3, 1987

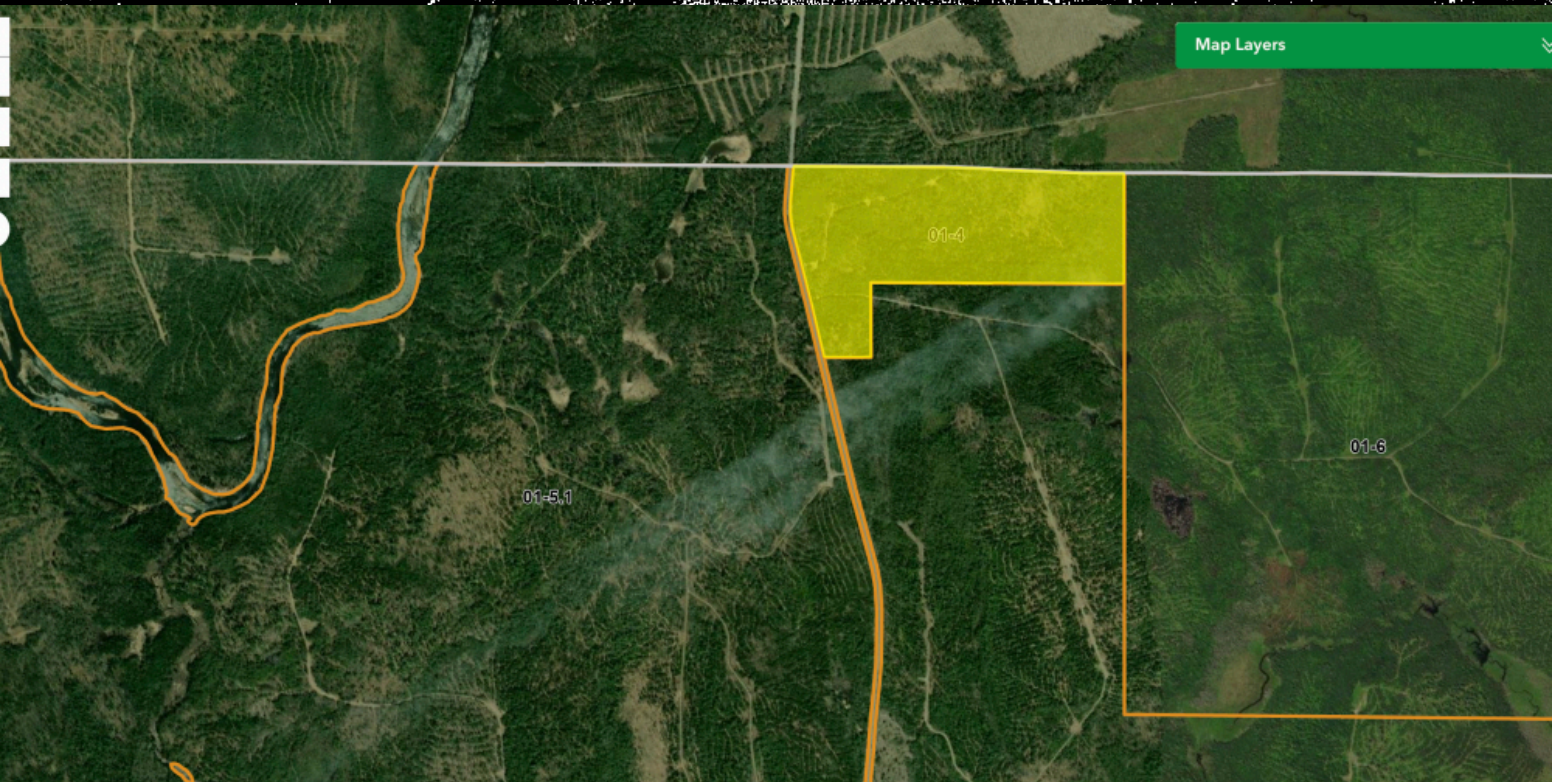
Personally appeared the above named Charles R. Phillips and acknowledged the foregoing instrument to be his free act and deed.

Before me,

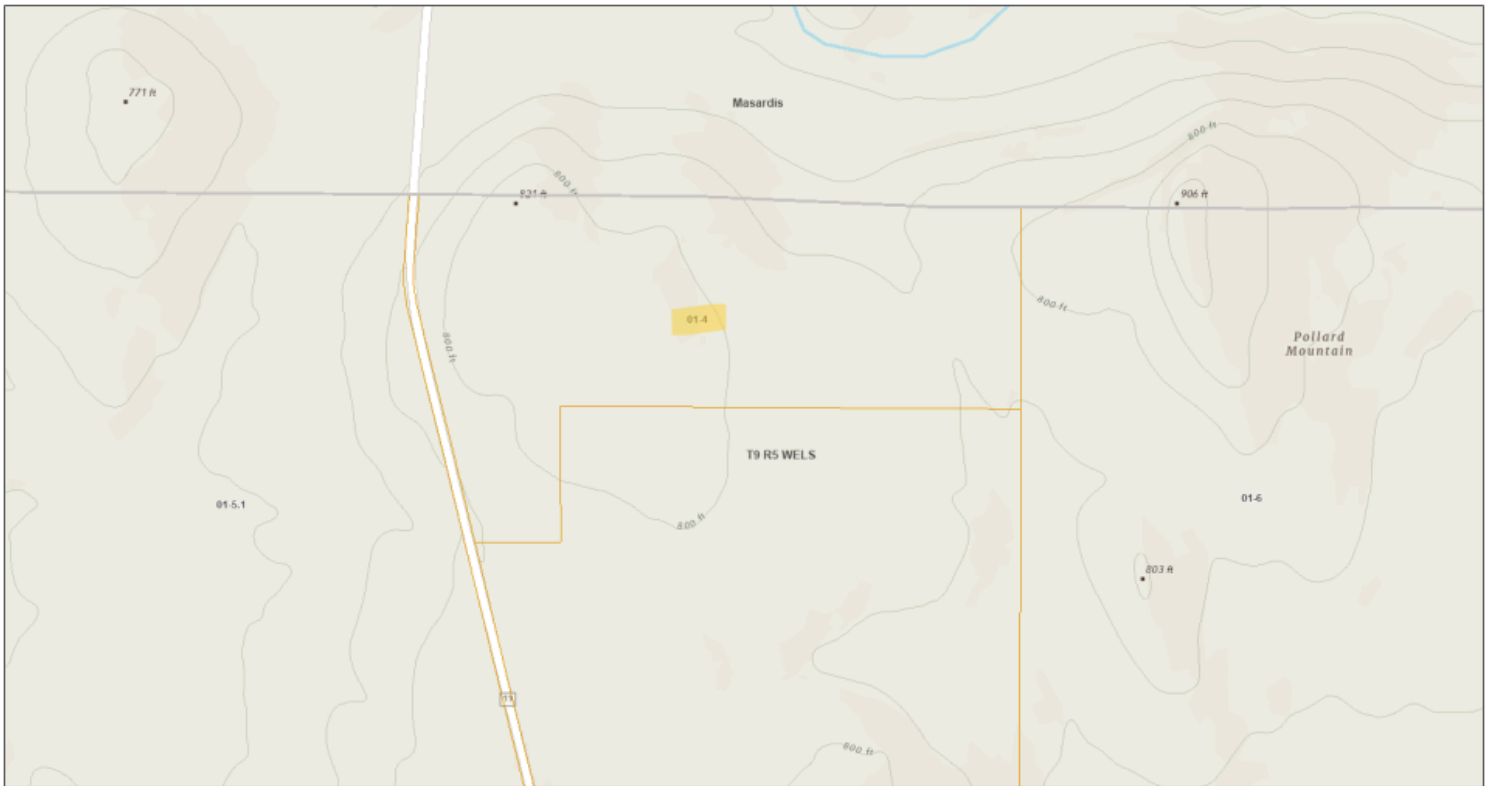
Berthold Putnam  
Notary Public  
Berthold Putnam



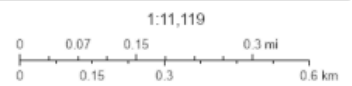
My Commission Expires: 11/13/92.



### LUPC Zoning and Parcel Viewer



5/21/2025, 11:29:51 AM



1:11,119

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