

Initial


STATE OF MAINE
QUITCLAIM 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 **Steven W. Cropley**, successor in title to the State of Maine.

The receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim unto the said **Steven W. Cropley**, and their Heirs and Assigns forever, all the right, title and interest heretofore acquired by the State of Maine, as recorded in the Washington County Registry of Deeds, book 4537 page 305 and book 4641 page 284 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 36 M.R.S., section 1283, as follows:

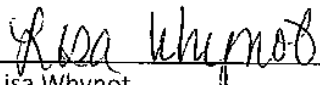
Brookton Township, Washington County
Map WA028, Plan 01, Lot 6.3
Land +/- 2.00 Acres

As described in Resolve, chapter 8, enacted in the 130th Maine Legislature 1st Regular Session of 2021.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging to the said **Steven W. Cropley**, and their Heirs and Assigns forever.

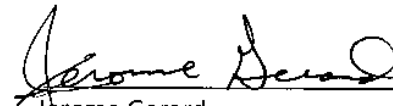
IN WITNESS WHEREOF, the said State of Maine has caused these presents to be executed in its name and its seal to be hereunto affixed by Jerome Gerard, State Tax Assessor, this seventh day of January in the year of our Lord two thousand twenty two.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF



Lisa Whynot
Supervisor, Unorganized Territory

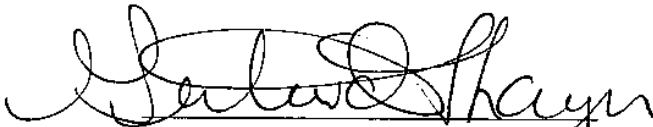
STATE OF MAINE



Jerome Gerard
State Tax Assessor

STATE OF MAINE)
KENNEBEC)ss.

Then personally appeared the above named Jerome Gerard, State Tax Assessor, 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.



Gertrude Thayer Notary Public, Maine
My Commission expires February 27, 2026

Received
Recorded Register of Deeds
Jan 14, 2022 11:37:28A
Washington County
Tommy C. Gay

NO TRANSFER TAX PAID

PROPERTY LOCATED AT: Lot 6.3 Houlton Rd, Brookton Twp, ME 04413

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 4/21/2026.**

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 is unaware of any other hazardous materials current or previously existing on the property**

Source of information: Seller

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

Buyer Initials _____

Seller Initials lw

PROPERTY LOCATED AT: Lot 6.3 Houlton Rd, Brookton Twp, ME 04413

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: Eastern Maine Electric Cooperative

Source of information: 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: Public records

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  _____

PROPERTY LOCATED AT: **Lot 6.3 Houlton Rd, Brookton Twp, ME 04413**

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: **23029C0160E** Year: **2017** (Attach a copy)

Comments: **n/a**

Source of Section III information: **FEMA map**

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, LUPC Maps**

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 _____

Seller Initials 

PROPERTY LOCATED AT: Lot 6.3 Houlton Rd, Brookton Twp, ME 04413

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: _____ 5/1/2026 _____
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

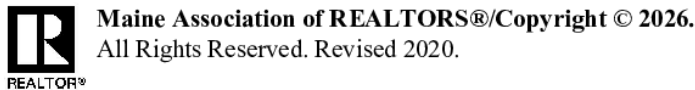
Addendum to contract dated _____
between State of Maine
_____ (hereinafter "Seller")
and _____
_____ (hereinafter "Buyer")
property located at Lot 6.3 Houlton Rd, Brookton Twp, ME 04413

• **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>	5/1/2026
Buyer	Date	Seller	Date
		State of Maine	
_____	_____	_____	_____
Buyer	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Seller	Date



BK 1974 PG007

00168

WARRANTY DEED

BUDDWOOD SHAIN and SUSAN SHAIN, Husband and Wife, both of Danforth, in the County of Washington, and State of Maine,

for consideration paid

grant to STEVEN W. CROPLEY, of P. O. Box 38, Brookton, Maine 04413, with WARRANTY COVENANTS,

A certain piece or parcel of real estate situate in the Town of Brookton, County of Washington and State of Maine, described as follows, namely:

TRANSFER TAX PAID

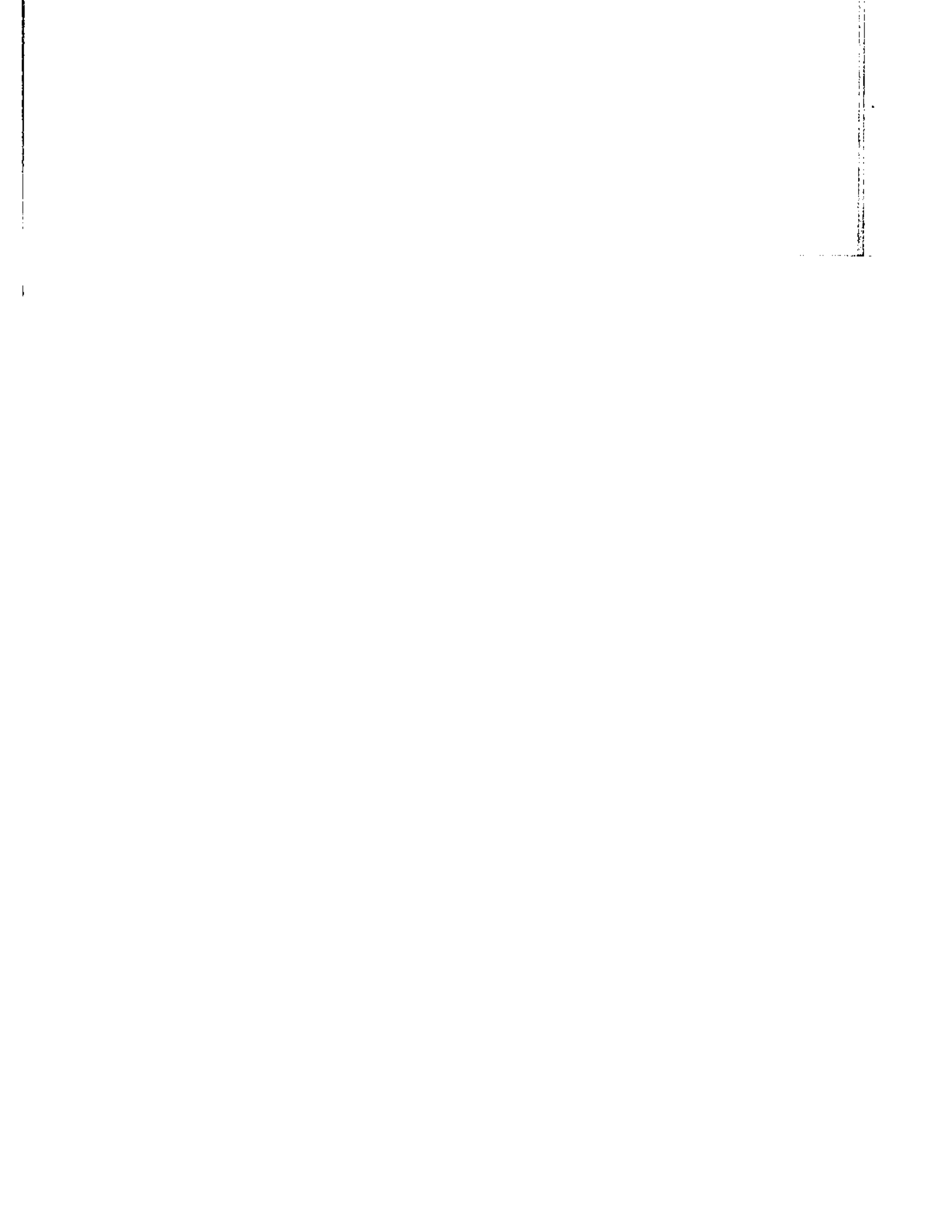
Beginning at the northeast corner of those premises conveyed to John H. Gilman, Jr. and Jessie M. Gilman by deed dated September 7, 1967 and recorded in Volume 650, Page 433 of the Washington County Registry of Deeds; thence in a westerly direction along the northerly line of the premises aforesaid four hundred sixteen (416) feet to a point; thence to the left from the previous course at an angle of ninety degrees (90°) two hundred eight (208) feet to a point; thence to the left from the previous course at an angle of ninety degrees (90°) four hundred sixteen (416) feet, more or less, to the westerly margin of the Houlton-Calais Road, so-called, and the easterly margin of the premises as aforesaid; thence in a northerly direction along the westerly margin of the Houlton-Calais Road, so-called, two hundred eight (208) feet, more or less, to the point and place of beginning.

Being the same premises conveyed to Buddwood Shain and Susan Shain by Warranty Deed of John H. Gilman, Jr. and Jessie M. Gilman dated June 30, 1978 and recorded in the Southern Aroostook Registry of Deeds in Vol. 1020, Page 239.

Excepting and reserving an easement conveyed by John H. Gilman, Jr. and Jessie Gilman, Jr. to Eastern Maine Electric Cooperative, Inc. dated February 19, 1971 and recorded in the Washington County Registry of Deeds in Vol. 706, Page 245.

Any and all rights, easements, privileges and appurtenances belonging to the within granted estate are hereby conveyed.

The Grantors hereby certify that this transfer is for adequate and full consideration in money or monies worth.



BK 1974 PG 008

WITNESS our hands and seals this 6th day of January, 1995.

Signed, Sealed & Delivered
in the presence of

[Signature]

[Signature]
BUDDWOOD SHAIN

[Signature]

[Signature]
SUSAN SHAIN

STATE OF MAINE
COUNTY OF Androscoggin

January 6, 1995.

Personally appeared the above named BUDDWOOD SHAIN and acknowledged the foregoing instrument to be his free act and deed.

Before me,
[Signature]
Justice of the Peace
Notary Public
Attorney at Law
Daniel R. Nelson

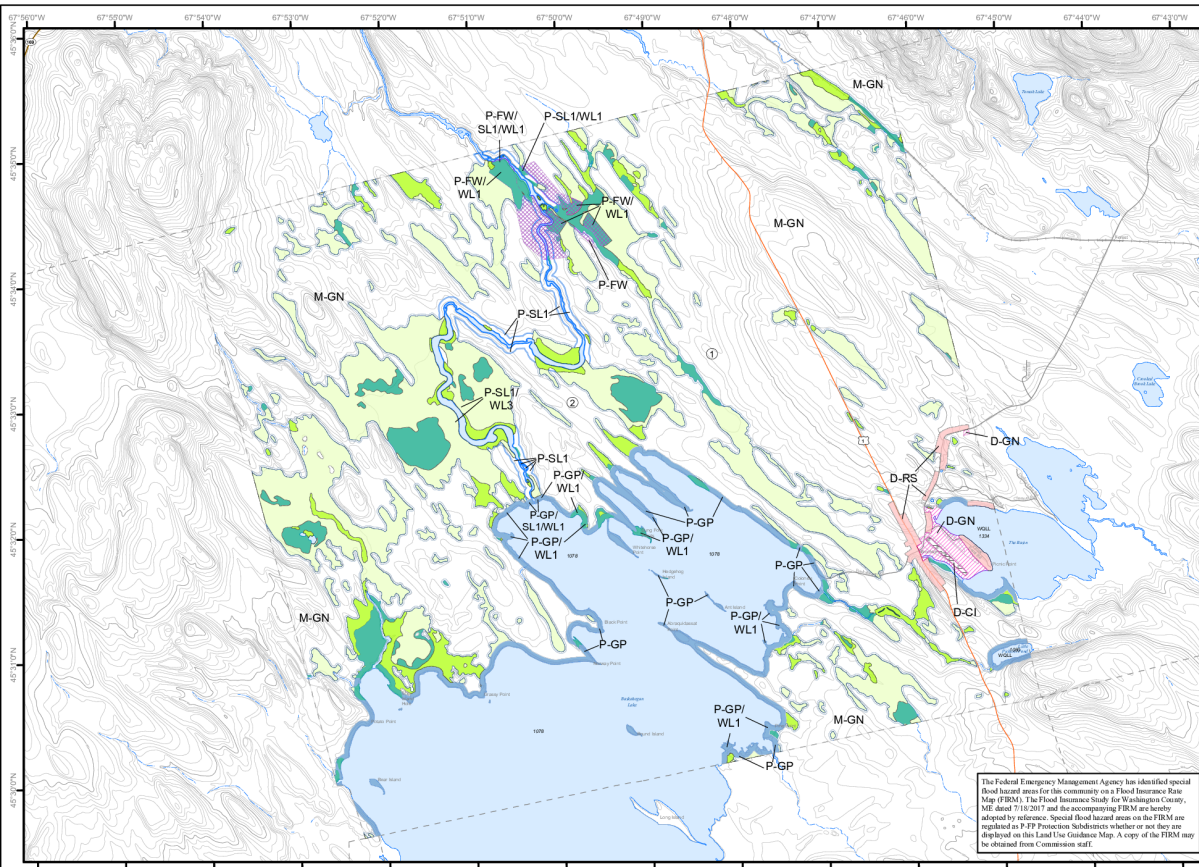
STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS

JAN - 9 1995

Received
at 9 H. 50 M. A M recorded
in Book _____ Page _____
Attest:

c:\wp51\cindy\deed.bs

Register



Brookton Twp.

T9 R3 NBPP
Washington County



Land Use Guidance Map
Department of Agriculture, Conservation and Forestry
Maine Land Use Planning Commission

Legend

DEVELOPMENT SUBDISTRICTS

- D-CI: Commercial Industrial
- D-GN: General
- D-RS: Residential

MANAGEMENT SUBDISTRICTS

- M-GN: General

PROTECTION SUBDISTRICTS

- P-FW: Fish and Wildlife
- P-GP: Great Pond
- P-SL1: Shoreland - 250'
- P-SL2: Shoreland - 75'
- P-WL1: Wetlands of Special Significance
- P-WL2: Scrub-shrub Wetlands
- P-WL3: Forested Wetlands

This map does not show all designated P-WL Subdistricts, such as non-tidal water bodies and freshwater wetlands within 25 feet of flowing waters.
This map is a reproduction version and should not be considered definitive. Full sized, official Land Use Guidance Maps are available on the LUPC website or by request.

Amendments			
Location #	Zoning Permit	Effective Date	Remarks
1	ZP766	08/18/2005	Adoption of digital NW1 wetlands
2	ZP796	05/25/2017 08/01/2024	Adoption of FEMA maps in Washington County Clirical correction to FEMA map adoption text

SOURCES: Maine Land Use Planning Commission, USGS

DeLorme map locus

USGS 7.5' quad index

① Map amendment location

▲ Point at which a river drains 25 square miles - symbol points upstream (12 M.R.S. Sec. 682-B(4))

9999 MIDAS number: Unique number assigned to each standing body of water in Maine.

WQLL Water Quality Limiting Lake - Refer to Section 10.23, E.3.g of the Commission's Land Use Districts and Standards

WQLL Lake Management Classes - Refer to Section 10.02 (Definitions) of the Commission's Land Use Districts and Standards.

