



Springvale, Maine

Expansive Ranch Home with Barn on 2.86 Acres

Online-only bidding ends Wednesday, October 12th at 2:00 p.m



BID ONLINE

309 Hanson's Ridge Road is an expanded Ranch style home that measures 2,800 sq.ft. on the first floor with a full and partially finished walkout basement and heated 2-car garage. The property totals 2.86 acres which is mostly cleared and includes a 28' x 40' barn to the rear. The home has 3 bedrooms with the first-floor primary bedroom having its own private bathroom. The kitchen is large and great for entertaining as are most of the rooms in this home. The walkout basement has ample area for storage, a dedicated laundry room with sink, a half bath, workshop, game room and private office. The barn was built in 2000 and is equipped with two 9' x 9' auto open drive-in doors. Across the street from the property is an expansive farm and fields that are held in conservation. Tax Map R5, Lot 46

Open House: Thursday, September 29th from 2:00 p.m. to 4:00 p.m. and Friday, October 7th from 9:00 a.m. to 11:00 a.m.

Terms: : A \$5,000 deposit by check or e-check will be delivered to the auction company as a qualification to bid. Successful bidder to deliver earnest money totaling 10% of the total purchase price no later than, Thursday, October 13th at 1:00 p.m. with the balance due at closing within 45 days of the auction. A 10% buyer's premium will be added to the high bid price to become the total purchase price. Property is being sold free and clear of all liens by Fiduciary Deed. Offered subject to confirmation by Attorney-in-fact.

DISCLAIMER: No warranty or representation, express or implied, is made by our client, their legal counsel, Paul McInnis LLC or any person providing this information to these parties concerning the completeness or accuracy of the information. Each person who accepts these materials assumes full responsibility for investigating, evaluating, and making all other appropriate inquiries regarding this property. By accepting this information, each person releases our client, their legal counsel and Paul McInnis LLC from any responsibility or liability arising from this information concerning the property.



TABLE OF CONTENTS

- Maine Brokerage Relationship Disclosure
- Suggested Due Diligence Checklist
- General Terms & Conditions
- Executive Summary
- Photo Page
- Assessor's Card
- Tax Bill
- Tax Map
- Location Map
- Seller Property Disclosure
- Lead Paint Disclosure
- Lead Paint Information Packet
- Arsenic Disclosures
- Subsurface Wastewater Disposal System Application
- Warranty Deed, Book 6372, Page 0046
- Sample Purchase & Sale Agreement
- How to Bid Online
- Online Bidder Registration Form

DISCLAIMER: No warranty or representation, express or implied, is made by our client, their legal counsel, Paul McInnis LLC or any person providing this information to any party concerning the completeness or accuracy of the information. The information has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. It is the potential offeror's responsibility to independently verify the accuracy and completeness of the information. Each person who accepts these materials assumes full responsibility for investigating, evaluating, and making all other appropriate inquiries regarding this property. By accepting this information, each person releases our client, their legal counsel and Paul McInnis LLC from any responsibility or liability arising from this information concerning the property.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following customer-level services:

- √ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- √ To treat both the buyer and seller honestly and not knowingly give false information;
- √ To account for all money and property received from or on behalf of the buyer or seller; and
- √ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

services required of all licensees listed above:

- √ To perform the terms of the written agreement with skill and care;
- √ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- √ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- √ The company and all of its affiliated licensees represent you as a client (called "single agency");
- √ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "appointed agency");
- √ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.

SUGGESTED DUE DILIGENCE CHECKLIST

For Online Bidders

309 Hanson's Ridge Road, Springvale, Maine

BIDDING OPENS: **Wednesday, October 5th at 9:00 a.m.**

BIDDING ENDS: **Wednesday, October 12th at 2:00 p.m.**

ITEMS TO COMPLETE –

- Review the Real Estate Brokerage Relationship Form
- Review the General Terms & Conditions for Online Bidders
- Review the Property Information Package and Links to Additional Documents and Due Diligence
- Review the Purchase & Sale Agreement
- Sign up to bid online at paulmcinnis.nextlot.com or [click here](#)
- Complete & return the Bidder Registration Form which is the last page of this package.

If you would like to complete the Bidder Registration Form electronically, contact admin@paulmcinnis.com and the form will be sent to you through Dotloop.

- Contact the Auctioneer with any questions justin@paulmcinnis.com



GENERAL TERMS & CONDITIONS

AGENT OF THE ATTORNEY-IN-FACT: Paul McInnis LLC is acting solely as an Agent of the Attorney-in-fact.

BIDDER REGISTRATION: In order to bid online, any prospective bidder must first request and review a property information package. The next step is to create an online bidding account at paulmcinnis.nextlot.com Finally, submit your executed Bidder Registration Form with the required Bidder Deposit to the Auctioneer.

The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862 It can be emailed to admin@paulmcinnis.com or sent electronically through Dotloop. To use Dotloop, send your request to admin@paulmcinnis.com.

BIDDER DEPOSIT: At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$5,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Thursday, October 13th at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$5,000 Bidder Deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$5,000 U.S. dollars.

To deliver the Bidder Deposit by physical check, you may deliver the \$5,000 Bidder Deposit to our office or at an open house. To deliver your Bidder Deposit by E-check you will do so through EARNNEST a digital payment platform. You may request this option by emailing admin@paulmcinnis.com. Once your Bidder Registration Form and Bidder Deposit have been received, your online bidding account has been created, and Paul McInnis LLC has determined that you have met all the requirements, a bidding number will be provided to you.

Please note that Paul McInnis LLC will make our best effort to respond to your request within three hours during normal business hours of Monday through Friday from 8:30 a.m. to 4:30 p.m. EST. The Bidder Registration Form and Bidder Deposit should be received by the Auctioneer no later than 24 hours prior to the close of bidding. The Auctioneer in his sole and absolute discretion reserves the right to decline a bidder if all requirements have not been met prior to the 24-hour deadline.

RETURN OF BIDDER DEPOSIT: Unsuccessful bidder deposits will be returned to the bidder by U.S. Mail or through EARNNEST.

ONLINE BIDDING: The bidding will open on Wednesday, October 5th at 9:00 a.m. and the bidding will end on Wednesday, October 12th at 2:00 p.m. subject to **extended bidding**. Bid increments are shown on the bidding portal. It is the bidder's responsibility to ensure the accuracy and timeliness of their bid(s). Bidders are encouraged not to wait until the last minute to place a bid. Online bidding is subject to technical difficulties that can develop at any time. Please be aware that you must manually type in your bid prior to placing your bid.

TIMED AUCTION EXTENDED BIDDING: A timed auction event refers to the opening and ending time for placing bids. When a bid is placed within two minutes of the auction ending (1:58) the bid time window will extend for an additional two minutes. During that additional two-minute window if a bid is placed it will be extended again and so on. This is done to prevent bid "sniping." This process can go on indefinitely. Even though the auction is set to end at 2:00 p.m. the bidding could be extended to 3:00 p.m. or longer depending on the activity from the bidders.

The Auctioneer in his sole and absolute discretion reserves the right to cancel, postpone, extend, or reschedule the auction.

DUE DILIGENCE: It is the bidder's responsibility to undertake their own due diligence and inspection of the property prior to placing any bids. A complete review of the property information package (with additional links) including the real estate Purchase & Sale Agreement Sample with your attorney is encouraged.



PROPERTY CONDITIONS: Except as expressly set forth in the real estate Purchase & Sale Agreement, if and when executed, the property is being sold "AS IS," "WHERE IS," and "WITH ALL FAULTS," as of the closing date. Neither the Attorney-in-fact, Paul McInnis LLC nor any of their agents, contractors, attorneys, officers or directors ("agents") makes any representations or warranties with respect to the physical condition of the land or any improvements thereon, the property's fitness for any particular purpose, the property's merchantability, or any other warranty, express or implied.

The Attorney-in-fact, Paul McInnis LLC and their agents specifically disclaim any warranty, guaranty, or representation, oral or written, past or present, express or implied concerning the land and any improvements thereon. Bidders are expected to undertake their own independent physical inspection of the property, and public records, and thorough review of all documents prior to submitting their bid(s) and to submit their bid(s) based solely on their own independent investigations and findings including but not limited to bidders' own independent investigation of the uses, code compliance and land use regulatory approvals necessary for redevelopment and not in reliance on any information provided by the Attorney-in-fact, Paul McInnis LLC or their agents.

BUYER'S PREMIUM: A 10% (Ten Percent) Buyer's Premium will be added to the successful Bid Price to become the Total Purchase Price. Example: \$Bid Price + 10% of \$Bid Price = \$Total Purchase Price due from the Buyer at Closing, less any Earnest Money Deposit.

SUCCESSFUL BIDDER: The successful bidder is defined as, that registered bidder who placed the highest bid as declared by the Auctioneer and the highest bid being acceptable to the Attorney-in-fact. The successful bidder will be notified via email, as well as by telephone confirmation by the Auctioneer.

REAL ESTATE PURCHASE & SALE AGREEMENT: A copy of the agreement is included in the property information package. PLEASE REVIEW it carefully or have your attorney review it. The successful bidder is required to sign the real estate Purchase & Sale Agreement together with all Attorney-in-fact disclosure forms without any changes or additional terms and deliver 10% of the total purchase price as the earnest money deposit to the office of the Auctioneer no later than Thursday, October 13th at 1:00 p.m. less the Bidder Deposit already received. Only the Buyer's Name, Bid Price, 10% Buyer's Premium, Total Purchase Price, Earnest Money Deposit and the Balance Due Amount will be entered into the real estate Purchase & Sale Agreement.

EARNEST MONEY DEPOSIT: The successful bidder must tender a deposit in the amount of 10% of the total purchase price which is due no later than Thursday, October 13th at 1:00 p.m. less the Bidder Deposit already received. The earnest money deposit must be by wire, check or E-check payable to Paul McInnis LLC Escrow Account in U.S. funds.

SUCCESSFUL BIDDER DEFAULT: Should the successful bidder fail to execute the real estate Purchase & Sale Agreement and deliver the earnest money deposit in a timely manner as outlined in these general terms & conditions, said bidder will be deemed to be in default and hereby authorize the Auction Company to retain your \$5,000 bidding deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$5,000 U.S. dollars.

RESERVATION OF RIGHTS: The Attorney-in-fact in his sole and absolute discretion may enter into a contract with the next highest bidder should the highest accepted bidder default. Sale is subject to confirmation of the Attorney-in-fact. Attorney-in-fact reserves the right to accept or reject the high bid.

ADDITIONAL TERMS: Additional terms are included in the real estate Purchase & Sale Agreement. Any changes or amendments to these general terms & conditions and/or to the real estate Purchase & Sale Agreement will be communicated to any registered bidder via the email said bidder provided at registration.

BUYER BROKER PARTICIPATION INVITED: Please contact the auction company (admin@paulmcinnis.com) to request the MANDATORY REAL ESTATE BUYER BROKER PARTICIPATION REGISTRATION form prior to a prospect having contacted Paul McInnis LLC. The completed and signed form must be faxed or mailed such that it is received by the office of Paul McInnis LLC at the same time as the online bidding registration request form. If you have any questions, please contact Paul McInnis LLC at (603) 964-1301 or via email at: justin@paulmcinnis.com



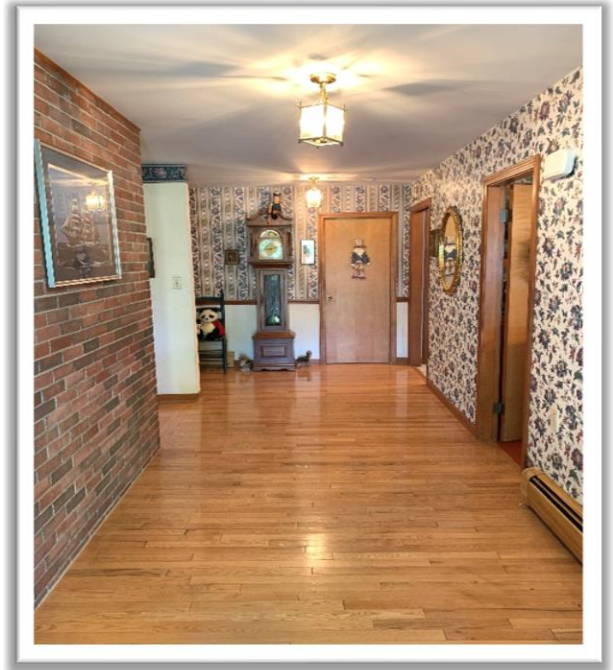
EXECUTIVE SUMMARY

ADDRESS	309 Hanson's Ridge Road, Springvale, Maine
TOWN REFERENCE	Map R5, Lot 46
YORK COUNTY DEED REFERENCE	Warranty Deed, Book 6372, Page 0046
2022 ASSESSED VALUE 2022 TAX RATE	\$612,500 \$14.80/\$1,000
2022 ANNUAL REAL ESTATE TAXES	\$9,065.00
UTILITIES	Water: Private Sewer: Private Electricity: 200 AMP
VEHICLE PARKING	Two-car, on-site parking, attached heated garage
ACREAGE	2.86 ± acres
ROAD FRONTAGE	280 sq. ft.

TYPE	Ranch with walkout basement
YEAR BUILT	1970
LIVING AREA	2,800± sq.ft. finished above grade
BASEMENT	Full and partially finished walkout basement with heat
HVAC	Forced hot water, oil
HOT WATER	Off boiler
BARN	28' x 40' built in 2000, with two 9' x 9' auto open drive-in doors

Property Conditions: Except as expressly set forth in the Real Estate Purchase & Sale Agreement, if and when executed, the property is being sold "AS IS," "WHERE IS," and "WITH ALL FAULTS," as of the closing date. Neither the seller, Paul McInnis LLC nor any of their agents, contractors, attorneys, officers, or directors ("agents") makes any representations or warranties with respect to the physical condition of the land or any improvement thereon, the property's fitness for any particular purpose, the property's merchantability, or any other warranty, express or implied. The seller, Paul McInnis LLC and their agents specifically disclaim any warranty, guaranty, or representation, oral or written, past or present, express or implied, concerning the land and improvements thereon. Offerors are required to undertake their own independent physical inspection of the property and thorough review of all documents prior to submitting their offers based solely on their own independent investigations and findings and not in reliance on any information provided by the seller, Paul McInnis LLC or their agents.





CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				4524 SANFORD, ME VISION						
JAGGER JUDITH S 309 HANSON'S RIDGE RD SPRINGVALE ME 04083						Description	Code	Assessed	Assessed							
		SUPPLEMENTAL DATA				RESIDNTL	1010	535,700	535,700							
		Alt Prcl ID Note 1 Note 2 Note 3 Note 4 Note 5 GIS ID 527				APARTME Note 7 TIF Note 9 MVR EX C Assoc Pid#	RES LAND	1010	47,100		47,100					
						RESIDNTL	1010	29,700	29,700							
						Total		612,500	612,500							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
JAGGER JUDITH S		06372 0046	12-17-1992	U	I	0	W	Year	Code	Assessed	Year	Code	Assessed			
								2022	1010	535,700	2021	1010	404,100			
									1010	47,100		1010	47,100			
									1010	29,700		1010	29,700			
								Total		612,500	Total		480,900			
								Total		418,300	Total		418,300			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int							
2002	10	HOMESTD	25000.00													
Total			25,000.00													
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B	Tracing		Batch										
0001																
NOTES																
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	SINGLE FAM M	RR		43,560 SF	1.08	0.95000	4	1.00		1.000		1.0000	1.03	44,700	
1	1010	SINGLE FAM M	RR		1.860 AC	1,300	1.00000	5	1.00		1.000		1.0000	1,300	2,400	
Total Card Land Units					2.86 AC										Total Land Value	47,100

**CITY OF SANFORD, MAINE
2021 PROPERTY TAX BILL**

Fiscal Year July 1, 2021 - June 30, 2022
Tax Rate \$18.18 per \$1,000

TAX DISTRIBUTION	
MUNICIPAL:	9.99
SCHOOL:	7.77
COUNTY:	0.42
TOTAL:	18.18

BILL NUMBER:	02104211
PARCEL:	000R5/00046/00000
BOOK / PAGE:	6372/0046
LOCATION:	309 HANSON'S RIDGE RD
PERS. PROP ID:	

CURRENT BILLING INFORMATION	
LAND VALUE \$	47,100.00
BUILDING VALUE \$	433,800.00
HOMESTEAD EXEMPTION \$	25,000.00
OTHER EXEMPTIONS \$	0.00
PERSONAL PROPERTY \$	0.00
TAXABLE VALUATION \$	455,900.00
TOTAL TAX \$	8,288.26

DUE DATE	
FIRST PAYMENT DUE: 09/15/2021	\$ 4,144.13
DUE DATE	
SECOND PAYMENT DUE: 03/15/2022	\$ 4,144.13

JAGGER JUDITH S
299 HANSON RIDGE RD
SPRINGVALE, ME 04083

THIS IS THE ONLY BILL YOU WILL RECEIVE

INTEREST AT 6.00% PER ANNUM CHARGED AFTER DUE DATES - SEPTEMBER 15, 2021 & MARCH 15, 2022

NOTICE TO TAXPAYERS

Notice is hereby given that your County, School and Municipal Tax has been committed for collection on **August 11, 2021**.

You have the option to pay the entire amount on or before **September 15, 2021** or you may pay in two installments, the **First Payment** on or before **September 15, 2021** and the **Second Payment** on or before **March 15, 2022**. Interest will be charged on the first installment at an annual rate of **6.00%** on **September 16, 2021**. Interest will be charged on the second installment at an annual rate of **6.00%** on **March 16, 2022**.

The Bond Indebtedness on "Commitment Date" is: **\$ 148,665,774.70**

PLEASE NOTE: THIS IS THE ONLY BILL YOU WILL RECEIVE

- As per state statute, the ownership and taxable valuation of all real and personal property subject to taxation shall be fixed as of April 1st. For this tax bill, that day is **April 1, 2021**.
- If you have sold your real estate since April 1, 2021, it is your obligation to forward this bill to the new property owner.**
- If not for the State reimbursements and State Revenue Sharing your tax bill would have **been 56.9%** higher.
- This bill is for the current fiscal year only; past due amounts **are not included**. To determine past due amounts OR to receive information regarding payments, interest, cost changes and/or refunds, please contact the **City Tax Collector's Office at (207) 324-9125**.
- If your bank pays your taxes, please forward a copy of your bill to them. If a receipt is desired, please provide a self-addressed, stamped envelope.**
- For information regarding valuations or exemptions, please contact the Assessors Office at (207) 324-9115.

• **WE ACCEPT DEBIT & CREDIT CARDS FOR PAYMENT IN THE CLERK'S OFFICE, OR YOU MAY ALSO PAY ON-LINE THROUGH "OFFICIAL PAYMENTS CORP". A FEE WILL BE CHARGED FOR THESE SERVICES.**

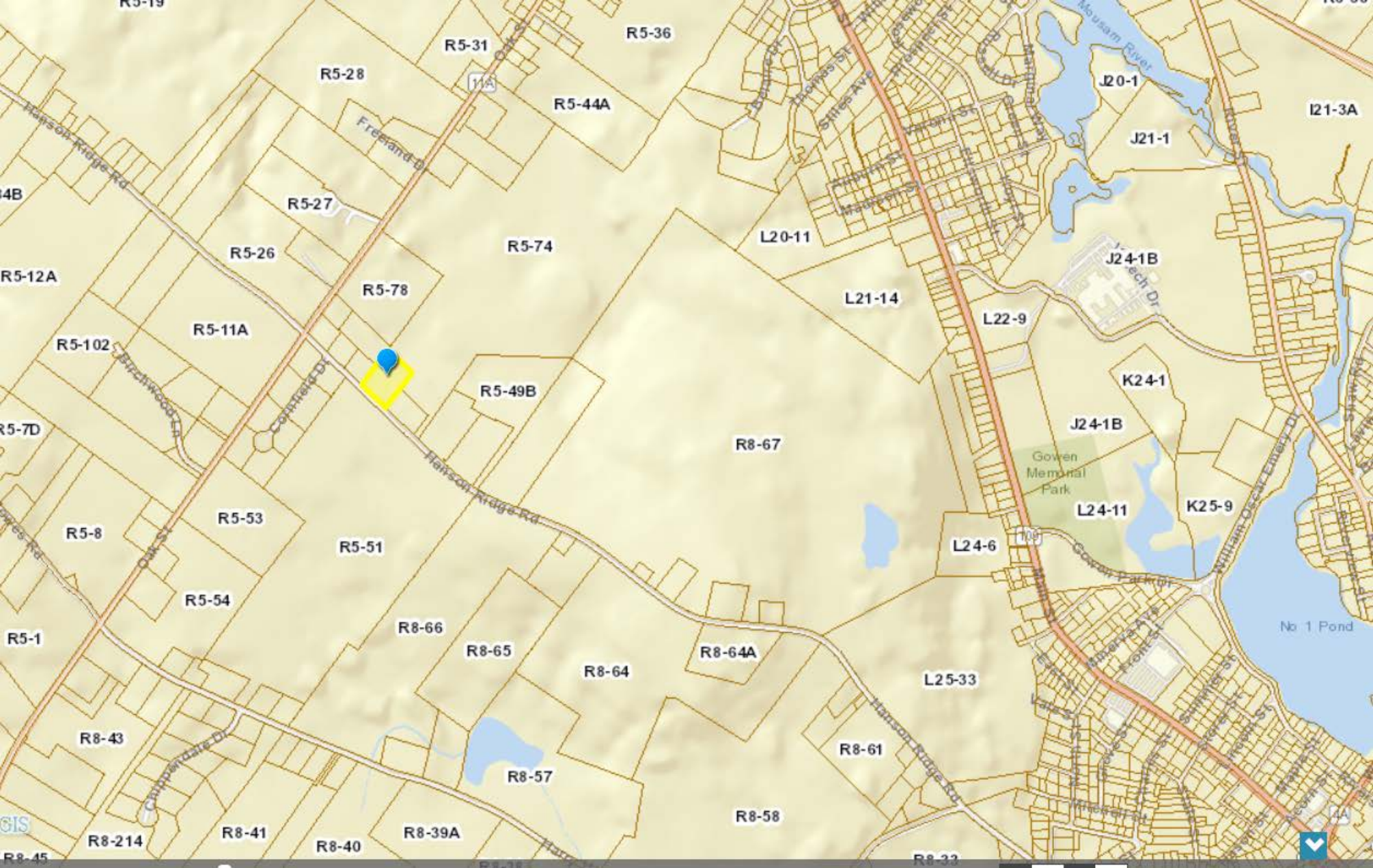
PLEASE SEE REVERSE SIDE FOR IMPORTANT INFORMATION

2021 PROPERTY TAX BILL		CITY OF SANFORD, MAINE	Fiscal Year July 1, 2021 - June 30, 2022
BILL NUMBER:	02104211	DUE DATE:	3/15/2022
OWNERS NAME (S):	JAGGER JUDITH S	PAYMENT REMITTANCE SLIP # 2	
LOCATION:	309 HANSON'S RIDGE RD	SECOND PAYMENT DUE: 3/15/2022	
PARCEL:	000R5/00046/00000	AMOUNT DUE: \$ 4,144.13	
PERS. PROP.ID:			

PLEASE REMIT THIS PORTION WITH YOUR **SECOND PAYMENT** & MAKE CHECK OR MONEY ORDER PAYABLE TO: **CITY OF SANFORD**
MAIL TO: **TAX COLLECTOR, CITY OF SANFORD, 919 MAIN ST., SANFORD, ME 04073**

2021 PROPERTY TAX BILL		CITY OF SANFORD, MAINE	Fiscal Year July 1, 2021 - June 30, 2022
BILL NUMBER:	02104211	DUE DATE:	9/15/2021
OWNERS NAME (S):	JAGGER JUDITH S	PAYMENT REMITTANCE SLIP # 1	
LOCATION:	309 HANSON'S RIDGE RD	FIRST PAYMENT DUE: 9/15/2021	
PARCEL:	000R5/00046/00000	AMOUNT DUE: \$ 4,144.13	
PERS. PROP.ID:			

PLEASE REMIT THIS PORTION WITH YOUR **FIRST PAYMENT** & MAKE CHECK OR MONEY ORDER PAYABLE TO: **CITY OF SANFORD**
MAIL TO: **TAX COLLECTOR, CITY OF SANFORD, 919 MAIN ST., SANFORD, ME 04073**



Bureau Of Motor Vehicle Division

11A

109

224

224

202

309 Hanson Ridge Rd,
Springvale, ME 04083

Hannaford

Wears Bonnie

Sanford

McDonald's

Mel's Raspberry Patch

Smitty's Cinema Sanford

Hanson Ridge Rd

Oak St

Hanson Ridge Rd

202

202

Bauneg Beg Rd

Chick Rd

Twombly Rd

4

109

PROPERTY LOCATED AT: 309 Hanging Ridge Road, Springvale, ME

[Handwritten initials]

04083

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 _____

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? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Front of house
Installed by: Unknown
Date of Installation: Unknown

USE: Number of persons currently using system: 2
Does system supply water for more than one household? Yes No Unknown

Comments: _____

Source of Section I information: Subsurface wastewater disposal system application

Buyer Initials _____ Page 1 of 7 Seller Initials [Handwritten initials]

PROPERTY LOCATED AT: 309 Hansons Ridge Road, Sprinngvale, ME 04083

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: _____
Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____
Tank Type: Concrete Metal Unknown Other: _____
Location: rear of home OR Unknown
Date installed: _____ Date last pumped: _____ Name of pumping company: _____
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: rear of home
Date of installation of leach field: 1993 Installed by: _____
Date of last servicing of leach field: _____ Company servicing leach field: _____
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: _____
Source of Section II information: subsurface wastewater disposal application

Buyer Initials _____ Page 2 of 7 Seller Initials h jth

PROPERTY LOCATED AT: 309 Hansons Ridge Road Springvale, ME 04083

SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<u>Oil</u>			
Age of system(s) or source(s)				
Name of company that services system(s) or source(s)	<u>Dead River</u>			
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Malfunction per system(s) or source(s) within past 2 years				
Other pertinent information				

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: _____
 Date chimney(s) last cleaned: _____
 Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: _____
 Comments: _____
 Source of Section III information: _____

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): _____ Size of tank(s): _____
 Location: _____

Buyer Initials _____ Page 3 of 7 Seller Initials H J Z

PROPERTY LOCATED AT: 309 Hansons Ridge Road Sprinvale, ME 04083

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

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

Comments: _____

Source of information: _____

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: _____

Source of information: _____

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

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: _____

Source of information: _____

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

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: _____

Source of information: _____

E. METHAMPHETAMINE - Current or previously existing:

Has the property been tested? Yes No Unknown

Comments: _____

Source of information: _____

Buyer Initials _____

Seller Initials B J A

PROPERTY LOCATED AT: 309 Hansons Ridge Road Springvale, ME 04083

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: None known

Are you aware of any cracking, peeling or flaking paint? None known Yes No

Comments: _____

Source of information: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: _____

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

SECTION V — GENERAL INFORMATION

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: _____

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): _____

Buyer Initials _____

Seller Initials H J N

PROPERTY LOCATED AT: 309 Hansons Ridge Road Spennavahe, ME 04083

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: Homestead exemption noted on tax bill

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

Is house now covered by flood insurance policy (not a determination of flood zone) Yes No Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish,
water filtration system, photovoltaics, wind turbines): Type: None Known

Year Principal Structure Built: 1970

What year did Seller acquire property? 2020 - POA

Roof: Year Shingles/Other Installed: _____

Water, moisture or leakage: _____

Comments: _____

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: _____

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

If Yes, are test results available? Yes No

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

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 MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may
have an adverse impact on health/safety: _____

Comments: None Known

Source of Section V information: _____

Buyer Initials _____

Seller Initials H J T

PROPERTY LOCATED AT: 309 Hansons Ridge Road, Spinnvate, ME 04083

SECTION VI — ADDITIONAL INFORMATION

The Seller is acting as POA for previous occupants
who are not capable of answering some of
the disclosures.

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.

Kimberly LaChance 9/19/2022
SELLER DATE SELLER DATE

Kathryn Jagger Brock dotloop verified
09/19/22 8:21 PM EDT
5TVZ-4WJI-L9VS-WAOU

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



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Kimberly J. LaChance (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT 309 Hanson's Ridge Road
Springvale, Maine 04083

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (check one)

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

- Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the Seller (check one below):
 Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

- Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

- (c) Buyer has received copies of all information listed above.
- (d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.
- (e) Buyer has (check one below):
 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____	Date	<u>Kimberly J. LaChance</u>	Date
_____	Date	Seller	9/19/2022
_____	Date	<u>Kathryn Jagger Brock</u>	Date
_____	Date	Seller	
_____	Date	Seller	
<u>Justin Conway</u>	Date	Agent	



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Lead-Based Paint


LEAD WARNING STATEMENT


Every purchaser of any interest in residential property on which a residential dwelling has built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in your children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment on inspection for possible lead-based paint hazards is recommended prior to purchase.


For more information about lead paint please call or email the Auction Company to receive an informational booklet or open the following hyperlink.

[Click here](#)

**Protect
Your
Family
From
Lead in
Your
Home**

 United States
Environmental
Protection Agency

 United States
Consumer Product
Safety Commission

 United States
Department of Housing
and Urban Development

September 2013

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and fluoride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.
- Watch a video on how to do a water test: youtube.com/user/MainePublicHealth

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474** • TTY: **Call Maine Relay 711**



Paul R. LePage, Governor

Mary C. Mayhew, Commissioner

April 2015



Fact Sheet: Arsenic Treated Wood

Maine CDC
Environmental and
Occupational Health Program

Department of Health and
Human Services
11 State House Station
Augusta, ME 04333

Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

TO LEARN MORE

Eric Frohberg
Environmental and
Occupational Health
Program
Maine CDC
Toll-free in Maine 866-
292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/
eohp

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

PROPERTY ADDRESS

Town Or Plantation: Sanford

Street Subdivision Lot #: Hansons Ridge

PROPERTY OWNERS NAME

Last: Jagger First: Thomas

Applicant Name:

Mailing Address of Owner/Applicant (If Different):

R-5,46

SANFORD 3289 TOWN COPY

Date Permit Issued: 8/9/93 \$ 45 FEE If Double Fee Charged

[Signature] L.P.I. # 299

Local Plumbing Inspector Signature

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

[Signature] 8/9/93

Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules

[Signature] 8/16/93

Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

<p>THIS APPLICATION IS FOR:</p> <p>1. <input type="checkbox"/> NEW SYSTEM</p> <p>2. <input checked="" type="checkbox"/> REPLACEMENT SYSTEM</p> <p>3. <input type="checkbox"/> EXPANDED SYSTEM</p> <p>4. <input type="checkbox"/> EXPERIMENTAL SYSTEM</p> <p>SEASONAL CONVERSION to be completed by the LPI</p> <p>5. <input type="checkbox"/> SYSTEM COMPLIES WITH RULES</p> <p>6. <input type="checkbox"/> CONNECTED TO SANITARY SEWER</p> <p>7. <input type="checkbox"/> SYSTEM INSTALLED - P# _____</p> <p>8. <input type="checkbox"/> SYSTEM DESIGN RECORDED AND ATTACHED</p> <p>IF REPLACEMENT SYSTEM: YEAR FAILING SYSTEM INSTALLED _____</p> <p>THE FAILING SYSTEM IS:</p> <p>1. <input type="checkbox"/> BED 3. <input type="checkbox"/> TRENCH</p> <p>2. <input type="checkbox"/> CHAMBER 4. <input type="checkbox"/> OTHER: _____</p> <p>SIZE OF PROPERTY ZONING</p>	<p>THIS APPLICATION REQUIRES:</p> <p>1. <input checked="" type="checkbox"/> NO RULE VARIANCE</p> <p>2. <input type="checkbox"/> NEW SYSTEM VARIANCE Attach New System Variance Form</p> <p>3. <input type="checkbox"/> REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form</p> <p>a. <input type="checkbox"/> Requiring Local Plumbing Inspector Approval</p> <p>b. <input type="checkbox"/> Requires State and Local Plumbing Inspector Approval</p> <p>4. <input type="checkbox"/> MINIMUM LOT SIZE VARIANCE</p> <p>DISPOSAL SYSTEM TO SERVE:</p> <p>1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER _____</p> <p style="text-align: center;">SPECIFY</p>	<p>INSTALLATION IS:</p> <p>COMPLETE SYSTEM</p> <p>1. <input type="checkbox"/> NON-ENGINEERED SYSTEM</p> <p>2. <input type="checkbox"/> PRIMITIVE SYSTEM (Includes Alternative Toilet)</p> <p>3. <input type="checkbox"/> ENGINEERED (+2000 gpd)</p> <p>INDIVIDUALLY INSTALLED COMPONENTS:</p> <p>4. <input type="checkbox"/> TREATMENT TANK (ONLY)</p> <p>5. <input type="checkbox"/> HOLDING TANK _____ GAL</p> <p>6. <input type="checkbox"/> ALTERNATIVE TOILET (ONLY)</p> <p>7. <input checked="" type="checkbox"/> NON-ENGINEERED DISPOSAL AREA (ONLY)</p> <p>8. <input type="checkbox"/> ENGINEERED DISPOSAL AREA (ONLY)</p> <p>9. <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM</p> <p>TYPE OF WATER SUPPLY <u>well</u></p>
--	--	--

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

<p>TREATMENT TANK</p> <p>1. <input checked="" type="checkbox"/> SEPTIC: <input type="checkbox"/> Regular <input type="checkbox"/> Low Profile</p> <p>2. <input type="checkbox"/> AEROBIC</p> <p>SIZE: <u>existing</u> GALS.</p>	<p>WATER CONSERVATION</p> <p>1. <input checked="" type="checkbox"/> NONE</p> <p>2. <input type="checkbox"/> LOW VOLUME TOILET</p> <p>3. <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM</p> <p>4. <input type="checkbox"/> ALTERNATIVE TOILET</p> <p>SPECIFY: _____</p>	<p>PUMPING</p> <p>1. <input checked="" type="checkbox"/> NOT REQUIRED</p> <p>2. <input type="checkbox"/> MAY BE REQUIRED (DEPENDING ON TREATMENT TANK LOCATION AND ELEVATION)</p> <p>3. <input type="checkbox"/> REQUIRED</p> <p>DOSE: _____ GALS.</p>	<p>CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)</p> <p><u>3 bedroom minimum</u></p>				
<p>SOIL CONDITIONS USED FOR DESIGN PURPOSES</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>PROFILE</th> <th>CONDITION</th> </tr> <tr> <td style="text-align: center;"><u>3</u></td> <td style="text-align: center;"><u>C</u></td> </tr> </table> <p>DEPTH TO LIMITING FACTOR: <u>22</u></p>	PROFILE	CONDITION	<u>3</u>	<u>C</u>	<p>SIZE RATINGS USED FOR DESIGN PURPOSES</p> <p>1. <input type="checkbox"/> SMALL</p> <p>2. <input type="checkbox"/> MEDIUM</p> <p>3. <input checked="" type="checkbox"/> MEDIUM-LARGE</p> <p>4. <input type="checkbox"/> LARGE</p> <p>5. <input type="checkbox"/> EXTRA LARGE</p>	<p>DISPOSAL AREA TYPE/SIZE</p> <p>1. <input checked="" type="checkbox"/> BED <u>900</u> Sq. Ft.</p> <p>2. <input type="checkbox"/> CHAMBER _____ Sq. Ft. <input type="checkbox"/> REGULAR <input type="checkbox"/> H-20</p> <p>3. <input type="checkbox"/> TRENCH _____ Linear Ft.</p> <p>4. <input type="checkbox"/> OTHER: _____</p>	<p>DESIGN FLOW: <u>270</u></p> <p style="text-align: right;">(GALLONS/DAY)</p>
PROFILE	CONDITION						
<u>3</u>	<u>C</u>						

SITE EVALUATOR STATEMENT

On 7/23/91 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

[Signature]

Site Evaluator Signature

7

SE#

7/29/93

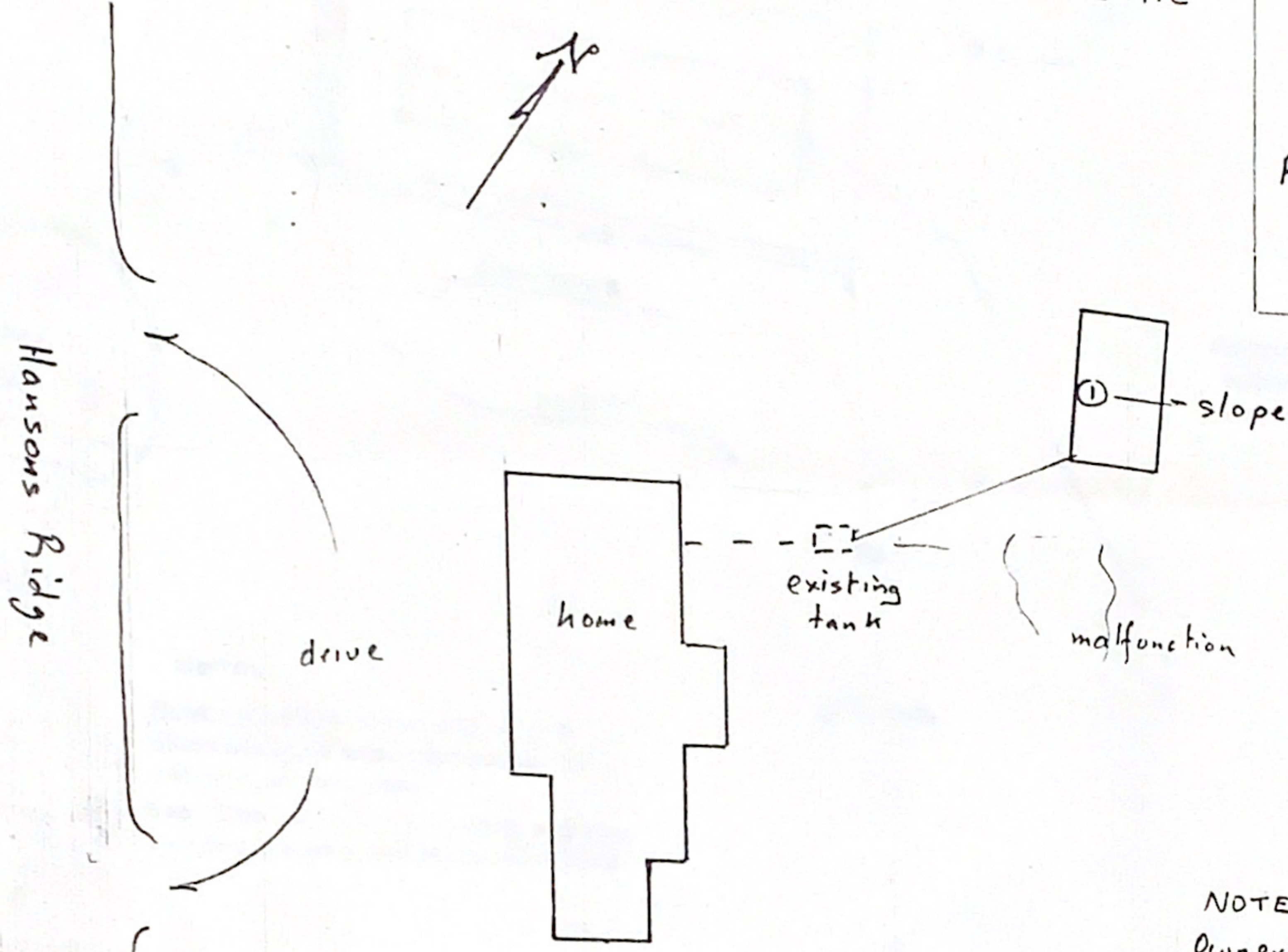
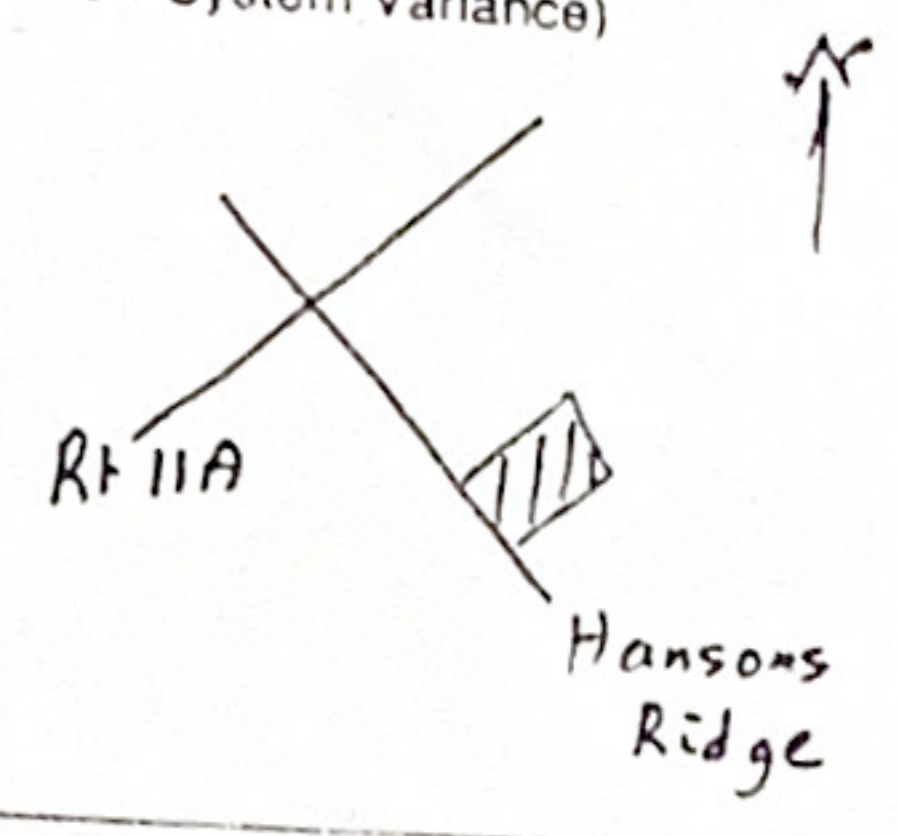
Date

(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion.)

SITE PLAN

Scale 1" = ± _____ Ft.

SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)



NOTE:
Owners well said to be in front of home.

SOIL DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole ① Test Pit Boring
_____ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0 - 6	loam		3/3	
6 - 15	Sandy	loose		
15 - 20	loam		10YR 5/8	
20 - 30	Sandy	restrictive	5/3	
30 - 40	pan			faint
40 - 50				

Soil Profile <u>3</u>	Classification Condition <u>C</u>	Slope <u>12</u> %	Limiting Factor <u>22</u>	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
--------------------------	--------------------------------------	----------------------	------------------------------	---

Observation Hole _____ Test Pit Boring
_____ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0 - 50				

Soil Profile _____	Classification Condition _____	Slope _____ %	Limiting Factor _____	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
-----------------------	-----------------------------------	------------------	--------------------------	---

John E. Korge
Site Evaluator Signature

7
SE#

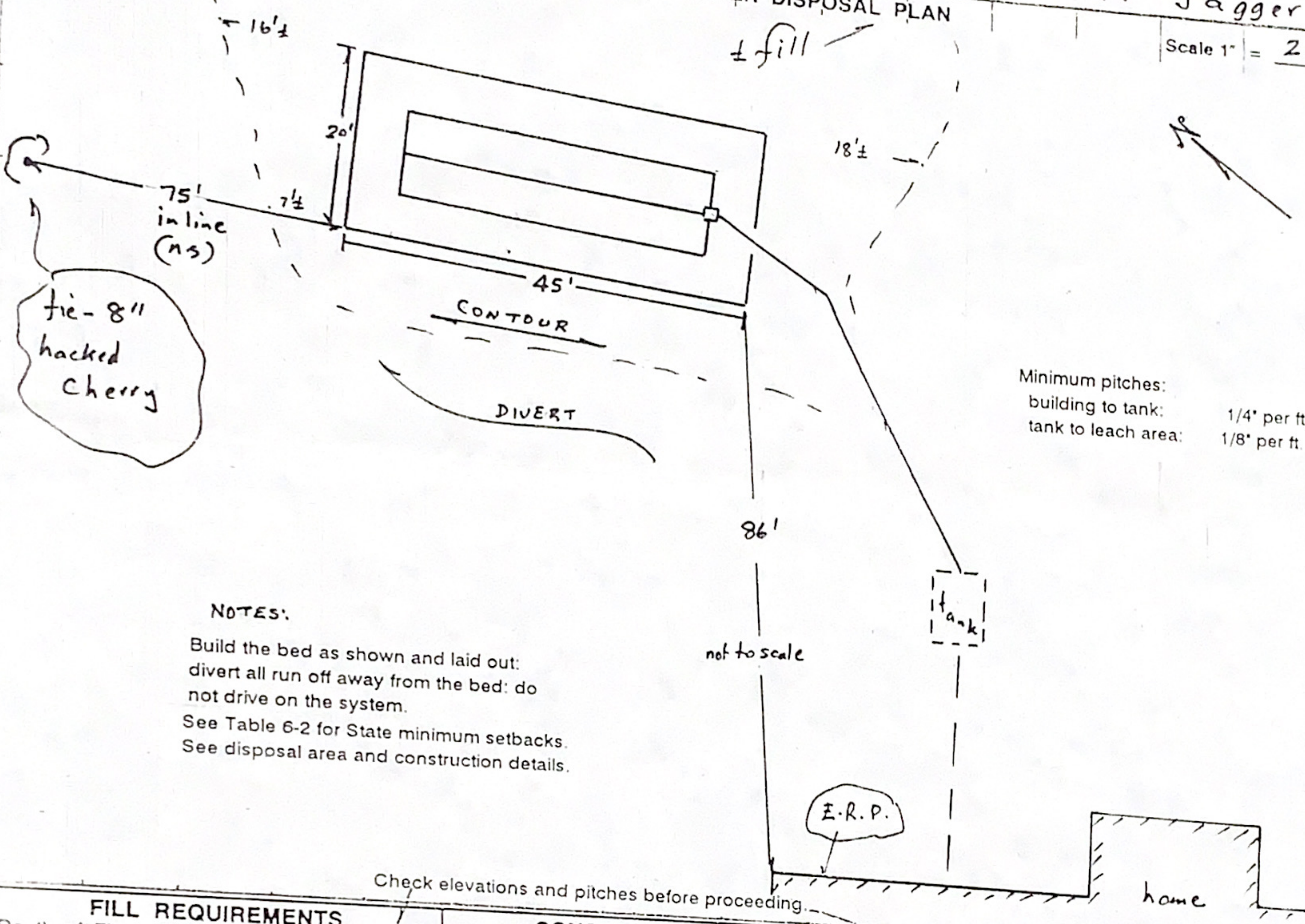
7/29/93
Date

Hansons Ridge
 SUBSURFACE WASTEWATER DISPOSAL PLAN

Division of Health Engineering
 Owners Name

T. Jagger

Scale 1" = 20' ± Ft.



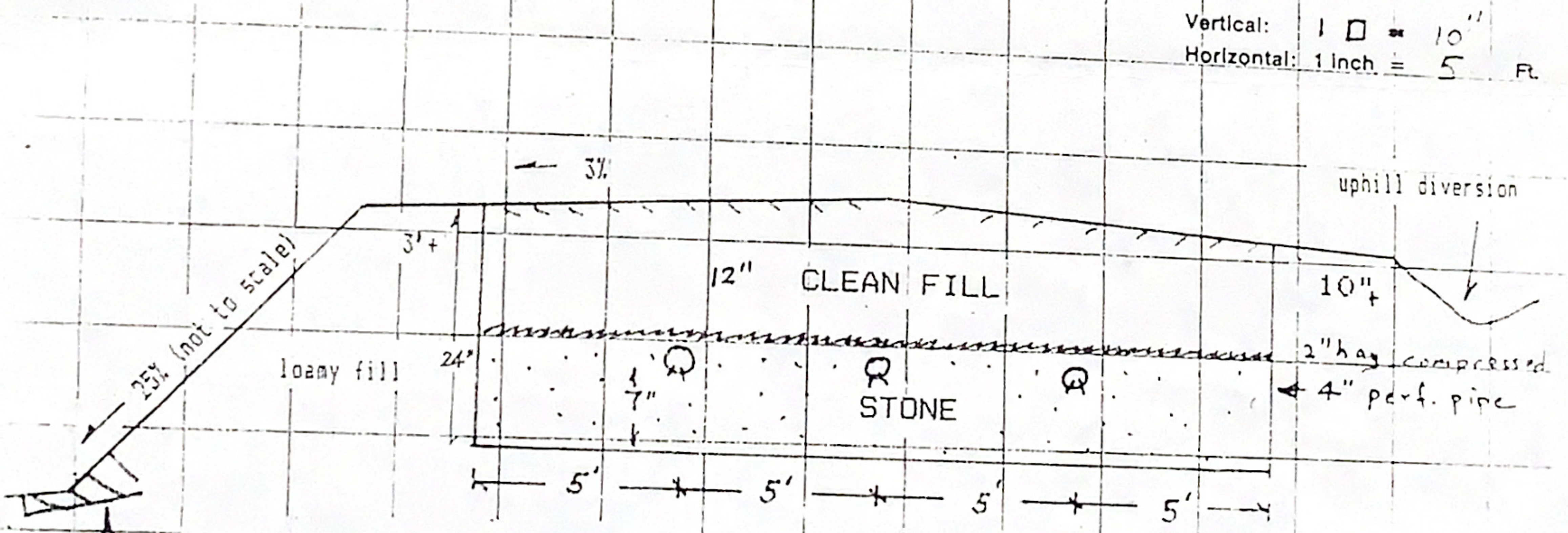
NOTES:
 Build the bed as shown and laid out:
 divert all run off away from the bed: do
 not drive on the system.
 See Table 6-2 for State minimum setbacks.
 See disposal area and construction details.

Check elevations and pitches before proceeding.

FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT LOCATION & DESCRIPTION
Depth of Fill (Upslope)	14"	Reference Elevation is	100'-0"	
Depth of Fill (Downslope) ±	38 to 46"	Bottom of Disposal Area	90'-8"	bottom of siding
		Top of Distribution Lines or Chambers	91'-7"	

DISPOSAL AREA CROSS SECTION

Scale:
 Vertical: 1" = 10"
 Horizontal: 1 inch = 5' Ft.



remove litter in the fill area and seal the toe with clayey material

Site Evaluator or Professional Engineer's Signature

SE # / PE #

7/29/93

Know all Men by these Presents,**That**

we, Louise M. Jagger and C. Thomas Jagger, both of Sanford,
 in the County of York, and State of Maine,
 in consideration of One Dollar (\$1.00) and other valuable consideration,
 paid by Judith S. Jagger of Sanford, in the County of York, and State of Maine,
 whose mailing address is RR 1 Box 39B Hanson Ridge Road, Springvale, Maine 04083

the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said Judith S. Jagger, her

heirs and assigns forever,
 certain lots or parcels of land together with the buildings thereon, situated in Springvale Village, in the Town of Sanford, in the County of York, and State of Maine, on Hanson's Ridge, so-called, lying on the Easterly side of the highway leading along said Ridge from the Village of Sanford to the so-called Deering Neighborhood, bounded and described as follows:

Beginning at a point on said Highway at the corner of land of Winston Blaisdell, formerly of Curtis Batchelder, and running thence Easterly by the stonewall and land of Winston Blaisdell, formerly of Curtis Batcheler, a distance of two hundred (200) feet; thence turning and running Southerly by land now or formerly of Howard L. Plummer a distance of two hundred eighty (280) feet to a corner and other land of Lionel Pelletier and Marie Pelletier; thence turning and running Westerly by land of Lionel Pelletier and Marie Pelletier a distance of two hundred (200) feet to the Highway; thence turning and running Northerly by said Highway a distance of two hundred eighty (280) feet to the point of beginning.

And a certain lot beginning at a point at the Northeasterly corner of the land hereinabove described and thence running in a Southerly direction two hundred eighty (280) feet to the Southeasterly corner of the above described lot; thence turning and running in an Easterly direction on a line which will be a prolongation of the Southerly boundary of land above described one hundred sixty-five (165) feet to the Westerly side of a proposed street; thence turning and running on a line parallel with the first-described boundary two hundred eighty (280) feet, more or less, to land of Winston Blaisdell; thence turning and running in a Westerly direction along the land of said Blaisdell one hundred sixty-five (165) feet, to the point of beginning.

Being the same premises conveyed to R. Winston Jagger, Louise M. Jagger, C. Thomas Jagger and Judith S. Jagger, as Joint Tenants, by R. Winston Jagger and C. Thomas Jagger, by their deed dated March 10, 1980, and recorded in York Registry of Deeds, Book 2630, Page 256, the said R. Winston Jagger having died a resident of Sanford, Maine on April 26, 1992.

NO. R.E. TRANSFER TAX PAID

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Judith S. Jagger, her

heirs and assigns, to her and their use and behoof forever.

And we do **rennant** with the said Grantee, her heirs and assigns, that we lawfully seized in fee of the premises, that they are free of all encumbrances that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said Louise M. Jagger,

unmarried widow, and C. Thomas Jagger, ~~xxx~~

~~XXXXXXXXXXXXXXXXXXXX~~

~~XX~~
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ have hereunto set our hand and seals this first day of the month of September, A.D. 19 92.

Signed, Sealed and Delivered

in presence of

Joyce E. Ferguson
to both

Louise M. Jagger
Louise M. Jagger
C. Thomas Jagger
C. Thomas Jagger

State of ~~Maine~~, County of York, BE: September 1, 19 92

Then personally appeared the above named Louise M. Jagger

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Joyce E. Ferguson
Notary Public
Attorney at Law

Printed Name, *Joyce E. Ferguson*

RECEIVED YORK S.S.

92 DEC 17 PH 3: 09

ATTEST: *Anne M Stone*
REGISTER OF DEEDS

REAL ESTATE PURCHASE & SALE AGREEMENT

The undersigned purchaser, as the successful bidder at a certain auction of the real property described below or on Exhibit A, herein agrees to purchase said real estate in accordance with the following terms and conditions:

1. Seller(s): Judith S. Jagger by Kimberly Jagger
 LaChance, POA and Kathryn Jagger Brock, POA

Street: 2 Cornfield Drive
 City/State/Zip: Springvale, ME 04083
 Telephone #:

Buyer(s): _____
 Street: _____
 City/State/Zip: _____
 Telephone #: _____

2. Property: Land Land & Buildings Condo Other: _____

Street Address: 309 Hanson's Ridge Road City/Town: Springvale
 County: York State: Maine

Also known as Tax Map R5, Lot 46, with deed recorded at the York County Registry of Deeds at Book 6372, Page 0046.

3. BID PRICE (HAMMER PRICE): \$ _____
 10% BUYER'S PREMIUM: \$ _____
 TOTAL PURCHASE PRICE DUE FROM BUYER: \$ _____

INITIAL DEPOSIT, to be held by Paul McInnis LLC
 Escrow Account, to be delivered to Paul McInnis, LLC
 No later than October 13th at 1:00 p.m.
 and is NON-REFUNDABLE, except as provided below:

10% of the total purchase price. \$ _____
 Additional Deposit: (If any): \$ _____
 BALANCE DUE AT TRANSFER OF TITLE: \$ _____

4. Transfer of Title: In accordance with the terms of the auction sale, title shall be transferred and the balance of the purchase price paid on or before November 28th, 2022 at a time and place to be agreed upon. If no time and place is agreed upon, title shall be transferred at the York County Registry of Deeds in Alfred, ME on November 28th at 10:00 a.m.

 Seller

 Buyer

5. Title shall be transferred by Fiduciary deed free of all liens, subject to all easements and restrictions of record. Buyer acknowledges that Buyer has determined the status of the real estate title and agrees to take title to the property "as is".
6. Seller shall keep the premises insured during the term of this Agreement. In the event of damage by fire, or other casualty, with loss greater than \$5,000 the Seller shall either restore the premises to their former condition or the Buyer, at his election, may cancel this Agreement, in which case this Agreement shall be void, or accept the premises in its then condition together with proceeds of such insurance which Seller agrees to assign to Buyer if Buyer so elects.
7. Real estate taxes, utilities (*including unused oil or gas in the fuel tank if applicable*) and any water or sewer (*if any*) charges against the property shall be apportioned as of the date of transfer of title.
8. Buyer is purchasing the property "as is" and waives all building, environmental, radon and all other inspections and tests of the property of any kind (*other than a lead paint inspection as outlined in item #15 if applicable*). Buyer acknowledges the receipt of the Property Disclosure attached hereto and incorporated herein by reference.
9. This Agreement is NOT contingent on Buyer obtaining financing for the purchase price.
10. This Instrument is to be construed as a Maine contract; is to take effect as a sealed instrument; sets forth the entire contract between the parties; is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the Seller and the Buyer. If two or more persons are named herein as Buyers and Sellers, their obligation hereunder shall be joint and several.
11. TIME IS OF THE ESSENCE as to all dates referenced in this contract. Where necessary to effectuate the intent of the parties, the Agreement shall survive the closing.
12. Personal property included: Any residual personal property remaining at the time of closing.
13. All representations, statements and agreements heretofore made between the parties are merged in this Agreement, which alone fully and completely expresses their obligations. This Agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not embodied in this Agreement, made by the other or on his behalf.
14. Seller and Buyer agree that Paul McInnis LLC is exclusively responsible for bringing about this sale and that no commission is due any other broker or agent, except as follows:

15. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form and the information developed by the Maine Center Disease Control and Prevention regarding arsenic in private water supplies and arsenic in treated wood.

LEAD PAINT: Before 1978, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

Note: lead paint/lead paint hazards – Federal law requires that individuals purchasing residential housing built before 1978 receive a 10-day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. Buyer acknowledges that they are given the opportunity to conduct such risk assessment or inspection within the next 10 days. Buyer also acknowledges that results of such risk assessment or

Seller

Buyer

inspection will NOT affect any terms of this Real Estate Purchase & Sale Agreement included but not limited to the price and terms agreed upon as well as the buyers' decision to go forward with the purchase of the property.

Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.

16. Addenda Attached ___ Yes, X No

IN WITNESS WHEREOF, the parties have hereunto set their hands this day.

Kimberly Jagger LaChance, POA Date

Kathryn Jagger Brock, POA Date

Buyer: Date

Buyer: Date

Revised: February 2019

© 2022 Paul McInnis LLC

Seller

Buyer

How to Bid Online

In order to bid online, any prospective bidder must first request a property information package. The next step is to create an online bidding account at paulmcinnis.nextlot.com (refer to the Due Diligence Checklist contained in the property information package). Finally, submit your bidder registration form with the required bidder deposit to the Auctioneer.

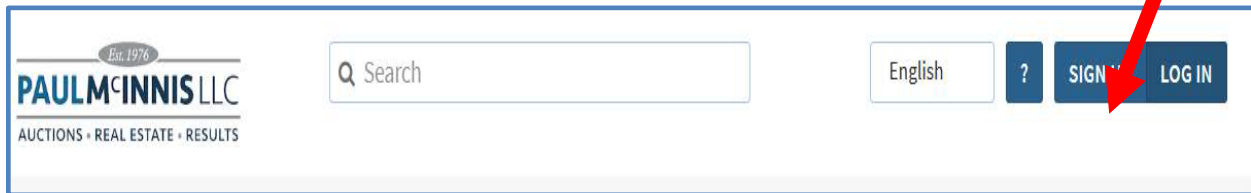
The bidder registration form can be found on the last page of the property information package. It can be delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862, It can be emailed to admin@paulmcinnis.com or sent electronically through Dotloop. To use Dotloop, send your request to admin@paulmcinnis.com.

At the time of registration, you will be required to deliver your refundable bidder deposit of \$5,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Thursday, October 13th at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$5,000 bidder deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$5,000 U.S. dollars.

To deliver the bidder deposit by physical check, you may deliver the \$5,000 bidder deposit to our office or at an open house. To deliver your bidder deposit by E-check you will do so through EARNNEST a digital payment platform. You may request this option by emailing admin@paulmcinnis.com. Once the online bidding registration form has been completed, and Paul McInnis LLC has determined that you have met all the requirements, a bidding number will be provided to you.

You can access the online auction portal, *NextLot*, by [clicking here](#).

As shown below, you will need to **"SIGN UP"** in the upper right-hand corner of your screen to register and create your *NextLot* online bidding account.



Please contact the auction office with any questions
admin@paulmcinnis.com or (603) 964-1301



1 Juniper Road, North Hampton, NH 03862
Phone (603) 964-1301 paulmcinnis.com Fax (603) 964-1302



AUCTIONS - REAL ESTATE - RESULTS

1 Juniper Road, North Hampton, NH 03862
paulmcinnis.com
Phone (603) 964-1301 Fax (603) 964-1302

Email completed form to
admin@paulmcinnis.com

ONLINE BIDDER REGISTRATION FORM • 22PM-13
BIDDING STARTS: Wednesday, October 5th at 9:00 a.m.
BIDDING ENDS: Wednesday, October 12th at 2:00 p.m.
PROPERTY: 309 Hanson's Ridge Road, Springvale, Maine

FIRST NAME, MIDDLE INITIAL, & LAST NAME
HOME ADDRESS
CITY, STATE, & ZIP CODE
MOBILE TELEPHONE NUMBER (MUST BE ABLE TO RECEIVE SMS MESSAGES)
EMAIL ADDRESS

Registration: At the time of registration, you will be required to deliver your refundable bidder deposit of \$5,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Thursday, October 13th at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$5,000 bidder deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$5,000 U.S. dollars.

Terms: : A \$5,000 deposit by check or e-check will be delivered to the auction company as a qualification to bid. Successful bidder to deliver earnest money totaling 10% of the total purchase price no later than, Thursday, October 13th at 1:00 p.m. with the balance due at closing within 45 days of the auction. A 10% buyer's premium will be added to the high bid price to become the total purchase price. Property is being sold free and clear of all liens by Fiduciary Deed. Offered subject to confirmation by Attorney-in-fact.

I hereby represent that I have reviewed the Property Information Package including the General Terms & Conditions, Purchase & Sale Agreement, and the Suggested Due Diligence Checklist and I agree to abide by any and all Terms.

PRINT BUYER'S NAME:

SIGNATURE OF BIDDER:

DATE:

22PM-13 Reviewed by:
