

PROPERTY LOCATED AT: Map 5, Lot 9-2 Station Road, Beals, ME 04611

### 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: None

Source of information: Owner

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: None

Source of information: Owner

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

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

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Seller Initials MLK

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**SECTION II — 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: Conservation Easement, Etc. (see attached deed vol. 3555, pgs. 198-205)

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? Road Association (see additional information)

Road Association Name (if known): \_\_\_\_\_

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

If Yes, explain: Shoreland Zoning

Source of information: Public Record

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

If Yes, explain: N/A

Source of information: Public Record

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 information: Owner, Deed

Additional Information: See attached deed for property restrictions. The annual assessment is \$325 a year. There is a one-time contribution of \$750 for new construction to help offset the cost of construction wear and tear on the road.


Buyer 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.

 *Michele Kelley* 10/12/2021  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
Michele Kelley

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

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

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

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_



## WARRANTY DEED

ROBERT E. NOLAN whose mailing address is 1015 West Kent Road, Winston-Salem, NC 27104, being a widower,

for no monetary consideration, being a Deed into Trust,

grants unto ROBERT E. NOLAN, Trustee of the amended and restated Robert E. Nolan Revocable Trust, dated April 20, 2009, as amended, or his successor in Trust, with a mailing address is 1015 West Kent Road, Winston-Salem, NC 27104, with WARRANTY COVENANTS,

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in Beals, County of Washington and State of Maine, as follows:

### "PARCEL ONE

A certain lot or parcel of land situated along the westerly side of Great Wass Island in the Town of Beals, County of Washington, State of Maine, and being the north most portion of 'Parcel C' as shown on a plan of a portion of Great Wass Island by Land Surveyor Harry C. Plummer, Jr. and Associates recorded in the Washington County, Maine, Registry of Deeds in Hanger 1, Slide 61 on December 14, 1978, and being more fully described as follows, to wit:

Beginning at a point marked by a solid steel rod driven in the ground and rising a foot (+/-) above grade, said point is at the southwesterly end of the 'THIRD', or

'S47°-52'W...835.0 feet (+/-)' line in the description of the parcel of land which by deed dated August 14, 1992 and recorded in the said county's deeds registry in Book 1793, Page 113 on August 18, 1992 was conveyed by William T. Okie, et als to Robert E. Nolan and Judith L. Nolan;

THENCE, running with and binding always reversely on and along the said 'THIRD' line in the description of the said Okie, et als to Nolan, (Bk. 1793, Page 113), conveyance, the bearing and distance of (N47°-52'-00"E) (203.22 feet) to a point marked by a rebar with surveyor's identification number 360 found set in the ground, said point being the point of beginning in a corrective deed dated August 30, 1999 and recorded in the said county's registry of deeds in Book 2371, Page 192, from Charles J. Chapman, et als to Robert E. Nolan and Judith L. Nolan;

THENCE, deflecting LEFT and running with and binding along the 'FIRST' line in the description of said Chapman, et als to Nolan deed (Bk. 2371, Page 192), the bearing and distance of (N42°-11'W) (99.91 feet) to a point marked by a rebar with surveyor's identification number 360 found set in the ground;

NO TRANSFER TAX PAID

THENCE deflecting to the RIGHT and running with and binding always on and along the 'SECOND' line in the description of said Chapman, et als to Nolan (Bk. 2371, Page 192) conveyance, the bearing and distance of (N47°-49'-20"E) (165.43 feet) to a point marked by a rebar with surveyor's identification number 360 found set in the ground near the westerly side of a gravel road running northerly to Beals Island;

THENCE continuing same course (N47°-49'-20"E) by and along said line of land of Nolan (Bk. 2371, Page 192) (22 feet), more or less, to the centerline of said gravel road;

THENCE deflecting to the RIGHT by and along the centerline of said gravel road (102 feet), more or less, to its intersection with the aforesaid 'THIRD' or 'S47°-52'W...835.0 feet (+/-)' line in the description of the parcel of land in said Okie, et als to Nolan (Bk. 1793, Page 113) conveyance;

THENCE deflecting to the LEFT running with and binding always reversely on and along said 'THIRD' line in the description of said Okie, et als to Nolan (Bk. 1793, Page 113), conveyance, the bearing and distance of (N47°-52'-00"E) (463.54 feet) to a point marked by an iron rod set in the ground, said point

- (A) is at the northerly end of the 'SECOND', or 'N23°-59'W...265.0 feet' line in the above cited Okie, et als to Nolan conveyance, and
- (B) is on, or intending to be on and along the 'THIRD', or 'N23°-59'W...1716.2 feet' line of the land which by deed dated December 13, 1978 and recorded at the said deeds registry in Volume 1041, Page 274 was conveyed by William T. Okie, et als to (the) Nature Conservancy of the Pine Tree State, Inc.;

THENCE, deflecting to the LEFT, and running with and binding always on and along the land of the said 'Nature Conservancy' (N23°-59'W) (101.15 feet) to a point marked by a 'Drill Hole' in ledge outcrop, said point

- (1) is at the northerly end of the above mentioned 'THIRD' line in the said Okie, et als to the Nature Conservancy, (Volume 1041, Page 274), conveyance, and
- (2) is at the northeast corner of the above mentioned 'PARCEL C' as shown on the said Plummer, Jr. plan recorded in Hanger 1, Slide 61 at the said county's deeds registry;

THENCE, deflecting to the LEFT, leaving the land of the said 'Nature Conservancy' and running and binding always on and along a portion of the division line between 'PARCEL C' and 'PARCEL B' as shown on the above referenced Plummer, Jr. plan recorded in the said Hanger 1, Slide 61 at the said

registry of deeds the bearing and distance of (S67°-37"W) (523.74 feet), crossing the gravel access road to the herein described parcel, to a point marked by an iron pipe driven into the ground on the westerly side of the said gravel access road and at the southeasterly corner of land owned now or formerly by 'Kulawiec';

THENCE, deflecting to the LEFT and running (S54°-45'W) (402.00 feet), binding always on and along the land of the said 'Kulawiec', and the Northerly bound of 'PARCEL C' as shown on the above cited "Plummer, Jr. Plan", to a point marked by a drill hole in ledge outcrop, said point bears the TIE LINE course and distance of (N46°-40'-36"W) (322.30 feet) from the point of beginning of the herein described parcel of land;

THENCE, passing through said point and continuing the course of (S54°-45'W), through the tidal high water line to an unmarked point on and along the tidal low water line of the westerly shores of Great Wass Island;

THENCE, deflecting to the LEFT and running with the said tidal high water line by its various courses in a generally southerly direction to intersect "due West line from the said point of beginning" as referenced in the said Okie, et als to Nolan (Bk. 1793, Page 113) conveyance;

THENCE, due EAST by and along said land of Nolan land (Bk. 1793, Page 113) to the solid steel rod which marks the Point of Beginning of the herein described parcel of land, orientation herein referred to the Maien State Grid System, East Zone (1927 datum), aligning therewith, plus or minus two minutes of arc.

Containing four and forty-eight hundredths (4.48) acres of land, more or less.

Being a northerly portion of "PARCEL C: as shown on the plan of a portion of Great Wass Island by Land Surveyor Harry C. Plummer, Jr. and Associates and recorded at the Washington County, Maine, Registry of Deeds in Hanger 1, Slide 61 on December 14, 1978 and also being a portion of the land which by deed dated June 28, 1965 and recorded in the said deeds registry in Volume 623, Page 319 was conveyed by Carver Industries, Inc. to Milton C. Mumford, Charles J. Chapman, III, Robert M. Gillespie and William T. Okie.

Further reference may be had to Plan of Survey for Robert E. and Judith L. Nolan prepared by Herrick & Salisbury, Inc., dated June 3, 1999 and recorded in Map Cabinet 3, Drawer 10, No. 18 of the Washington County Registry of Deeds.

Also conveying all the right, title and interest of the Grantor in and to the area between tidal high water mark and tidal low water mark in conjunction with the above described parcel of land, subject to the rights of the public in accordance with the laws of the State of Maine.

## PARCEL TWO

A certain lot or parcel of land situated along the westerly side of Great Wass Island in the Town of Beals, County of Washington, State of Maine, and being a southerly portion of "PARCEL B" as shown on a plan of a portion of Great Wass Island by Land Surveyor Harry C. Plummer, Jr. and Associates, recorded at the Washington County, Maine, Registry of Deeds in Hanger 1, Slide 61 on December 14, 1978, and being more fully described as follows, to wit:

Beginning at a point marked by a drilled hole placed in ledge outcrop, said point

- (1) is at the northerly end of the "SECOND", or "N23°-59'W...101.15 feet" line in the above described "PARCEL ONE", and
- (2) is at the northerly end of the "THIRD", or "N23°-59'W...1716.2 feet" line in the description of the parcel of land which by deed dated December 13, 1978 and recorded in the said county's deeds registry in Volume 1041, Page 274 was conveyed by William T. Okie, et als to (the) Nature Conservancy of the Pine Tree State, Inc., and
- (3) is at the northeast corner of "PARCEL C" as shown on the above cited plan of Harry C. Plummer, Jr. Associates, hereinafter called the 'Plummer Plan', recorded at the said deeds registry in Hanger 1, Slide 61;

THENCE, leaving the land of the 'Nature Conservancy' and running with and binding always on and along the corresponding line in the above 'PARCEL ONE', the bearing and distance of (S67°-37'W) (523.74 feet), crossing the gravel surface access road to and through the herein described parcel, to a point marked by an iron pipe driven into the ground on and along the westerly side of the said 'access road', said point is at the southeasterly corner monument of the land of one "Kulawiec" as described in deed from William T. Okie, et als, dated January 3, 1977 and recorded in Volume 953, Page 108 of the Washington County Registry of Deeds;

THENCE, leaving the land of the said 'PARCEL ONE', and leaving the land of the said 'Kulawiec', and running for a line of division now, (2004) made across the land formerly owned by William T. Okie, et als, (Volume 623, Page 319), now or formerly of Richard E. Deegan, through the said 'PARCEL B' as shown on the said 'Plummer Plan', crossing the said 'access road' the bearing and distance of (N57°-30'-59"E) (555.14 feet) to an unmarked point on and along the "FOURTH" or "North 09°-12'-15" West...860.9 feet" line in the above cited Okie, et als to (the) Nature Conservancy, (Volume 1041, Page 274), conveyance, one hundred feet from the southerly end thereof;

THENCE, deflecting to the RIGHT and running with and binding reversely on and along the said "FOURTH" line in the description of the land of the said 'Nature Conservancy' (Volume 1041, Page 274), conveyance (S09°-12'-15"E) (100.00 feet) to the POINT-OF-BEGINNING of the herein described parcel, orientation herein referred to the Maine

State Grid System, East Zone, (1927 datum), aligned therewith plus or minus two minutes or arc.

Containing fifty-eight hundredths (0.58), acres of land, more or less.

Being an extreme southerly portion of "PARCEL B" as shown on a plan of a portion of Great Wass Island by Land Surveyor Harry C. Plummer, Jr. and Associates recorded in the Washington County Registry of Deeds in Hanger 1, Slide 61 on December 14, 1978, and also being a portion of the land which by deed dated June 28, 1965 and recorded in the said deeds registry in Volume 623, Page 319 was conveyed by Carver Industries, Inc. to Milton C. Mumford, Charles J. Chapman, III, Robert M. Gillespie, and William T. Okie.

The conveyed premises are being conveyed together with rights of ingress and egress in common with others having similar rights over, on and across a graveled way or road (coursing within the limits of a two rod wide right of way as set forth in a deed from William T. Okie, et als to The Nature Conservancy of the Pine Tree State, Inc., dated December 13, 1978 and recorded in Book 1041, Page 274 of the Washington County Registry of Deeds), extending from the southern terminus of the town 'island' road generally southerly to its intersection with a graveled way, drive or road constructed and owned by the original grantors (Okie, et als), said rights of ingress and egress to continue thence over, on and across the said original grantors' road generally southerly crossing the premises herein conveyed, to its intersection with the southerly line of the within described premises.

Granting also herewith a utility easement for the purpose of using such poles and wires as now supply electricity and telephone service to the property of the original grantors and with the right in the grantees, their heirs and assigns as aforesaid, to maintain a separate line of poles and wires if required adjacent to the aforementioned graveled way or road.

This property is subject to the rights of William T. Okie, et als, their heirs and assigns, and David C. McTye, his heirs and assigns, to maintain a line of utility poles and wires adjacent to said road as now located, together with the right to replace the same and to make slight relocation along said right of way where necessary.

This conveyance is subject to the rights of the public in and to the area between high and low water mark of Western Bay of the Atlantic Ocean in accordance with the laws of the State of Maine.

The above described property is also subject to the following:

1. The right in Carver Industries, Inc. and its stockholders as of June 28, 1965 to use any road or roads existing on June 28, 1965 or to be thereafter constructed for the purpose of exercising any herring fishing rights for the taking of herring in the manner called seining on the shores of the described and conveyed parcel, including the right to temporarily place the



end of fishing seines on the shore belonging to the grantees and also for the placing of such weirs as Carver Industries, Inc. and its stockholders as of 6/28/65 might be licensed to operate within the waters adjacent to the described and conveyed property.

2. The restrictions contained in a conservation easement from William T. Okie, Milton C. Mumford, Charles J. Chapman, III and Robert M. Gillespie to The Nature Conservancy of the Pine Tree State, Inc., dated December 14, 1978 and recorded in Volume 1041, Page 283 of the Washington County Registry of Deeds, as amended by an instrument dated May 20, 1996 and recorded in Book 2126, Page 188 of said Registry of Deeds. Said conservation easement as amended in pertinent part contains the following restrictions:

**"AS TO PARCEL B:**

All of the land within 100 feet of the easterly boundary of PARCEL B shall be kept entirely in its 'natural state' (as defined in Section 2 of this document).

There shall be no structures built on PARCEL B except for a limited number of single-family residences. The number of single-family residences on PARCEL B shall be determined by dividing the total acreage for PARCEL B by five (5).

**AS TO PARCEL C:**

All of the land easterly of the existing access road shall be kept entirely in its natural state except for the construction and maintenance of a right of way for the benefit of grantee which will be used for management and research purposes only. The grantee will use the existing access road that crosses PARCEL C for management and research purposes only.

All of the land within 100 feet of the mean high water mark of the Atlantic Ocean shall be subject to the following restrictions:

Grantors shall have the right to construct and maintain no more than one dock and access road for the benefit of each permitted residence on PARCEL C; and removal of vegetation and placement of any structures shall comply in all respects with the Mandatory Shoreland Zoning Act, Title 38, M.R.S.A. Sections 435-449, and all other applicable federal and state laws and local ordinances, as such laws may be amended from time to time.

There shall be no structures built on PARCEL C except for a limited number of single-family residences. The number of single-family residences on PARCEL C shall be determined by dividing the total acreage of PARCEL C by five (5).'

3. There shall be only one single-family residence on this described parcel at any time. 'This described parcel' shall mean PARCEL ONE and PARCEL TWO combined.
4. This property is subject also to the following conservation easements in favor of The Nature Conservancy of the Pine Tree State, Inc., its successors and assigns forever (see Volume 1041, Page 283 of the Washington County Registry of Deeds):
  - (A) The right of view of the Protected Property (including the premises here conveyed) from the Benefited Property (land of The Nature Conservancy of the Pine Tree State, Inc.) in its natural, scenic, open and wooded condition.
  - (B) The right of the Benefited Property to be free of any taint, corruption or pollution, of whatever character, arising from any use of the Protected Property not permitted hereunder.
  - (C) The right of The Nature Conservancy, its successors and assigns forever, to enforce by proceedings at law or in equity the covenants set forth in said deed from William T. Okie, et als to said Nature Conservancy.

Meaning and hereby conveying the same property described in a QuitClaim Deed from Richard E. Deegan to Robert E. Nolan and Judith L. Nolan, as joint tenants, dated February 16, 2005 and recorded in Book 2979, Page 111 of the Washington County Registry of Deeds.

Robert E. Nolan, the grantor herein, holds title as surviving joint tenant, the said Judith L. Nolan being deceased February 2, 2008.

Also conveying all rights, easements, privileges and appurtenances now belonging to the granted estate as intended by Title 33 M.R.S.A. Section 773.

WITNESS my hand and seal this 1st day of June, 2009.

SIGNED, SEALED AND DELIVERED

In the presence of

Neal E. Talbot  
Witness

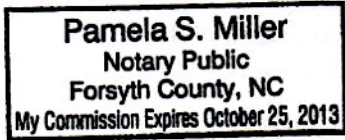
Robert E. Nolan  
ROBERT E. NOLAN

STATE OF NORTH CAROLINA  
County of Forsyth

June 1, 2009

Personally appeared the above named ROBERT E. NOLAN and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Pamela S. Miller  
Notary Public

Pamela S. Miller  
Type/print name of Notary Public

n\114-042\warranty deed3.doc

Received  
Recorded Register of Deeds  
Aug 03, 2009 03:06:51P  
Washington County  
Sharon D. Strout