

**PROPERTY DISCLOSURE**  
**(Non-Residential Properties)**

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 441 Newburgh Rd, Hermon, ME 04401

**SECTION I. UNDERGROUND STORAGE TANKS**

To the best of Seller's knowledge (check one):

- No underground storage facility for the storage of oil or petroleum products exists on the premises.
- An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. \_\_\_\_\_. The underground facility  has  has not been abandoned in place.

**SECTION II. HAZARDOUS MATERIALS**

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

none  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

**SECTION III. MATERIAL DEFECTS**

Material defects pertaining to the physical condition of the property:

none  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials \_\_\_\_\_

Seller Initials MBW

PROPERTY LOCATED AT: 441 Newburgh Rd, Hermon, ME 04401

**SECTION IV. ACCESS TO THE PROPERTY**

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): \_\_\_\_\_

Source of information: \_\_\_\_\_

**SECTION V. FLOOD HAZARD**

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? .....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Have any flood events affected a structure on the property? .....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Has any flood-related damage to a structure occurred on the property? .....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Has there been any flood insurance claims filed for a structure on the property? .....  Yes  No  Unknown

If Yes, indicate the dates of each claim: \_\_\_\_\_

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? .....  Yes  No  Unknown

If Yes, indicate the date of each payment: \_\_\_\_\_

Page 2 of 3 Buyer Initials \_\_\_\_\_

Seller Initials MBW

PROPERTY LOCATED AT: 441 Newburgh Rd, Hermon, ME 04401

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? .....  Yes  No  Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Zone AE where the pump house sits on the stream- but resort and mountain sit in Zone X

Relevant Panel Number: 23019C2090D Year: 7/19/23 (Attach a copy)

Comments: see map attached

Source of Section V information: FEMA map

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

Signed by: William W. Whitcomb, Jr. 9/18/2024  
Seller 1DB5D7B5D4CA439... Date

**The New Hermon Mountain, Inc.**

Signed by: Martene B. Whitcomb 9/19/2024  
Seller 1DB5D7B5D4CA439... Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date





# National Flood Hazard Layer FIRMette

68°57'45"W 44°47'4"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

### SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- Regulatory Floodway

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone 3
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

### OTHER AREAS OF FLOOD HAZARD

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMHRs
- Area of Undetermined Flood Hazard Zone

### OTHER AREAS

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

### GENERAL STRUCTURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

### OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

### MAP PANELS

- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/2/2024 at 9:39 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.



**Tax Map**  
**11**

**HERMON**  
MAINE



**LEGEND**

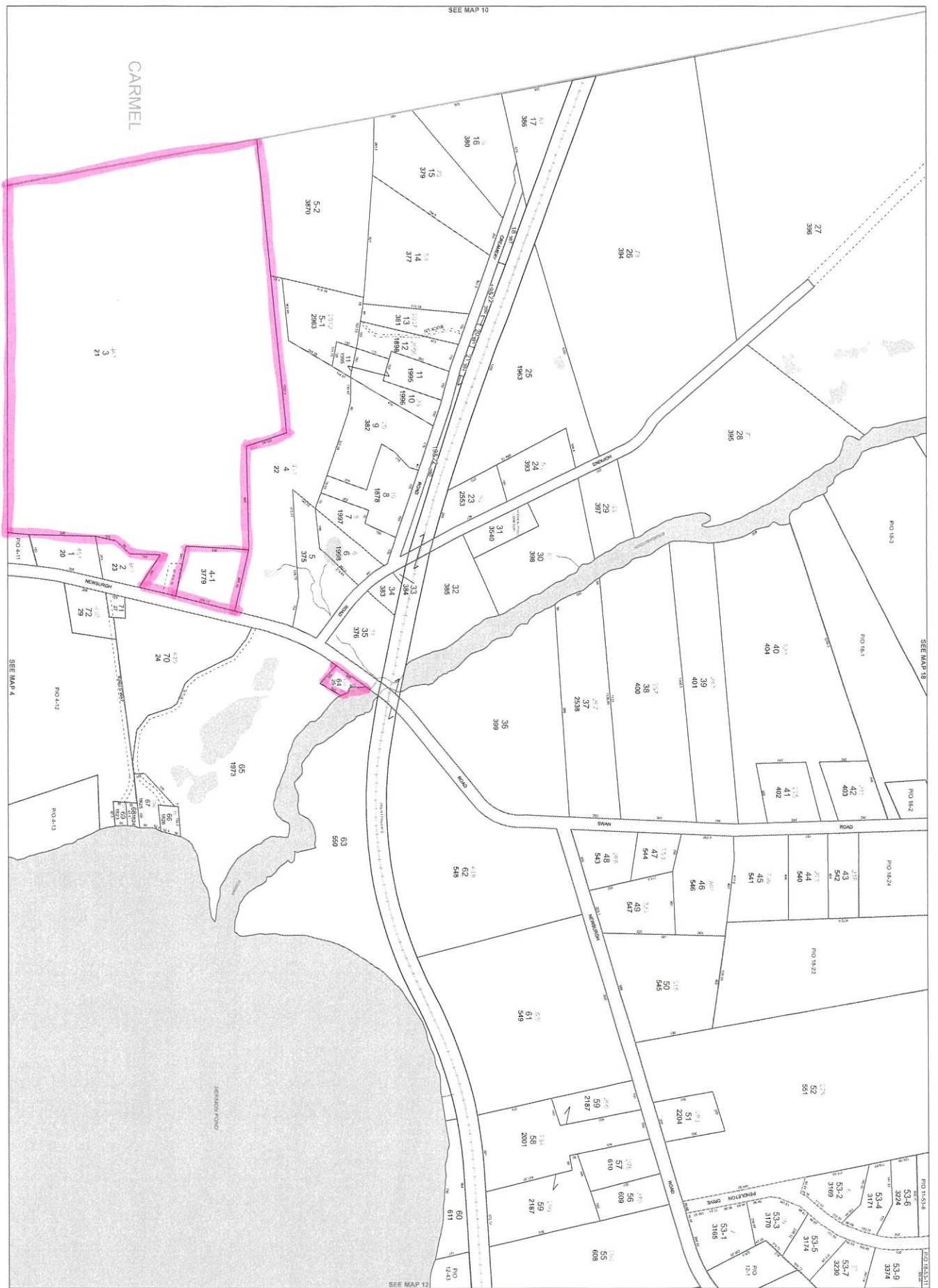
- PROPERTY LINE
- EASEMENT
- PUBLIC RIGHT-OF-WAY
- PRIVATE RIGHT-OF-WAY
- RAILROAD RIGHT-OF-WAY
- STREET HOOK
- 125' STREET NUMBER
- 188' ACCOUNT NUMBER
- 188' SURVEY DIMENSION (FT)
- WETLAND
- HYDROLOGY

SCALE: 1 in = 200 ft  
0 200 400

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

Hermon Assessor's Office  
333 Billings Road  
Hermon, ME 04401  
(207) 845-1049

Print Date: 1/23/2018



CARMEL

SEE MAP 10

SEE MAP 18

SEE MAP 12



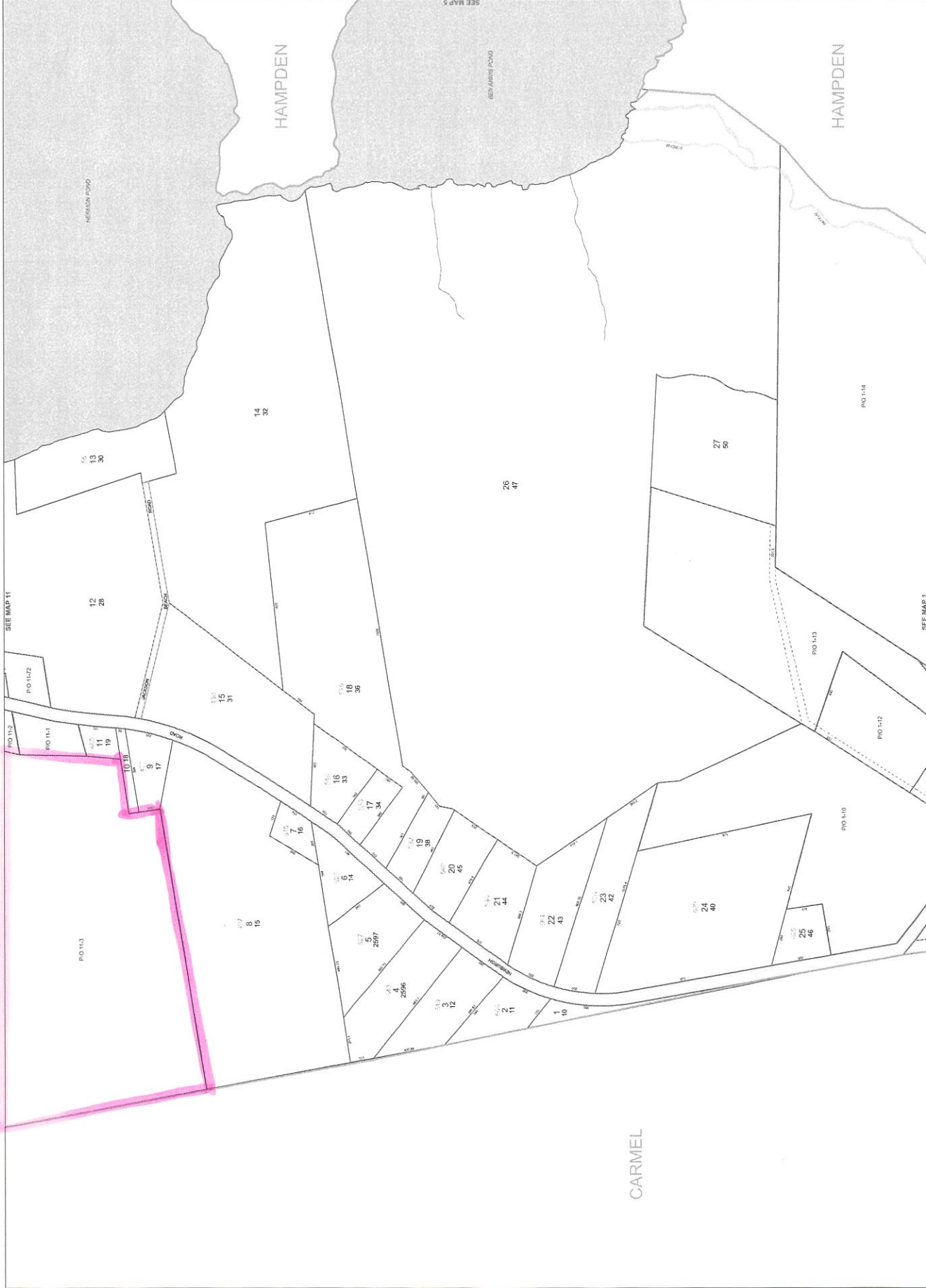
- LEGEND**
- PROPERTY LINE
  - EASEMENT
  - PUBLIC RIGHT-OF-WAY
  - PRIVATE RIGHT-OF-WAY
  - PARCEL HOOK
  - STREET HOOK
  - PARCEL NUMBER
  - ACCOUNT NUMBER
  - SURVEY DIMENSION (FT)
  - WETLAND
  - HYDROLOGY

This map is prepared for the inventory of all property in Hermon, Maine, and is not intended to be used for any other purpose. It is not a warranty, guarantee, or insurance of any kind. The user of this map should verify the accuracy of the information shown on this map by consulting the appropriate records of the Hermon Assessor's Office. The Hermon Assessor's Office is not responsible for the information shown on this map.

SCALE: 1 in = 200 ft  
0 200 400

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Print Date: 1/23/2018  
Hermon Assessor's Office  
333 Billings Road  
Hermon, ME 04401  
(207) 848-1049







D. Loan # 100007731 , line of credit from William W. Whitcomb, Jr. and Marlene B. Whitcomb to UnitedKingfield Bank with a credit line up to \$40,000.00 dated October 31, 2005 and recorded in Book 10172, Page 222 of the Penobscot County Registry of Deeds. Said line of credit has a zero balance.

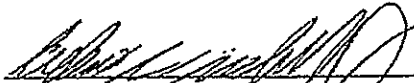
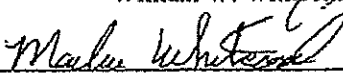
O F F I C I A L O F F I C I A L  
C O P Y C O P Y

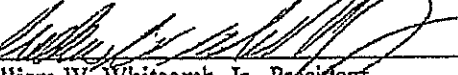
The New Hermon Mountain, Inc. signs below to indicate its acceptance of this deed and its agreement to assume and pay the above recited notes and mortgages according to their terms.

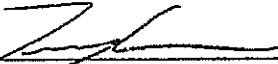
A N A N  
O F F I C I A L O F F I C I A L  
C O P Y C O P Y

Camden National Bank, successor to United Kingfield Bank, signs below to indicate its consent to this transfer.

WITNESS our hands and seals this 31 day of December, 2014.

  
\_\_\_\_\_  
William W. Whitcomb, Jr.  
  
\_\_\_\_\_  
Marlene B. Whitcomb

THE NEW HERMON MOUNTAIN, INC.  
By   
\_\_\_\_\_  
William W. Whitcomb, Jr., President

CAMDEN NATIONAL BANK,  
successor to UnitedKingfield Bank  
By   
\_\_\_\_\_  
Tony Crews, Vice President



STATE OF MAINE  
Penobscot, ss. NOT AN OFFICIAL COPY 12/31, 2014

Then personally appeared the above named William W. Whitcomb, Jr., and Marlene B. Whitcomb, and acknowledged the foregoing instrument to be their free act and deed.

My Commission Expires: PENNIE L. DUFF Notary Public - State of Maine My Commission Expires May 6, 2019  
Before me, NOT AN OFFICIAL COPY  
Notary Public  
Pennie L. Duff  
Print Name of Notary Public // Affix Seal



STATE OF MAINE  
Penobscot, ss. 12/31, 2014

Then personally appeared the above named William W. Whitcomb, Jr., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of The New Hermon Mountain, Inc.

My Commission Expires: PENNIE L. DUFF Notary Public - State of Maine My Commission Expires May 6, 2019  
Before me, Notary Public  
Pennie L. Duff  
Print Name of Notary Public // Affix Seal



STATE OF MAINE  
Penobscot, ss. 12/31, 2014

Then personally appeared the above named Tony Crews and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Camden National Bank.

My Commission Expires: PENNIE L. DUFF Notary Public - State of Maine My Commission Expires May 6, 2019  
Before me, Notary Public  
Pennie L. Duff  
Print Name of Notary Public // Affix Seal



No Transfer Tax Paid

PENOBSCOT COUNTY, MAINE  
Susan F. Bulay  
Register of Deeds

BK4562 PG300

NOT AN OFFICIAL COPY 03-1781 COPY  
QUITCLAIM DEED WITH COVENANT  
HERMON MOUNTAIN, a Maine Corporation with place of

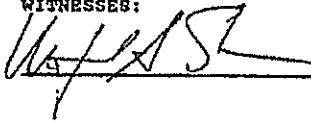
business in Hermon, Penobscot County, State of Maine, for consideration paid, grants to WILLIAM WHITCOMB, and MARLENE WHITCOMB, of Frankfort, Waldo County, State of Maine, with A L quitclaim covenant as joint tenants, the land together with any buildings or improvements thereon in Hermon, Penobscot County, State of Maine, described as follows:

As described in schedule A attached  
The Grantees' mailing address is .

IN WITNESS WHEREOF the said Hermon Mountain has caused this deed to be signed and sealed in its corporate name this 21st day of November, 1989.

WITNESSES:

HERMON MOUNTAIN



BY: Crystal E. Friedman (L.S.)  
ITS: President  
CRYSTAL E. FRIEDMAN

STATE OF MAINE  
COUNTY OF PENOBSCOT, ss

November 21, 1989

Then personally appeared the above-named CRYSTAL E. FRIEDMAN and acknowledged the foregoing instrument to be her free act and deed, and the free act and deed of said corporation.

Before me,

Winfred A. Stevens  
Name: WINFRED A. STEVENS  
Notary Public  
Attorney-at-Law

\*Maine Real Estate Transfer Tax Paid\*

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OFFICIAL  
COPY

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COPY

8K4562 PG301

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Certain lots or parcels of land with the buildings and improvements thereon, situated in Herson, Penobscot County, Maine, bounded and described as follows:

**FIRST PARCEL:** Beginning at a stake on the west line of the road leading from Herson Pond to Newburg at and in the line of land now or formerly owned by George W. Hopkins; thence North eighty-eight degrees West (N. 88° W.) on an old Hopkins line one hundred seventeen (117) rods to a stake in the town line; thence North two degrees East (N. 2° E.) on said town line about sixty-four and one-half (64 1/2) rods to a stake; thence South about eighty-six degrees East (S. about 86° E.) one hundred thirty-eight (138) rods on and by land in the road line; thence southerly on and by the west line of said road to the place of beginning, containing forty-seven (47) acres, more or less.

EXCEPTING from the above-described First Parcel being hereby conveyed and not hereby conveying a certain lot or parcel of land conveyed by Clyde O. Pattee to Willard J. Grant by warranty deed dated July 3, 1949, recorded in Penobscot County Registry of Deeds in Volume 1215, Page 49.

ALSO EXCEPTING from the above-described First Parcel being hereby conveyed and not hereby conveying a certain lot or parcel of land with the building thereon, being the personal residence of Albert M. Jackson, bounded and described as follows: Beginning on the west line of the Newburg Road leading from Herson Pond to Newburg at a point located three hundred eighty-nine (389) feet, more or less, northeasterly on said road from the northeasterly corner of land now or formerly owned by Alton M. Fitcher; thence North sixty degrees West (N. 60° W.) two hundred eighty (280) feet, more or less, on land owned by Albert Jackson to a point; thence North twenty-three degrees East (N. 23° E.) three hundred (300) feet, more or less, on land owned by Albert Jackson to a point; thence North seventy-five degrees West (N. 75° W.) five hundred (500) feet, more or less, on land owned by Albert Jackson to a point; thence zero degrees North (0° N.) two hundred fourteen (214) feet, more or less, to the northerly boundary line of land of Albert M. Jackson; thence southeasterly along the line of said Albert M. Jackson; thence southeasterly along the line of said Albert M. Jackson to the westerly line of said Newburg Road; thence southwesterly along said road to the point of beginning.



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The conveyance of the above-described First Parcel is made SUBJECT to a perpetual easement given by Albert M. Jackson to Central Maine Power Company dated July 7, 1964, recorded in said Registry of Deeds in Volume 1966, Page 317.

SECOND PARCEL: Beginning at the northwest corner of the lot of land conveyed to Alton M. Fletcher by Walter J. Nichols by deed dated November 25, 1931, recorded in said Registry of Deeds in Volume 1071, Page 327 (which point is on the line dividing the Towns of Harmon and Carmel); thence generally southerly and along the westerly line of the above-described First Parcel being hereby conveyed a distance of fourteen hundred thirty (1430) feet, more or less, to a point; thence generally westerly and parallel with the said line dividing the Towns of Harmon and Carmel a distance of six hundred twenty (620) feet, more or less, to a point; thence generally northerly and parallel with the first described bound of the lot hereby being conveyed a distance of fourteen hundred thirty (1430) feet, more or less, to the line dividing the Towns of Harmon and Carmel; thence generally easterly along the line dividing the Towns of Harmon and Carmel a distance of six hundred twenty (620) feet, more or less, to the point of beginning.

THIRD PARCEL: Beginning at a stake which is located in the boundary line between land now or formerly of Alton M. Fletcher and Evelyn E. Fletcher and the above-described First Parcel being hereby conveyed and which stake is two hundred forty-nine (149) feet westerly, more or less, from the center of said Newburg Road; thence westerly along the southerly boundary line of the above-described First Parcel being hereby conveyed a distance of three hundred forty (340) feet, more or less, to a stake which is at the northwest corner of this parcel being conveyed and on the easterly line of the above-described Second Parcel being hereby conveyed; thence southerly by and along the westerly line of the above-described First Parcel being hereby conveyed a distance of six hundred twenty (620) feet, more or less, to a stake; thence easterly along the line of land now or formerly of Fay and Inez Tapley a distance of one hundred ninety-five (195) feet, to a stake; thence northerly along the line of land now or formerly of Colby Tapley and land now or formerly of Lloyd and Christine Chase a distance of two hundred seventy (27) feet, more or less, to a stake at the northwesterly corner of said land now or formerly of Lloyd and Christine Chase; thence easterly and parallel with the first described boundary line of this description and along the northerly line of said Chase land, a distance of one hundred fifty (150) feet, more or less, to a fence line; thence northerly and along a fence line, and parallel with the center line of said Newburg Road a distance of three hundred fifty (350) feet, more or less, to the point of beginning.

The conveyance of the above-described Third Parcel is made SUBJECT to an easement granted by Albert M. Jackson, et al, to New England Telephone and Telegraph Company dated December 5, 1966, recorded in said Registry of Deeds in Volume 2083, Page 22.

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EXCEPTING AND RESERVING from the above-described premises the following described lot or parcel of land, with the buildings and improvements thereon, viz:

Beginning on the westerly sideline of the Newburg Road, so-called, at a point where said westerly sideline of said Newburg Road is intersected by a rock well, said point of intersection being marked by an iron pin and said rock well being in common with the southerly line of the above-described First Parcel; thence westerly by and along said rock well a distance of two hundred thirteen (213) feet, more or less, to an iron pin; thence North ten degrees East (N. 10° E.) a distance of one hundred four (104) feet, more or less, to an iron pin; thence North sixty degrees East (N. 60° E.) a distance of ninety (90) feet, more or less, to an iron pin; thence North twenty-six degrees East (N. 26° E.) a distance of one hundred fifty (150) feet, more or less, to an iron pin; thence South forty-seven degrees East (S. 47° E.) a distance of one hundred eighty-seven and three tenths (187.3) feet, more or less, to an iron pin set on the westerly sideline of said Newburg Road; thence southerly along the westerly sideline of said Newburg Road a distance of two hundred (200) feet, more or less, to the point of beginning. Containing one and two tenths (1.2) acres, more or less.

**FOURTH PARCEL:** Beginning at a point where the centerline of Souschbrook Stream, so-called, intersects the southerly line of the road leading from Heron Pond to Newburg; thence southwesterly by and along the southerly line of said road leading from Heron Pond to Newburg one hundred eighty-five (185) feet; thence southeasterly on a line at right angles to said road one hundred twenty (120) feet; thence northeasterly by and along a line parallel with and one hundred twenty (120) feet distant from the southerly line of said road one hundred forty (140) feet, more or less, to the centerline of said stream; thence northwesterly by and along the centerline of said stream one hundred twenty-five (125) feet, more or less, to the point of beginning.

*Handwritten:*  
Dump  
House

ALSO HEREBY GRANTING as appurtenant to the premises, and every party thereof, conveyed from Albert M. Jackson to Mt. Heron Ski Area, Inc. by deed dated August 1, 1977, recorded in said Registry of Deeds in Volume 2347, Page 149, and conveyed to the Grantor herein by Mt. Heron Ski Area, Inc. by deed dated November 10, 1978, recorded in said Registry of Deeds in Volume 2399, Page 148, a perpetual easement to enter the following described properties with the necessary men and equipment to perpetually maintain, repair, replace or relay an existing water pipeline and to construct or lay and to perpetually maintain, repair,

NOT NOT

replica or relay additional water lines of varying sizes; a twenty (20) foot wide strip of land, the centerline of which follows an existing water pipeline running from the pump house located on the above-described parcel being hereby conveyed to the compressor house located on the land described in the aforesaid deed from Mt. Hermon Ski Area, Inc. to the Grantor herein, said centerline being more particularly described as follows: Commencing at the southwest corner of the pump house located on the above-described Fourth Parcel, being hereby conveyed, which corner is approximately eighty-one (81) feet distant from the southerly line of the road leading from Hermon to Newburg as depicted along a line which is parallel with the westerly line of the above-described Fourth Parcel being hereby conveyed and which runs to said corner from a point on the southerly line of said road which is one hundred forty-nine (149) feet, more or less, distant as depicted in a westerly direction by and along the southerly line of said road from the intersection of the southerly line of said road and the centerline of Soudabascook Stream; thence south sixty degrees West (S. 60° W.) to the westerly line of the above-described Fourth Parcel of land being hereby conveyed and continuing south sixty degrees West (S. 60° W.) over, across and under land now or formerly of Albert M. Jackson and Barbara E. Jackson described in deed from Frances A. Weston and Ralph E. Bridges to Albert M. Jackson and Barbara E. Jackson dated April, 1961, recorded in said Registry of Deeds in Volume 1778, Page 118, and land now or formerly of Albert M. Jackson and Barbara E. Jackson described in deed from Bertrand A. Bryer, et al to Albert M. Jackson and Barbara E. Jackson dated September 25, 1967, recorded in said Registry of Deeds in Volume 2135, Page 288, a total distance of two hundred ninety-seven (297) feet; thence south forty degrees West (S. 40° W.) over, across and under said land of now or formerly of Albert M. Jackson and Barbara E. Jackson three hundred (300) feet, more or less, to the westerly line of said road; thence continuing under said road in a generally westerly direction to the westerly sideline of said road and the westerly line of the parcel of land which was excepted and reserved unto Albert M. Jackson in deed from Albert M. Jackson to Mt. Hermon Ski Area, Inc., dated August 1, 1972, recorded in said Registry of Deeds in Volume 2347, Page 143; thence south fifty-seven degrees West (S. 57° W.) three hundred twenty-five (325) feet, more or less, to the land conveyed from Mt. Hermon Ski Area, Inc. to the Grantor herein by deed dated November 16, 1974, recorded in said Registry of Deeds in Volume 2639, Page 148; said land being the same premises conveyed by Albert M. Jackson to Mt. Hermon Ski Area, Inc. by the aforesaid deed dated August 1, 1972, recorded in said Registry of Deeds in Volume 2347, Page 149). The centerline of said pipeline as presently existing continues on the same course south fifty-seven degrees West (S. 57° W.) to the compressor house located on the premises conveyed by Mt. Hermon Ski Area, Inc. to the Grantor herein by deed dated November 16, 1974, recorded in said Registry of Deeds in Volume 2639, Page 148.

Being the same premises described in a deed from Hermon Mountain Ski Area to Hermon Slope dated March 12, 1984, and recorded in the Penobscot County Registry of Deeds in Volume 3500, Page 354.

This conveyance is subject to and subordinate to those certain mortgages given by Hermon Mountain Ski Area to Small Business Administration dated August 12, 1980, and recorded in the Penobscot Registry of Deeds, Book 3111, Page 119, and by Hermon Mountain to Key Bank of Maine, under the name of Key Bank of Eastern Maine, as Mortgagee, dated April 14, 1986, and recorded in the Penobscot Registry of Deeds in Book 3803, Page 211.

PENOBSCOT, ss REC'D  
89 NOV 28 PM 12:51

FILED:  
Cyril G. Galloway, Register  
REGISTER

-4-

Ret: Rudman & Winnell



Front Parcel

map 11 - lot 4-001

Bk 12431 Pg 3 #7198  
03-21-2011 @ 03:49P

NOT A N WARRANTY DEED N NOT  
O F F I C I A L O F F I C I A L

JAMES S. WALKER and DEBORAH S. WALKER of Hermon, County of Penobscot, State of Maine, for consideration paid, grants to WILLIAM W. WHITCOMB, JR, and MARLENE B. WHITCOMB of 126 George Road, Prospect, County of Waldo, State of Maine, with warranty covenants, as joint tenants, a certain lot or parcel of land situated on the northwesterly side of the Newburgh Road, in the Town of Hermon, County of Penobscot, State of Maine, the bounds of which being more particularly described as follows: C O P Y

Beginning at a 5/8" capped iron rod set in the northwesterly sideline of the Newburgh Road, said point of beginning being situated South 32° 00' 00" West, as measured along the northwesterly sideline of the Newburgh Road, a distance of 317.87 feet from a 5/8" capped (PLS #324) iron rod found at the northeasterly corner of land of the grantor, James S. Walker and Deborah S. Walker, as described in a warranty deed from Eric C. Jackson, et al dated July 31, 1998, recorded in Book 6772, Page 302 of the Penobscot County Registry of Deeds;

THENCE, South 32° 00' 00" West, along the northwesterly sideline of the Newburgh Road, a distance of 259.13 feet to a point in the generally northerly line of land of William Whitcomb, Jr. and Marlene Whitcomb as described in a quitclaim deed from Hermon Mountain Corporation dated November 21, 1989, recorded in Book 4562, Page 300;

THENCE, North 60° 00' 00" West, along the generally northerly line of said land of Whitcomb, a distance of 247.00 feet to a point;

THENCE, North 23° 00' 00" East, along the easterly line of said land of Whitcomb, a distance of 300.00 feet to a 5/8" capped iron rod set at the easterly corner thereof;

THENCE, South 52° 26' 52" East, a distance of 295.16 feet to the point of beginning.

The parcel herein described containing 1.72 acres, more or less, is a portion of the premises conveyed to James S. Walker and Deborah S. Walker by warranty deed from Eric C. Jackson, et al dated July 31, 1998, recorded in Book 6772, Page 302 of the Penobscot County Registry of Deeds.

All iron rods set have surveyor's identifying caps marked "CES Inc. - Brewer, ME, PLS #2292".

This conveyance is made subject to the property taxes assessed against the premises which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36, M.R.S.A. §558.

NOT AN OFFICIAL WITNESS my hand this 18<sup>th</sup> day of March, 2011 COPY

G. K. Collin  
Solicitor  
Chamberlins

Witness

*[Signature]*  
Witness

NOT AN OFFICIAL WITNESS my hand this 18<sup>th</sup> day of March, 2011 COPY

James S. Walker

*[Signature]*  
Deborah S. Walker

STATE/COUNTRY OF CHAMBERLINS  
COUNTY OF 14-15 HIGH STREET  
HITCHIN, HERTS.  
SG5 1AT UK

18<sup>th</sup> March, 2011

Personally appeared the above-named James S. Walker and acknowledged the foregoing instrument to be his free act and deed.

Before me, *[Signature]* G. K. Collin  
Solicitor  
Chamberlins

Notary Public  
CHAMBERLINS  
14-15 HIGH STREET  
HITCHIN, HERTS.  
Type or Print Name SG5 1AT UK

STATE OF MAINE  
COUNTY OF PENOBSCOT

March 21, 2011

Personally appeared the above-named Deborah S. Walker and acknowledged the foregoing instrument to be her free act and deed.

Before me, *[Signature]*  
Notary Public

Maine Real Estate  
Transfer Tax Paid  
*[Signature]*  
Type or Print Name BARRY A COHEN

PENOBSCOT COUNTY, MAINE  
*[Signature]*  
Register of Deeds