

BK3867 PG326

NOT 21331 NOT
WARRANTY DEED AN
OFFICIAL JOINT TENANTS OFFICIAL
COPY COPY

KNOW ALL MEN BY THESE PRESENTS that we, THEODORE D. BERRY and PEARL D. BERRY, whose mailing address is 61 Hathaway Hill Road, Livermore, Maine 04253, in consideration of one dollar and other valuable consideration paid by LINDA B. TIMBERLAKE and JAMES D. TIMBERLAKE, whose mailing address is RR#2 Box#66, Turner, Maine 04282, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, with warranty covenants, unto the said LINDA B. TIMBERLAKE and JAMES D. TIMBERLAKE as joint tenants, and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them forever, a certain lot or parcel of land with the buildings thereon, situated in the Town of Livermore, County of Androscoggin, State of Maine, bounded and described as follows:

MAINE REAL ESTATE
TRANSFER TAX PAID

BEGINNING at a point on the northerly side of the town road leading west from North Livermore Corner, and on the westerly line of land now or formerly owned by Alfred Gammon; THENCE west Three Hundred Forty-five (345) feet, more or less, along the north side of said road to a stone wall; THENCE north Four Hundred Eighty (480) feet, more or less, along said stone wall to a right angle in the wall; THENCE east Eighty-six (86) feet, more or less, along said stone wall to a right angle in the wall; THENCE north One Hundred (100) feet, more or less, along said stone wall to a right angle in the wall; THENCE east One Hundred Eighty-five (185) feet, more or less, along said stone wall to a right angle in the wall; THENCE north Three Hundred Seventy (370) feet, more or less, along said stone wall to a right angle in the wall; THENCE east One Hundred Thirty-five (135) feet, more or less, to a fence on the westerly line of property now or formerly owned by Alfred Gammon; THENCE south Eight Hundred (800) feet, more or less, along said fence to the POINT OF BEGINNING.

ALSO conveying a right of way leading from the main travelled road to Round Pond, and following course of the right of way currently in use. ALSO conveying a right of way on Round Pond as follows: BEGINNING on the westerly line of the property now or formerly of A. David Freedland at an iron pin set in the ground; THENCE westerly on the shore of Round Pond Twenty-seven (27) feet to an iron pin set in the ground; being a part and a part only of the property as described in a survey made by Louis P. Fournier, dated September 12, 1953, recorded in Volume 3, Book 10, Page 546, dated October 8, 1953.

Being all and the same property conveyed by deed of Carl B. Haskell, et al. to Theodore D. Berry and Pearl D. Berry, dated April 2, 1958, and recorded in the Androscoggin County Registry of Deeds in Book 778, Page 156.

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NOT NOT
IN WITNESS WHEREOF, we, THEODORE D. BERRY and PEARL D. BERRY, have
hereunto set our hands and seals this 6th day of October 1997.

OFFICIAL OFFICIAL
COPY COPY

Notary Public
Witness

NOT AN
THEODORE D. BERRY NOT

Theodore D. Berry
THEODORE D. BERRY

Notary Public
Witness

OFFICIAL OFFICIAL
COPY COPY
PEARL D. BERRY

Pearl D. Berry
PEARL D. BERRY

STATE OF MAINE
ANDROSCOGGIN, SS

October 6, 1997

Personally appeared the above-named THEODORE D. BERRY and PEARL D. BERRY,
and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public
Notary Public

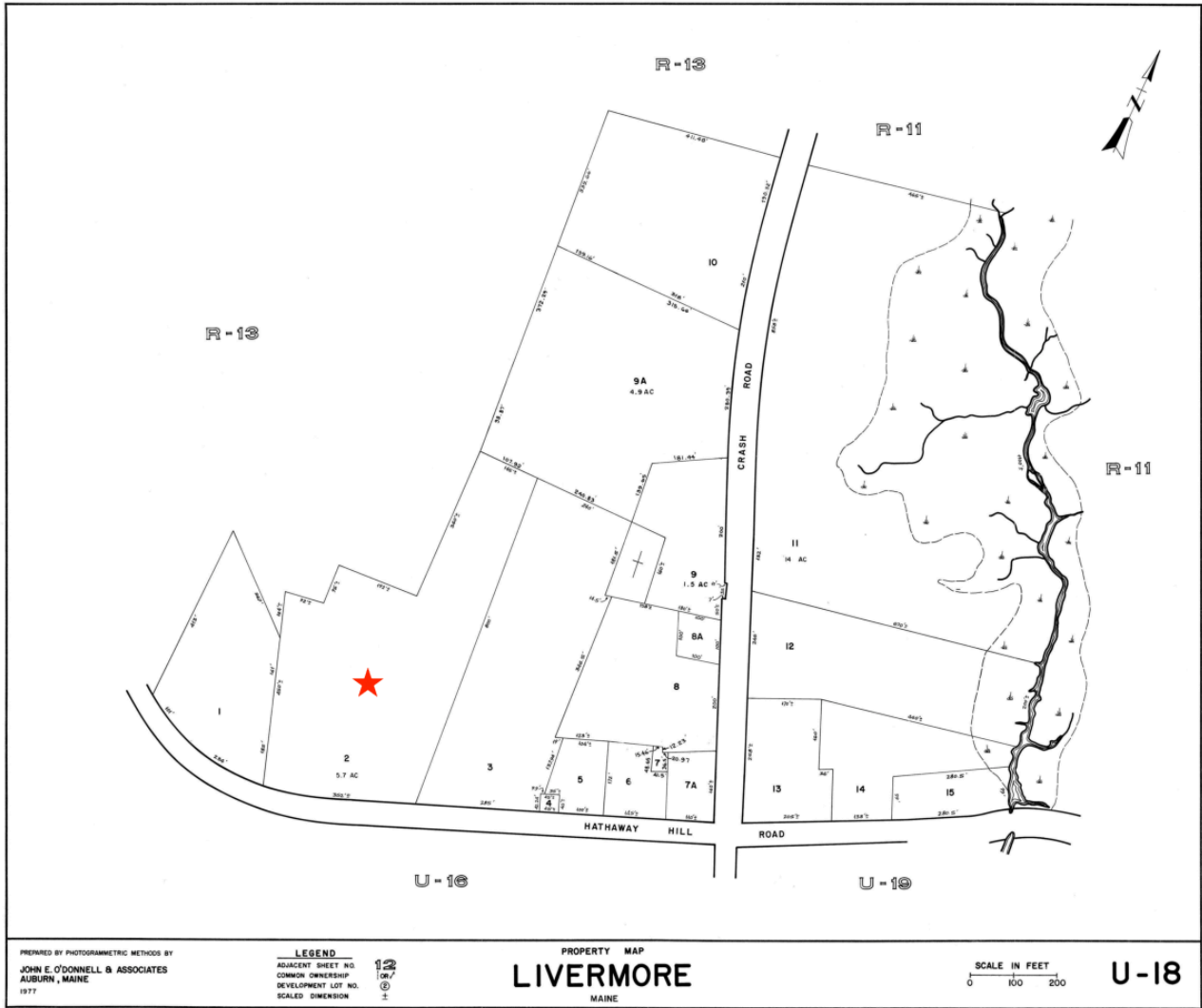
Theodore D. Gullent
Typed or printed name



Notary Expires 5/2000

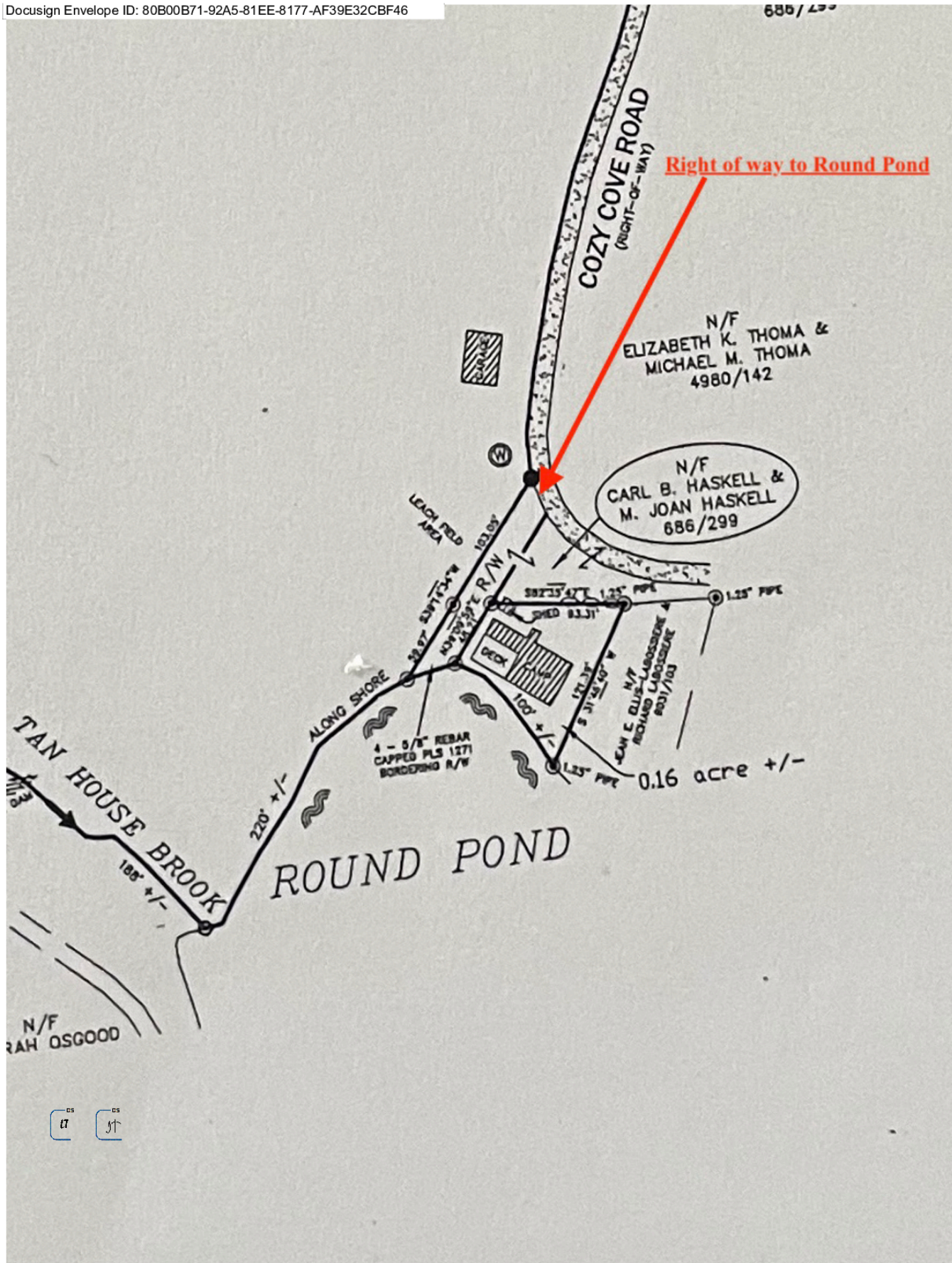
RECEIVED
ANDROSCOGGIN S.S.
97 OCT 21 PH 2:33

ATTEST:
Jessie L. Rogers
REGISTER OF DEEDS



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PROPERTY LOCATED AT: 61 Hathaway Hill Road, Livermore, ME 04253

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: **house under cover next to house; garage front left of building**

Installed by: **Goodwin Well**

Date of Installation: **house unknown; garage 1998**

USE: Number of persons currently using system: **zero**

Does system supply water for more than one household? Yes No Unknown

Comments: **house well supplies home and barn; garage well supplies garage**

Source of Section I information: **sellers**
Buyer Initials _____ Page 1 of 8 Seller Initials BT JT

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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: _____
 Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

~~Location: _____ 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: _____~~

~~Date of installation of leach field: _____ 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: three septic systems; see property disclosure addendum

Source of Section II information: sellers

Buyer Initials _____

Seller Initials TS JT

PROPERTY LOCATED AT: 61 Hathaway Hill Road, Livermore, ME 04253

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Hot Water Boiler	Heat Pump	Hot Air Furnace	Hot Water Boiler
Age of system(s) or source(s)	20 ± years	2024	25 ± years	25 ± years
TYPE(S) of Fuel	Oil	Electric	Oil	Oil
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	unknown	unknown	varies	varies
Name of company that services system(s) or source(s)	Barker Plumbing & Heating	Curtis Cloutier	Barker Plumbin & Heating	Barker Plumbing &
Date of most recent service call	12/2024	never; new system	11/2024	11/2024
Malfunctions per system(s) or source(s) within past 2 years	none	none	none	none
Other pertinent information	Boiler rebuilt 12/2024 Radiant Floor System	3 heads heat/ AC	Barn Heat	Garage Heat Radiant Floor System

- 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: 2024
- Date chimney(s) last cleaned: N/A
- Direct and/or Power Vent(s): Yes No Unknown
- ~~Has vent(s) been inspected? Yes No Unknown~~
- ~~If Yes, date: _____~~

Comments: Home has not been occupied since renovated; fuel consumption unknown

Source of Section III information: sellers

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? 2015
- 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): 2009± Size of tank(s): 3000 gallon
- Location: east of garage entry door under gravel area; water/oil separator system off garage floor drain

Buyer Initials _____

Seller Initials TS JT

PROPERTY LOCATED AT: 61 Hathaway Hill Road, Livermore, ME 04253

What materials are, or were, stored in the tank(s)? water; oil

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

Comments: water/ oil separator system

Source of information: sellers

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: N/A Yes No Unknown

Comments: none

Source of information: sellers

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 8/2024 By: A&L Lab

Results: 1.4 pCi/L

~~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: none

Source of information: sellers

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: none

Source of information: sellers

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: none

Source of information: sellers

Buyer Initials _____

Seller Initials tr JT

PROPERTY LOCATED AT: 61 Hathaway Hill Road, Livermore, ME 04253

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: _____~~

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: none

Source of information: sellers

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: no others

Source of information: sellers

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

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: deeded right of way to Round Pond; right of way for abutters along western boundary

Source of information: sellers; 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 Name (if known): _____~~

Source of information: sellers

Buyer Initials _____

Seller Initials ti jt

PROPERTY LOCATED AT: 61 Hathaway Hill Road, Livermore, ME 04253

SECTION VI – 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: _____~~

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?~~

Relevant Panel Number: 23001C0030E Year: 2013 (Attach a copy)

Comments: none

Source of Section VI information: sellers

Buyer Initials _____

Seller Initials ET JT

PROPERTY LOCATED AT: 61 Hathaway Hill Road, Livermore, ME 04253

SECTION VII - GENERAL INFORMATION

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:~~ _____

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

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... Yes No Unknown

~~If Yes, explain:~~ _____

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

Year Principal Structure Built: circa 1792 What year did Seller acquire property? 1997

Roof: Year Shingles/Other Installed: house, 20± years; porch, 2024; barn 25± years; garage, 1998

Water, moisture or leakage: none known

Comments: none

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: previous minimal moisture in basement when floor was dirt; sump pump and drainage installed in 2024

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

~~If Yes, are test results available? Yes No~~

Comments: none

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: house and barn have dedicated meter; garage has dedicated meter

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 defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... Yes No Unknown

Comments: all property corners are marked by survey pins; no survey available

Buyer Initials _____

Seller Initials tt jt

PROPERTY LOCATED AT: 61 Hathaway Hill Road, Livermore, ME 04253

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: none

Comments: none

Source of Section VII information: sellers

SECTION VIII - ADDITIONAL INFORMATION

See Property Disclosure Addendum

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.

This document is signed by Linda Timberlake

SELLER
Linda Timberlake
DATE 5/15/2026

This document is signed by James Timberlake

SELLER
James Timberlake
DATE 5/15/2026

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



PROPERTY DISCLOSURE ADDENDUM

There are three septic systems located on the property:

SEPTIC SYSTEM #1: House system; 1,000 gallon concrete tank; located 10'± west of primary bathroom window; Installed in 1998; Pumped by Nickerson Septic; date last pumped unknown; no known malfunctions to tank or leach field; leach field location is west of tank

SEPTIC SYSTEM #2: Barn system; 1,000 gallon concrete tank; located east of barn entry door at edge of driveway; Installed 1972±; Pumped by Nickerson Septic; date last pumped unknown; no known malfunctions to tank or leach field; leach field location is east of tank, stepped down along edge of driveway; pvc pipes next to barn were for RV tank discharge into tank

SEPTIC SYSTEM #3: Garage system; 1,000 gallon concrete tank; tank and leach field located east of garage; installed 2002±; pumped by Nickerson Septic; no known malfunctions to tank or leach field;

HOUSE WAS COMPLETELY RENOVATED IN 2024:

Complete rebuild of the home; including, but not limited to: full kitchen renovation with radiant slab; new windows and doors; exterior wall is 2x6 framing inside of the previous exterior wall framing for R-30+ insulation; new doors; new wrap-around porch; new exterior drainage system; spray foam basement; basement sump pump; rebuilt boiler and radiant floor heat; new heat pumps for heat and A/C; exposed post and beam is circa 1792; new siding; updated wiring; barn siding is new board and batten type metal

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Linda Timberlake, James Timberlake (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 61 Hathaway Hill Road, Livermore, ME 04253

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

(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.

Buyer	Date	Seller <u>Linda Timberlake</u>	Date 5/15/2026
Buyer	Date	Seller <u>James Timberlake</u>	Date 5/15/2026
Buyer	Date	Seller _____	Date _____
Buyer	Date	Seller _____	Date _____
Agent _____	Date _____	Agent Brandon Pomerleau	Date _____

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