

PROPERTY LOCATED AT: 19 Mason Corner Road, Saint Albans, ME 04971**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: N/A 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? N/A

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Left of driveway

Installed by: Unknown

Date of Installation: Unknown

USE: Number of persons currently using system: 4

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

Comments: Information provided to the best of the seller's knowledge

Source of Section I information: Information provided to the best of the seller's knowledge

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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: \_\_\_\_\_

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☒ Unknown ☐ Other: \_\_\_\_\_

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: \_\_\_\_\_

Location: Left side of the house OR ☐ Unknown

Date installed: Unknown Date last pumped: Unknown Name of pumping company: Unknown

Have you experienced any malfunctions? \_\_\_\_\_ ☐ Yes ☒ No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: Unknown Name of company servicing tank: Unknown

Leach Field: \_\_\_\_\_ ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Behind tank

Date of installation of leach field: Unknown Installed by: Unknown

Date of last servicing of leach field: Unknown Company servicing leach field: Unknown

Have you experienced any malfunctions? \_\_\_\_\_ ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: None known to seller

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: Information provided to the best of the seller's knowledge-Very little information from previous owner

Source of Section II information: Information provided to the best of the seller's knowledge

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**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	FHA	Heat Pump		
Age of system(s) or source(s)	2 years	2 Years		
TYPE(S) of Fuel	Oil #2 #1	Electric		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	500 gals +/- Tenants pay	Tenants pay		
Name of company that services system(s) or source(s)	Stone's Heating	N/A		
Date of most recent service call	Feb 2025	N/A		
Malfunctions per system(s) or source(s) within past 2 years	None	None		
Other pertinent information	None	None		

Are there fuel supply lines? ..... ☒ Yes ☐ No ☐ UnknownAre any buried? ..... ☒ Yes ☐ No ☐ UnknownAre all sleeved? ..... ☒ Yes ☐ No ☐ UnknownChimney(s): ..... ☒ Yes ☐ NoIf Yes, are they lined: ..... ☒ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ..... ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ..... ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, date: Feb 2024

Date chimney(s) last cleaned: Feb 2024

Direct/Power Vent(s): ..... ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, date: Feb 2024

Comments: Information provided to the best of the seller's knowledge

Source of Section III information: Information provided to the best of the seller's knowledge

**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 ☐ UnknownIf 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: .....~~

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

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

Comments: No tanks known to seller

Source of information: Information provided to the best of the seller's knowledge

**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: None known ☐ Yes ☒ No ☐ Unknown

Comments: Home has new roof, siding and flooring. A portion of the chimney from roof into basement still contains asbestos

Source of information: Information provided to the best of the seller's knowledge

**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: Information provided to the best of the seller's knowledge

**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: Information provided to the best of the seller's knowledge

**E. METHAMPHETAMINE** - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: None known to seller

Source of information: Information provided to the best of the seller's knowledge

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**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: N/A

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: N/A

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

Comments: House has been all updated

Source of information: Information provided to the best of the seller's knowledge

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

LAND FILL: ..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ..... ☐ Yes ☐ No ☐ Unknown

Other: None known to seller

Source of information: Information provided to the best of the seller's knowledge

**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: N/A

Source of information: Information provided to the best of the seller's knowledge

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? Town Maintained

Road Association Name (if known): No

Source of information: Information provided to the best of the seller's knowledge

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## 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: N/A

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

If Yes, explain: N/A

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

If Yes, explain: N/A

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

If Yes, indicate the dates of each claim: N/A

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

If Yes, indicate the date of each payment: N/A

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

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?  
Appears to be in Zone C on the FEMA Community Insurance Flood Zone Map

Relevant Panel Number: 230369A Year: 9/27/1985 (Attach a copy)

Comments: No other updates noted in FEMA Community Status Book Report

Source of Section VI information: FEMA Community Insurance Flood Zone Map

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## 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: N/A

Is a Forest Management and Harvest Plan available?.....

☐ Yes ☒ No ☐ Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance

including those that are imposed by the state or municipality? .....

☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: N/A

Year Principal Structure Built: 1881

What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: 2022

Water, moisture or leakage: None known to seller

Comments: Information provided to the best of the seller's knowledge

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: Moisture on previous disclosures but none since renovations were done

Mold: Has the property ever been tested for mold? .....

☐ Yes ☒ No ☐ Unknown

If Yes, are test results available? .....

☐ Yes ☐ No

Comments: Information provided to the best of the seller's knowledge

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: .....

☐ Unknown

Comments: New in 2022-Information provided to the best of the seller's knowledge

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: Information provided to the best of the seller's knowledge

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

Comments: Information provided to the best of the seller's knowledge

Source of Section VII information: Information provided to the best of the seller's knowledge

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**SECTION VIII - ADDITIONAL INFORMATION**

Home underwent renovations in 2022-23 include new windows, doors, siding, plumbing, electrical,  
heating system, basement improvements and an addition in 2023-24

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.

Signed by:  
Matthew Pearl 8/26/2025  
**SELLER** **DATE** **SELLER** **DATE**  
Matthew Pearl  
  
**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 Matthew Pearl (hereinafter "Seller")  
 AND \_\_\_\_\_ (hereinafter "Buyer")  
 FOR PROPERTY LOCATED AT 19 Mason Corner Road, Saint Albans, ME 04971

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

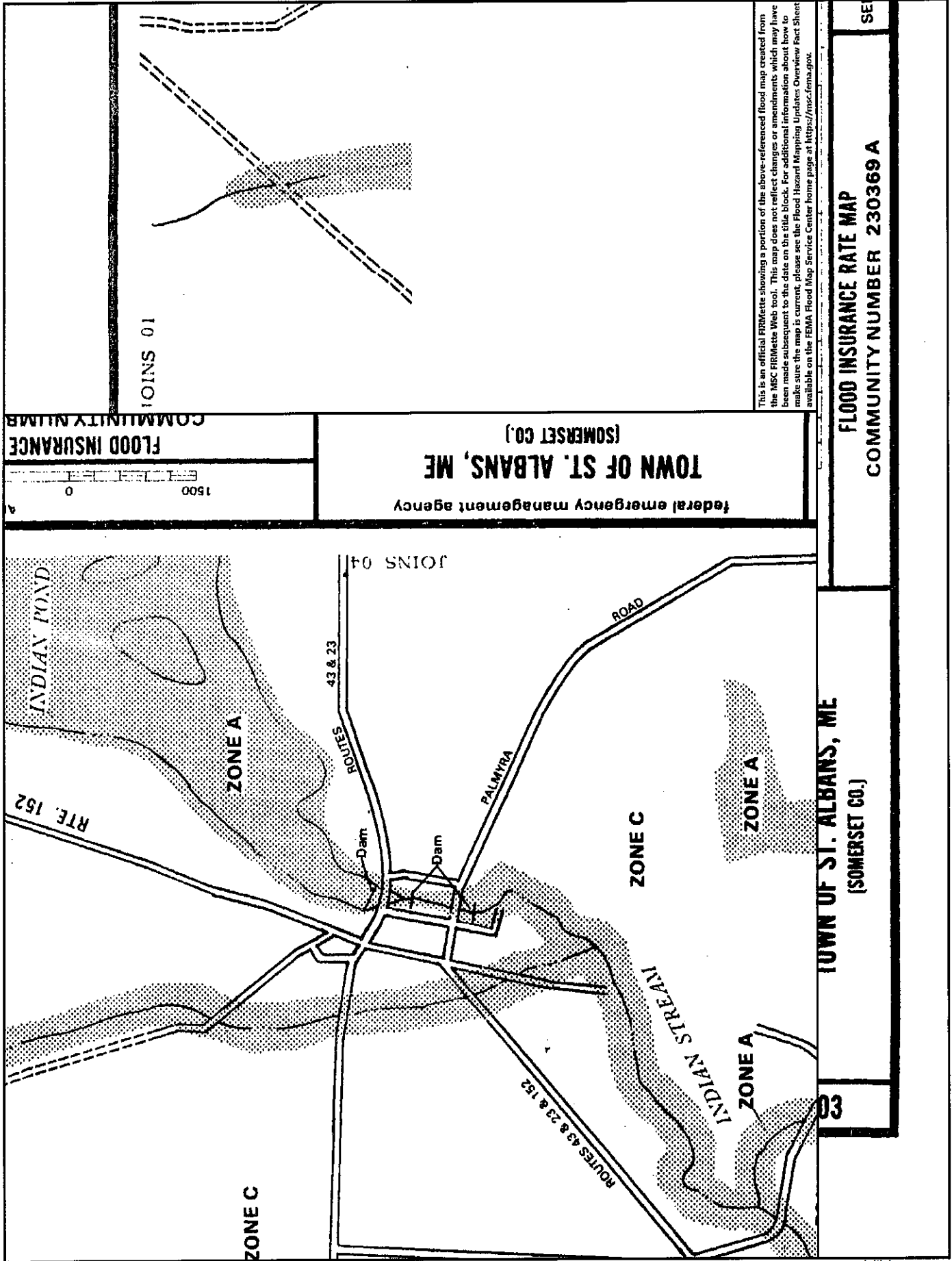
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

	Signed by:	<u>Matthew Pearl</u>	8/26/2025
Buyer _____	Date _____	Seller <u>Matthew Pearl</u>	Date _____
Buyer _____	Date _____	Seller _____	Date _____
Buyer _____	Date _____	Seller _____	Date _____
Buyer _____	Date _____	Seller _____	Date _____
Agent _____	Date _____	Signed by: <u>Lea Worster</u>	Date 8/26/2025
		Agent <u>Lea Worster</u>	Date _____



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# Fact Sheet: Arsenic Treated Wood

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

Maine CDC  
Environmental and  
Occupational Health Program  
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

## TO LEARN MORE

Eric Frohmborg  
Environmental and  
Occupational Health  
Program  
Maine CDC  
Toll-free in Maine 866-  
292-3474  
TTY: 207-287-8066  
[www.maine.gov/dhhs/  
eohp](http://www.maine.gov/dhhs/eohp)

## 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.

### 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.

Initial

MP

Matthew Pearl

# 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](http://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 flouride, 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.

#### 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](http://wellwater.maine.gov)
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**



Doc 13701 Bk 5947 Pg 210  
Recorded: Somerset County Nov 01, 2022 01:29P  
Register of Deeds Laura L Price

**TRANSFER TAX PAID**

**DLN: 1002240216228**

**Quitclaim Deed with Covenant**

THIS QUITCLAIM DEED, made by and between FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, of P.O. BOX 650043, DALLAS, TX 75265, hereinafter referred to as "Grantor (s)," and MATTHEW PEARL, of 141 GALE RD., BELGRADE, ME 04917, hereinafter referred to as "Grantee(s)".

WITNESSETH: That the said Grantors, for and in consideration of the sum of \$35,500.00 cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, grants unto said Grantee with **QUITCLAIM COVENANT** the following described parcel of land, located in SOMERSET County, MAINE, legally described as:

PARCEL I: TWO ADJOINING LOTS OR PARCELS OF LAND SITUATED IN ST. ALBANS, COUNTY OF SOMERSET, STATE OF MAINE, WITH THE BUILDINGS THEREON, ADJOINING THE FRIENDS MEETING HOUSE LOT, AND BEING ALL AND THE SAME DESCRIBED IN THE WARRANTY DEED FROM GLADYS M. BIGELOW AND GERTRUDE L. ROBINSON TO EDWARD J. PATTEN ET AL, DATED MARCH 6, 1957 AND RECORDED IN SOMERSET COUNTY REGISTRY OF DEEDS IN BOOK 579, PAGE 180.

PARCEL II: A CERTAIN LOT OR PARCEL OF LAND SITUATED IN ST. ALBANS, COUNTY OF SOMERSET, STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS: ON THE EAST BY LAND OF JOSEPH WELCH AND BESSIE HANSON; ON THE SOUTH BY THE MASON CORNER ROAD, SO-CALLED; ON THE WEST BY LAND OF VERNE MARRILL AND DARRELL GOFORTH; ON THE NORTH BY THE MOUNTAIN ROAD.

210(with Covenant)-ME-VI

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MP

Doc 14242 Bk 5952 Ps 272

EXCEPTING AND RESERVING TWO LOTS IN THE SOUTHWEST CORNER OWNED BY HERBERT WENTWORTH AND JOHN LIBBY AND LOTS IN THE NORTHEAST CORNER OWNED BY ELMER SMITH AND EUGENE JONDRO.

EXCEPTING AND RESERVING SO MUCH OF THE ABOVE-DESCRIBED PREMISES AS WAS CONVEYED IN A WARRANTY DEED FROM JOSEPH E. GUAY AND BESSIE M. GUAY TO CHESTER G. MORSE, JR. AND ANITA R. MORSE DATED JANUARY 30, 1997 AND RECORDED IN BOOK 2279, PAGE 344 OF THE SOMERSET COUNTY REGISTRY OF DEEDS.

THIS BEING THE SAME PROPERTY CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION FROM MARY BISHOP A/K/A MARY L. BISHOP, AN UNMARRIED PERSON IN A DEED DATED MARCH 16, 2022 AND RECORDED APRIL 15, 2022 IN BOOK 5862, PAGE 52 AND AS INSTRUMENT NO. 4357.

Commonly known as: 19 MASON CORNER ROAD, SAINT ALBANS, ME 04971

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

The grantor covenants with the grantee, his heirs and assigns that he will warrant and forever defend the premises to the said grantee, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under him

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

Initial  
MP

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IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Signed, sealed and delivered in the presence of:

Date: 11-9-22

\*by POA recorded 11/1/2022  
in book 5947, page 208

FANNIE MAE A/K/A FEDERAL  
NATIONAL MORTGAGE  
ASSOCIATION by RM TITLE, LLC, as  
attorney in fact



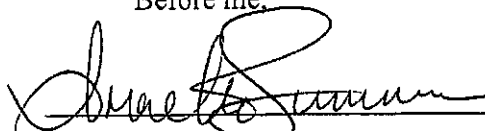
Name: Craig Burns  
Its: Director

State of Rhode Island

County of Newport, ss Nov. 9, 2022 (date)

Then personally appeared the above named Craig Burns, as the  
Director of RM TITLE, LLC as attorney in fact for FANNIE MAE  
A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION and acknowledged the  
foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and  
deed of said grantor herein.

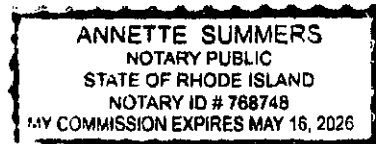
Before me,

 (signature of Notary)

Annette Summers (printed name of Notary)

Notary Public, State of Rhode Island

My commission expires: May 16, 2026



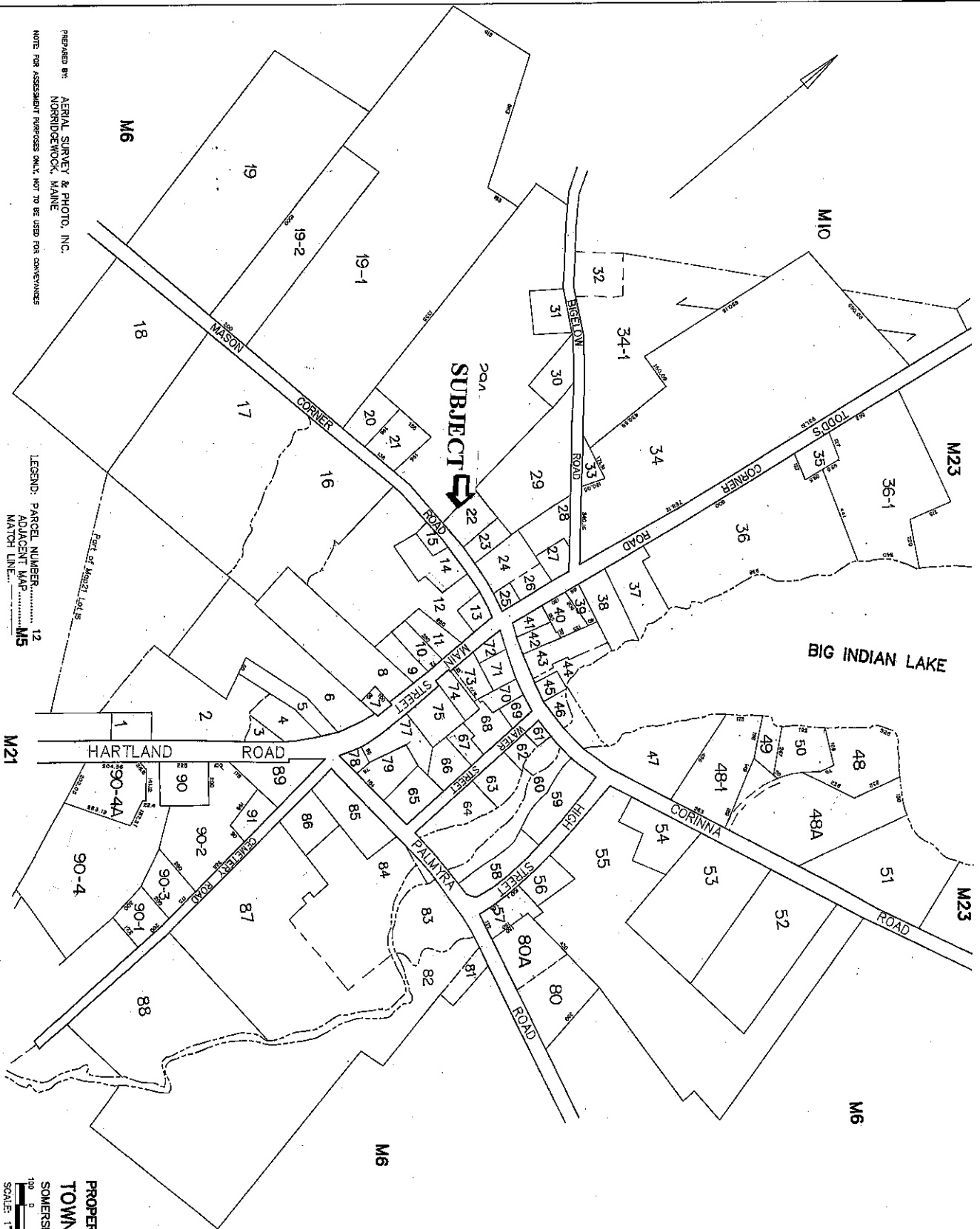
PREPARED BY:  
NATHAN BELL, ATTORNEY AT LAW  
o/b/o BC LAW FIRM, P.A.  
59 A CONAEFER LANE  
UNITY, ME 04988

Return To:  
BCT - SOLIDIFI  
88 SILVA LANE STE 210  
MIDDLETOWN, RI 02842

Initial  
mp

PREPARED BY: AERIAL SURVEY & PHOTO, INC.  
HARTSDENBROOK, MAINE  
NOTE: FOR ASSESSMENT PURPOSES ONLY, NOT TO BE USED FOR CONVEYANCES

LEGEND: PARCEL NUMBER.....12  
ADJACENT MAP.....M5  
MATCH LINE.....M5



PROPERTY MAP  
TOWN OF ST. ALBANS  
SOMERSET COUNTY, MAINE  
SCALE: 1"=200'  
APRIL 1, 1989

Initial

mp