

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?~~

~~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:

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

Have you experienced any problems such as leakage. ☐ Yes ☐ No ☐ Unknown

Comments: None known

Source of information: Seller

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 known

Source of information: Seller

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

Buyer Initials _____

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Seller Initials LBFLB

Listings Direct, 48 Brentwood Road Augusta ME 04330
Christopher Voyuk

2073130959

Chase Brewer

PROPERTY LOCATED AT: TBD Water Street, Monticello, ME**SECTION II – 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: _____

Source of information: Seller and 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: Seller and Deed**SECTION III – 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: _____

Buyer Initials _____

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Seller Initials

Initial

CBFCB

Chase Brewer

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PROPERTY LOCATED AT: TBD Water Street, Monticello, ME

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: _____ Year: _____ (Attach a copy)

Comments: None knownSource of Section III information: Seller and FEMA**SECTION IV – GENERAL INFORMATION**

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

If Yes, explain: _____

Source of information: Seller

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

If Yes, explain: _____

Source of information: Seller

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: _____

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 Section IV information: SellerAdditional Information: N/A

Buyer Initials _____

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Seller Initials

Initial
CBFLB

Chase Brewer

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PROPERTY LOCATED AT: TBD Water Street, Monticello , MEATTACHMENTS 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.

Signed by:

Chase Brewer for Calvin Brewer 7/15/2025

SELLER

DATE

SELLER

DATE

Calvin Brewer P.R. Chasc Brewer

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

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Chase Brewer

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BK: 6380 PG: 48
INST#: 2022010903
RECORDED 10/07/2022 01:55:45 PM

WARRANTY DEED

ASHLEY BREWER, with a mailing address of P.O. Box 24, Monticello, ME 04760, for consideration paid, grants to **CALVIN BREWER**, of P.O. Box 24, Monticello, ME 04760, with **WARRANTY COVENANTS**, the real property in Monticello, County of Aroostook and State of Maine, described as follows:

A certain lot or parcel of land situated in the Town of Monticello, County of Aroostook and State of Maine, bounded and described as follows to wit:

Beginning at a point on the westerly sideline of Water Street, so-called, at the south line of the cemetery lot, thence westerly by and along the southerly line of the cemetery lot, a distance of 103 feet to a point; thence southerly and parallel with the westerly sideline of Water Street a distance of 195 feet, more or less, to the south line of the above described parcel; thence easterly 103 feet to the westerly sideline of Water Street; thence northerly by and along the westerly sideline of Water Street 195 feet, more or less, to the point or place of beginning.

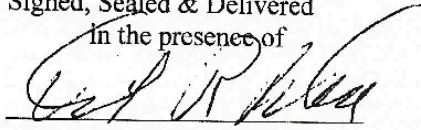
Meaning and intending to convey part and only a part of the premises described in the deed from Carlton A. Brewer and Lillian F. Brewer to Ashley Brewer and Calvin Brewer dated April 10, 2000 and recorded in the Southern Aroostook Registry of Deeds in Book 3378, Page 330.

Any and all rights, easements, privileges and appurtenances belonging to the within granted estate are hereby conveyed.

The Grantors hereby certify that this transfer is for adequate and full consideration in money or monies worth.

WITNESS our hand and seal this 14 day of Oct, 2022.

Signed, Sealed & Delivered
In the presence of



Max A. Upton POA
Ashley Brewer
By: Max Upton, his Attorney-in-Fact

STATE OF MAINE

Aroostook, ss.

Oct 7, 2022.

Personally appeared the above named Max Upton, Attorney-in-Fact for Ashley Brewer, in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,


NOTARY PUBLIC

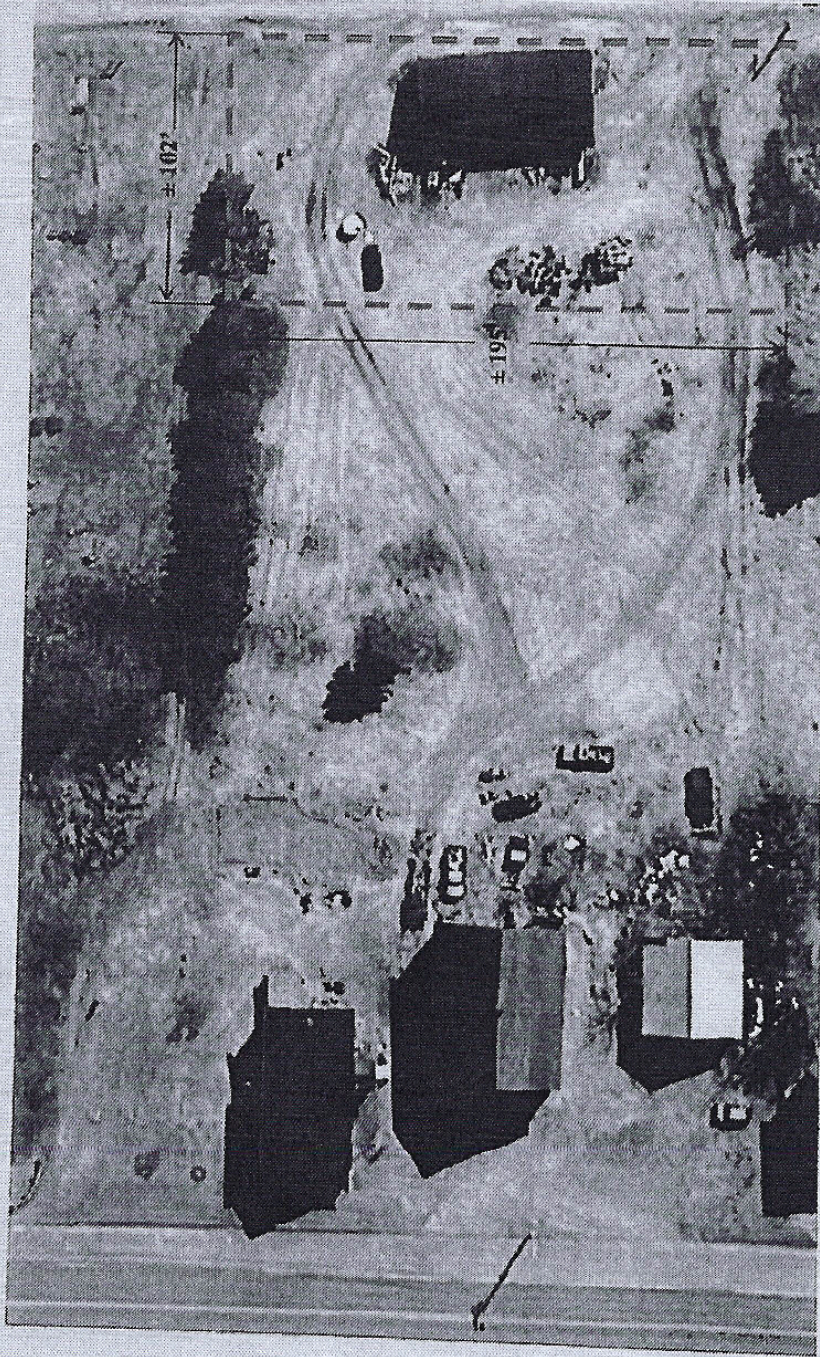
Daniel R. Nelson
Type or Print Name

My Commission Expires: 9-15-2026

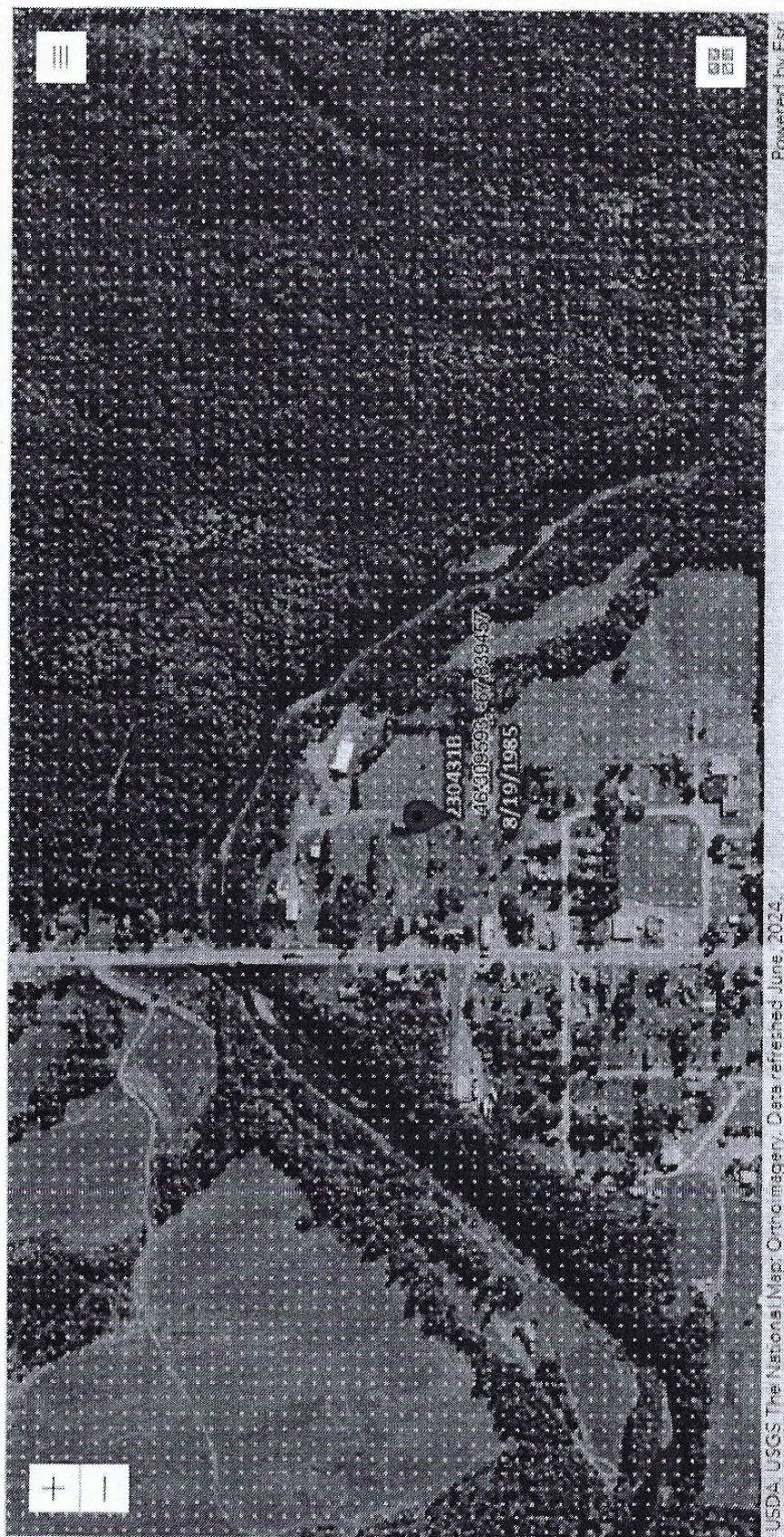
MAINE TRANSFER
TAX PAID

Melissa L. Richardson, Registrar
Aroostook County, Maine

ADDENDUM I
441 US Hwy 1 Monticello, ME
20,000 sq. ft. Lot to be Retained by Calvin Brewer



CPB AB



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