

PROPERTY LOCATED AT: 23 Main Street, Athens, ME

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 N/A ☐ Unknown
☒ Drilled ☐ Dug ☐ Other N/A

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: +/-2022 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: Front of driveway off School Street

Installed by: Unknown

Date of Installation: Unknown

USE:

Number of persons currently using system: 1

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

Comments: Well pump replaced in 2023. Well wire replaced in 2024. Most waterlines have been replaced with Pex

Source of Section I information: Seller

Buyer Initials _____

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SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public N/A ☐ 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: 1,500 per seller

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

Location: Front side of property OR ☐ Unknown

Date installed: Unknown Date last pumped: May 2025 Name of pumping company: Central Maine Septic

Have you experienced any malfunctions?..... ☐ Yes ☒ No

~~If Yes, give the date and describe the problem.~~

Date of last servicing of tank: Unknown Name of company servicing tank: N/A

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: N/A

Source of Section II information: Seller

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PROPERTY LOCATED AT: 23 Main Street, Athens, ME**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	HWBB	Heat Pump		
Age of system(s) or source(s)	Unknown	Unknown		
TYPE(S) of Fuel	Oil	Electric		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)		N/A		
Name of company that services system(s) or source(s)	Bobs Cash Fuel	N/A		
Date of most recent service call	Unknown	Unknown		
Malfunctions per system(s) or source(s) within past 2 years	None known	None known		
Other pertinent information	Furnace was rebuilt in 2023	Added in 2023- unit was used when installed		

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: _____

Date chimney(s) last cleaned: UnknownDirect/Power Vent(s): ☐ Yes ☒ No ☐ Unknown~~Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~~~If Yes, date: _____~~Comments: New hot water heater in 2021.Source of Section III information: Seller**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? Unknown
 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)? Fuel

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

Comments: Previous seller had tanks removed.

Source of information: Seller

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: ☐ Yes ☐ No ☒ Unknown

Comments: None known

Source of information: Seller

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: None known

Source of information: Seller

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 known

Source of information: Seller

E. METHAMPHETAMINE - Current or previously existing:

Comments: None known

Source of information: Seller

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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: _____

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: Small amount on exterior- entire exterior was scraped and painted in May 2025.

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown
 LAND FILL: ☐ Yes ☐ No ☒ Unknown
 RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown
 Other: _____

Source of information: Seller

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: 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

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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:~~ _____

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: _____ Year: _____ (Attach a copy)

Comments: Athens is not mapped by FEMA for flooding (see attached)

Source of Section VI information: Seller and FEMA

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PROPERTY LOCATED AT: 23 Main Street, Athens, ME**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 ☐ UnknownIf Yes, explain: Homestead

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: _____

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/AYear Principal Structure Built: +/- 2013 What year did Seller acquire property? +/- 2020Roof: Year Shingles/Other Installed: +/- 2021Water, moisture or leakage: None knownComments: When roof was redone- 3 chimneys were removed.

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 ☒ UnknownComments: Partial crushed stone floor

Mold: Has the property ever been tested for mold?

☐ Yes ☐ No ☒ Unknown

If Yes, are test results available?

☐ Yes ☐ NoComments: None knownElectrical: ☒ Fuses ☒ Circuit Breaker ☐ Other: N/A☐ UnknownComments: Some fuses still remain.

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 ☒ UnknownComments: None knownKNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Property has multiple boarded up windows. Missing handrails.Exposed electrical panel. Property was a grow at one point. Unfinished basement.Comments: N/ASource of Section VII information: Seller

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SECTION VIII - ADDITIONAL INFORMATION

N/A

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:
Brenda Bartlett 6/5/2025
SELLER DATE
Brenda Bartlett

SELLER DATE

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



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TRANSFER TAX PAID

DLN: 1002040102143

WARRANTY DEED

I, William L. Thompson of Athens, County of Somerset and State of Maine, whose mailing address is P.O. Box 55, Athens, ME 04912,

for consideration paid, grant to Dwyane Bartlett and Brenda Bartlett, both of Athens, County of Somerset and State of Maine, whose mailing address is P.O. Box 59, Athens, ME 04912,

with WARRANTY COVENANTS, as joint tenants,

A certain lot of parcel of land, together with the buildings and improvements located thereon, situated in Athens, County of Somerset and State of Maine, being more particularly bounded and described as follows; to wit;

Beginning at a 5/8" iron pin with aluminum cap marked "RLS 1203;" set in the ground at the corner of Main Street and Fox Street; thence traveling on a compass bearing of S 83° 53' 46" E a distance of ninety-seven (97) feet, more or less, to another 5/8" iron pin set in the ground; thence traveling on a compass bearing of S 07° 58' 45" W a distance of fifty-one (51) feet, more or less, to another 5/8" iron pin set in the ground; thence traveling on a compass bearing of N 83° 53' 46" W a distance of ten (10) feet, more or less, to another 5/8" iron pin set in the ground; thence traveling on a compass bearing of S 07° 58' 45" W a distance of thirteen and thirty-four hundredths (13.34) feet, more or less, to another 5/8" iron pin set in the ground; thence traveling on a compass bearing of N 82° 36' 16" W a distance of eighty-six and eleven hundredths (86.11) feet, more or less, to another 5/8" iron pin set in the ground and lying on the easterly sideline of the Main Street through Athens; thence traveling on a compass bearing of N 07° 12' 14" E along the easterly side of said Main Street a distance of sixty-two and thirty-nine hundredths (62.39) feet, more or less, to the place and point of beginning, containing 0.14 acres, more or less.

The accuracy of this description depends upon the accuracy of a survey entitled "A parcel to be conveyed by Earl L. and Mildred Sherburne" by J. E. Underwood dated February 1992 and to be recorded in the Somerset County Registry of Deeds.

Also granting to the grantee herein, his heirs and assigns, is the right to enter on and excavate, to repair or service the underground tanks, on the four (4) foot strip of land lying between the north line of the "Old Post Office" parcel and the building on the "Old Post Office" parcel. Reference is hereby made to Note 4 as shown on the above referenced plan.

Being the same premises conveyed to William L. Thompson by Warranty Deed of Paula A. Bussell and Herbert T. Hudson dated May 4, 1998 and recorded at the Somerset County Registry of Deeds in Book 2418, Page 261.

CORSON & BLAISDELL, P.A. • Attorneys At Law • 160 Main Street, Madison, Maine 04950

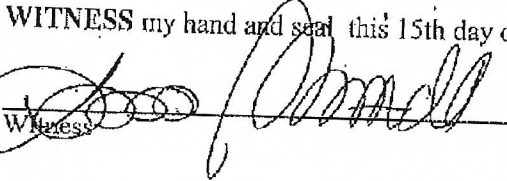
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William L. Thompson releases all rights in the premises being conveyed.

Property address is currently known as 23 Main Street, Athens, Maine.

WITNESS my hand and seal this 15th day of July, 2020.

Witness


William L. Thompson

STATE OF MAINE

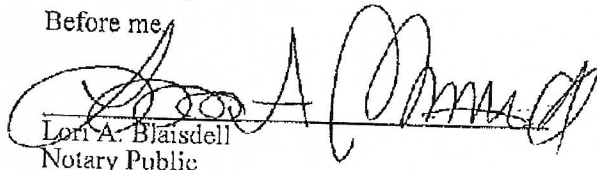
Somerset, ss.

July 15, 2020

Then personally appeared the above named William L. Thompson and acknowledged the foregoing instrument to be his free act and deed.



Before me


Lori A. Blaisdell
Notary Public

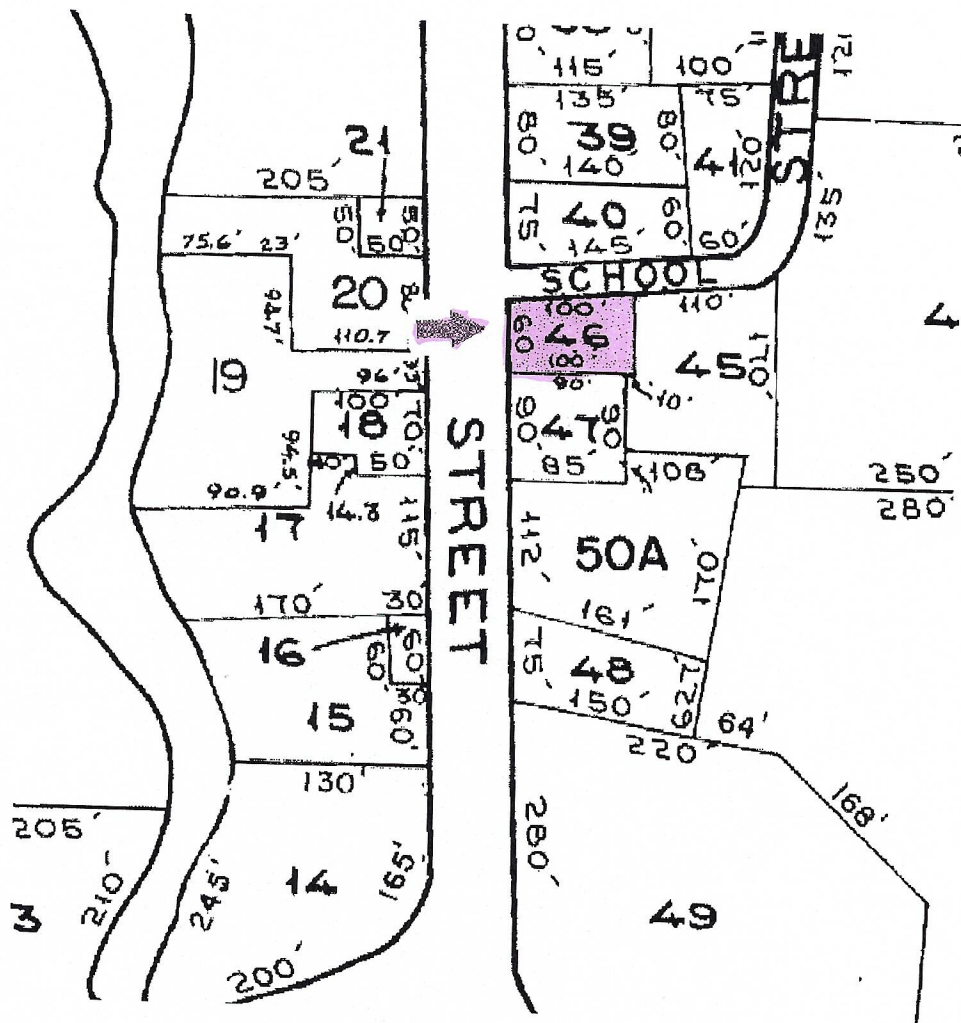
The preparer did not conduct a title search or examination in connection with the preparation of this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer of this deed makes no representations as to the status of title, property use, zoning regulations, acreage or any other matters. The preparer is not aware of any boundary survey for the property described herein.

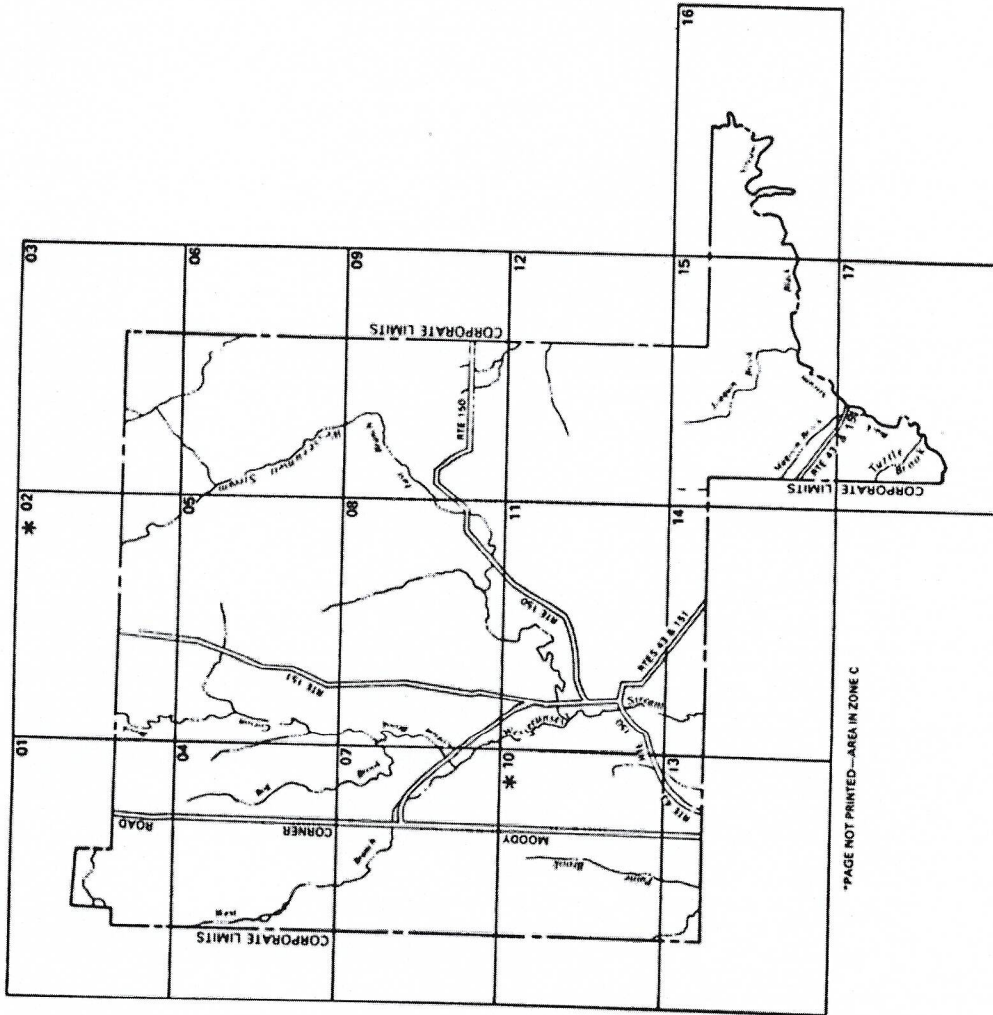
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For Assessment Purposes
 Not to be used as a Survey



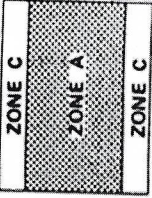
TOWN OF ATHENS
 JAMES W. BOWEN COMPANY
 1500 - 1500 - 1500





KEY TO SYMBOLS

ZONE DESIGNATIONS*



Base Flood Elevation Line with elevation in feet
Base Flood Elevation where uniform within zone
Elevation Reference Mark
River Mile

*EXPLANATION OF ZONE DESIGNATIONS

A flood insurance map displays the zone designations for a community according to areas of designated flood hazards. The zone designations used by FEMA are:

- Zone
- Explanation
- A Areas of 100-year flood, base flood elevations and flood hazard factors not determined
- A0 Areas of 100-year shallow flooding, flood depth 1 to 3 feet, product of flood depth (feet) and velocity (feet per second) less than 15
- AH Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined
- A1-A30 Areas of 100-year flood, base flood elevations and flood hazard factors determined
- A99 Areas of 100-year flood to be protected by a flood protection system under construction; base flood elevations and flood hazard factors not determined
- B Areas between limits of 100-year flood and 500-year flood; areas of 100-year shallow flooding where depths less than 7 feet
- C Areas outside 500-year flood
- D Areas of undetermined, but possible, flood hazards
- V Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined
- V1-V30 Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all potential features outside special flood hazard areas.

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE date shown on this map to determine when actuarial data apply to structures in the zones where elevations or depths have been established.

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program, at 800-638-6820.

INITIAL IDENTIFICATION: JANUARY 17, 1978
FLOOD HAZARD BOUNDARY MAP REVISIONS: JULY 30, 1978
FLOOD INSURANCE RATE MAP EFFECTIVE: SEPTEMBER 27, 1985
FLOOD INSURANCE RATE MAP REVISIONS

*PAGE NOT PRINTED—AREA IN ZONE C



federal emergency management agency

FIRM

FLOOD INSURANCE RATE MAP 01-17

MAP INDEX

TOWN OF ATHENS, ME

SOMERSET COUNTY

COMMUNITY NUMBER 230354B