

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED**DLN: 1001940068332**

MEADOWS AND MOUNTAINS, LLC, of 1235 Estabrook Road, Amity, County of Aroostook and State of Maine, 04471,

for consideration paid

grants to WILLIAM D. WEBSTER and PUN H. WEBSTER, of 45 Pistachio Lane, Sherman, Texas, 75092, as JOINT TENANTS, with WARRANTY COVENANTS,

A certain piece or parcel of real estate situated in the Town of Lubec, County of Washington and State of Maine, bounded and described as follows, to wit:

Lot #4 on a plan of land entitled "Lubec Shores, Lubec, Washington County, Maine, Sheet 1 of 2" dated July 31, 1987 and recorded June 3, 1988 in Map Hanger 2, Slide 102 of the Washington County Registry of Deeds to which reference should be made for a more particular description.

Also granting to said Grantee, their heirs and assigns forever, as appurtenant to each of the foregoing lots or parcels of land, the right to travel over certain rights of way in common with all others having a like right, which said rights of way are delineated on said plans above described.

Subject to a fifty foot right of way over the Julian Road, so-called, as shown on said plans recorded in Map Hanger 2, Slide 102 of the Washington County Registry of Deeds.

This conveyance is further subject to a certain right of way and easement from Wabush Associates to Robin Shejen, more particularly described in a deed of Wabush Associates dated November 7, 1994 and recorded in said Registry in Vol. 1986, Page 202.

Meaning and intending to convey part and part only of those premises conveyed by Warranty Deed dated February 11, 2012 from T. Kent Mitchell and Natalie S. Mitchell to Meadows and Mountains, LLC and recorded in said Registry in Vol. 3819, Page 257.

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

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

Initial Initial
WD PHW

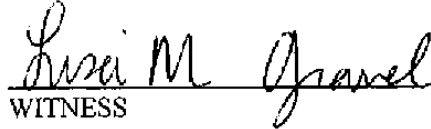
CURRIER, TRASK & JORDAN • ATTORNEYS AT LAW • HOULTON, MAINE 04730

DocuSign Envelope ID: B319A520-C7F1-401D-83F0-AA8D02AC8CCE
DCC: 7020 BK: 4583 PG: 208
RECEIVED-RECORDED, WASHINGTON COUNTY REGISTER OF DEEDS
08/20/2019, 10:07:34A
Registrar of Deeds Sharon D. Strout E-RECORDED

IN WITNESS WHEREOF, MEADOWS AND MOUNTAINS, LLC has caused this instrument to be signed by Mary B. Gregor, its Manager, hereunto authorized this 8th day of August, 2019.

Signed, Sealed and Delivered
in the presence of

MEADOWS AND MOUNTAINS, LLC


WITNESS

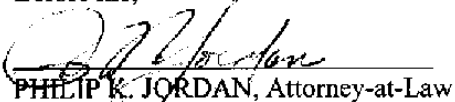

BY: MARY B. GREGOR
ITS: MANAGER

STATE OF MAINE
AROOSTOOK, ss

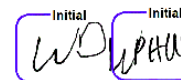
August 8, 2019

Personally appeared the above-named MARY B. GREGOR, Manager of MEADOWS AND MOUNTAINS, LLC and acknowledged the foregoing instrument to be her free act and deed in said capacity.

Before me,


PHILIP K. JORDAN, Attorney-at-Law

PHILIP K. JORDAN
Notary Public, Maine
My Commission Expires September 5, 2021

Initial Initial


CURRIER, TRASK & JORDAN - ATTORNEYS AT LAW - HOULTON, MAINE 04730

PROPERTY LOCATED AT: Lot 4 Julian Road, Lubec, ME 04631**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? N/A

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): N/A Size of tank(s): N/A

Location: N/A

What materials are, or were, stored in the tank(s): N/A

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

Comments: None

Source of information: Seller, previous disclosures, public information

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

Source of information: Seller, previous disclosures, public information

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

Buyer Initials _____

Page 1 of 4

Seller Initials [Signature] [Signature]

RE/MAX Collaborative, 556 Hammond Street Bangor ME 04401
Cindy Gannon

2077173084

Lot 4 Julian Rd,

DocuSign Envelope ID: B319A520-C7F1-401D-83F0-AA8D02AC8CCE

PROPERTY LOCATED AT: Lot 4 Julian Road, Lubec, ME 04631**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: Julian Road-easement to and over lots. Existing road, Restrictions

Source of information: Seller, previous disclosures, public information, deed, survey.

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? Lot owners

Road Association Name (if known): N/A

Source of information: Seller, previous disclosures, public information, deed, survey.

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: 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

Buyer Initials _____

Page 2 of 4

Seller Initials LDW PHB

Lot 4 Julian Rd.

DocuSign Envelope ID: B319A520-C7F1-401D-83F0-AA8D02AC8CCE

PROPERTY LOCATED AT: Lot 4 Julian Road, Lubec, ME 04631

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?
N/A

Relevant Panel Number: 23029C1457E Year: 7/18/2017 (Attach a copy)

Comments: None

Source of Section III information: FEMA.gov, seller

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: Shoreland zoning

Source of information: Seller, previous disclosures, public information

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

If Yes, explain: N/A

Source of information: Seller, previous disclosures, survey, public 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, 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: Seller, previous disclosures, public information, deed.

Additional Information: None

Buyer Initials _____

Page 3 of 4

Seller Initials

WJW

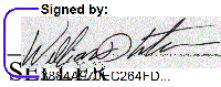
PHB

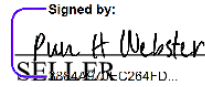
Lot 4 Julian Rd.

DocuSign Envelope ID: B319A520-C7F1-401D-83F0-AA8D02AC8CCE

PROPERTY LOCATED AT: Lot 4 Julian Road, Lubec, ME 04631ATTACHMENTS 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:  5/7/2025
 SELLER DATE
William D Webster

Signed by:  5/7/2025
 SELLER DATE
Pun H Webster

 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

Page 4 of 4



Maine Association of REALTORS®/Copyright © 2025.
 All Rights Reserved. Revised July 2024.



Lot 4 Julian Rd,

Docusign Envelope ID: B319A520-C7F1-401D-83F0-AA8D02AC8CCE

Search Results—Products for LUBEC, TOWN OF

Show ALL Products »

The flood map for the selected area is number **23029C1457E**, effective on **7/18/2017**

DYNAMIC MAP

MAP IMAGE

Changes to this FIRM

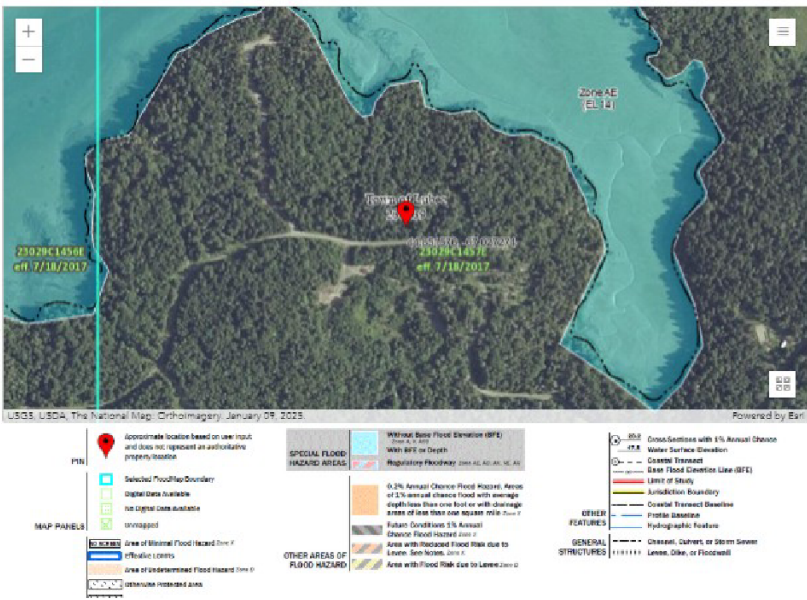
Revisions (0)

Amendments (0)

Revalidations (0)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

Go To NFHL Viewer »



Initial
Initial

139 SOUTH LUBEC ROAD 021-015 B4902P90 04/01/2022 B4448P264 03/27/2018 B552P48							
1789	WEBB, ALICE N	27,148	0	0	27,148	657.25	
	28 SAMOSET AVENUE	Acres	2.00				
		Soft:	0.00	0		328.63	(1)
	CENTRAL FALLS RI 02863	Mixed:	0.00	0		328.62	(2)
		Hard:	0.00	0			
MORANG COVE ROAD 040-002 B2816P318							
539	WEBSTER, WILLIAM D	42,535	0	0	42,535	1,029.77	
	WEBSTER, PUN H	Acres	5.30				
	45 PISTACIO LANE	Soft:	0.00	0		514.89	(1)
		Mixed:	0.00	0		514.88	(2)
	SHERMAN TX 75092	Hard:	0.00	0			
NORTH SHORE ROAD 008-048-004 B4583P207 08/20/2019 B3819P257 02/15/2012							
679	WEGRZYN, MARY J	14,755	100,921	17,500	98,176	2,376.84	
	VOLK, VIVIAN M HEIRS OF	Acres	3.04	34 Homestead			
	PO BOX 137	Soft:	0.00	0		1,188.42	(1)
		Mixed:	0.00	0		1,188.42	(2)
	LUBEC ME 04652	Hard:	0.00	0			
388 NORTH LUBEC ROAD 011-010-00A B2483P313							

