

DocuSign Envelope ID: 7FB45DC4-8A73-414E-B930-DCD3DF0041BF

PROPERTY LOCATED AT: 4 Gifford Street, Patten, ME 04765**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: 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: Right Rear of house in flower garden, locked well cap

Installed by: Unknown

Date of Installation: Unknown

USE:

Number of persons currently using system: 0

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

Comments: None

Source of Section I information: Seller, previous disclosures, public information

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PROPERTY LOCATED AT: **4 Gifford Street, Patten, ME 04765****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 ☐ NoIf Yes, what results: N/AHave you experienced any problems such as line or other malfunctions? ..... ☐ Yes ☐ NoWhat steps were taken to remedy the problem? N/A

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: N/ATank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: N/ATank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: N/ALocation: Left side of home OR ☐ UnknownDate installed: Unknown Date last pumped: Unknown Name of pumping company: UnknownHave 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: UnknownLeach Field: ..... ☒ Yes ☐ No ☐ UnknownIf Yes, Location: Back left north sideDate of installation of leach field: Unknown Installed by: UnknownDate of last servicing of leach field: Unknown Company servicing leach field: UnknownHave 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 ☒ NoIf Yes, are they available? ..... ☐ Yes ☐ NoIs System located in a Shoreland Zone? ..... ☐ Yes ☒ No ☐ UnknownComments: NoneSource of Section II information: Seller, previous disclosures, public information

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PROPERTY LOCATED AT: **4 Gifford Street, Patten, ME 04765****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	<b>HWBB</b>	<b>Heat Pump</b>	<b>N/A</b>	<b>N/A</b>
Age of system(s) or source(s)	<b>27 +- years</b>	<b>2021</b>	<b>N/A</b>	<b>N/A</b>
TYPE(S) of Fuel	<b>Oil</b>	<b>Electric</b>	<b>N/A</b>	<b>N/A</b>
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>Unknown</b>	<b>unknown</b>	<b>N/A</b>	<b>N/A</b>
Name of company that services system(s) or source(s)	<b>Daigle Oil</b>	<b>unknown</b>	<b>N/A</b>	<b>N/A</b>
Date of most recent service call	<b>December 2024</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Malfunctions per system(s) or source(s) within past 2 years	<b>No</b>	<b>No</b>	<b>N/A</b>	<b>N/A</b>
Other pertinent information	<b>House not lived in during remodel</b>	<b>None</b>	<b>N/A</b>	<b>N?A</b>

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 ☐ UnknownIf Yes, date: N/ADate chimney(s) last cleaned: N/ADirect/Power Vent(s): ..... ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ..... ☐ Yes ☐ No ☐ UnknownIf Yes, date: N/AComments: **None**Source of Section III information: **Seller, previous disclosures, public information****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 ☐ UnknownIf no longer in use, how long have they been out of service? N/AIf tanks are no longer in use, have tanks been abandoned according to DEP? ..... ☐ Yes ☐ No ☐ UnknownAre tanks registered with DEP? ..... ☐ Yes ☐ No ☐ UnknownAge of tank(s): N/A Size of tank(s): N/ALocation: N/A

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PROPERTY LOCATED AT: **4 Gifford Street, Patten, ME 04765**What materials are, or were, stored in the tank(s)? **N/A**Have you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☐ UnknownComments: **None**Source of information: **Seller, previous disclosures, public information****B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ..... ☐ Yes ☐ No ☒ UnknownIn the ceilings? ..... ☐ Yes ☐ No ☒ UnknownIn the siding? ..... ☒ Yes ☐ No ☐ UnknownIn the roofing shingles? ..... ☐ Yes ☐ No ☒ UnknownIn flooring tiles? ..... ☐ Yes ☐ No ☒ UnknownOther: **N/A** ..... ☐ Yes ☐ No ☒ UnknownComments: **None**Source of information: **Seller, previous disclosures, public information****C. RADON/AIR** - Current or previously existing:Has the property been tested? ..... ☐ Yes ☐ No ☒ UnknownIf Yes: Date: **N/A** By: **N/A**Results: **N/A**If applicable, what remedial steps were taken? **N/A**Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ UnknownAre test results available? ..... ☐ Yes ☐ NoResults/Comments: **None**Source of information: **Seller, previous disclosures, public information****D. RADON/WATER** - Current or previously existing:Has the property been tested? ..... ☐ Yes ☐ No ☒ UnknownIf Yes: Date: **N/A** By: **N/A**Results: **N/A**If applicable, what remedial steps were taken? **N/A**Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ UnknownAre test results available? ..... ☐ Yes ☐ NoResults/Comments: **None**Source of information: **Seller, previous disclosures, public information****E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: **None**Source of information: **Seller, previous disclosures, public information**

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PROPERTY LOCATED AT: **4 Gifford Street, Patten, ME 04765****F. LEAD-BASED PAINT/PAINT HAZARDS** - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

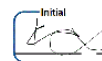
Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? .....

..... ☐ Yes ☐ No ☐ Unknown ☒ Unknown (but possible due to age)If Yes, describe location and basis for determination: N/ADo you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☒ Yes ☐ NoIf Yes, describe: Penquis Cap assessed prior to 2023. Results were satisfactory. Results unavailable.Are you aware of any cracking, peeling or flaking paint? ..... ☒ Yes ☐ NoComments: Second floor needs significant rehab. Flaking paint present. Outside on trim and fascia.Source of information: Seller, previous disclosures, public information**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ..... ☐ Yes ☐ No ☒ UnknownLAND FILL: ..... ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ..... ☐ Yes ☐ No ☒ UnknownOther: N/ASource of information: Seller, previous disclosures, public information**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 ☐ UnknownIf Yes, explain: ATV access trail passing Fish StreamSource of information: Seller, previous disclosures, public informationIs 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 ☐ UnknownIf No, who is responsible for maintenance? N/ARoad Association Name (if known): N/ASource of information: Seller, previous disclosures, public information

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PROPERTY LOCATED AT: **4 Gifford Street, Patten, ME 04765****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 ☐ UnknownIf Yes, explain: N/AHave any flood events affected a structure on the property? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas any flood-related damage to a structure occurred on the property? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas there been any flood insurance claims filed for a structure on the property? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, indicate the dates of each claim: N/AHas 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 ☐ UnknownIf Yes, indicate the date of each payment: N/AIs 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/ARelevant Panel Number: 2301150010C Year: 9/18/1995 (Attach a copy)Comments: NoneSource of Section VI information: Seller, FEMA.gov

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PROPERTY LOCATED AT: **4 Gifford Street, Patten, ME 04765****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: **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 ☐ UnknownIf 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: **1860** What year did Seller acquire property? **2023**Roof: Year Shingles/Other Installed: **2021, Asphalt Nov 2021**Water, moisture or leakage: **None since roof replaced**Comments: **None**

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ..... ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ..... ☐ Yes ☒ No ☐ UnknownComments: **Foundation sealed in a few locations 2024**Mold: Has the property ever been tested for mold? ..... ☐ Yes ☐ No ☒ UnknownIf Yes, are test results available? ..... ☐ Yes ☐ NoComments: **None**Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: **N/A** ☐ UnknownComments: **None**Has all or a portion of the property been surveyed? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, is the survey available? ..... ☐ Yes ☒ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ UnknownModular ..... ☐ Yes ☒ No ☐ Unknown

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

..... ☐ Yes ☒ No ☐ UnknownComments: **None**KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **Second floor in need of significant rehabilitation.**Comments: **None**Source of Section VII information: **Seller, previous disclosures, public information**Buyer Initials \_\_\_\_\_ Page 7 of 8 Seller Initials **MS** **[Signature]**

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PROPERTY LOCATED AT: **4 Gifford Street, Patten, ME 04765****SECTION VIII - ADDITIONAL INFORMATION**

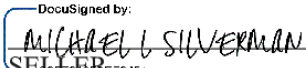
**Hybrid hot water heater 2023. First floor improvements: New Windows, New doors with combination lock on outside door, Separate entrance created for first floor, New vinyl hardwood floors, New paint on all the walls, New drop ceilings throughout, New light fixtures, Remodeled kitchen with new appliances, Completely refurbished bathroom with walk-in shower, Hybrid hot water heater (installed ~ 2 years ago)**

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.

DocuSigned by:  
  
 SELLER  
 Michael L Silverman  
 DATE

4/17/2025

DATE

Signed by:  
  
 SELLER  
 Kim C Silverman  
 DATE

4/17/2025

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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**LEAD PAINT DISCLOSURE/ADDENDUM**

AGREEMENT BETWEEN Michael L Silverman, Kim C Silverman (hereinafter "Seller")  
 AND \_\_\_\_\_ (hereinafter "Buyer")  
 FOR PROPERTY LOCATED AT 4 Gifford Street, Patten, ME 04765

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	DocuSigned by: <u>Michael L Silverman</u> 4/17/2025
Buyer	Date	Seller <u>Michael L Silverman</u> 4/17/2025
Buyer	Date	Seller <u>Kim C Silverman</u> Date
Buyer	Date	Seller _____ Date
Buyer	Date	Seller _____ Date
Agent	Date	DocuSigned by: <u>Cindy Gannon</u> 4/17/2025
		Agent <u>Cindy Gannon</u> Date



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

2077173084



4 Gifford Street,

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C O P Y

NOT  
A N  
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**WARRANTY DEED**

NOT  
A N  
**SHIRLEY J. TURNER**, of 4 Gifford Road, Patten, County of Penobscot, State of Maine, 04765,  
for consideration paid

NOT  
A N  
C O P Y

grants to **MICHAEL L. SILVERMAN AND KIM C. SILVERMAN**, both of 4 Riverside Farm Road, Lee, County of Strafford, State of New Hampshire, 03861, as **JOINT TENANTS**, with **WARRANTY COVENANTS**,

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

Commencing at the intersection of the Houlton Road and the Grist Mill Road (now known as Gifford Street); thence running southerly by the east side of said Grist Mill Road eight (8) rods; thence running easterly at right angles with said Grist Mill Road four (4) rods; thence running northerly parallel with said Grist Mill Road to the said Houlton Road; thence west along said Houlton Road to the point of beginning.

Being the same premises conveyed by Warranty Deed dated August 24, 2007 from Kevin L. Grant to Shirley J. Turner and recorded in the Penobscot Registry of Deeds in Vol. 11118, Page 236.

Reference also made to Warranty Deed dated January 31, 2005 from Kevin L. Grant to Robert J. Brownlee, wherein Kevin L. Grant releases and extinguishes water rights benefiting the hereinabove conveyed parcel.

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.

IN WITNESS WHEREOF, SHIRLEY J. TURNER has hereunto set her hand and seal this 30 day of January, 2023

Signed, Sealed and Delivered  
in the presence of

\_\_\_\_\_  
Witness

  
SHIRLEY J. TURNER

STATE OF MAINE NOT  
COUNTY OF ANDROSCOGG

OFFICIAL

Personally appeared the above-named SHIRLEY J. TURNER and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

NOT  
A N  
OFFICIAL  
C O P Y

NOT

January 30, 2023

OFFICIAL

NOT  
Before me,

OFFICIAL

Notary Public

Printed Name:

Commission expires:

JESSICA R. CURRIER  
Notary Public, Maine  
My Commission Expires March 23, 2023

Maine Real Estate Transfer Tax Paid  
SUSAN F. BULAY, REGISTER  
PENOBSCOT COUNTY MAINE E-RECORDED

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

Search Results—Products for **PATTEN, TOWN OF**

[Show ALL Products »](#)

The flood map for the selected area is number **2301150010C**, effective on **9/18/1985**

**MAP IMAGE**



VIEW/PRINT FIRM    DOWNLOAD FIRM PANEL

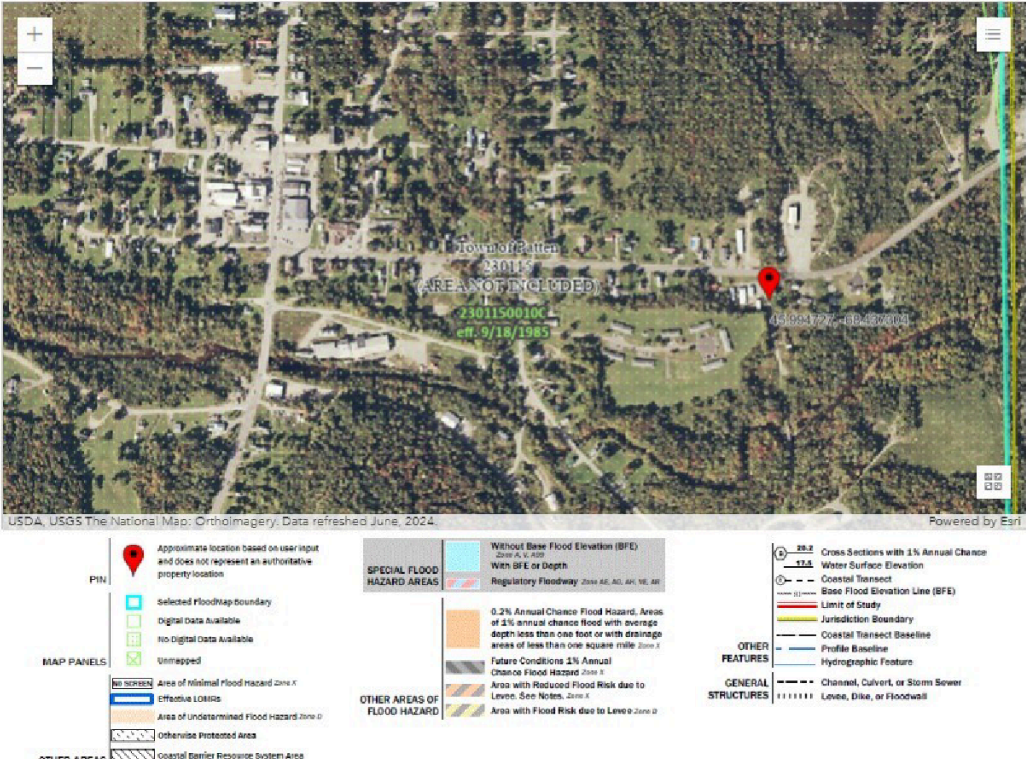
**Changes to this FIRM**

 Revisions (0)

 Amendments (3)

 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.



# Improvements for 4 Gifford Street, Patten, ME

## First Floor

- New Windows
- New doors with combination lock on outside door
- Separate entrance created for first floor
- New vinyl hardwood floors
- New paint on all the walls
- New drop ceilings throughout
- New light fixtures
- Remodeled kitchen with new appliances
- Completely refurbished bathroom with walk-in shower
- Furnishings included
- Ring Doorbell Camera System
- Hybrid hot water heater (installed ~ 2 years ago)

## Second Floor

Still needs to be remodeled. All building materials purchased and not yet applied will convey with sale.