

Know all Men by these Presents, That

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#11267

we, Cecil J. Siddall and Miriam N. Siddall, both of Sanford, in the County of York and State of Maine,

In consideration of one dollar and other valuable considerations, paid by Christian Science Society, a corporation organized by law and located in said Sanford, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

Book 1271

Christian Science Society, its successors and assigns forever, a certain lot or parcel of land situated on the Westerly side of School Street in said Sanford and bounded and described as follows, to wit: beginning at the center of a stone post set in the ground in the westerly side line of said School Street at land of Thomas Goodall; thence running Southerly by said School Street a distance of one hundred four and eighty-eight one-hundredths (104.88) feet, more or less, to a hub set in the ground; thence turning and running in a general Westerly direction in a straight line a distance of one hundred thirty (130) feet, more or less, to a concrete post which marks the Northeasterly corner of land of Lela Thornburg and the Southeast corner of land of Thomas Goodall; thence turning and running Northwesterly by land of Thomas Goodall a distance of one hundred twenty and three-tenths (120.3) feet to an iron post set in the ground; thence turning and running generally Easterly by land of said Goodall a distance of one hundred thirty-one and five-tenths (131.5) feet, more or less, to said School Street and the place begun at.

I.R.S.
Six
Dollars
and
Five
Cents

Being the same premises conveyed to the grantors herein by warranty deed of Carl J. Broggi et al dated December 13, 1948 and recorded in the York County Registry of Deeds in Book 1130, Page 510.

On Have and in With, the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Christian Science Society, its successors

heirs and assigns, to it and its their use and behoof forever. And we do covenant with the said Grantee, its successors heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all incumbrances;

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Grantee, its successors heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said Cecil J. Siddall and Miriam N. Siddall, husband and wife,

our hands and seals this second day of October have hereunto set one thousand nine hundred and fifty-four. in the year of our Lord

Signed, Sealed and Delivered
in presence of

Ward T. Hanscom

Cecil J. Siddall

(seal)

to both

Miriam N. Siddall

(seal)

State of Maine. County of York ss. October 2, 1954.

the above named Cecil J. Siddall

and acknowledged the above instrument to be his free act and deed.

Personally appeared

Before me, Ward T. Hanscom Justice of the Peace.

Recorded according to the original received. October 5, 1954 at 8h. 10m. A.M.





School St

School St

School St

School St

Elm St

Elm St

Elm St

Elm St

Elm St

Main St

J30
Sanford Post
Office

K31
Christian
Science
Society

Preble Lodge
#143 A.F. &
M.

YMCA Trafton
Center

K31
Louis B
Goodall
Memorial
Library

Sanford ME
Elks Lodge
#1470

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PROPERTY DISCLOSURE
(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 35 School Street, Sanford, ME 04073

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

- ☒ No underground storage facility for the storage of oil or petroleum products exists on the premises.
- ☐ An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility ☐ has ☐ has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

Seller is not aware of any hazardous materials on site. Seller had asbestos tile removed from basement area, approximately 2020. See attached documentation.

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

None known. Buyer should be aware that the City is going to renovate the sidewalks within the next 1-2 years. More information can be found on timing with the Sanford Highway Dept

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials _____

Seller Initials

JHC ELD

PROPERTY LOCATED AT: 35 School Street, Sanford, ME 04073

SECTION IV. ACCESS TO THE PROPERTY

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? N/A

Road Association Name (if known): N/A

Source of information: Public records

SECTION V. 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: _____

Page 2 of 3 Buyer Initials _____

Seller Initials

JH *EL*

PROPERTY LOCATED AT: 35 School Street, Sanford, ME 04073

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: 23031C0384G Year: 2024 (Attach a copy)
Comments: No flood issues

Source of Section V information: FEMA 2024 maps

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

Elena Hall 7-28-26 Jean Hamlin-Chapin 7/28/26
Seller Date Seller Date
Christian Science Society of Boston

Seller Date Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer Date Buyer Date

Buyer Date Buyer Date



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Christian Science Society of Boston (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 35 School Street, Sanford, ME 04073

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 _____

Seller Christian Science Society of Boston

Date 7/28/26

Buyer _____ Date _____

Seller

Joan Hamlin-Chapin

Date 7/28/26

Buyer _____ Date _____

Seller

John Caramihalis

Date 7/28/26

Buyer _____ Date _____

Seller

John Caramihalis

Date 7/28/26

Agent _____ Date _____

Agent John Caramihalis

Date 7/28/26



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