Docusign Envelope ID: 2A9A9A9C-F66B-82C2-8244-C5EE9E2DD8A8

PROPERTY LOCATED AT: **115 Perkins Cove Road, Ogunquit, ME 03907**

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: [X] Public [ ] Private [ ] Seasonal _____ [ ] Unknown
[ ] Drilled [ ] Dug [ ] Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): ..... [ ] N/A [ ] Yes [X] No [ ] Unknown
Quantity: ..... [ ] Yes [X] No [ ] Unknown
Quality: ..... [ ] Yes [X] 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 [X] No
If Yes, Date of most recent test: _____ 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: _____
Installed by: _____
Date of Installation: _____

USE: Number of persons currently using system: _____
Does system supply water for more than one household? [ ] Yes [ ] No [ ] Unknown

Comments: **None**

Source of Section I information: **Seller**

DS kH

Docusign Envelope ID: 2A9A9A9C-F66B-82C2-8244-C5EE9E2DD8A8

PROPERTY LOCATED AT: **115 Perkins Cove Road, Ogunquit, ME 03907**

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: [X] Public [ ] Private [ ] Quasi-Public _____ [ ] Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... [ ] Yes [X] No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunctions? ..... [ ] Yes [X] No

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: [ ] Septic Tank [ ] Holding Tank [ ] Cesspool [ ] Other: _____

[ ] Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: [ ] 500 Gallon [ ] 1000 Gallon [ ] Unknown [ ] Other: _____

Tank Type: [ ] Concrete [ ] Metal [ ] Unknown [ ] Other: _____

Location: _____ OR [ ] Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? ..... [ ] Yes [ ] No

If Yes, give the date and describe the problem: _____

_____

Date of last servicing of tank: _____ Name of company servicing tank: _____

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: **None**

Source of Section II information: **Seller**

Buyer Initials _____ _____ _____ _____

Seller Initials DS kH _____ _____ _____

PROPERTY LOCATED AT: **115 Perkins Cove Road, Ogunquit, ME 03907**

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	**FHA**	**Heat Pump (1st level)**		
Age of system(s) or source(s)	**2009**	**2009**		
TYPE(S) of Fuel	**Propane**	**Electric**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	**None**	**None**		
Other pertinent information	**N/A**	**N/A**		

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [ ] Yes [ ] No [X] Unknown

Are all sleeved? ..... [ ] Yes [ ] No [X] Unknown

Chimney(s): ..... [ ] Yes [X] 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: _____~~

Direct and/or Power Vent(s): ..... [X] Yes [ ] No [ ] Unknown

Has vent(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown

If Yes, date: ----------

Comments: **None**

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 [X] Unknown

If Yes, are tanks in current use? ..... [ ] Yes [ ] No [X] 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 [X] Unknown

Are tanks registered with DEP? ..... [ ] Yes [ ] No [X] Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: **N/A**

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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**

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**

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: _____

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: _____

Source of information: **Seller**

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: **None**

Source of information: **Seller**

PROPERTY LOCATED AT: **115 Perkins Cove Road, Ogunquit, ME 03907**

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: **N/A**

Are you aware of any cracking, peeling or flaking paint? ..... ☐ Yes ☒ No

Comments: **None**

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: **N/A**

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: **Access easement with 113 PC. Mutual maintenance easments with 117 PC.**

Source of information: **Seller & Deeds, Easement Deeds**

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: **Seller**

PROPERTY LOCATED AT: **115 Perkins Cove Road, Ogunquit, ME 03907**

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? ……. [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Basement had water twice during heavy area flooding.**

Have any flood events affected a structure on the property? ……... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **See above**

Has any flood-related damage to a structure occurred on the property? ……. [ ] Yes [X] No [ ] Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ……... [ ] Yes [ ] No [X] Unknown

If Yes, indicate the dates of each claim: **Not since seller has owned property**

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 [X] Unknown

If Yes, indicate the date of each payment: **Not since seller had owned property**

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? ……... [X] Yes [ ] No [ ] Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

AE & VE

Relevant Panel Number: **23031C0677G** Year: **2024** (Attach a copy)

Comments: **None**

Source of Section VI information: **Seller & FEMA Map**

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PROPERTY LOCATED AT: **115 Perkins Cove Road, Ogunquit, ME 03907**

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 ☐ Unknown

If Yes, explain: **N/A**

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If 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: _____

Year Principal Structure Built: **2009** What year did Seller acquire property? **2009**

Roof: Year Shingles/Other Installed: _____

Water, moisture or leakage: **No**

Comments: **None**

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 ☐ Unknown

Comments: **There is a sump pump pit and tenant has manual pump, if needed**

Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, are test results available? ..... ☐ Yes ☐ No

Comments: **None**

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: **None**

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 ☐ Unknown

Comments: **None**

Buyer Initials _____ Seller Initials DS kH

PROPERTY LOCATED AT: **115 Perkins Cove Road, Ogunquit, ME 03907**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **No**

Comments: **None**

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

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:
Ken Holmes 8/4/2026
51E28D343D3B479...

SELLER DATE SELLER DATE

Kenneth P. Holmes Family Trust

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 **Kenneth Holmes, Trustee** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **115 Perkins Cove Rd, Ogunquit,**

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).

X 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).

X 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.

		DocuSigned by: Ken Holmes 51E28D343D3B479...	8/4/2026
Buyer	Date	Seller **Kenneth Holmes, Trustee**	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller DocuSigned by: Colby Coppage 9D6E7E1BDB2B48A...	Date 8/4/2026
Agent **Colby Coppage**	Date	Agent **Colby Coppage - The Bakhtiari Group**	Date

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National Flood Hazard Layer FIRMette

DocuSigned by: Ken Holmes 51E28D343D3B479... 8/4/2026

FEMA

70°35'41"W 43°14'25"N

70°35'4"W 43°13'59"N

Feet 0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/15/2025 at 7:24 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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DocuSigned by:
Ken Holmes
51E28D343D3B479...
8/4/2026

DEBRA L ANDERSON, REGISTER OF DEEDS
Bk 17649 PG 138
Instr # 2018003116
01/25/2018 10 58 36 AM
Pages 5 YORK CO

No R E. Transfer Tax Paid

QUIT-CLAIM DEED WITH COVENANT

Know All By These Present that **KENNETH P. HOLMES** with a mailing address of P.O Box 388, Ogunquit, Maine 03907, for consideration paid, *Grants* to **KENNETH P. HOLMES, Trustee of the Kenneth P. Holmes Family Trust** with a mailing address of P.O. Box 388, Ogunquit, Maine 03907, with *Quit-Claim Covenant*, a certain lot or parcel of land, together with the buildings thereon, situated on the easterly side of the Oar Weed Cove Lane and the westerly side of the Atlantic Ocean in the Town of Ogunquit, County of York and State of Maine and being more particularly described as follows:

See Exhibit A Hereto Attached

Meaning and intending to convey to same premises conveyed to the Grantor by deed of the Estate of William Robert Sherwood dated November 3, 2009 and recorded in York County Registry of Deeds Book 15756, Page 540.

WITNESS my hand this 19th day of January, 2018

Witness

KENNETH P. HOLMES

STATE OF MAINE
County of York

January 19, 2018

Then personally appeared the above-named, **KENNETH P. HOLMES,** and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Notary Public

Print Name

JEFFERY J. CLARK
NOTARY
STATE OF MAINE
COMMISSION EXPIRES 5-02-19

Seal

Docusign Envelope ID: 2A9A9A9C-F66B-82C2-8244-C5EE9E2DD8A8

DocuSigned by:
Ken Holmes
51E28D343D3B479... 8/4/2026

EXHIBIT A

Beginning at an iron rod set on the easterly sideline of Oar Weed Cove Lane at the westerly terminus of the line described in the "Corrective and Confirmatory Deeds" between Barbara K. Wheaton, Personal Representative of the Estate of Doris Sherwood and Ogunquit Waterfront Associates, LLC recorded at the York County Registry of Deeds in Book 15242, Page 119 and Book 15242, Page 121, said iron rod being South 12°-04'-41" East, 40.36 feet from a 7/8 inch iron pipe found, 1 inch above grade with a plastic survey plug marked HOULIARES RLS 805, at the common corner of land of said Ogunquit Waterfront Associates, LLC as described in deed recorded at the York County Registry of Deeds in Book 14418, Page 541 and Book 14418, Page 543 and land of The Laurent Qualified Personal Residence Trust as recorded in deed at the York County Registry of Deeds in Book 11443, Page 189 as measured along the easterly sideline of said Oar Weed Cove Lane;

Thence, North 84°-29'-01" East, 14.15 feet by said line described in the "Corrective and Confirmatory Deeds" between Barbara K. Wheaton, Personal Representative of the Estate of Doris Sherwood and Ogunquit Waterfront Associates, LLC to a stone monument set;

Thence, North 81°-55'-06" East, 2.05 feet by said line described in the "Corrective and Confirmatory Deeds" between Barbara K. Wheaton, Personal Representative of the

Estate of Doris Sherwood and Ogunquit Waterfront Associates, LLC to a drill hole set in concrete at the northerly terminus of the line described in the "Corrective and Confirmatory Deeds" between Barbara K. Wheaton, Personal Representative of the Estate of Doris Sherwood and Christopher S. Pizey and Jonathan Pizey recorded at the York County Registry of Deeds in Book 15231, Page 726 and Book 15231, Page 730.

Thence, South 13°-39'-34" East, 19.50 feet by said line described in the "Corrective and Confirmatory Deeds" between Barbara K. Wheaton, Personal Representative of the Estate of Doris Sherwood and Christopher S. Pizey and Jonathan Pizey to an iron rod set;

Thence, North 75°-30'-36" East, 33.76 feet by said line described in the "Corrective and Confirmatory Deeds" between Barbara K. Wheaton, Personal Representative of the Estate of Doris Sherwood and Christopher S. Pizey and Jonathan Pizey to an iron rod set;

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kH

Thence, North 64°-48'-18" East, 12.41 feet by said line described in the "Corrective and Confirmatory Deeds" between Barbara K. Wheaton, Personal Representative of the Estate of Doris Sherwood and Christopher S. Pizey and Jonathan Pizey to an iron rod set;

Thence, North 76°-46'-32" East, 67.5 feet, more or less, by said line described in the "Corrective and Confirmatory Deeds" between Barbara K. Wheaton, Personal Representative of the Estate of Doris Sherwood and Christopher S. Pizey and Jonathan Pizey to the Atlantic Ocean;

Thence, Generally southerly by the said Atlantic Ocean 16.0 feet, more or less to the easterly terminus of the line described in the "Corrective and Confirmatory Deeds" between Barbara K. Wheaton, Personal Representative of the Estate of Doris Sherwood and Wayne C. Perkins, Personal Representative of the Estate of Patricia O. Perkins recorded at the York County Registry of Deeds in Book 15247, Page 45 and Book 15247, Page 48;

Thence, South 69°-36'-29" West, 57.5 feet, more or less, by said line described in the "Corrective and Confirmatory Deeds" between Barbara K. Wheaton, Personal Representative of the Estate of Doris Sherwood and Wayne C. Perkins, Personal Representative of the Estate of Patricia O. Perkins to a stone monument set, a tie line between the said last mentioned iron rod set and the said stone monument set bearing South 36°-00'-15" East, 25.11 feet;

Thence, South 71°-43'-20" West, 71.22 feet by said line described in the "Corrective and Confirmatory Deeds" between Barbara K. Wheaton, Personal Representative of the Estate of Doris Sherwood and Wayne C. Perkins, Personal Representative of the Estate of Patricia O. Perkins to an iron rod set on the easterly sideline of the said Oar Weed Cove Lane;

Thence, North 16°-48'-04" West, 22.42 feet by the easterly sideline of the said Oar Weed Cove Lane to an iron spike set;

Thence, North 12°-02'-13" West, 25.31 feet by the easterly sideline of the said Oar Weed Cove Lane to the point of beginning.

Containing 3,172 square feet, more or less.

This conveyance is made SUBJECT TO a 3 foot wide pedestrian easement for ingress and egress bounded and described as follows:

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Beginning at an iron rod set on the easterly sideline of Oar Weed Cove Lane at the westerly terminus of the line described in the "Corrective and Confirmatory Deeds" between Barbara K. Wheaton, Personal Representative of the Estate of Doris Sherwood and Ogunquit Waterfront Associates, LLC. recorded at the York County Registry of Deeds in Book 15242, Page 119 and Book 15242, Page 121, said iron rod being South 12°-04'-41" East, 40.36 feet from a 7/8 inch iron pipe found, 1 inch above grade with a plastic survey plug marked HOULIARES RLS 805, at the common corner of land of said Ogunquit Waterfront Associates, LLC as described in deed recorded at the York County Registry of Deeds in Book 14418, Page 541 and Book 14418, Page 543 and land of The Laurent Qualified Personal Residence Trust as recorded in deed at the York County Registry of Deeds in Book 11443, Page 189 as measured along the easterly sideline of said Oar Weed Cove Lane;

Thence, North 84°-29'-01" East, 14.15 feet by said line described in the "Corrective and Confirmatory Deeds" between Barbara K. Wheaton, Personal Representative of the Estate of Doris Sherwood and Ogunquit Waterfront Associates, LLC to a stone monument set;

Thence, North 81°-55'-06" East, 2.05 feet by said line described in the "Corrective and Confirmatory Deeds" between Barbara K. Wheaton, Personal Representative of the Estate of Doris Sherwood and Ogunquit Waterfront Associates, LLC to a drill hole set in concrete at the northerly terminus of the line described in the "Corrective and Confirmatory Deeds" between Barbara K. Wheaton, Personal Representative of the Estate of Doris Sherwood and Christopher S. Pizey and Jonathan Pizey recorded at the York County Registry of Deeds in Book 15231, Page 726 and Book 15231, Page 730.

Thence, South 13°-39'-34" East, 3.01 feet by said line described in the "Corrective and Confirmatory Deeds" between Barbara K. Wheaton, Personal Representative of the Estate of Doris Sherwood and Christopher S. Pizey and Jonathan Pizey;

Thence, South 81°-55'-06" West, 2.41 feet;

Thence, South 84°-29'-01" West, 13.87 feet to an iron rod set on the easterly sideline of the said Oar Weed Cove Lane;

Thence, North 12°-02'-13" West, 3.02 feet by the easterly sideline of the said Oar Weed Cove Lane to the point of beginning.

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Containing 49 square feet.

The above bearings refer to the 1947 Magnetic Meridian.

The above mentioned iron rods set are 5/8 inch rebar with plastic survey cap marked "CNR POST LAND SURV PLS1350"

The above mentioned stone monuments set are 4 inch by 4 inch granite monument with plastic survey plug marked "PLS1350"

The above mentioned drill hole set is a ½" drill hole set with plastic survey plug marked "PLS1350".

The above description was prepared from "Plan Of Land Of The Estate Of Doris Sherwood, Christopher S. Pizey and Jonathan Pizey Located on Oar Weed Cove Lane in Ogunquit Maine" dated June 12, 2007, surveyed by Corner Post Land Surveying, Inc. and recorded at the York County Registry of Deeds in Plan Book 322, Page 21.

This conveyance is made TOGETHER WITH and SUBJECT TO the rights and easements set forth in an exchange of deeds between Barbara K. Wheaton, Personal Representative of the Estate of Doris Sherwood and Christopher S. Pizey et al recorded in the York County Registry of Deeds in Book 15231, Page 726 and Book 15231, Page 730 and between Barbara K. Wheaton, Personal Representative of the Estate of Doris Sherwood and Wayne C. Perkins, et als recorded in said Registry of Deeds in Book 15247, Page 48 and in Book 15247, Page 45.

Reference is made to a deed from Barbara K. Wheaton, Personal Representative of the Estate of Doris Sherwood to William Robert Sherwood dated March 25, 2008 and recorded in York County Registry of Deeds in Book 15392, Page 118. The said William Robert Sherwood died testate April 21, 2009. Further reference is made to York County Probate Court Docket Number 2009-0810.

Return to
E
Kenneth P Holmes
PO Box 388
5 pgs
Ogunquit ME 03907

115 Perkins Cove Rd, Ogunquit, ME 03907-9002, York County

APN: OGUN-000003-000074-A000000 CLIP: 8678464882

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Beds	Full Baths	Half Baths	Sale Price	Sale Date
3	**4**	**1**	**N/A**	**11/03/2009**
Bldg Sq Ft	**Lot Sq Ft**	**Yr Built**	**Type**	
2,556	**3,049**	**2009**	**TRIPLEX**	

OWNER INFORMATION

Owner Name	**Holmes Kenneth P**	Tax Billing City & State	**Ogunquit, ME**
Owner Name 2	**Holmes Trust**	Tax Billing Zip	**03907**
Owner First Name	**Kenneth**	Tax Billing Zip+4	**0388**
Owner Middle Name	**P**	Owner Occupied	**No**
Owner Last Name	**Holmes**	Carrier Route	**B003**
Spouse First Name	**Trust**	Mail Owner Name	**Kenneth P & Trust Holmes**
Last Name of Secondary Owner	**Holmes**	Mailing Address	**Po Box 388**
Tax Billing Address	**Po Box 388**	Ownership Right Vesting	**Personal Trust**

COMMUNITY INSIGHTS

Median Home Value	**$1,121,485**	School District	**WELLS-OGUNQUIT CSD**
Median Home Value Rating	**10 / 10**	Family Friendly Score	**55 / 100**
Total Crime Risk Score (for the neig hborhood, relative to the nation)	**46 / 100**	Walkable Score	**46 / 100**
Total Incidents (1 yr)	**27**	Q1 Home Price Forecast	**$1,148,556**
Standardized Test Rank	**63 / 100**	Last 2 Yr Home Appreciation	**11%**

LOCATION INFORMATION

Census Tract	**340.06**	Flood Zone Panel	**23031C0677G**
Subdivision	**Doris Sherwood Christopher S P**	Old Map	**3**
Zoning	**SGD-2**	Township	**Ogunquit Town**
Census Block	**03**	Zip Code	**03907**
Census Block Group	**1**	Zip + 4	**9002**
Flood Zone Date	**07/17/2024**	Zoning Description	**Sgd-2-Sgd-2**
Flood Zone Code	**VE**	Within 250 Feet of Multiple Flood Z one	**Yes (Ae, Ve, X)**

TAX INFORMATION

Tax ID	**OGUN-000003-000074-A000000**	Assessment Year	**2025**
Alt APN	**7353651S**	Improved Assessment	**$395,500**
Parcel ID	**07353651S**	Land Assessment	**$1,345,500**
% Improved	**23%**	Prior Year Tax Amount	**$11,247**
Tax Area	**54980**	Tax Year	**2025**
Account Number	**193**	Total Assessed Value	**$1,741,000**
Annual Tax	**$11,717**	Total Assessment	**$1,741,000**

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	**$1,741,000**	**$1,741,000**	**$1,741,000**
Assessed Value - Land	**$1,345,500**	**$1,345,500**	**$1,345,500**
Assessed Value - Improved	**$395,500**	**$395,500**	**$395,500**
YOY Assessed Change (%)	**0%**	**0%**	
YOY Assessed Change ($)	**$0**	**$0**	
State Equalized Value (SEV)	**$1,741,000**		

Tax Year	Total Tax	Change ($)	Change (%)
2023	**$11,247**		
2024	**$11,247**	**$0**	**0%**
2025	**$11,717**	**$470**	**4.18%**

CHARACTERISTICS

Lot Area	**3,049**	Exterior	**Wood Siding**

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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Lot Acres	0.07	Condition	Average
Building Sq Ft	2,556	Total Units	3
Land Use	Triplex	# of Buildings	1
Style	Cna	Basement Sq Feet	396
Year Built	2009	Basement Type	Basement
Stories	3	Finished Basement Area	396
Bedrooms	3	Fireplace	Y
Total Baths	5	Gross Area	3,940
Full Baths	4	Ground Floor Area	954
Half Baths	1	Heat Fuel Type	Electric
Total Rooms	5	No. of Patios	1
Fireplaces	2	Patio Type	Deck
Heat Type	Radiant	Roof Shape	Gable
Cooling Type	Yes	Roof Type	Gable
Roof Material	Asphalt Shingle	State Use Description	3-Family Residence-105
Construction	Frame	State Use	3-Family Residence

RENTAL TRENDS

Estimated Value	3258	Estimated Value Low	2012
Estimated Value High	4504	Forecast Standard Deviation (FSD)	0.38

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY

Settle Date	11/03/2009	Deed Type	Personal Representative's Deed
Recording Date	11/09/2009	1st Mortgage Amount/Type	$1,000,000/
Owner Name	Holmes Kenneth P	1st Mortgage Document #	15756-545
Owner Name 2	Holmes Trust	1st Mortgage Interest Rate/Type	/Adjustable Int Rate Loan
Seller	Sherwood William R	Lender	Kennebunk Svgs Bk
Document Number	15756-540		

Sale/Settlement Date	01/19/2018	11/03/2009	03/25/2008
Recording Date	01/25/2018	11/09/2009	04/11/2008
Nominal	Y		Y
Buyer Name	Holmes Kenneth P Family Trust	Holmes Kenneth P	Sherwood William R
Seller Name	Holmes Kenneth P	Sherwood William R	Sherwood Doris
Document Number	17649-138	15756-540	15392-118
Document Type	Quit Claim Deed	Personal Representative's Deed	Personal Representative's Deed

MORTGAGE HISTORY

Mortgage Date	11/09/2009	04/11/2008	08/29/2007
Mortgage Amount	$1,000,000	$249,500	$49,500
Mortgage Lender	Kennebunk Svgs Bk	Kennebunk Svgs Bk	Kennebunk Svgs Bk
Mortgage Code		Conventional	Conventional
Mortgage Type	Construction	Nominal	Refi
Borrower Name	Holmes Kenneth P	Sherwood William R	Sherwood Doris
Mortgage Doc #	15756-545	15392-122	15245-227
Mortgage Int Rate Type	Adjustable Int Rate Loan	Adjustable Int Rate Loan	Adjustable Int Rate Loan

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PROPERTY MAP

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*Lot Dimensions are Estimated

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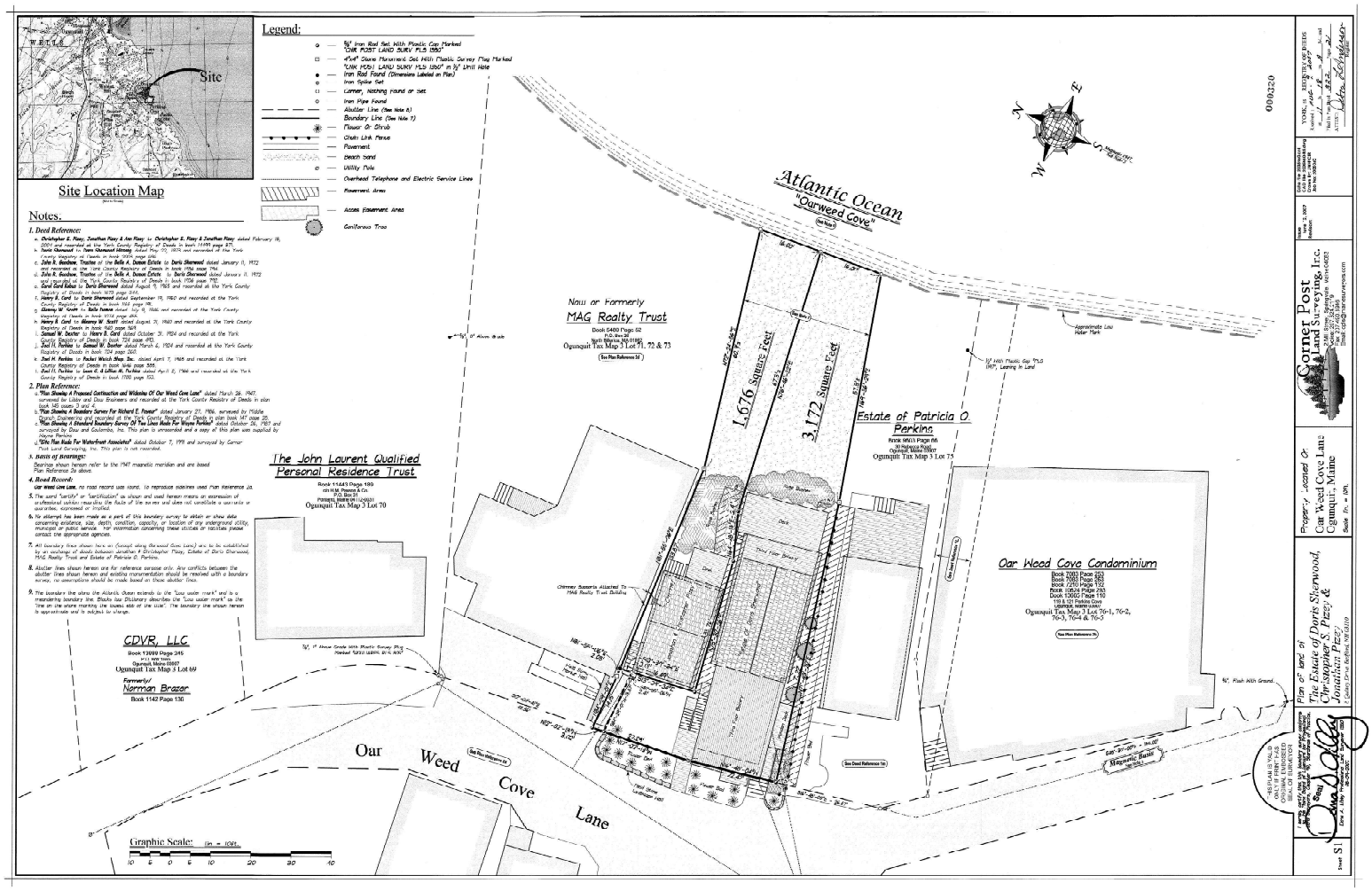
8/4/2026



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Fact Sheet: Arsenic Treated Wood

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Ken Holmes 8/4/2026
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Department of Health and Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

TO LEARN MORE

Eric Frohmberg
Environmental and Occupational Health Program
Maine CDC
Toll-free in Maine 866-292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/eohp

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called “CCA pressure-treated wood” or just “pressure-treated” wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.

Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or “pressure treated” wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.