

Public Detail Report

MLS #: 1615103

Status: Active

Directions: GPS Friendly

County: York

Property Type: Commercial

List Price: \$985,000

Original List Price: \$1,180,000



**1306 Main Street
Sanford, ME
04073-3635**

**List Price:
\$985,000
MLS#: 1615103**



General Information

Year Built +/-: 1979

Lot Size Acres +/-: 1.96

Sqft Fin Total +/-: 7,288

Sub-Type: Retail

Land Information

Leased Land: No

Waterfront: No

Zoning: U

Surveyed: Unknown

Lot Size Acres +/-: 1.96

Interior Information

Leases: No

Total # Floors: 1

Year Built +/-: 1979

Total SqFt: 7,288

Ceiling Height +/-: 12

Year Renovated +/-: 2003

Property Features

Utilities: Utilities On: Yes

Basement: Slab

Heat System: Forced Air

Building Features: Internet Access Available; Loading

Construction: Wood Frame

Heat Fuel: K-1/Kerosene

Docks 1 - 4; Overhead Doors;

Foundation Materials: Poured Concrete

Water: Public

Security System; Storage

Exterior: Wood Siding

Sewer: Septic Tank

Parking: 21+ Spaces; Off Street; On Site;

Roof: Pitched; Shingle

Accessibility

Paved

Amenities:

Location: Business District; Near Airport; Near

Shopping; Retail Strip; Shopping

Mall

Electric: Circuit Breakers

Tax/Deed Information

Book/Page/Deed: 11678/113/All

Full Tax Amt/Yr: \$8,543/ 2026

Map/Block/Lot: R15//24b

Deed/Conveyance Type: Quit Claim

Tax ID: SANF-000024B-R000015

Offered: w/Covenant

Remarks

Remarks: What a great opportunity to locate a business. Building offers 7288sf total with 1200sf retail space, 3200+/- sf of flexible heated space with 12' ceilings, FHA system, washing bay, and overhead doors. Then in 2004 owner added 2000sf of cold storage space w/ 1068sf mezzanine. Location has great visibility, excellent signage, paved parking for over 20+ cars, located across from the new Otto's pizza and near the new location for Chase Bank.

LO: EXP Realty

Listing provided courtesy of:

**Roslind {Roz} Anton**

EXP Realty

41 Hutchins Drive

Building 3

Portland, ME 04102

207-450-3230

888-439-8743

roz@rozanton.com<http://www.rozanton.com>

Prepared by Roslind {Roz} Anton on Monday, July 20, 2026 12:48 PM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2026 and [FBS](#).

PROPERTY DISCLOSURE
(Non-Residential Properties)

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

PROPERTY LOCATED AT: 1306 Main 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:

None - the only fuel on the property was for building heat or resale diesel or resale propane using an above ground tank.

(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. Front building built 1979, The back addition "cold storage" building w/ mezzanine built 2003/4. FHA heat on propane, public water, septic with access to sewer. 3 phase power at site.

Roof over the front building is about 6+/- years old, the back addition cold storage roof is 2003/04+/-.

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials _____

Seller Initials

JRH

PROPERTY LOCATED AT: 1306 Main 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: City of Sanford

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

TR L

PROPERTY LOCATED AT: 1306 Main 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

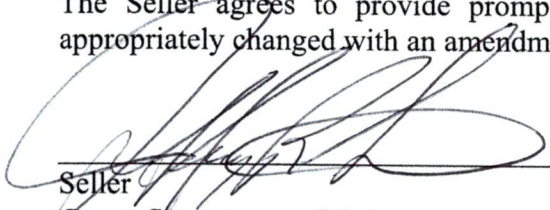
If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: none

Source of Section V information: Seller, city code file and Maine Floor 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.


Seller

7-20-26
Date

Seller

Date

Coast Investments LLC

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





Account #

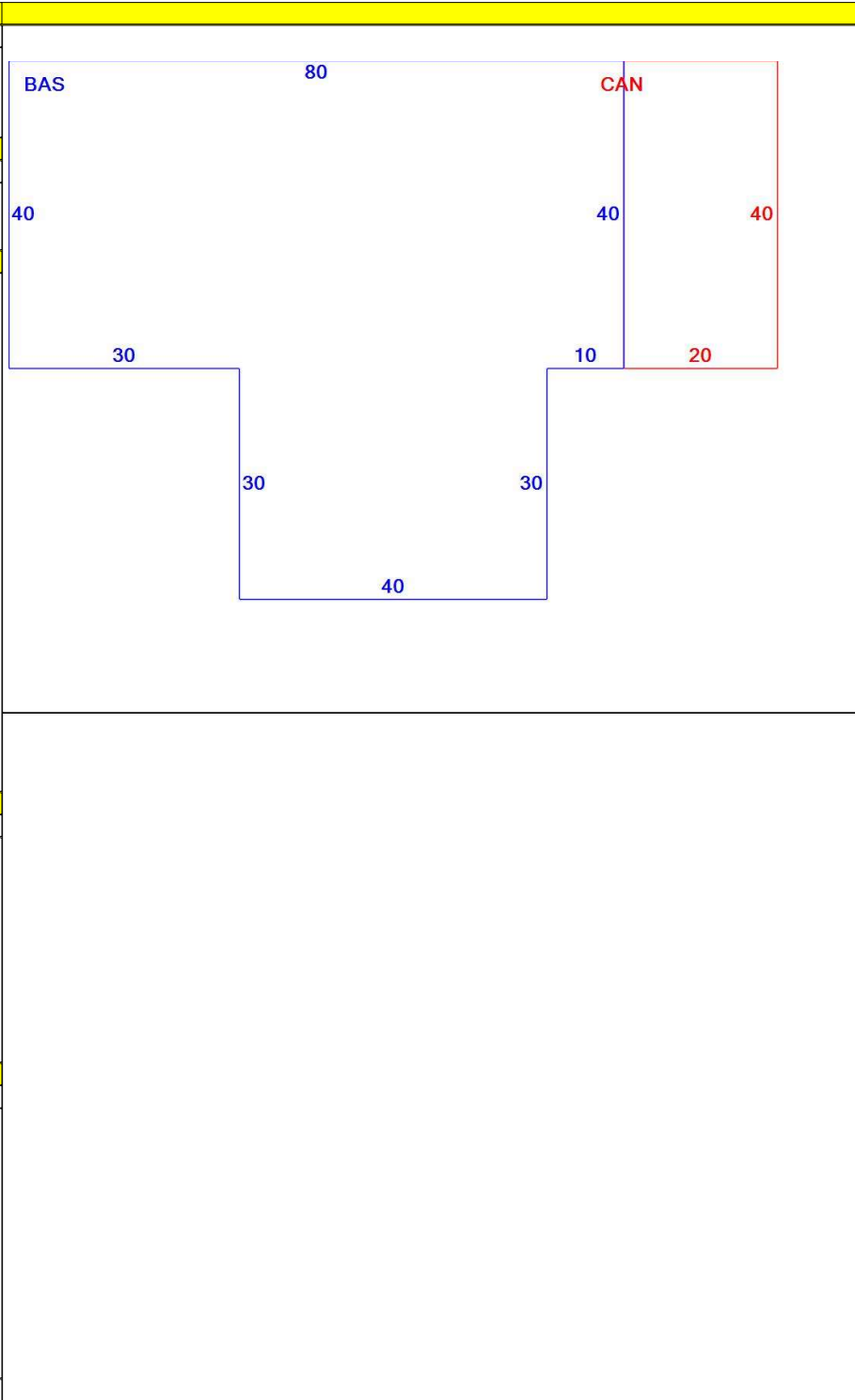
Bldg # 1

Card # 1 of 2

State Use 3221
Print Date 8/19/2024 11:40:32 A

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								4524 SANFORD, ME VISION							
COAST INVESTMENTS LLC 50 LETELLIER LN ARUNDEL ME 04046												Description	Code	Appraised		Assessed											
												COMMERC.	3220	229,400		229,400											
												COM LAND	3220	259,700		259,700											
				SUPPLEMENTAL DATA							COMMERC.	3220	10,500		10,500												
				Alt Prcl ID Note 1 Note 2 Note 3 Note 4 Note 5 GIS ID 7113					APARTME Note 7 TIF Note 9 MVR EX C Assoc Pid#																		
												Total		499,600		499,600											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
COAST INVESTMENTS LLC DEARBORN REALTY TRUST J & S DEARBORN REALTY LLC DEARBORN REALTY LLC S DEARBORN REALTY TRUST				11678 0113		06-04-2002		Q		I		325,000		W		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				08613 0080		01-15-1998		U		I		0		Q		2023	3220	229,400	2022	3220	229,400	2021	3220	120,400			
				08613 0078		01-15-1998		U		I		0		Q			3220	259,700		3220	259,700		3220	259,700			
				08613 0076		01-15-1998		U		I		0		Q			3220	10,500		3220	10,500		3220	10,500			
				08581 0286		12-23-1997		U		I		0		Q													
				Total		0.00								Total		499,600		Total		499,600		Total		390,600			
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description			Amount		Code	Description			Number	Amount		Comm Int													
				Total		0.00												APPRAISED VALUE SUMMARY									
Nbhd				Nbhd Name			B			Tracing			Batch			Appraised Bldg. Value (Card)										223,300	
0001																Appraised Xf (B) Value (Bldg)										6,100	
																Appraised Ob (B) Value (Bldg)										10,500	
																Appraised Land Value (Bldg)										259,700	
																Total Appraised Parcel Value										499,600	
																Valuation Method										C	
																Assessed Value										499,600	
																Total Exemptions Applied:										0	
																Special Land Value										0	
																Total Assessment with Exemptions										499,600	
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY													
Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Id	Type	Is	Cd	Purpost/Result				
220760		10-18-2002		CM	Commercial		43,582		05-27-2004		100				38x48 cold storage bldg		05-27-2004		LD			00	Measur+Listed				
LAND LINE VALUATION SECTION																											
B	Use Code	Description		Zone	Land Type	Land Units		Unit Price		I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes		Location Adjustment		Adj Unit Pric		Land Value						
1	322I	STORE/SHOP		UB		43,560 SF		1.08		1.00000	5	4.50		1.000	SITE				0		4.86		211,700				
1	322I	STORE/SHOP		UB		0.280 AC		47,000.00		1.14431	5	1.00		1.000	EXCESS				0		53,782.1		15,100				
1	322I	STORE/SHOP		UB		0.700 AC		47,000.00		1.00000	5	1.00		1.000	EXCESS				0		47,000		32,900				
Total Card Land Units						1.98 AC									Total Land Value										259,700		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	17	Store									
Model	96	Ret/Off Condo									
Grade	E	Low Cost									
Stories:	1										
Occupancy						MIXED USE					
Exterior Wall 1	13	Pre-Fab Wood				Code	Description			Percentage	
Exterior Wall 2						322I	STORE/SHOP MDL-96			100	
Roof Structure	03	Gable/Hip								0	
Roof Cover	03	Asph/F GlS/Cmp								0	
Interior Wall 1	04	Plywood Panel									
Interior Wall 2	01	Minim/Masonry				COST / MARKET VALUATION					
Interior Floor 1	06	Inlaid Sht Gds				RCN			252,752		
Interior Floor 2	03	Concr-Finished									
Heating Fuel	02	Oil									
Heating Type	04	Forced Air-Duc				Year Built			1979		
AC Type	01	None				Effective Year Built			1998		
Bldg Use	322I	STORE/SHOP MDL-96				Depreciation Code			A		
Total Rooms						Remodel Rating					
Total Bedrms	00					Year Remodeled					
Total Baths	2					Depreciation %			44		
Depreciation						Functional Obsol					
Heat/AC	00	NONE				External Obsol					
Frame Type	02	WOOD FRAME				Trend Factor			1		
Baths/Plumbing	02	AVERAGE				Condition					
Ceiling/Wall	02	CEILING ONLY				Condition %					
Rooms/Prtns	02	AVERAGE				Percent Good			56		
Wall Height	10.00					RCNLD			141,500		
% Conn Wall						Dep % Ovr					
1st Floor Use:	322I					Dep Ovr Comment					
						Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
PAV1	PAVING-ASPH	L	6,500	2.50	1987		50		0.00	8,100	
FN4	FENCE-8' CHAI	L	180	27.00	1987		50		0.00	2,400	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
BAS	First Floor				4,400	4,400	4,400	55.43	243,883		
CAN	Canopy				0	800	160	11.09	8,868		
Ttl Gross Liv / Lease Area					4,400	5,200	4,560		252,751		



CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						4524 SANFORD, ME VISION											
COAST INVESTMENTS LLC												Description	Code	Appraised	Assessed														
												COMMERC.	3220	229,400	229,400														
												COM LAND	3220	259,700	259,700														
50 LETELLIER LN				SUPPLEMENTAL DATA						COMMERC.	3220	10,500	10,500																
				Alt Prcl ID Note 1 Note 2 Note 3 Note 4 Note 5 GIS ID 7113						APARTME Note 7 TIF Note 9 MVR EX C Assoc Pid#																			
ARUNDEL		ME		04046								Total		499,600	499,600														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																
COAST INVESTMENTS LLC				11678	0113	06-04-2002	Q	I	325,000		W	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
DEARBORN REALTY TRUST J & S				08613	0080	01-15-1998	U	I	0		Q	2023	3220	229,400	2022	3220	229,400	2021	3220	120,400									
DEARBORN REALTY LLC				08613	0078	01-15-1998	U	I	0		Q		3220	259,700		3220	259,700												
DEARBORN REALTY LLC				08613	0076	01-15-1998	U	I	0		Q		3220	10,500		3220	10,500												
S DEARBORN REALTY TRUST				08581	0286	12-23-1997	U	I	0		Q	Total		499,600	Total		499,600	Total		390,600									
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description			Amount	Code	Description		Number	Amount	Comm Int																		
Total					0.00																								
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 223,300 Appraised Xf (B) Value (Bldg) 6,100 Appraised Ob (B) Value (Bldg) 10,500 Appraised Land Value (Bldg) 259,700 Total Appraised Parcel Value 499,600 Valuation Method C Assessed Value 499,600 Total Exemptions Applied: 0 Special Land Value 0 Total Assessment with Exemptions 499,600																	
Nbhd		Nbhd Name			B		Tracing			Batch																			
0001																													
NOTES																													
												BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY					
												Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result	
LAND LINE VALUATION SECTION																													
B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value											
2	322I	STORE/SHOP	UB		0	SF	1.00	1.00000	0	4.50		1.000	EXCESS			0	4.5	0											
					0.00	AC							Total Land Value					259,700											

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description				Element	Cd	Description		
Style:	47	Cold Storage								
Model	96	Ret/Off Condo								
Grade	C	Average								
Stories:	2									
Occupancy						MIXED USE				
Exterior Wall 1	02	Comp./Wall Brd				Code	Description		Percentage	
Exterior Wall 2						322I	STORE/SHOP MDL-96		100	
Roof Structure	03	Gable/Hip							0	
Roof Cover	03	Asph/F GlS/Cmp							0	
Interior Wall 1	02	Wall Brd/Wood				COST / MARKET VALUATION				
Interior Wall 2										
Interior Floor 1	04	Concr Abv Grad				RCN		113,635		
Interior Floor 2										
Heating Fuel	00	None				Year Built		2003		
Heating Type	01	None				Effective Year Built		2006		
AC Type	01	None				Depreciation Code		A		
Bldg Use	322I	STORE/SHOP MDL-96				Remodel Rating				
Total Rooms						Year Remodeled				
Total Bedrms	00					Depreciation %		28		
Total Baths	0					Functional Obsol		0		
Depreciation						External Obsol		0		
Heat/AC	00	NONE				Trend Factor		1		
Frame Type	02	WOOD FRAME				Condition				
Baths/Plumbing	00	NONE				Condition %				
Ceiling/Wall	07	WALLS NO CEIL				Percent Good		72		
Rooms/Prtns	01	LIGHT				RCNLD		81,800		
Wall Height	18.00					Dep % Ovr				
% Comn Wall	0.00					Dep Ovr Comment				
1st Floor Use:	322I					Misc Imp Ovr				
						Misc Imp Ovr Comment				
						Cost to Cure Ovr				
						Cost to Cure Ovr Comment				
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
MEZ1	MEZZANINE-U	B	1,064	8.00	2002		72		0.00	6,100
							</			

**CITY OF SANFORD
919 MAIN ST
SANFORD, ME 04073
PROPERTY TAX BILL**

Fiscal Year July 1, 2025 - June 30, 2026
Tax Rate \$17.10 per \$1,000



COAST INVESTMENTS LLC
50 LETELLIER LN
ARUNDEL ME 04046-8735

CURRENT BILLING INFORMATION	
LAND VALUE	\$ 259,700
BUILDING VALUE	\$ 239,900
HOMESTEAD EXEMPTION	\$ 0
OTHER EXEMPTIONS	\$ 0
PERSONAL PROPERTY	\$ 0
TAXABLE VALUATION	\$ 499,600
TOTAL TAX	\$ 8,543.16

FIRST DUE DATE	TAX DUE
September 15, 2025	4,271.58
SECOND DUE DATE	TAX DUE
March 16, 2026	4,271.58

Interest at 7.5 % Per Annum Charged After Due Dates September 15, 2025 & March 16, 2026

BILL NUMBER: 2501613
PARCEL: 00R15/0024B/00000 **THIS IS THE ONLY BILL YOU WILL RECEIVE**
BOOK / PAGE: 11678/0113
LOCATION: 1306 MAIN ST
PERS. PROP. ID:

TAX DISTRIBUTION	
MUNICIPAL:	9.33
SCHOOL:	7.32
COUNTY:	0.45
TOTAL:	\$17.10

NOTICE TO TAXPAYERS

Notice is hereby given that your county, school and municipal tax has been committed for collection on August 7, 2025. You have the option to pay the entire amount on or before September 15, 2025 or you may pay in two installments, the First Payment on or before September 15, 2025 and the Second Payment on or before March 16, 2026.

Interest will be charged on the first installment at an annual rate of 7.5% on September 16, 2025. Interest will be charged on the second installment at an annual rate of 7.5% on March 17, 2026.

The Bond Indebtedness on "Commitment Date" is \$112,317,655

As per state statute, the ownership and taxable valuation of all real and personal property subject to taxation shall be fixed as of April 1st. For this tax bill, that day is April 1, 2025. If you have sold your real estate since April 1, 2025, it is your obligation to forward this bill to the new property owner. If not for the State reimbursements and State Revenue Sharing your tax bill would have been 55% higher. This bill is for the current fiscal year only; past due amounts are not included. To determine past due amounts OR to receive information regarding payments, interest, cost and/or refunds, please contact the City Tax Collector's Office at (207) 324-9125. If your bank, or mortgage company pays your taxes, please forward a copy of your bill to them. If a receipt is desired, please send a self-addressed, stamped envelope. For information regarding valuations or exemptions, please contact the Assessor's Office at (207) 324-9115.

153026

PLEASE SEE REVERSE SIDE FOR IMPORTANT INFORMATION

MAIL TO: TAX COLLECTOR, CITY OF SANFORD, 919 MAIN ST., SANFORD, ME 04073



PROPERTY TAX BILL

CITY OF SANFORD, MAINE Fiscal Year July 1, 2025 - June 30, 2026

BILL NUMBER: 2501613
OWNERS NAME(S): COAST INVESTMENTS LLC

DUE DATE: UPON RECEIPT
INTEREST BEGINS ON: March 17, 2026
TAX AMOUNT: 4,271.58
AMOUNT DUE: 4,271.58

LOCATION: 1306 MAIN ST
PARCEL: 00R15/0024B/00000
PERS. PROP. ID:

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT & MAKE CHECK OR MONEY ORDER PAYABLE TO: CITY OF SANFORD

PROPERTY TAX BILL

CITY OF SANFORD, MAINE Fiscal Year July 1, 2025 - June 30, 2026

BILL NUMBER: 2501613
OWNERS NAME(S): COAST INVESTMENTS LLC

DUE DATE: UPON RECEIPT
INTEREST BEGINS ON: September 16, 2025
TAX AMOUNT: 4,271.58
AMOUNT DUE: 4,271.58

LOCATION: 1306 MAIN ST
PARCEL: 00R15/0024B/00000
PERS. PROP. ID:

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT & MAKE CHECK OR MONEY ORDER PAYABLE TO: CITY OF SANFORD

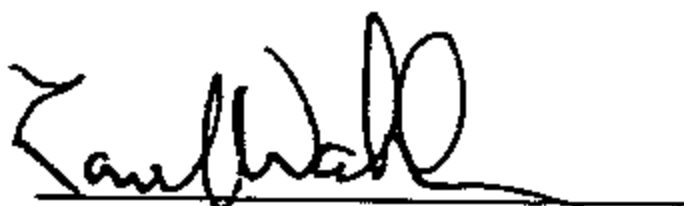
WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Dearborn Realty, LLC**, a Maine limited liability company having a place of business at 9 Buzzell Road, Biddeford, York County, Maine, FOR CONSIDERATION PAID, hereby grants to **Coast Investments, LLC**, a Maine limited liability company having a place of business at 38 Letellier Lane, Arundel, Maine 04046, with WARRANTY COVENANTS, a certain lot or parcel of land, together with any improvements thereon, located in Sanford, York County, Maine; being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF, **Dearborn Realty, LLC** has caused this instrument to be executed by Jere L. Dearborn, its Manager, thereunto duly authorized as of this 31st day of May, 2002.

MAINE R.E. TRANSFER TAX PAID


WITNESS

Dearborn Realty, LLC

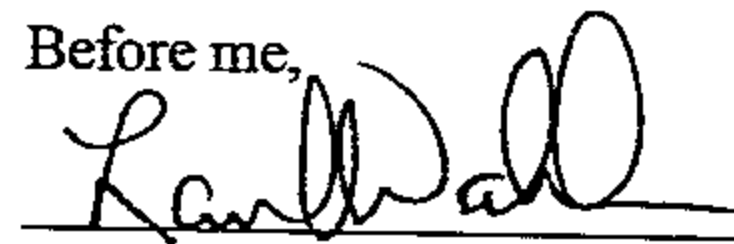
By: 
Jere L. Dearborn
Its: Manager

STATE OF MAINE
York County, ss.

May 31, 2002

Personally appeared the above-named Jere L. Dearborn, Manager of Dearborn Realty, LLC, and acknowledged execution of the foregoing instrument to be his free act and deed in said capacity duly authorized on behalf of said limited liability company.

Before me,


Attorney at Law/Notary Public
LAWRENCE C. WALDEN

Coast Investments, LLC

Exhibit A

A certain lot or parcel of land situated in the Town of Sanford, County of York and State of Maine on the Northeasterly side of Highway Route 109, so-called, shown as 1.96 Acres on a certain map or plan entitled "Plan Showing Proposed Conveyance by Barry C. Weyland, Trustee, located in Sanford, Maine, dated November 1978, and surveyed by Thomas W. Bullard, Registered Land Surveyor, scale: 1" = 50', which map or plan is recorded in the York County Registry of Deeds:

BEGINNING at a concrete monument set in the apparent Northeasterly sideline of said Highway Route 109, which concrete monument is Fifty (50) feet more or less Southeasterly from the Southwesterly corner of land now or formerly of Joseph Sullivan and Robert Waterman, the same being Romac Orchards so-called, thence running North 49° 24' 11" East by remaining land of the said Sheldon W. Weyland, Sr. Trust a distance of Three Hundred Seventy-five (375) feet more or less to another concrete monument set in the ground near the remains of a stone wall; thence turning and running South 44° 9' 54" East by still remaining land of the Sheldon W. Weyland Sr. Trust a distance of Two Hundred Twenty-five (225) feet more or less to a third concrete monument set in the ground; thence turning and running South 48° 38' 13" West by still remaining land of the said Sheldon W. Weyland Sr. Trust a distance of Three Hundred Seventy-five (375) feet more or less to a concrete monument set in said apparent Northeasterly sideline of said Highway Route 109; thence turning and running North 44° 5' 49" West along the remains of a stone wall and said apparent Northeasterly sideline of said Highway Route 109 a distance of Two Hundred Thirty (230) feet more or less to the first mentioned concrete monument and the point of beginning, containing 1.96 acres more or less.

Being a portion of parcel four (4) described in Warranty Deed from Sheldon W. Weyland, Sr. to Barry C. Weyland, Trustee, dated May 13, 1977 and recorded in York County Registry in Book 2210 at Page 44.

Together with the Grantor's interest in and to any of the land, if any, lying between the actual Northeasterly sideline of said Highway Route 109 and the last described boundary line of land of the within premises.

Excepting from the within described premises the right to create, establish, dedicate, maintain and use as and for a private or public roadway the area of land designated and shown on said map or plan within an arc having a length of Thirty-two and Sixty-four (32.64) hundredths feet, a radius of Twenty (20) feet and an area of Ninety-eight and Eighty-four (98.84) hundredths square feet, as reserved in the deed from Barry C. Weyland, Trustee of the Sheldon W. Weyland, Sr., Trust to Sally S. Dearborn dated December 7, 1978 and recorded in Book 2453, Page 160, York County Registry of Deeds.

Title reference is made to the following deeds recorded in the York County Registry of Deeds:

1. James D. Dearborn to Dearborn Realty, LLC dated January 15, 1998 and recorded in Book 8613, Page 76;

2. Susan J. Gajewski to Dearborn Realty, LLC dated January 15, 1998 and recorded in Book 8613, Page 78;

3. Sally S. Dearborn and Jere L. Dearborn, Trustees of the S. Dearborn Realty Trust to Dearborn Realty, LLC dated January 15, 1998 and recorded in Book 8613, Page 80; and

4. Jere L. Dearborn and Sally S. Dearborn, Trustees of the J. Dearborn Realty Trust to Dearborn Realty, LLC dated October 13, 1998 and recorded in Book 9116, Page 99.

RECEIVED YORK S.S.

2002 JUN -4 AM 10: 24

ATTEST: *Leic M. Mene*
REGISTER OF DEEDS

BERGEN & PARKINSON
Attorneys at Law
62 Portland Road
Kennebunk, Maine 04043

37
3,242