

Purchase and Sale Agreement (“**Agreement**”) made by and between **Arthur R. Abbott Family Limited Partnership and The Arthur R. Abbott Living Trust**, both having a mailing address of P.O. Box 99, Lebanon, ME 04027 (“**Sellers**”)

1. **Sale of Property.** Sellers agree to sell and Buyer agrees to purchase upon the terms hereinafter stated all of Sellers's right, title and interest in and to the certain real estate located: As shown on a Boundary Survey Plan of Land of the Arthur R. Abbott Family Limited Partnership and Land of the Arthur R. Abbott Living Trust located on Foxes Ridge Road in the Town of Acton, Maine and the east side of the Salmon Falls River, Lebanon, Maine recorded as a Plan at the York County Registry of Deeds at Plan Book: 308 Page: 42 (the “**Property**”).

(a) Fifty Thousand Dollars (\$50,000.00) in cash, certified or bank treasurer's check on the signing of this Agreement (the "Deposit"). The Deposit shall be held by **JSJ Auctions, LLC** ("Escrow Agent") in accordance with Section 3 below.

(b) The balance of \_\_\_\_\_ Dollars (\$) \_\_\_\_\_ by wire transfer or in cash, certified or bank treasurer's check shall be paid at closing.

3. **Escrow Agreement.** The Deposit shall be held by Escrow Agent, in escrow. In the event of any dispute relative to the deposit monies held in escrow, Escrow Agent may, in its sole discretion, pay the deposit monies to the Clerk of Court of proper jurisdiction in an Bill of Interpleader, providing each party with notice thereof at the address recited herein, and thereupon the Escrow Agent shall be discharged from all obligations as recited herein and each party to this Agreement shall thereafter hold the Escrow Agent harmless in such capacity. Buyer and Sellers agree that the Escrow Agent may deduct the cost of bringing such interpleader action for the deposit monies held in escrow prior to forwarding the same to the Clerk of such court.

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5. **Deed and Closing:**

(a) The deed shall be a Release Deed.

(b) The deed shall be delivered and upon payment of: (i) the balance of the Purchase Price and (ii) the Buyer's Premium or before, \_\_\_\_\_ at the office of the Buyer's attorney or title company or by e-mail, express mail, overnight delivery service, or by any other mutually agreed to process, or at such time or place as the parties shall agree.

6. **Inspection:** Buyer acknowledges that it is fully satisfied with the physical condition of the Property; and the Buyer covenants and agrees that it will accept the Property in their current condition. Sellers disclaims all warranties of fitness for a particular purpose or of merchantability or habitability, either expressed or implied. Buyer agrees to take the within described property AS IS. Buyer agrees and acknowledges that it is their responsibility and obligation to secure the premises as of the date of this Agreement. Buyer shall be responsible for maintaining insurance coverage on the Property; Sellers shall not keep the Property insured against loss for the benefit of the Buyer.

7. **Encumbrances:** The Property is sold subject to: (a) the real estate taxes assessed or assessable on the premises; (b) to all prior liens; (c) all easements, covenants, and restrictions; and (d) to any rights of redemption which any person, the Internal Revenue Service, FDIC, or any other governmental agency may possess (e) any and all other encumbrances that may impact the property (f) subject to any Maine Tree growth withdrawal penalties, cost and/or assessments. (together, the “**Encumbrances**”).

8. **Zoning:** Sellers does not represent or warrant to Buyer that the current use of the Property and the building thereon comply in any respect with any municipal zoning ordinances, building or other like code or that the buildings or the use of the premise is not a nonconforming structure or use.

9. **Revenue Stamps and Closing Costs:** Buyer shall pay for the revenue stamps transfer taxes assessed against both Buyer and Seller by Maine law. Buyer shall be responsible for all recording costs assessed by the York County Registry of Deeds.

10. **Default:** If Sellers defaults, Buyer shall be entitled to the return of the Deposit as its sole remedy. If Buyer defaults, Sellers shall be entitled to retain the Deposit as liquidated damages or pursue its remedies at law or in equity at its election. Upon default by Buyer, Buyer's bid shall be immediately assigned to Sellers and Sellers may thereafter complete the purchase of the premises.

11. **Acceptance of Deed:** Acceptance of a deed by Buyer shall be deemed to be the full performance of every agreement and obligation of Sellers.

12. **Governing Law:** This Agreement is made in and shall be interpreted and enforced under the laws of the Maine.

13. **Integration:** All representations, statements and agreements heretofore made are merged in this Agreement which is the full expression of the parties' obligations and neither party in entering this Agreement has relied upon any statement or representation not set forth herein.

14. **Time:** Time is of the essence as to every aspect of this Agreement.

WITNESS OUR HANDS this 19th Day of September, 2025

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**SELLERS: Arthur R. Abbott Family  
Limited Partnership**

X \_\_\_\_\_  
**Janet Perry, General Partner**

X \_\_\_\_\_  
**Sandra Mun, General Partner**

X \_\_\_\_\_  
**Deborah Wilbur, General Partner**

X \_\_\_\_\_  
**Karen Abbott, General Partner**

**SELLERS: The Arthur R. Abbott  
Living Trust**

X \_\_\_\_\_  
**Deborah Wilbur, Trustee**

X \_\_\_\_\_  
**Karen Abbott, Trustee**

**BUYER:**

X \_\_\_\_\_  
Name: \_\_\_\_\_

SS or Fed. ID: \_\_\_\_\_

Telephone #: \_\_\_\_\_

Email: \_\_\_\_\_

X \_\_\_\_\_  
Name: \_\_\_\_\_

SS or Fed. ID: \_\_\_\_\_

Telephone #: \_\_\_\_\_

Email: \_\_\_\_\_