

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Hodgkins Hill Road, Jefferson, ME 04349

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 the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

A. UNDERGROUND STORAGE TANKS - Current or previously existing:
 Are there now, or have there ever been, any underground storage tanks on your property? Yes No Unknown
 IF YES: Are tanks in current use? Yes No
 IF NO above: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Have you experienced any problems such as leakage? _____
 Are tanks registered with the Dept. of Environmental Protection? Yes No Unknown
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Yes No Unknown
 Comments: No such tanks on property to best of seller's knowledge.

B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.) :
 Yes No Unknown
 Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? Yes No

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION II. GENERAL INFORMATION

Is the property subject to or have the benefits of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates or restrictive covenants on the property? Yes No Unknown
 IF YES: Explain: _____
 What is your source of information: _____
 Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
 IF YES: Explain: _____
 What is your source of information: _____
 Is the subject property the result of a division of property within the last five years (for example, subdivision)? Yes No Unknown
 IF YES: Explain: _____
 What is your source of information: _____
 Are you receiving a tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront? Yes No Unknown
 IF YES: Explain: _____
 Has property ever been soil tested? Yes No Unknown If YES, are the results available? Yes No
 Are mobile/manufactured homes allowed? Yes No Unknown Are modular homes allowed? Yes No
 Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No
 ATTACHMENTS: Yes No

Additional Information: Primarily survey about 1/2 of property - BASIC HALF

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.
 * Wade Bartlett 9/18/09 _____
 SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

 BUYER DATE BUYER DATE

Warranty Deed

I, **MERRILL HUTCHINS**, whose mailing address is 576 Waldoboro Road, Washington, Maine 04574, for consideration paid, grant to **WADE BARTLETT**, whose mailing address is 692 Waldoboro Road, Washington, Maine 04574, with warranty covenants, a certain lot or parcel of land with the buildings thereon, situated in Jefferson, County of Lincoln and State of Maine, bounded and described as follows:

Bounded Northerly by the highway leading from the head of Damariscotta Pond towards Warren and the land of the heirs of the late George W. Jackson; Easterly by land formerly owned by Elijah Hussey; Southerly by the land of Alonzo D. Kennedy and Westerly by land of Llewellyn H. Moody, containing 70 acres, more or less, being one of the lots conveyed by Deed to the said Samuel H. Kennedy by Thomas Finn, May 13, 1873, and recorded in Lincoln Registry, Book 248, Page 447. All abutters being now or formerly.

RESERVING HOWEVER, a small lot in the Southwestern corner of the above mentioned premises, bounded and described as follows: Beginning at the corner of land of Alonzo D. Kennedy and Llewellyn H. Moody; thence running Easterly on said Kennedy's line 75 feet to a stake; thence Northerly parallel with said Moody's line 80 feet to a stake; thence Westerly parallel with said first mentioned course 75 feet to said Moody's line; thence Southerly on said Moody's line 80 feet to the point begun at, containing 6,000 square feet.

For reference see Deed from Mildred E. Hutchins to Merrill Hutchins dated September 13, 1956 recorded at Book 535, Page 156 of the Lincoln County Registry of Deeds and Deed from Kenneth Hutchins, Harland Hutchins and Ralph Hutchins to Merrill Hutchins dated January 13, 1955 and recorded at Book 514, Page 426 of the Lincoln County Registry of Deeds.

For further reference, Mildred E. Hutchins died on September 16, 1952.

Excepting the property conveyed by Merrill Hutchins to Harland Hutchins by Deed dated January 13, 1955 and recorded at Book 514, Page 433 of the Lincoln County Registry of Deeds.

Also excepting the property conveyed by Merrill Hutchins to Harland Hutchins by Deed dated April 13, 1966 and recorded at Book 613, Page 348 of the Lincoln County Registry of Deeds.

Also excepting the property conveyed by Merrill Hutchins to Arthur H. Lusth and Bessie M. Lusth by Deed dated May 20, 1966 and recorded at Book 620, Page 371 of the Lincoln County Registry of Deeds.

WITNESS my hand and seal on this 19th day of June, 2009.

[Signature]

Merrill Hutchins
Merrill Hutchins

MAINE REAL ESTATE
TRANSFER TAX PAID

State of Maine
County of: Lincoln

June 19, 2009

Then personally appeared the above named Merrill Hutchins and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
Notary Public/Attorney at Law

Print Name PETER LYWICK

Lincoln County Registry of Deeds

Marcia P. Silva
Marcia P. Silva Registrar

