

# SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: W. Washington Rd, Washington, ME 04574

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? N/A  
What materials are, or were, stored in the tank(s)? N/A  
Age of tank(s): N/A Size of tank(s): N/A  
Location: N/A  
Have you experienced any problems such as leakage? N/A  
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: SELLER HAS NO KNOWLEDGE OF UNDERGROUND STORAGE TANKS

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

**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: N/A  
What is your source of information: N/A  
Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? . . . . .  Yes  No  Unknown  
IF YES: Explain: N/A  
What is your source of information: N/A  
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: N/A  
What is your source of information: N/A  
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: N/A  
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: N/A

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

Charlene G. Bonekemper 07/17/2009  
SELLER DATE SELLER DATE

Charlene G Bonekemper

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

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Bonekemper.zfx

*Trustee's Deed*

I, ANN E. LORD, Sole Remaining Trustee of The Jean C. Lalli Revocable Trust, u/i/d August 10, 2007, having a mailing address of P. O. Box 95, Littleton, Massachusetts 01460, for consideration paid, grant ARTHUR K. BONEKEMPER and CHARLENE G. BONEKEMPER, whose mailing address is 2270 s. Valley Forge Road, Lansdale, Pennsylvania 19446, as JOINT TENANTS, a certain lot or parcel of land situated in Washington, County of Knox and State of Maine, bounded and described as follows:

BEGINNING at the northeast corner of said lot at a stake standing West of the highway road leading from Clark's Corner, so called, to Jefferson; thence running northwest by west to the Somerville town line; thence southerly to land formerly owned by Susan Jones; thence southeast by east on said line to land formerly owned by Caleb Maddocks; thence northerly on said line to the first mentioned bounds. Containing thirty-five (35) acres, more or less.

EXCEPTING AND RESERVING from the above described lot approximately two (2) acres located on the east side of Route 206.

BEING the same premises described in a deed from Anna Smokier to Joseph A. Lalli and Jean C. Lalli dated July 25, 1994 and recorded in the Knox County Registry of Deeds Book 1846, Page 161.

ALSO EXCEPTING the premises conveyed by Joseph A. Lalli and Jean C. Lalli to Theodore Andrei and Linda Andrei dated November 16, 1994 and recorded in the Knox County Registry of Deeds Book 173, Page 121.

ALSO EXCEPTING the premises conveyed in a deed of Joseph A. Lalli and Jean C. Lalli to Ivar F. Larsson and Audrey M. Larsson dated November 19, 2002 and recorded in the Knox County Registry of Deeds Book 2873, Page 20.

ALSO EXCEPTING the premises conveyed in a deed of Joseph A. Lalli and Jean C. Lalli to Joseph Bowman dated April 17, 2003 and recorded in the Knox County Registry of Deeds Book 2967, Page 176.

ALSO EXCEPTING the premises conveyed in a deed of Joseph A. Lalli and Jean C. Lalli to Joseph Bowman dated August 16, 2003 and recorded in the Knox County Registry of Deeds Book 3278, Page 26.

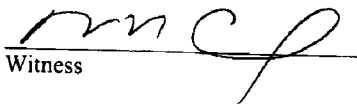
MEANING AND INTENDING to convey and hereby conveying all of the remaining land described in a deed of Anna Smokler to Joseph A. Lalli and Jean C. Lalli dated July 25, 1994 and recorded in the Knox County Registry of Deeds Book 1846, Page 161, including but not limited to the following described land:

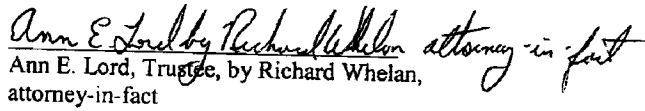
MAINE REAL ESTATE TRANSFER  
TAX PAID

BEGINNING on the northwesterly side of Route 206 at a point marking the southwest corner of land described in a deed of Joseph A. Lalli and Jean C. Lalli to Joseph Bowman (Knox County Registry of Deeds Book 3278, Page 26); Thence in a northwesterly direction along the southwest bound of said Bowman land a distance of four hundred fifty (450) feet, more or less, to a 1/2" rebar, which rebar is located seventy-two (72) feet southeasterly of a 1/2" rebar in a stone wall marking the northwest corner of said Bowman land; Thence in a southwesterly direction two hundred twelve (212) feet, more or less, to a 1/2" rebar; Thence in a southeasterly direction twenty-five (25) feet, more or less, to a 7/8" metal pipe marking the northeasterly corner of land now or formerly of Theodore and Linda Andrei (Knox County Registry of Deeds Book 1875, Page 121); Thence in a southeasterly direction along said Andrei land, a distance of three hundred forty-two (342) feet, more or less, to a 13" elm tree; Thence in a southeasterly direction along the centerline of a stone wall and land of said Andrei, a distance of eighty-three (83) feet, more or less, to a steel rod set in stone wall on the northwesterly side of Route 206; Thence in a northeasterly direction by and along Route 206, a distance of two hundred twelve (212) feet, more or less, to the point of beginning.

SUBJECT TO the following restriction: No single or double wide home shall be placed temporarily or permanently on the premises conveyed herein.

WITNESS my hand and seal on this 8<sup>th</sup> day of December, 2008.

  
Witness

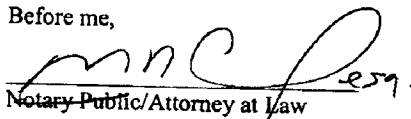
  
Ann E. Lord, Trustee, by Richard Whelan,  
attorney-in-fact

STATE OF: MAINE  
COUNTY OF: Lincoln

December 8<sup>th</sup>, 2008

Then personally appeared the above named Richard Whelan, in his capacity as attorney-in-fact for Ann E. Lord, as Trustee of the Jean C. Lalli Revocable Trust, and acknowledged the foregoing instrument to be his free act and deed in said capacity.

Before me,

  
Notary Public/Attorney at Law

Robert B. Chamber, Atty-at-Law

KNOX SS: RECEIVED  
Dec 09, 2008  
at 11:34:48A  
ATTEST: LISA J SIMMONS  
REGISTER OF DEEDS  
2

# SOMERVILLE

