

SELLER'S 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 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.

PROPERTY LOCATED AT: 36 Brann Rd, Washington, ME 04574

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: 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: Yes No N/A Quantity: _____ Yes No Unknown
Quality: Yes 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 No
IF YES: Date of most recent test: n/a 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? n/a

• IF PRIVATE:

INSTALLATION: Location: Between screen house and tool shed
Installed BY: Haskell Well Drillers DATE of Installation: 1990
What is the source of your information: Seller

USE: Number of Persons currently using system? 2
Does system supply water for more than one household? _____ Yes No Unknown

COMMENTS: Well is approx 160' in depth and produces 20 gal/min

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you experienced any problems such as line or other malfunctions? _____ Yes No
What steps were taken to remedy the problem? n/a

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: n/a
Tank Size: 500 Gal. 1000 Gal. Unknown Other: n/a
Tank Type: Concrete Metal Unknown Other: n/a
Location: Front yard OR Unknown Date of Installation: 1990

Date of Last Servicing: _____ Name of Company Servicing Tank: Robie's/Waldoboro
Date Last Pumped: _____ Have you experienced any malfunctions? _____ Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: _____ Yes No Unknown

IF YES: Location: Front yard
Date of installation of leach field: 1990 Installed By: Larry Sukeforth
Date of Last Servicing: never Name of Service Company: n/a
Have you experienced any malfunctions? _____ Yes No
If yes, give the date and describe the problem & what steps were taken to remedy: _____

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? _____ Yes No
IF YES, is it available? _____

SOURCE OF INFORMATION: Seller

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE?: _____ Yes No Unknown

Is System located in a Coastal Shoreland Zone? _____ Yes No Unknown

SECTION III. HEATING SYSTEM(S)/SOURCE(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	HWBB	Woodstove		
Age of system(s)/source(s)	1990	1993		
Name of company that services system(s)/source(s)	CB Haskell			
Date of most recent service call	FALL, 2010			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	500gal	2cord		
Malfunction per system(s)/source(s) within past 2 years				
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown
 Chimney(s) Lined: Yes No Unknown Age: 1990 Last Cleaned: _____
 Is more than one heat source vented through one flue? Yes No Unknown Had a chimney fire: Yes No Unknown
 Has chimney been inspected? Yes No Unknown; If Yes, when: _____
 COMMENTS: _____

SECTION IV. HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Current or previously existing: Yes No Unknown
 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: n/a

B. ASBESTOS - Current or previously existing:
 • as insulation on the heating system pipes or duct work? Yes No Unknown
 • in the siding? Yes No Unknown
 • in flooring tiles? Yes No Unknown
 • in the roofing shingles? Yes No Unknown
 • other: _____ Yes No Unknown
 IF YES: Source of Information: n/a
 COMMENTS: n/a

C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: n/a By: n/a
 Results: n/a If applicable, What remedial steps were taken? n/a
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: n/a

D. RADON/WATER - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: n/a By: n/a
 Results: n/a If applicable, What remedial steps were taken? n/a
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: n/a

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)
 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 the basis for the determination: n/a
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: Yes No
 IF YES, describe: n/a

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

COMMENTS: n/a

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F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL: Yes No Unknown
- LAND FILL: Yes No Unknown
- RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: Seller has no knowledge of any hazardous materials

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

SECTION V. GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: CMP easement

What is your source of information: seller

Are there any tax exemption or reduction 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: Veteran's Exmpt Homestead

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: Mark's Appliance-Propane Tank

Year Built: 1990 How long has Seller owned it: 1990

Roof: Year Built - Structure: 1990 Age - Shingles: 1990

Moisture or leakage: One time during ice storm in 1998 when bulkhead was left open

Comments: _____

Foundation/Basement: Sump Pump: Yes No Unknown Comments: n/a

Moisture or leakage since you owned the property: Yes No Unknown Comments: see comment above

Knowledge of prior moisture or leakage: Yes No Unknown Comments: n/a

Mold: Has the property ever been tested for mold? Yes No Unknown If YES, are test results available? Yes No

Electrical: Fuses Circuit Breaker Other: n/a Unknown

Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No

Manufactured Housing: Mobile Home - Yes No Modular: Yes No

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Jets in upstairs bath do not work

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

SECTION VI. ADDITIONAL INFORMATION

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.

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.

Douglas Brann
SELLER
Douglas Brann

June 16, 2011
DATE

Dale Brann
SELLER
Dale Brann

June 16, 2011
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



WARRANTY DEED

DALE E. BRANN and DOUGLAS A. BRANN, of Washington, County of Knox and State of Maine, for consideration paid, grant to STACEY BRANN of Washington, County of Knox and State of Maine, with WARRANTY COVENANTS;

COPY

A certain lot or parcel of land situated in Washington, County of Knox and State of Maine, bounded and described as follows:

BEGINNING at a point in the northwesterly line of land of Matthew Curtis as described in a deed dated July 10, 1989 and recorded in the Knox County Registry of Deeds, Book 1365, Page 333;

THENCE N 60° W by and along the northeasterly line of land retained by these Grantors, a distance of nine hundred sixty (960) feet, more or less, to an iron pin set at the Jackson Stream, also known as Farrar Stream;

THENCE in a northeasterly direction by and along said Jackson Stream, a straight line distance of five hundred five (505) feet, more or less, to the southerly bound of land of Clinton Pierpont;

THENCE by and along the southerly bound of said Pierpont land, S 55° E a distance of one thousand sixty (1,060) feet, more or less, to a point marking the northwest corner of land described in a deed of Larry E. Anderson to Ronald Creamer, Jr., et ux dated September 28, 1988 and recorded in the Knox County Registry of Deeds, Book 1301, Page 278, which point is one hundred twelve (112) feet westerly of the Vanner Road;

THENCE S 50° W by and along land of said Creamer, a distance of two hundred thirty-five (235) feet to a stake;

THENCE N 90° W, still by Creamer land, a distance of sixty-five (65) feet to a stake;

THENCE S 46° W, still by Creamer land, a distance of sixty-five (65) feet to land of Matthew J. Curtis;

THENCE N 54° W by and along land of said Curtis, a distance of two hundred four (204) feet to an iron pin;

THENCE S 42° 50' W a distance of seventy (70) feet to the point of beginning. Containing 9.9 acres, more or less.

TOGETHER WITH easements and right of way for ingress, egress, utility service and all common purposes over the driveway as now laid out, said right of way and easement area to be thirty (30) feet in width. The easements and right of way are to be used in common and shall service land of Crystal D. Crowley and Stephen Crowley; land of these Grantors; and land conveyed by these Grantors to Stacey Brann, which deeds are to be recorded herewith.

BEING a portion of the premises described in a deed of Dale E. Brann to Dale E. Brann and Douglas A. Brann dated June 15, 1990 and recorded in the Knox County Registry of Deeds, Book 1432, Page 300. This conveyance constitutes a gift to a person related to the donor by blood within the meaning of the land subdivision statute, 30-A M.R.S.A., Section 401, et seq.

WITNESS our hands and seals this _____ day of _____ 1990.

Dale E. Brann

Douglas A. Brann

STATE OF MAINE

Lincoln, ss.

1990.

Then personally appeared the above named Dale E. Brann and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public/Attorney

Print Name: _____

EXHIBIT A

(Mortgage Deed of Dale E. Brann and Douglas A. Brann to First National Bank of Damariscotta)

A certain lot or parcel of land together with the buildings thereon, situated in Washington, County of Knox and State of Maine, bounded and described as follows:

BEGINNING at an iron pin on the westerly side of the Vanner Road, which iron pin marks the northeast corner of land conveyed by these Grantors to Crystal D. Crowley and Stephen Crowley, to be recorded herewith;

THENCE N 60° W, by and along the northerly line of said Crowley land, a distance of one thousand four hundred (1,400) feet, more or less, to an iron pin at Jackson Stream, also known as Farrar Stream;

THENCE in a northeasterly direction by and along said Jackson Stream, a straight line distance of three hundred ninety (390) feet to an iron pin set;

THENCE S 60° E by and along land to be conveyed to Stacey Brann, a distance of nine hundred sixty (960) feet, more or less, to a point in the northwesterly line of Matthew Curtis as described in a deed dated July 10, 1989 and recorded in Knox County Registry of Deeds, Book 1365, Page 333;

THENCE S 42°30' W a distance of one hundred sixty-five (165) feet, more or less, to an iron pin marking the southwest corner of said land of Curtis;

THENCE S 54° E, still by said Curtis land a distance of two hundred fifty-eight (258) feet to an iron pin;

THENCE continuing the same course, by and along land described in a deed of Lawrence E. Andrews to Matthew Curtis dated July 20, 1989 and recorded in Knox County Registry of Deeds in Book 1365, Page 334, a distance of one hundred twelve (112) feet to a steel pipe (stake) on the westerly side of said Vanner Road;

THENCE S 50° W a distance of one hundred seventy (170) feet to the iron pin at the point of beginning. Containing 9.8 acres, more or less.

TOGETHER WITH and SUBJECT TO easements and right of way for ingress, egress, utility service and all common purposes over the driveway as now laid out, said right of way and easement area to be thirty (30) feet in width. The easements and right of way are to be used in common and shall service land of Crystal D. Crowley and Stephen Crowley; land of these Grantors; and land conveyed by these Grantors to Stacey Brann, which deeds are to be recorded herewith.

BEING a portion of the premises described in a deed of Dale E. Brann to Dale E. Brann and Douglas A. Brann dated June 15, 1990 and recorded in the Knox County Registry of Deeds, Book 1432, Page 300.

A handwritten signature or scribble in the bottom right corner of the page, consisting of several loops and lines.

