

## 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: 455 Depot Street, Union, ME 04862

### 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: \_\_\_\_\_ 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? \_\_\_\_\_

• IF PRIVATE:

INSTALLATION: Location: FRONT of HOUSE - WELL HOUSE

Installed BY: RIELLY DATE of Installation: 1988-89

What is the source of your information: ON WELL CAP

USE: Number of Persons currently using system? - 0 -

Does system supply water for more than one household? .....  Yes  No  Unknown

COMMENTS: \_\_\_\_\_

### 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? \_\_\_\_\_

• IF PRIVATE:

TANK:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_

Tank Size:  500 Gal.  1000 Gal.  Unknown  Other: \_\_\_\_\_

Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_

Location: WEST of HOUSE OR  Unknown Date of Installation: 1988-1989

Date of Last Servicing: 2 YEARS AGO Name of Company Servicing Tank: INTERSTATI

Date Last Pumped: 2 YEARS AGO Have you experienced any malfunctions? .....  Yes  No

If yes, give the date and describe the problem: \_\_\_\_\_

LEACH FIELD: .....  Yes  No  Unknown

IF YES: Location: \_\_\_\_\_

Date of installation of leach field: 1988-89 Installed By: WALLACE MOODY

Date of Last Servicing: NEVER Name of Service Company: N/A RHW

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? will look for

SOURCE OF INFORMATION: SHARON CARON

COMMENTS: \_\_\_\_\_

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

July 2007 Page 1 of 3 - SPD Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials SC

Rock Maple Realty PO Box 710, Union ME 04862

Phone: 2077854305

Fax: (207) 785-4304

Rick Whelan

Sharon Caron.z

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	OIL FHW			
Age of system(s)/source(s)	1988			
Name of company that services system(s)/source(s)	VARIOUS			
Date of most recent service call	2 YEARS AGO			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))				
Malfunction per system(s)/ source(s) within past 2 years	NONE			
Other pertinent information				

Buried Oil Supply Line:  Yes  No  Unknown Sleevd:  Yes  No  
 Chimney(s) Lined:  Yes  No  Unknown Age: OLD Last Cleaned: NOT SURE  
 Is more than one heat source vented through one flue?  Yes  No  Unknown  
 COMMENTS: CHIMNEY HAS BEEN UPGRADED & LINED.

**SECTION IV. HAZARDOUS MATERIAL**

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

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: \_\_\_\_\_

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 the roofing shingles?  Yes  No  Unknown  
 • in flooring tiles?  Yes  No  Unknown • other: \_\_\_\_\_  Yes  No  Unknown  
 IF YES: Source of Information: SHARON CARON  
 COMMENTS: \_\_\_\_\_

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

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

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: \_\_\_\_\_  
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards?  Yes  No  
 IF YES, describe: \_\_\_\_\_  
 Are you aware of any cracking, peeling or flaking paint?  Yes  No  
 COMMENTS: NEW PAINT

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

OTHER: LIKE MOST COUNTRY PROPERTIES THERE ARE OLD DUMPS ON THE PROPERTY

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: COTTAGE ROAD RIGHT OF WAY - HANNON ROAD

What is your source of information: \_\_\_\_\_

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: HOME STEAD & VETERAN'S

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: \_\_\_\_\_

Age: Age of House: 1850

How long has Seller owned it: 1986 ± CHARLES COLLINS

Roof: Age - Structure: VARIOUS Age - Shingles: 2005

Moisture or leakage: NO

Comments: \_\_\_\_\_

Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: \_\_\_\_\_

Moisture or leakage since you owned the property:  Yes  No  Unknown Comments: SOME SPRING & FALL

Knowledge of prior moisture or leakage:  Yes  No  Unknown Comments: " " "

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: \_\_\_\_\_  Unknown

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

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

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: \_\_\_\_\_

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

**SECTION VI. ADDITIONAL INFORMATION**

NEW ELECTRICAL ENTRANCE BOX & WIRE 1989, ALSO NEW PLUMBING 1989, 1850 HOUSE LARGELY REMODEL IN 1989, TOTALLY RENOVATED IN 1989.

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.

Sharon J. Caron  
SELLER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SELLER

\_\_\_\_\_  
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



# Know all Men by these Presents

That I, Sharon L. Caron of Union, County of Knox and State of Maine

07980

in consideration of One Dollar and other valuable considerations

paid by Sharon L. Caron and Dominique R. Caron, husband and wife both of Union, County of Knox, State of Maine

the receipt whereof I do hereby acknowledge, do hereby give, grant,

bargain, sell and convey unto the said Sharon L. Caron and Dominique R. Caron

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever.

A certain lot or parcel of land together with any buildings thereon situated in the Town of Union, County of Knox and State of Maine and known as Otis N. Bills' Homestead and Farm, bounded and described as follows, to wit:

Bounded on the south by land of Eliza M. Robbins and by land of Edgar Walcott; on the east, north and west by waters of Seven Tree Pond, Georges River and Round Pond. For other description see deed of Elizabeth A. Elliott to Otis N. Bills recorded in the Knox County Registry of Deeds, Book 107, Page 198. Also refer to deed of Otis N. Bills to Earle C. Hannan, recorded in the Knox County Registry of Deeds, Book 161, Page 215 dated April 30, 1913.

EXCEPTING AND RESERVING from the above described lot various lots abutting on Round Pond that were sold by Earle C. Hannan during his lifetime, also two lots sold by said Earle C. Hannan to Vivian Hannan; one being the former homestead of Vivian Hannan; the other being a house lot located on the easterly side of the road leading from Union to Warren and just across the road from the homestead of Earle C. Hannan. Also excepting a lot on Seven Tree Pond sold to Clarence Moody.

Earle C. Hannan died in October 1962, intestate, survived by his widow, Donna, and grantors herein. Donna Hannan died December 1963. The grantors herein are the sole heirs of Donna I. Hannan and Earle C. Hannan.

BK 1375 PG 301

5-12  
21-5

FIELD ✓  
INDEX ✓  
COMP ✓  
M&L ✓  
CARDEX ✓  
DECL -0 ✓

*Union*

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Sharon L. Caron and Dominique R. Caron

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And I do COVENANT with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all incumbrances,

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that I and my heirs shall and will

Warrant and Defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Sharon L. Caron

joining in this deed as Grantor, and relinquishing and conveying all my right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 5<sup>th</sup> day of September in the year of our Lord one thousand nine hundred and Eighty-nine

Signed, Sealed and Delivered in presence of

[Signature]

[Signature] Sharon L. Caron

State of Maine, Knox

ss. September 5, 1989

Personally appeared the above named Sharon L. Caron

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Knox ss: Received September 5, 1989 at 3h 50m P.M.

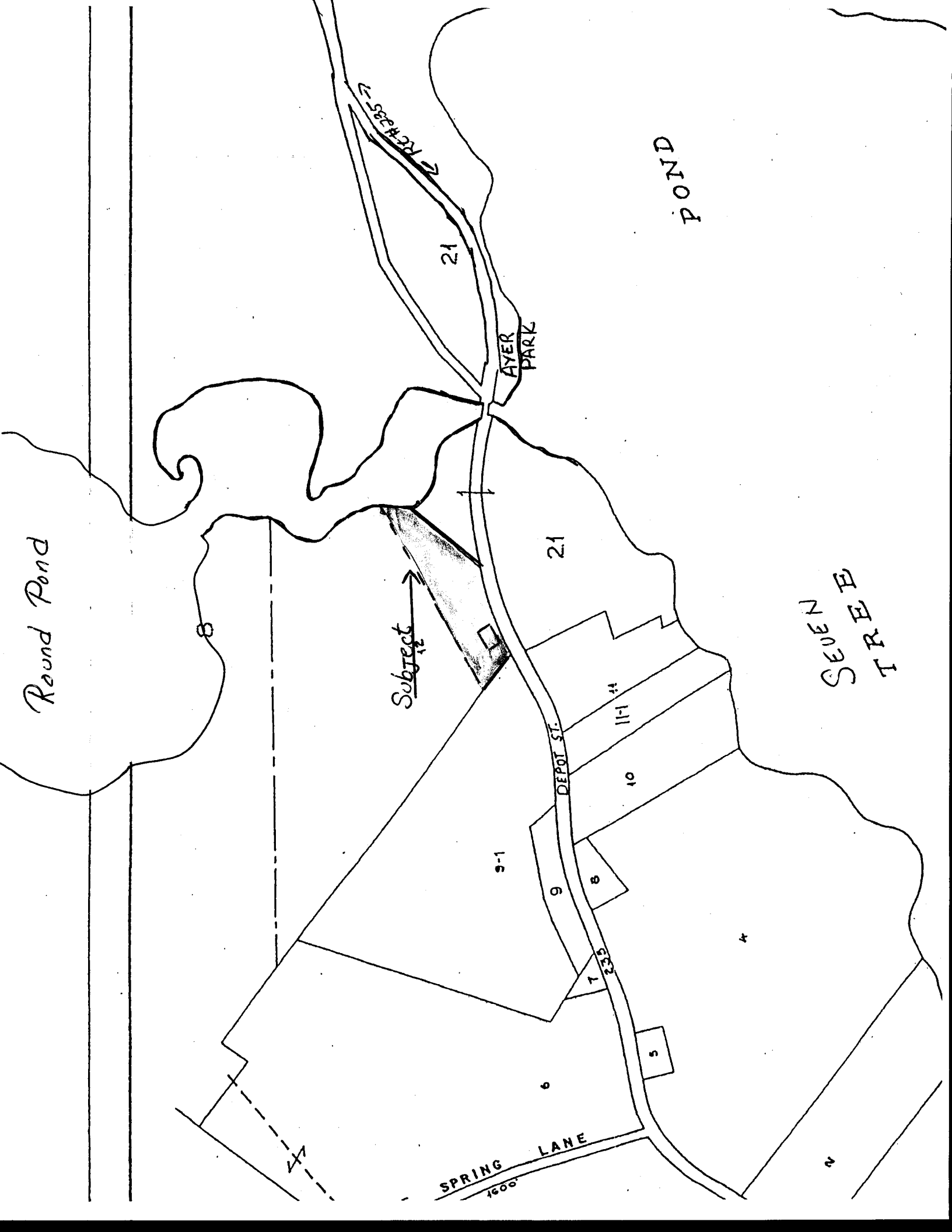
[Signature] Notary Public BARRY M. FARRER



Round Pond

POND

SEVEN TREE



Subject

AYER PARK

DEPOT ST.

SPRING LANE  
1600'

8

21

21

9-1

9

8

11-1 A

10

7

335

5

6

4

4

Rt 435

47