

Lot #3

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: _____

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: _____

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: DEED RESTRICTIONS
 What is your source of information: WALTER LAMONT
 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: WALTER LAMONT
 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: WALTER LAMONT
 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: _____

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

Walter Lamont 20/Sept 09 Ann Lamont 21 Sept 09
 SELLER DATE SELLER DATE
 Walter Lamont Ann Lamont

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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That We, JANET M. LAMONT of Lincolnville, Waldo Co., Me., H. BLAIR LAMONT, III c/o H.B. Lamont of Lincolnville, Me.; WALTER MARSTON LAMONT of Lincolnville, Me.; JAN LAMONT RODONETS, Brookline Village, Suffolk Co., Mass.; R. CAMERON LAMONT of Lincolnville, Me. in consideration of one dollar and other valuable consideration

paid by DUCKTRAP LAND COMPANY, INC., a Maine Corporation

whose mailing address is 10 School Street, Rockland, Maine . . .

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said DUCKTRAP LAND COMPANY, INC.

its successors and assigns forever, a certain lot or parcel of land ~~to be conveyed to the said~~ in Lincolnville, Waldo County, Maine bounded and described as follows:

BEGINNING at a moss covered stone on the southerly side of the Whitney Road, so-called, and at the westerly corner of the three-acre field, so-called; thence South 51° West forty-eight and one-half (48½) rods to a spruce tree marked for a corner; thence North 39° West one hundred fifty-one and one-half (151½) rods to a stake and stones in the southerly line of the Dodge Lot (now or formerly) so-called, now or formerly of Richards; thence North 51° East forty-eight and one-half (48½) rods to a stake and stone in line of land now or formerly of Percy L. Drake and Annie E. Drake; thence South 39° East four and one-half (4½) rods along line of said land now or formerly of Percy L. Drake and Annie E. Drake to a corner; thence North 51° East seventy-two (72) rods, more or less, along line of land now or formerly of Percy L. Drake and Annie E. Drake (now or formerly of State of Maine) to a stake and stones at the bank of Duck Trap Stream; thence easterly and southerly as the said stream runs to a birch tree marked for a corner at the northeasterly corner of the said three-acre field; thence South 37° West sixty-three (63) rods, more or less, to the point of beginning; excepting and reserving therefrom any rights which the public may have acquired, or which contiguous land-owners may have acquired, to pass over the Whitney Road, so-called; meaning and intending to describe herein the premises which were conveyed by Leon O. Callahan to Arthur L. Oxton and Irene G. Oxton by his warranty deed dated November 25, 1947, and recorded at Waldo County Registry of Deeds in Book 470, Page 183; and which were conveyed by Inhabitants of the Town of Lincolnville to Arthur L. Oxton and Irene G. Oxton by quitclaim deed dated October 19, 1951, and recorded at the said Registry of Deeds in Book 465, Page 257.

This is Lot No. 18 as shown on Tax Map No. 1 of Lincolnville, Maine. For further reference see deed from Arthur L. Oxton and Irene G. Oxton to H. Blair Lamont, Jr. dated January 25, 1966 and recorded in Waldo Registry of Deeds in Book 642, Page 98. Also see deed from H. Blair Lamont, Jr. to Janet M. Lamont, et al, dated December 23, 1983 and recorded at said Registry of Deeds in Book 819, Page 291.

The respective fractions owned by the Grantors are as follows: Janet M. Lamont, 8/100ths; H. Blair Lamont, III, 23/100ths; Walter Marston Lamont, 23/100ths; Jan Lamont Rodonets, 23/100ths; R. Cameron Lamont, 23/100ths.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Ducktrap Land Company, Inc., its.

successors ~~and~~ and assigns, to them and their use and behoof forever.

And We do warrant with the said Grantee, its / ~~and~~ successors and assigns,

that we lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that we and our heirs shall and will warrant and defend the same to the said Grantee, its / ~~and~~ successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We, the said Janet M. Lamont; H. Blair

Lamont, III; Walter Marston Lamont; Jan Lamont Rodonets; R. Cameron Lamont and H. Blair Lamont, Jr.

husband ~~and~~ of the said Janet M. Lamont

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set their hand and seals this 29th day of the month of December, A.D. 19 83.

Signed, Sealed and Delivered in presence of

Samuel W. Collins, Jr.

Janet M. Lamont
Janet M. Lamont
H. Blair Lamont, Jr.
H. Blair Lamont, Jr.
Walter Marston Lamont
Walter Marston Lamont
Jan Lamont Rodonets
Jan Lamont Rodonets
R. Cameron Lamont
R. Cameron Lamont

State of Maine, County of Knox ss: December 29, 19 83.

Then personally appeared the above named Janet M. Lamont

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

Before me,

Samuel W. Collins, Jr.
Samuel W. Collins, Jr., Notary Public
Attorney at Law

Typed or printed name of notary public or attorney at law

5396
State of Maine, Vol. 88, Registry of Deeds
Received AUG 31 1984 at 9M, 00M, A.M.
828 470

Samuel W. Collins, Jr.

Ducktrap Land Co.- Covenants

- #1. Buildings shall be only single family residences with a minimum size of 1,500 sq. ft. and constructed on concrete frost wall, crawl spaces or full foundation.**
- #2. All building must take place within the "envelope area".**
- #3. All homes shall have natural siding or the equivalent, ie: no vinyl or aluminum siding or trim.**
- #4. No mobile homes or double wide mobile homes are permitted.**
- #5. There shall be no commercial use of the premises, with the exception of in-home occupations including, but not limited to, a bed and breakfast business.**
- #6. No unregistered vehicles shall be kept upon the premises.**
- #7. No agricultural or "farm" animals such as pigs, cows or goats shall be kept on the premises. This prohibition does not include horses or game birds for domestic "non-commercial" use.**
- #8. Power shall be underground from the road to the house structures.**
- #9. After the sale of three (3) lots from the Lot One through lot six as described on the proposed land division survey for Ducktrap Road and Whitney Road, a road association may be formed for plowing and general road maintenance for the dirt road portion of the Whitney Road.**
- #10. Walter Lamont Sr. shall have the right to bid on any construction to be performed upon the premises.**
- #11. Wetland disturbance, including state, federal, or locally approved disturbance, on any lot is prohibited. The purpose being to maintain integrity of wildlife habitat.**
- #12. Buildings are to be restricted to minimum of 100 ft. setback from Whitney Rd.**
- #13. Outside the building envelope areas, the cutting of trees is permitted: however, forest floor cannot be disturbed; ie: excavation and removal or organic duff and stumps. This rule permit's the natural regeneration of seedlings to allow it to remain forested land.**