

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Butler Road, Union, ME 04862

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: see attached covenants and restrictions dated 3/26/07.
 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: _____

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.
 SELLER: Dale A. Farris DATE: 5/7/07 SELLER: Cynthia S. Farris DATE: 5-7-07
 Dale A. Farris Cynthia S. Farris

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 _____

STATUTORY WARRANTY DEED

I, DALE A. FARRIS, of Cumberland, in the County of Cumberland and State of Maine,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

DALE A. FARRIS and CYNTHIA S. FARRIS, whose mailing address is 29 Wyman Way, Cumberland, Maine 04021, as JOINT TENANTS

A certain lot or parcel of land with the buildings thereon situated in the Town of Union, County of Knox and State of Maine, and bounded as follows, to wit:

BEGINNING at a stake and stones at the southeast corner of land of Robert Thompson, now or formerly; thence South bounding on William Coggans and Davis Oakes' land, now or formerly, to stake and stones which is the southeast corner of said Oakes' land, now or formerly; thence East by Ebenezer Cobb's land, now or formerly, to the highway leading to Willard Lucas and Thomas Butler's, now or formerly; thence North 4 deg. East by said road to Nat'l Bachelder's land; thence West by said Bachelder's land, now or formerly, to bounds first mentioned, containing fifty (50) acres or more.

Also one other piece or parcel of land and bounded as follows:

Situated in said Town of Union, BEGINNING at Ebenezer Cobb's northwest corner; thence South 45 deg. nineteen rods; thence East twenty-six rods to place of beginning. Containing two acres and fifty eight rods.

Bounded South on W. Libby and West on the N.M. Gleason land, now or formerly; and East on a town road. RESERVING to Nathan M. Gleason heirs such reserve as heretofore conveyed. The whole known as the Morrill Stewart farm.

Being the same premises conveyed to Grantor herein by deed of Isabel C. Abbott dated June 8, 1995 and recorded at the Knox County Registry of Deeds in Book 1922, Page 183. Reference is also made to a deed from Isabel C. Abbott to Grantor herein dated October 4, 1978 and recorded at said Registry of Deeds in Book 731, Page 167.

WITNESS my hand this 11th day of January, 2006.

Diane R Snow Dale A. Farris
Diane R. Snow Dale A. Farris

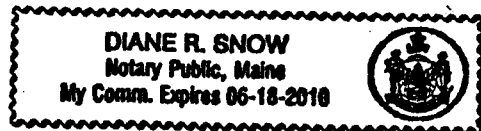
STATE OF MAINE
CUMBERLAND, SS.

January 11, 2006

Then personally appeared the above-named DALE A. FARRIS and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Diane R Snow
Attorney at Law/Notary Public
Print Name: _____
My Commission Expires: _____

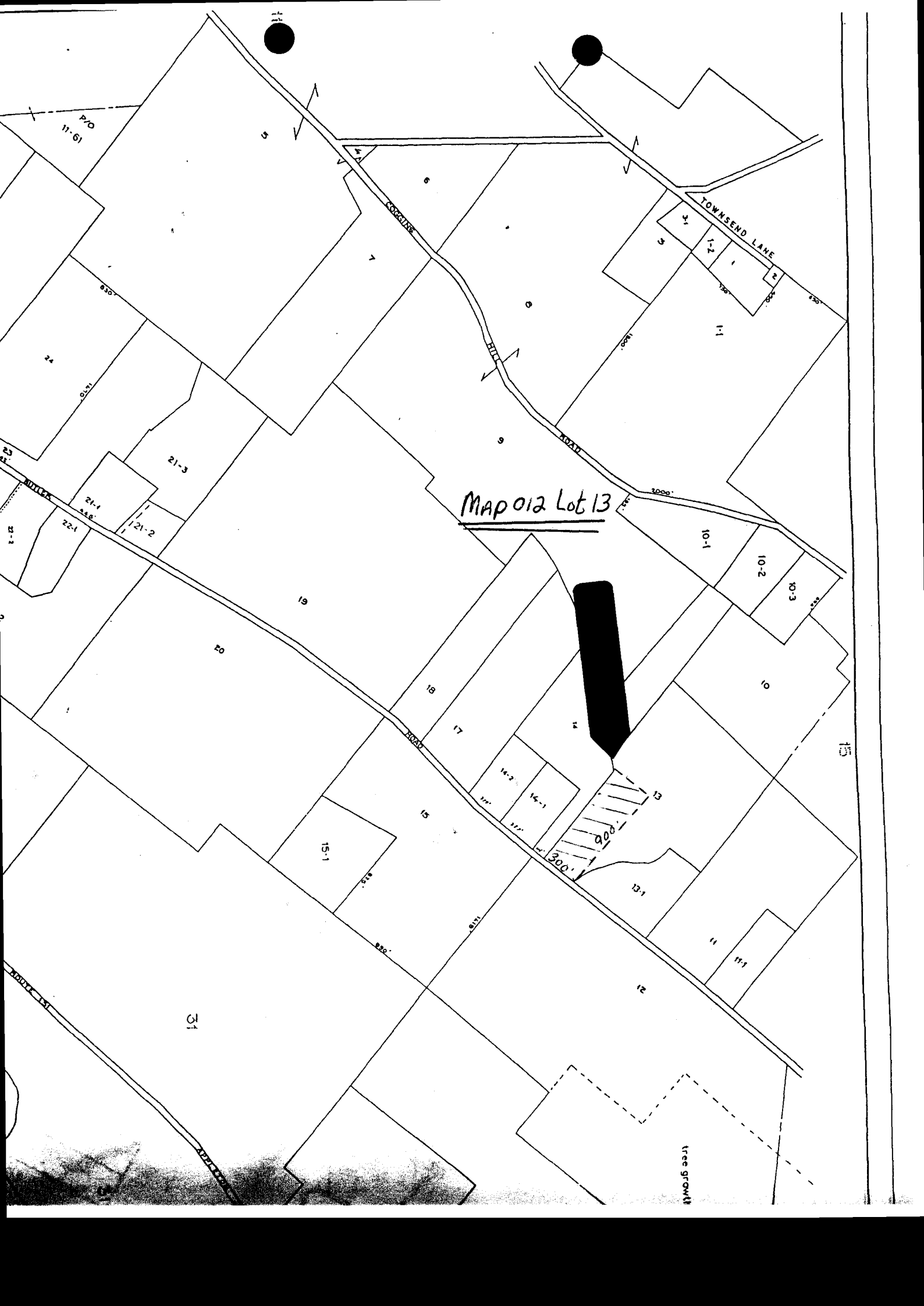


W. J. Sam 3/26/07

COVENANTS AND USE RESTRICTIONS:

1. **Residential Use:** The property shall be maintained solely for residential use, with the exceptions of home occupation specified below:
2. **One House Only:** No more than one principal residence maintained for single family use shall be built on lot.
3. **Siting Area Specified and Limited:** No house, garage or other structure shall be built within one-hundred (100) feet from the lot's northern boundary (stonewall running east-west).
4. **Commercial Uses Limited to Home Occupations:**
 - a. The property shall not be used for any commercial purpose excepting a professional practice, craft work, artistic endeavors, and similar occupations that must in any case be conducted entirely within the structure of the house, garage, or outbuilding. No profession or work may cause undue noise, smoke, toxic chemicals, fumes, undue traffic or other annoyances or pollution.
 - b. Groups of clients or other parties on the property for professional or occupational reasons must be limited to reasonable numbers and hours. This restriction shall not be construed to prevent individual patients or clients from being on the property any hour for professional or occupational reasons.
 - c. There shall be no separate commercial structures, homes, or stands on the property. This restriction shall be construed to prevent rental on any buildings or apartment or structure excepting a rental of the entire main house as a one-family residence or rental of a share of the house or garage to a family member or temporary roomer while owner is in residence. This restriction shall not be construed to prevent a live-in housekeeper, home aide, gardener, babysitter, or other person from living in the house with the family for the purpose of caring for them or their property.
 - d. There shall be no commercial farming but this shall not prohibit the owner from having domesticated animals. These may include cats, dogs, equine animals, rabbits, sheep, goats and/or fowl, in reasonable numbers, properly housed or penned, but not tied in the yard. No non-domesticated animals such as (but not limited to) reptiles or wild mammals shall be kept for any reason, including to pets, display, occupational or security reasons. This restriction shall not be construed to prevent the keeping of fish in a pond or caged birds within the house.
5. **Vehicles:** No unregistered or unused vehicles shall be allowed on the property unless they are in a garage with the doors shut. No appliances, hardware, boxes, used items, broken or old furniture or other such objects or debris shall be kept outside the garage or the house at any time.

6. **Mobile Homes:** No mobile homes shall be on the property at any time.
7. **Divisions:** The property shall not be divided (sub-divided) at any time in the future.
8. **Stone Walls and Land Management:** No stone walls shall be destroyed or removed except in order to create a single entrance to the property. No land shall be unnecessarily stripped of natural covering or bulldozed beyond that related to appropriate thinning and clearing for residential buildings, gardening, footpaths, and view easements.



MAP 012 Lot 13



tree growth

P/O
11-61

TOWNSEND LANE

CORCORAN ROAD

MIDDLE ROAD

MIDDLE ROAD

31

13

