

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: 631 Sennebec Road, Union, ME 04864

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: _____
 Installed BY: _____ DATE of Installation: _____
 What is the source of your information: _____
 USE: Number of Persons currently using system? 2
 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: North Side of house OR Unknown Date of Installation: 1993
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Date Last Pumped: January 2008 Have you experienced any malfunctions? Yes No
 If yes, give the date and describe the problem: Replaced septic pump in January of 2008

LEACH FIELD: Yes No Unknown

IF YES: Location: Between house and barn
 Date of installation of leach field: 1993 Installed By: Larry Sukeforth
 Date of Last Servicing: 1993 Name of Service Company: _____
 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: _____

COMMENTS: _____

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

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	oil (hot water)	wood		
Age of system(s)/source(s)	1 year	1 year		
Name of company that services system(s)/source(s)				
Date of most recent service call				
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	960 gallons	5 cord		
Malfunction per system(s)/source(s) within past 2 years	None	None		
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown
 Chimney(s) Lined: Yes No Unknown Age: 1956 Last Cleaned: Un kown
 Is more than one heat source vented through one flue? Yes No Unknown
 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:
 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: _____
 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: _____

PROPERTY LOCATED AT 631 Sennebec rd, Union, ME 04864

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:
TOXIC MATERIAL: Yes No Unknown OTHER: _____
LAND FILL: Yes No Unknown
RADIOACTIVE MATERIAL: Yes No Unknown

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: Rights of first refusal to sister
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: _____

• Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: _____
• Age: Age of House: 52 years How long has Seller owned it: _____
• Roof: Age - Structure: 52 Years, addition 14 years Age - Shingles: varies
Moisture or leakage: None
Comments: _____

• Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____
Moisture or leakage since you owned the property: Yes No Unknown Comments: _____
Knowledge of prior moisture or leakage: Yes No Unknown Comments: Base leaks in the spring.

• 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: Basement leaks in the spring and chimney is cracked.

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.

Craig A. Fuller SELLER February 25, 2008 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



*Personal Representative's Deed of Distribution
Testate*

I, **JULIE PACKARD**, whose mailing address is P.O. Box 804, Union, Maine 04862, and **CRAIG FULLER**, whose mailing address is P. O. Box 755, Union, Maine 04862, duly appointed and acting personal representatives of the Estate of R. Bliss Fuller, Jr., deceased, whose will was duly admitted to probate in the Probate Court for Knox County, Maine, by the power conferred by law, and every other power, in distribution of the estate, grant to **CRAIG FULLER**, whose mailing address is P. O. Box 755, Union, Maine 04862, being the person entitled to distribution, a certain lot or parcel of land and the buildings thereon, situated on the easterly side of the Sennebec Road in the Town of Union, County of Knox, State of Maine, bounded and described as follows:

BEGINNING at a 5/8" rebar set in a stone wall in the easterly line of the Sennebec Road, said rebar being located in the northwesterly corner of land now or formerly of Roland G. & Carol A. Watier as described in Book 572, Page 153 of the Knox County Registry of Deeds;

THENCE southwesterly by the Sennebec Road a distance of (678) feet more or less to a 5/8" rebar set at the northwesterly corner of land this date conveyed to Julie Packard, said rebar set being located (S 31° 11' W) a distance of (677.4) feet from the aforementioned 5/8" rebar set at the point of beginning;

THENCE (S 51° 03'E) by land this date conveyed to Julie Packard a distance of (26.9) feet to a 5/8" rebar set"

THENCE continuing (S 51° 03' E) by land this date conveyed to Julie Packard, a distance of (30) feet more or less to the center of the existing driveway to the house formerly of Roscoe Bliss Fuller, Sr.;

THENCE southeasterly by the centerline of the existing driveway and land this date conveyed to Julie Packard a distance of (241) feet more or less to a point;

THENCE (N 43°25' E) by land this date conveyed to Julie Packard a distance of (18) feet more or less to a 5/8" rebar set, said rebar set being located (S 79° 49' E) a distance of (276.6) feet from the last mentioned 5/8" rebar set;

THENCE continuing (N 43° 25' E) by land this date conveyed to Julie Packard a distance of (272.6) feet more or less to a 5/8" rebar set;

THENCE (S 43° 30' E) by land this date conveyed to Julie Packard a distance of (372.2) feet to a 5/8" rebar set"

THENCE (S 41° 20' W) by land this date conveyed to Julie Packard a distance of (180.7) feet to a 5/8" rebar set;

THENCE continuing (S 41° 20' W) by land this date conveyed to Julie Packard a distance of (16) feet more or less to the centerline of a woods road;

THENCE southeasterly by land this date conveyed to Julie Packard and by the centerline of the woods road a distance of (1666) feet more or less to the center of a culvert at a small brook;

THENCE (S 24° 19' E) by land this date conveyed to Julie Packard distance of (33) feet more or less to a 5/8" rebar set, said rebar being located (S 44° 33' E) a distance of (1619.3) feet from the last mentioned 5/8" rebar set;

THENCE continuing (S 24° 19' E) by land this date conveyed to Julie Packard a distance of (2012.9) feet to a 3/4" rebar capped PLS 2163 in the corner of a stonewall, said rebar being located at the corner of land now or formerly of Christine R. Savage as described in Book 3253, Page 116 of said Registry;

THENCE (N 60° 52' E) by a stonewall and land of Savage a distance of (387.1) feet to the end of the stonewall;

THENCE (N 62° 51' E) by land of Savage a distance of (210.1) feet to the end of a stonewall;

THENCE (N 62° 53' E) by a stonewall and land of Savage a distance of (603.2) to a point, said point being the southwesterly corner of land now or formerly of George St. Pierre as described in Book 488, Page 273 of the said Registry, said point being located (S 33° 18' E) a distance of (2.2) feet from a 1/2" rebar;

THENCE (N 33° 19' W) by land of St. Pierre a distance of (2.2) feet to the aforementioned 1/2" rebar;

THENCE continuing (N 33° 18' W) by land of St. Pierre a distance of (1153.4) feet to a 1-1/4" rod in stone at land now or formerly of Joseph P. Skalecki as described in Book 1782, Page 182 in said Registry;

THENCE (S 63° 19' W) by land of Skalecki a distance of (413.5) feet to a 1-1/4" axle at the southeasterly corner of land of Watier;

THENCE (S 63° 28' W) by land of Watier a distance of (407.1) feet to a 1/2" rebar in a pile of stones at the corner of Watier;

THENCE (N 36° 23' W) by land of Watier a distance of (512.2) feet to a 5/8" rebar set;

THENCE (N 34° 19' W) by land of Watier a distance of (503.9) feet to a 5/8" rebar set at the end of a stonewall;

THENCE (N 36° 27' W) by stonewall and land of Watier a distance of (356.7) feet to a 5/8" rebar set in the end of the stonewall;

THENCE (N 36° 05' W) by land of Watier a distance of (478.3) to a 5/8" rebar set in the corner of a stonewall;

THENCE (N 35° 32' W) by stonewall and land of Watier a distance of (1452.1) feet to 5/8" rebar set and the POINT OF BEGINNING.

Reference plan entitled Boundary Survey and Lot Division For Craig Fuller and Julie Packard, by Aaron R. Holmes, Dated August 3, 2006. 5/8" rebar set are capped A.R. Holmes PLS 2360. Bearings referenced to magnetic north 2006, to be recorded herewith.

SUBJECT TO a right of way for all purposes, to be used in common with property this date conveyed to Julie Packard, over the area lying northerly of the centerline of the existing driveway and southerly of a line described as follows:

BEGINNING at a 5/8" rebar set in the easterly side of the Sennebec Road, which 5/8" rebar marks the northwesterly corner of the parcel this date conveyed to Julie Packard;

THENCE (S 79 deg. 38' E) a distance of (308.00) feet to a point in the northwesterly line of the parcel this date conveyed to Julie Packard.

TOGETHER WITH a 50' right of way for ingress and egress by foot or motor vehicle for the purpose of access to a shed/barn located on land herein conveyed over so much of the land this date conveyed to Julie Packard which lies within the following described area:

BEGINNING at a 5/8" rebar set in the easterly line of the Sennebec Road at the westerly corner of land herein conveyed;

THENCE southwesterly by the Sennebec Road a distance of (53) feet more or less to a point, said point being located (S 29° 14' W) a distance of (52.8) feet from the aforementioned 5/8" rebar set;

THENCE (S 79° 38' E) a distance of (399.1) feet to a point;

THENCE along a tangent curve to the left, said curve have a radius of (25.0) feet, a distance of (52.4) feet to a point;

THENCE (N 19° 39' W) a distance of (97.6) feet to a point in line of land herein conveyed;

THENCE (S 43° 25' W) along land herein conveyed a distance of (85.9) feet to a point;

THENCE (N 79° 38' W) a distance of (308.0) feet to the 5/8" rebar set and the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO a 50' wide right of way to be used in common, for all purposes, the northwesterly line of said right of way being an extension of the (S 41° 20' W) line between land this date conveyed to Julie Packard and land herein, and the centerline of said right of way to follow the centerline of the existing woods road to and across the small brook, the remainder of said right of way to be bounded and described as follows:

BEGINNING at a point in the line between land conveyed herein and land this date conveyed to Julie Packard; said point is (S 24° 19' E) a distance of (202.2) feet from a 5/8" rebar set in the northerly end of said line;

THENCE (N 65° 41' E) a distance of (50.0) feet to a point;

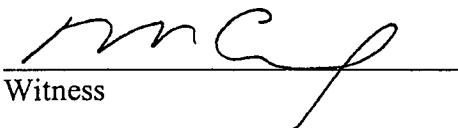
THENCE (N 24° 19' W) a distance of (228.5) feet to a point in line of land now or formerly of Roland G. Watier, Jr. and Carol A. Watier as described in Book 572, Page 153 of said registry.

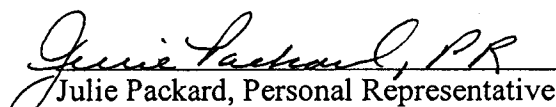
Excepting a right of way as described in deed from Roscoe B. Robbins to Elvin Bradford, dated July 15, 1915, and recorded in Book 172, Page 395 in said Knox County Registry of Deeds.

Being a portion of the premises described in Book 3400, Page 325 of the Knox County Registry of Deeds.

A portion of the premises herein conveyed is conveyed SUBJECT TO a right of first refusal attached hereto and incorporated herein as Exhibit A.

WITNESS my hand and seal on this 31st day of August, 2006.


Witness


Julie Packard, Personal Representative