

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: 134 Payson Road, 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: Under Porch
Installed BY: Unknown DATE of Installation: ~~Dec, 1993~~ Unknown
What is the source of your information: Owner
USE: Number of Persons currently using system? 6
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: Behind House OR Unknown Date of Installation: 1993
Date of Last Servicing: 2005 Name of Company Servicing Tank: Interstate septic
Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: Behind House
Date of installation of leach field: Unknown Installed By: Edward Bean
Date of Last Servicing: Never 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? See attached

SOURCE OF INFORMATION: _____
COMMENTS: _____

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

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Rock Maple Realty PO Box 710, Union ME 04862
Phone: (207) 785-4305 Fax: (207) 785-4304

John Pushaw

Diane.zfx

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Propane/H2O Basebo	Electric	Wood	
Age of system(s)/source(s)	1993	1993	2001 Wood	
Name of company that services system(s)/source(s)	Kallock		N/A	
Date of most recent service call	3 years		2005	
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	1500 gal.	N/A	N/A	
Malfunction per system(s)/ source(s) within past 2 years		N/A	N/A	
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: _____ Last Cleaned: _____
 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: House has been completely gutted.

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

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PROPERTY LOCATED AT 134 Payson ad, Union, Me 04862

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: _____

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: Not Sure How long has Seller owned it: 6 yrs.

• Roof: Age - Structure: _____ Age - Shingles: 1993/2001/2006

Moisture or leakage: _____

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: _____

• 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

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.

Katharine Draffam
SELLER

November 20, 2006
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



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WARRANTY DEED

WILLIAM F. PACKARD, III and KATHLEEN R. PACKARD of 862 Heald Highway, Union, County of Knox and State of Maine, for consideration paid, grant to KATHARINE R. GRAFFAM of P.O. Box 489, Union, County of Knox and State of Maine, their heirs and assigns, WITH WARRANTY COVENANTS, a certain lot or parcel of land, with the buildings thereon, situated in Union, County of Knox, State of Maine, and bounded and described as follows:

BEGINNING in the southwesterly line of the road at East Union and at corner of land now or formerly of Mrs. E.G.D. Beverage; THENCE South 60 1/2 deg. West nineteen (19) rods to stake and stones; THENCE South 12 deg. East six (6) rods to stake; THENCE North 61 deg. East nineteen (19) rods to stake; THENCE North 10 deg. West six (6) rods to the place of beginning.

FOR REFERENCE see deed of Genieve L. Walen to Kenneth L. Bennett dated May 5, 1948 and recorded in Knox County Registry of Deeds, Book 295, Page 257. ALSO deed of William S. Lothrop to Kenneth L. Bennett dated May 12, 1948 and recorded in Knox County Registry of Deeds, Book 288, Page 88.

FOR FURTHER REFERENCE see mortgage of Kenneth L. Bennett to Camden National Bank dated September 6, 1957 and recorded in said Registry, Book 360, Page 164; Notice of Foreclosure recorded on October 1, 1965 in said Registry, Foreclosure Book 5, Page 160 and Assignment of Mortgage by Camden National Bank together with all rights accrued and accruing and to accrue by virtue of the above Foreclosure proceedings to Bicknell Mfg. Co. dated September 13, 1966 and recorded in said Registry, Book 453, Page 240.

FOR FURTHER REFERENCE see mortgage of Kenneth L. Bennett and Marjorie D. Bennett dated July 17, 1961 to Bicknell Manufacturing Co. and recorded in said Registry, Book 391, Page 570 and Notice of Foreclosure recorded in said Registry on October 16, 1972 in Book 537, Page 526. Said parcel of real estate has also been depicted in "Plan of Survey Showing Property occupied by Kenneth L. Bennett" dated February 9, 1976 by Andrew J. Shyka, which is bounded and described as follows:

"BEGINNING on the westerly side of the so-called Wottons Mill Road and at the southeasterly corner of land, now or formerly, of Camber (See Knox County Registry of Deeds, Book 585, Page 231); thence south 62 deg. 51 min. 46 sec. west three hundred thirteen point fifty (313.50) feet to a stone wall; THENCE along said stone wall south 3 deg. 3 min. 15 sec. east ninety-nine (99) feet to a point; thence north 62 deg. 51 min. 46 sec. east three hundred thirteen point fifty (313.50) feet to the westerly side of the so-called Wottons Mills Road; thence north 3 deg. 3 min. 15 sec. west ninety-nine (99) feet along the westerly side of the so-called Wottons Mill Road to the point of beginning."

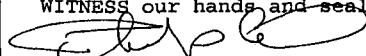
FOR FURTHER REFERENCE see deed from Bicknell Manufacturing Co., a/k/a Bicknell Mfg. Co., a/k/a Bicknell Manufacturing Company to William F. Packard, III and Kathleen R. Packard dated October 5, 1979 and

Philip S. Cohen, Esquire
P.O. Box I, 898 Main Street
Waldoboro ME 04572


"MAINE REAL ESTATE TRANSFER TAX PAID"

recorded in the Knox County Registry of Deeds, Book 169,
Page 255.

WITNESS our hands and seals this 15th day of November, 2000.

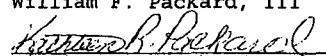


Witness Philip S. Cohen



William F. Packard, III

Witness



Kathleen R. Packard

STATE OF MAINE
Lincoln, ss

November 15, 2000

Personally appeared the above named William F. Packard, III
and Kathleen R. Packard, and acknowledged the foregoing instrument
to be their free act and deed.

Before me,



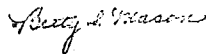
Printed name of Notary:

Notary Public/Attorney at Law
Philip S. Cohen, Esq.

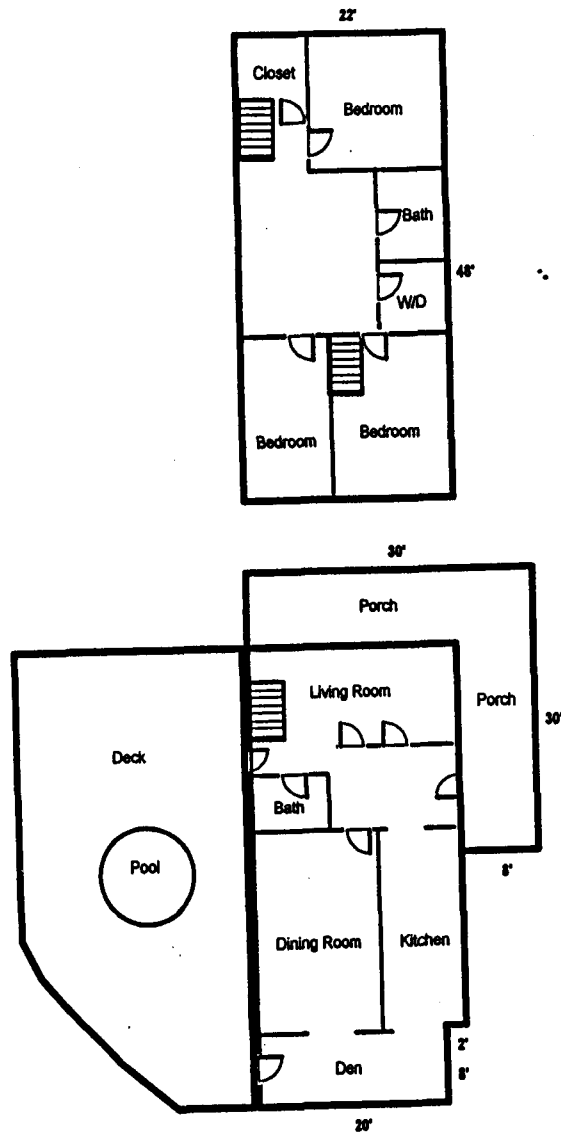
KNOX SS: RECEIVED

2000 NOV 17 AM 11:35

NOTES:



REGISTER OF DEEDS



3rd Floor -
 - 4th Bedroom
 + Play lofts above
 back 2 Bdrms

Basement Finished
 w/ separate entrance

SUMMARY	SQ. FT. AREA	PERIMETER	AREA/CALCULATION/DETAILS
Living Area	1040	140	First Floor
First Floor	1056	140	22.0 X 40.0 = 880.0
Second Floor			20.0 X 8.0 = 160.0
Total	2096	280	Total 1040.0
Porches/Patios	1031	134	Second Floor
Deck	416	120	22.0 X 48.0 = 1056.0
Porch			

COHEN & CRANSTON

99' (313.50')
 43,560 sq ft

N/F CAMBER
 VOL. 585 P. 231

N 62°-51'-46" E
 313.50'

DWELLING

7.51'-50.50"
 50.50'

This is our
 parcel the house
 now sit back 36' and
 over 22'

(EASTERLY 12.800S)
 DEED

SHOP

MOBILE HOME

DEED
 (SOUTHERLY 6 200S)

N 03°-05'-13" W
 99.00'

S 62°-51'-46" W
 313.50'

DEED
 (SOUTHERLY 6 200S)

FOUND
 IR

DEED
 (N 83°-13' 00" S)

ANG. L
 120°

WOTTON'S MILL ROAD