

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Clarry Hill 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? n/a
What materials are, or were, stored in the tank(s)? n/a
Age of tank(s): n/a Size of tank(s): n/a
Location: n/a
Have you experienced any problems such as leakage? n/a
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: n/a

- 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: Restrictive covenants

What is your source of information: deed

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: Lot was created by the dividing of a larger lot in 2004.

What is your source of information: Public records

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: n/a

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.

Jean Grimord 11/06/2006
SELLER DATE SELLER DATE

Jean Grimord
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

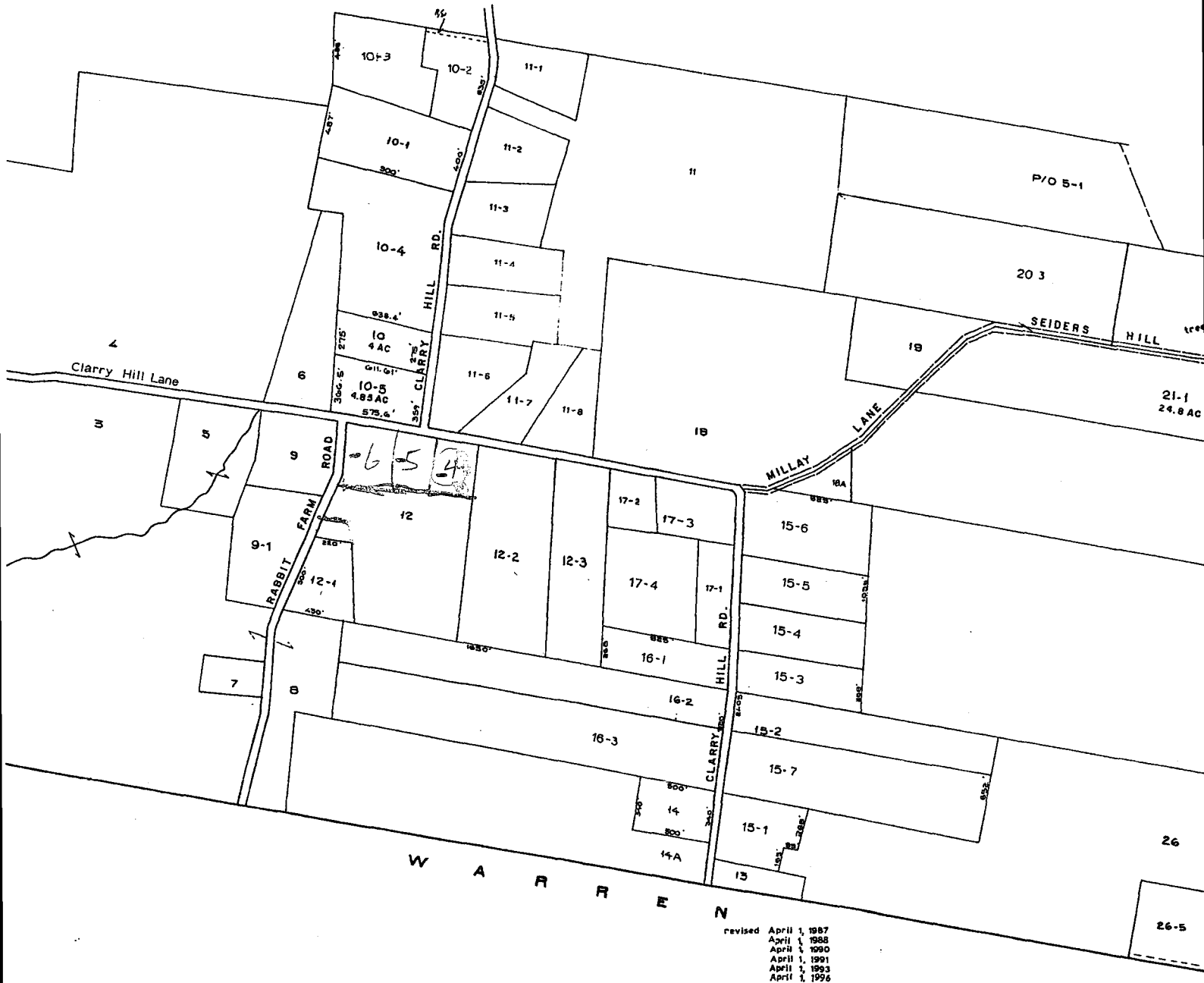
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Rock Maple Realty P.O. Box 710, Union ME 04862
Phone: (207) 785-2000 Fax: (207) 785-2001

James M. Ianello



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W A R R E N

revised April 1, 1987
 April 1, 1988
 April 1, 1990
 April 1, 1991
 April 1, 1993
 April 1, 1996

1
 2
 For Assessment Purposes
 Not to be used for Conveyances

JAMES W
 SCA

WARRANTY DEED

Know all persons by these Presents,

That we, **HUGH S. FRAZEL, III** and **JULIE L. FRAZEL**, of Rockland, County of Knox, State of Maine, in consideration of one dollar and other valuable considerations paid by **JEAN GRIMORD**, of Union, County of Knox, State of Maine,

whose mailing address is 1430 Clarry Hill Road
Union, ME 0486e

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said **JEAN GRIMORD**, her heirs and assigns forever,

a certain lot or parcel of land situated in Union, County of Knox, State of Maine, bounded and described as follows:

BEGINNING at an iron pin on the westerly side of Clary Hill Road at its intersection with the northerly side of Clary Hill Lane; thence North 82 deg. 25 min. West by Clary Hill Lane five hundred seventy-five and six-tenths (575.6) feet to an iron pin at an intersection of stone walls at land now or formerly of Flint (Book 1146, Page 180); thence North 00 deg. 47 min. East by a stone wall and said land of Flint six hundred forty-one and five-tenths (641.5) feet to an iron pin at an intersection of stone walls at line of land conveyed by URIG Corporation to Chloe Percox; thence South 82 deg. 08 min. East in part by a stone wall and by said land of Percox six hundred thirty-eight and four-tenths (638.4) feet to an iron pin on the westerly side of Clary Hill Road; thence South 06 deg. 23 min. West by Clary Hill Road six hundred thirty-four (634.00) feet to the place of beginning.

The premises may be subject to an easement for utility poles and lines along the westerly side of Clary Hill Road.

EXCEPTING from the above described property that property which was conveyed by deed of Henry M. Bulcamino and

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Alberta C. Bulcamino to Walter K. Vertz and Doris B. Vertz by deed dated November 22, 2004 and recorded in the Knox County Registry of Deeds, Book 3338, Page 149.

The premises is subject to the following restrictions and covenants which shall run with the land and be enforceable to URIG Corporation, its successors and assigns:

1. COMMERCIAL USES PROHIBITED:

The lot hereby conveyed shall not be used for any commercial purpose whatsoever, but solely for private residential purposes. This restriction shall not be construed to prevent rental of any dwelling unit on said lot for private residential purposes or to prevent on individual lots certain practices of professions, craft work, artistic endeavors and similar occupations to be conducted from within a private residence.

2. BUILDING REQUIREMENTS:

A. All structures erected on the lot hereby conveyed shall have an exterior finish, shingles, stone masonry, handmade brick masonry, clapboards, vinyl or other quality finish, with no tarred paper, asphalt shingles or simulated materials of any kind allowed.

B. No residential building shall exceed 35' in height measured from the top of the foundation. No point on said foundation shall be more than 3 feet above finished grade.

C. All structures erected on the lot shall be promptly and expeditiously completed as to their exteriors, including paint, stain or varnish or any exterior surfaces above the residential structures shall be on a permanent stone, concrete or other masonry foundations to a depth of 48 inches below ground level or to bedrock.

3. EXTERIOR APPEARANCE:

The lot hereby conveyed and all improvements thereon shall be maintained by the owner so as to present a neat and attractive appearance at all times. No unregistered vehicles, junk or debris shall be stored on the premises and should any improvements on the premises be damaged by casualty or become unsightly through wear and tear, the same shall be promptly razed or restored to a neat

exterior appearance. No outdoor fires shall be permitted without proper burning permit. No activity shall be permitted on the lot, nor shall anything be done thereon, which may be or become an annoyance to the neighborhood. Grantee shall not build or regrade so as to interfere with the natural drainage or surface water, if any, without installing suitable culverts or other drainage facilities, adequate to handle seasonal water runoff and so designed as to discharge surface water from the lot in the same area and direction as would have naturally occurred before such improvements.

4. PLUMBING:

All plumbing, sanitary facilities and private water supplies shall conform to all applicable federal, state and local laws and ordinances. No dug wells are allowed.

5. UTILITIES:

All power, phone and cable service lines shall be brought underground from the public easement to the buildings.

6. SIGNS:

No signs or other advertising devices shall be exhibited on the lot hereby conveyed save for a single neatly-kept sign with not over 200 square inches of surface area occupied by lettering identifying the occupants and their occupation, if desired.

7. ANIMALS:

No animals or fowl shall be kept on the premises except ordinary household pets, regularly housed within the home, and excepting animals to provide for recreation, such as horses, properly housed and cared for to avoid noise, odor and other nuisances, may be kept. In no case shall more than two dogs be kept per dwelling.

8. TRAILERS AND TENTS:

No camping trailers, travel trailers, tents or other form of mobile or temporary residence used for a temporary residence, shall be kept on the premises for any period in excess of 120 days. After completion of any permanent

improvements on the lot all forms of temporary residence must be permanently removed from the lot.

9. MOBILE HOMES:

There shall be no permanent mobile homes placed or stored on the lot hereby conveyed.

10. COMPLIANCE WITH LAWS AND ORDINANCES:

All construction work, including excavation, sewage work and other uses, shall be in accordance with all applicable local, state and federal ordinances, laws and regulations.

11. SEVERABILITY OF PROVISIONS:

Each and every provision contained herein shall be considered to be independent and separate and, in the event that any one or more shall for any reason be held invalid and unenforceable, all the remainder thereof shall nevertheless remain in full force and effect.

Reference is made to deed from Henry M. Bulcamino and Alberta C. Bulcamino to Hugh S. Frazel, III and Julie L. Frazel dated December 13, 2004, and recorded in the Knox County Registry of Deeds, Book 3351, Page 208.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said JEAN GRIMORD, her heirs and assigns, to their own use and behoof forever.

And we do covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises, that it is free of all encumbrances, that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; that we and our heirs shall and will warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said Hugh S. Frazel, III and Julie L. Frazel, have hereunto set our hands and seals this 17th day of the month of March, A.D. 2006.

Signed, Sealed and Delivered
In presence of

[Signature]
Witness

[Signature]
Hugh S. Frazel, III

to both
Witness

[Signature]
Julie L. Frazel

State of Maine,
County of LINCOLN, ss

March 17, 2006

Then personally appeared the above named Hugh S. Frazel, III and Julie L. Frazel and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Notary Public/Attorney at Law

PETER LYNEH

Printed or typed name
My commission expires:

KNOX SS: RECEIVED

Mar 17, 2006
at 11:45:42A
ATTEST: LISA J SIMMONS
REGISTER OF DEEDS

We, HENRY M. BULCAMINO and ALBERTA C. BULCAMINO, whose mailing address is 1423 Clary Hill Road, Union, Maine 04862, for consideration paid, grant to WALTER K. VERTZ and DORIS B. VERTZ, whose mailing address is 16 Granite Hill, Gray, Maine 04039, as JOINT TENANTS, with WARRANTY COVENANTS, a certain lot or parcel of land together with the buildings thereon, situated on the westerly side of the Clary Hill Road, so-called, in Union, in the County of Knox and State of Maine, more particularly bounded and described as follows:

BEGINNING at an iron pin set on the westerly side of said Clary Hill Road, said iron pin marking the northeast corner of land conveyed to these grantors by URIG Corporation by deed dated June 2, 2000 and recorded in the Knox County Registry of Deeds Book 2483, Page 100, said iron pin also located in the southeasterly corner of land now or formerly of Chloe Percox; Thence running North 82 deg. 08 sec. West, by and along land now or formerly of said Percox and partially along a stone wall, a distance of six hundred thirty-eight and four tenths (638.4) feet to an iron rod set in a stone wall at land now or formerly of Barbara C. Flint (Book 1146, Page 180 in the Knox County Registry of Deeds); Thence running South 00 deg. 47 min. West by and along the said stone wall and land of said Flint, a distance of two hundred seventy-five (275) feet to a point for a corner; Thence running in an easterly direction by and along land to be retained by this Grantor, to a point in the stone wall on the westerly side of said Clary Hill Road; Thence running North 6 deg. 23 min. East by and along the westerly side of said Clary Hill Road, a distance of two hundred seventy-five (275) feet, more or less, to the point of beginning. Containing 4.0 acres, more or less.

The premises may be subject to an easement for utility poles and lines along the westerly side of Clary Hill Road.

The premises is subject to the following restrictions and covenants which shall run with the land and be enforceable by URIG Corporation, its successors and assigns:

1. COMMERCIAL USES PROHIBITED:

The lot hereby conveyed shall not be used for any commercial purpose whatsoever, but solely for private residential purposes. This restriction shall not be construed to prevent rental of any dwelling unit on said lot for private residential purposes or to prevent on individual lots certain practices of professions, craft work, artistic endeavors and similar occupations to be conducted from within a private residence.

2. BUILDING REQUIREMENTS:

A. All structures erected on the lot hereby conveyed shall have an exterior finish, shingles, stone masonry, handmade brick masonry, clapboards, vinyl or other quality finish, with no tarred paper, asphalt shingles or simulated materials of any kind allowed.

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TAX PAID

the lot all forms of temporary residence must be permanently removed from the lot.

9. MOBILE HOMES:

There shall be no permanent mobile homes placed or stored on the lot hereby conveyed.

10. COMPLIANCE WITH LAWS AND ORDINANCES:

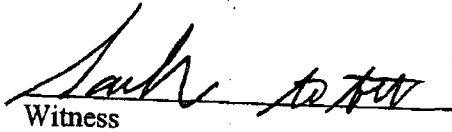
All construction work, including excavation, sewage work and other uses, shall be in accordance with all applicable local, state and federal ordinances, laws and regulations.

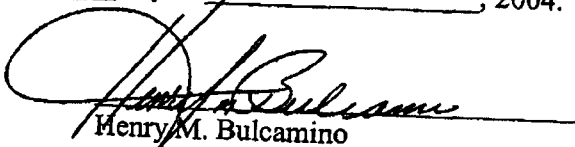
11. SEVERABILITY OF PROVISIONS:

Each and every provision contained herein shall be considered to be independent and separate and, in the event that anyone or more shall for any reason be held invalid and unenforceable, all the remainder thereof shall nevertheless remain in full force and effect.

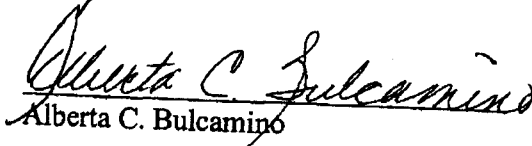
BEING a portion of the premises described in a deed from URIG Corporation to Henry M. Bulcamino and Alberta C. Bulcamino dated June 2, 2000 and recorded in the Knox County Registry of Deeds Book 2483, Page 100.

WITNESS our hands and seals on this 22nd day of November, 2004.


Witness


Henry M. Bulcamino

Witness


Alberta C. Bulcamino

STATE OF: Maine
COUNTY OF: Lincoln

November 22, 2004

Then personally appeared the above named Henry M. Bulcamino and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney at Law

Print Name: Samuel G. Cohen, Attorney at Law
My Commission Expires: 01/10/2008

KNOX SS: RECEIVED
NOV 24, 2004
AT 09:18:53A
ATTEST: LISA J SIMMONS
REGISTER OF DEEDS