

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: 310 Main Street, Hope, ME 04847

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: 1995 +/- 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? n/a

• IF PRIVATE:
INSTALLATION: Location: west of house
Installed BY: Riley DATE of Installation: 1995 +/-
What is the source of your information: PR
USE: Number of Persons currently using system? 0
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: east of house OR Unknown Date of Installation: 1995 +/-
Date of Last Servicing: unk Name of Company Servicing Tank: n/a
Date Last Pumped: unk Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: n/a

LEACH FIELD: Yes No Unknown
IF YES: Location: east of house
Date of installation of leach field: 1995 +/- Installed By: Merrill Orff
Date of Last Servicing: unk Name of Service Company: n/a
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? n/a

SOURCE OF INFORMATION: PR

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE?: Yes No Unknown
Is System located in a Coastal Shoreland Zone? Yes No Unknown

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	OHA	Unvented LP		
Age of system(s)/source(s)	unk	2009		
Name of company that services system(s)/source(s)	Maritime	unk		
Date of most recent service call	unk	unk		
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	unk	unk		
Malfunction per system(s)/source(s) within past 2 years	none	none		
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: 1958 Last Cleaned: unk
 Is more than one heat source vented through one flue? Yes No Unknown Had a chimney fire: Yes No Unknown
 Has chimney been inspected? Yes No Unknown; If Yes, when: _____

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? 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: _____

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: PR
 COMMENTS: _____

C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: n/a By: n/a
 Results: n/a If applicable, What remedial steps were taken? n/a
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: n/a

D. RADON/WATER - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: n/a By: n/a
 Results: n/a If applicable, What remedial steps were taken? n/a
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: n/a

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: n/a

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

COMMENTS: _____

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PROPERTY LOCATED AT 310 Main St, Hope, ME 04847

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: ROW along west boundary to abutters

What is your source of information: Deed and PR

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: HOMESTEAD

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: propane tank

Year Built: 1858

How long has Seller owned it: 1969

Roof: Year Built - Structure: 1858

Age - Shingles: 1998 partially

Moisture or leakage: no

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

Manufactured Housing: Mobile Home - Yes No Modular: Yes No

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None known

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

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.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

[Signature]
SELLER

November 25, 2009

DATE

Hastings Est., D. Hastings, PR

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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Know all Men by these Presents, That I, Henry B. Hastings, of Hope, in the County of Knox and State of Maine,

in consideration of One dollar and other valuable considerations, paid by Albert W. Hastings and Velma R. Hastings, both of said Hope,

the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Albert W. Hastings and Velma R. Hastings, to hold as joint tenants, according to the principles of joint tenancy, and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land together with the buildings thereon, situate in Hope, Knox County, Maine, bounded and described as follows:

BEGINNING on the road leading from East Union to Rockland and at the Eastern line of the lot formerly owned by James M. St. Clair; thence easterly as the road runs to land formerly owned by Simon Fish about fifty rods; thence southerly on Simon Fish's line about one hundred and forty rods to land of William Hewett; thence westerly by Hewetts' line to land formerly owned by James M. St. Clair; thence northerly by said St. Clair's line one hundred and twenty rods to place of beginning, containing forty rods, more or less.

The above described parcel being the same premises conveyed by Edith A. Heald to Earnest E. Hastings, by deed dated March 1, 1912, and recorded at the Knox Registry of Deeds, Book 157, Page 530. Ernest E. Hastings died testate on December 27, 1949, leaving a widow, Laura H. Hastings, to whom his property was devised. Said Laura Hastings died on July 19, 1963, leaving this grantor, Henry B. Hastings, and said grantee, Albert W. Hastings as her sole heirs at law.

No revenue stamps necessary

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof unto the said Albert W. Hastings and Velma R. Hastings, to hold as joint tenants, according to the principles of joint tenancy, and not as tenants in common,

their heirs and assigns, to them and their use and behoof forever. And I do covenant with the said Grantee s, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances, except as may hereinabove be otherwise stated and limited; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT AND FOREVER DEFEND the same to the said Grantee s, their heirs and assigns forever against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Henry B. Hastings, and Dorothy E. Hastings, wife of the said Henry B. Hastings,

joining in this deed as Grantor and relinquishing and conveying all rights by descent, and all other rights in the above described premises, have hereunto set our hands and seal s this 29th day of March in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, sealed and delivered in presence of

Clutter M. Taylor
T. Cote

Henry B. Hastings
Dorothy E. Hastings

State of Maine

County of Knox, ss.

Personally appeared the above named Henry B. Hastings and acknowledged the above instrument to be his free act and deed. Before me,

March 29 1969

Knox, ss. Registry of Deeds.

Received April 2, 1969

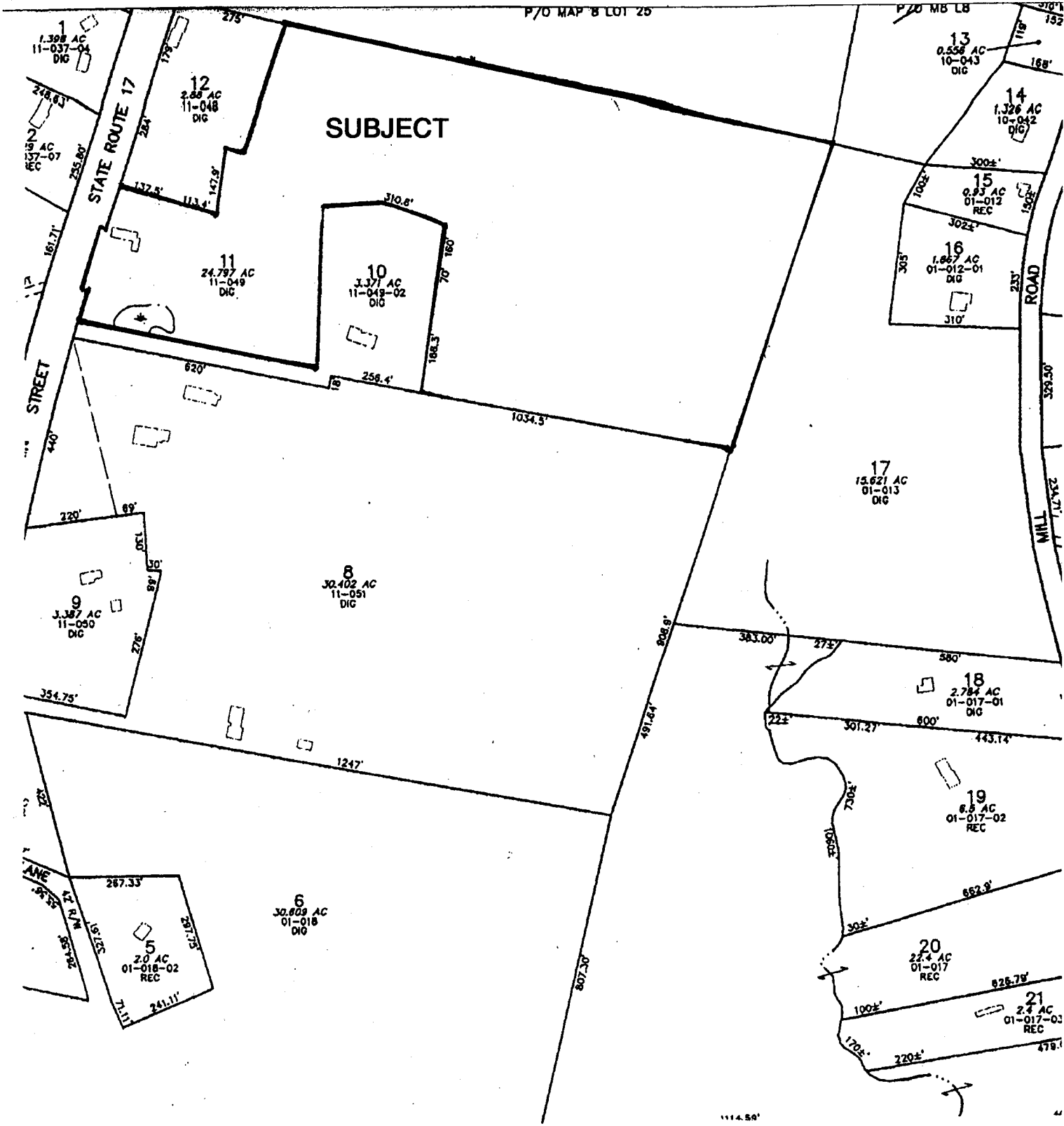
at 2 H. 57 M. AM P.M.

Clutter M. Taylor
Justice of the Peace
Notary Public

P/O MAP B LOT 25

P/O MB LB

SUBJECT



1
1.398 AC
11-037-04
DIC

2
1.377 AC
11-037-07
DIC

12
2.55 AC
11-048
DIC

11
24.797 AC
11-049
DIC

10
3.371 AC
11-049-02
DIC

13
0.558 AC
10-043
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14
1.326 AC
10-042
DIC

15
0.83 AC
01-012
REC

16
1.867 AC
01-012-01
DIC

9
3.387 AC
11-050
DIC

8
30.402 AC
11-051
DIC

17
13.621 AC
01-013
DIC

18
2.784 AC
01-017-01
DIC

19
8.5 AC
01-017-02
REC

6
30.809 AC
01-018
DIC

5
2.0 AC
01-018-02
REC

20
22.4 AC
01-017
REC

21
2.4 AC
01-017-03
REC

114.50'

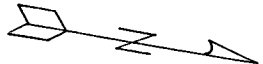
4 granite monument

Quigg's Brook

848.6'

5840.0'

2 1/2" pipe found
2 1/2" pipe found
2 1/2" pipe found



Legend
1" = 100'
--- = STAKE
---x = FENCE
--- = Some bearings
--- = TAKEN WITH
--- = HAND COMPASS

26 ± ACRES

1407.7'
N 12.0° W

779.0'
N 15.0° W

188.5'

N 70° 30' E
188.5'
N 70° 30' E
760'
N 70° 30' E
160.0'

256.4'

181' offset

AUSTIN
HASTINGS
2.9 Acres ±

Albert + Velma
Hastings

1/2" R-BAR SET
IN ROCK

1720.0'

1279.0'

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