

# 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: 1773 Burketville Road, Appleton, 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: on side of house

Installed BY: unknown DATE of Installation: unknown

What is the source of your information: myself

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: behind barn OR  Unknown Date of Installation: \_\_\_\_\_

Date of Last Servicing: 2004 Name of Company Servicing Tank: Interstate

Date Last Pumped: 2004 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 barn

Date of installation of leach field: mid 1980's Installed By: \_\_\_\_\_

Date of Last Servicing: \_\_\_\_\_ 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? yes

SOURCE OF INFORMATION: myself

COMMENTS: \_\_\_\_\_

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

Is System located in a Coastal Shoreland Zone? .....  Yes  No  Unknown

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Rock Maple Realty PO Box 710, Union ME 04862 Phone: (207) 785-2000 Fax: (207) 785-2001 Er Hedberg.zfx

Rick Whelan Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<i>pellet stove</i>			
Age of system(s)/source(s)	<i>2008</i>			
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))	<i>5 tons</i>			
Malfunction per system(s)/source(s) within past 2 years				
Other pertinent information				

Buried Oil Supply Line:  Yes  No  Unknown  
 Chimney(s) Lined:  Yes  No  Unknown  
 Is more than one heat source vented through one flue?  Yes  No  Unknown  
 Has chimney been inspected?  Yes  No  Unknown; If Yes, when: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

Sleeved:  Yes  No  
 Age: *old unknown*  
 Last Cleaned: *new 2006* *2008*

**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: \_\_\_\_\_

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PROPERTY LOCATED AT 1773 Burketville Road, Appleton, ME 04862

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:  Yes  No  Unknown  
LAND FILL:  Yes  No  Unknown  
RADIOACTIVE MATERIAL:  Yes  No  Unknown

OTHER: \_\_\_\_\_

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: easements for well & leach field

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: Farm land

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: no

Year Built: 1900 +/- How long has Seller owned it: 5 years

Roof: Year Built - Structure: wood asphalt shingles Age - Shingles: unknown

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: \_\_\_\_\_

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.

Erik Hedberg  
SELLER  
Erik Hedberg

\_\_\_\_\_  
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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ANGELA PAYOR, of Appleton, County of Knox and State of Maine for consideration paid, grants to ERIK HEDBERG whose mailing address is P.O. Box 130, Rocky Hill, New Jersey 08553, WITH WARRANTY COVENANTS, certain real property, together with any improvements thereon, located at or near Burkettville Road (Route 105), Appleton, County of Knox, and State of Maine, bounded and described as follows:

**SEE ATTACHED SCHEDULE A**

WITNESS my hand and seal this 23<sup>rd</sup> day of November, 2004.

  
\_\_\_\_\_  
Witness

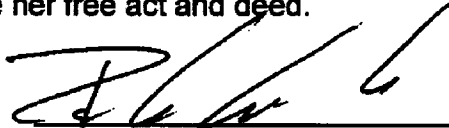
  
\_\_\_\_\_  
Angela Payor

STATE OF MAINE

Lynch, ss

Dated: November 23, 2004

Then personally appeared before me the above named Angela Payor, and acknowledged the foregoing instrument to be her free act and deed.

  
\_\_\_\_\_  
Notary Public/Attorney at Law

PETER LYNCH  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
My Commission Expires

MAINE REAL ESTATE TRANSFER  
TAX PAID

Town of Appleton, County of Knox, and State of Maine, and more particularly bounded and described as follows, to wit:

A lot or parcel of land that is a portion of the premises described in a deed from Charles B. Miller and Bertha M. Jones to George A. Miller dated September 18, 1946 and recorded on October 18, 1946 in the Knox County Registry of Deeds at Book 284, Page 465, that was therein bounded and described as follows:

**BEGINNING** at the highway at an iron post near Charles B. Miller's house; **THENCE** running parallel with and forty (40) feet from said Charles B. Miller's house to a stone wall; **THENCE** easterly on said Miller's land and the Stone lot, so called, to the Joseph Packard lot, so called; **THENCE** by said Packard lot to land of Chester Hannan; **THENCE** on said Chester Hannan's land and line and the main road to the road leading by the formerly Lyman Burkett's place to place of beginning. Containing forty (40) acres, more or less, and being the same premises conveyed to George A. Miller by L.M. Staples June 3, 1916, and recorded in Book 163, Page 521, Knox Registry of Deeds.

**EXCEPTING and EXCLUDING** therefrom the portion of the said premises that was described in a deed from George A. Miller to Stanley Millay dated March 14, 1989, and recorded April 5, 1989 in the Knox County Registry of Deeds at Book 1341, Page 231, being further described as follows:

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

**BEGINNING** at a brook on the northerly side of Route 105; **THENCE** northerly following the thread of said brook to land now or formerly of Robert Myers (Known as the Stone lot); **THENCE** easterly along the line of said Myers to land now or formerly of Anthony Arey and Benjamin Hill (Known as the Packard lot); **THENCE** southerly along the line of said Arey and Hill to land now or formerly of Donald Dymont; **THENCE** westerly along land of said Dymont to a large boulder; **THENCE** southerly to Route 105; **THENCE** westerly along said route 105 to the place of beginning. Containing thirty (30) acres, more or less.

**MEANING and INTENDING** to convey and hereby conveying a parcel of approximately ten (10) acres in size, more or less, which is the portion of the original parcel of approximately forty (40) acres in size described in the deed to George A. Miller recorded in the Knox County Registry of Deeds at Book 284, Page 465 that remains after having excluded therefrom the parcel of approximately thirty (30) acres in size conveyed by George A. Miller to Stanley Millay described in the deed recorded in the Knox County Registry of Deeds at Book 1341, Page 231.

George A. Miller by a deed dated November 21, 1984 and recorded in the Knox County Registry of Deeds in Book 998, Page 335, and is further subject to an easement for drilling a well granted to the said Gail Marie Helser by Bertha M. Jones, Personal Representative of the Estate of George A. Miller, deceased, by an Easement Grant dated May 7, 1992, which is not recorded.

**MEANING and INTENDING** to convey the same parcel that was conveyed to Ian D. Clements by Bertha M. Jones, Personal Representative of the Estate of George A. Miller by deed dated December 7, 1993 and recorded in the Knox County Registry of Deeds in Book 1770, Page 345.

This conveyance is made subject to all utility easements which may serve the premises, zoning and building restrictions, other easements and restrictions of record, and real estate taxes, which the herein Grantee by acceptance of this Deed assumes and agrees to pay.

**FOR REFERENCE** see deed from Ian D. Clements to Angela Payor dated April 5, 1999 and recorded April 8, 1999 at the Knox County Registry of Deeds in Book 2346, Page 078.

**EXCEPTING** that portion described in deed from Mary Pierpont to Saddle Edgecomb recorded at the Knox County Registry of Deeds in Book 385, Page 55.

**ALSO** subject to an easement described in an Easement Deed from Angela Payor to Thelma D. Sukeforth dated June 10, 2003 and recorded on March 29, 2004 at the Knox County Registry of Deeds in Book 3184, Page 106.

**EXHIBIT A**  
(Page 2 of 2)

KNOX SS: RECEIVED  
Nov 24, 2004  
at 12:14:47P  
ATTEST: LISA J SIMMONS  
REGISTER OF DEEDS