

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: 94 Mountain Road, Washington, ME 04574

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: near parking area

Installed BY: Hatch Bros. DATE of Installation: 2007

What is the source of your information: myself

USE: Number of Persons currently using system? 3

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: plastic

Location: in front of house OR Unknown Date of Installation: 2007

Date of Last Servicing: never Name of Company Servicing Tank: _____

Date Last Pumped: never Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: in front of house

Date of installation of leach field: 2007 Installed By: Junco Cruz

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: _____

COMMENTS: _____

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

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

8/2008 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials E.H.

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<i>oil H.W.B.B.</i>	<i>wood stove</i>		
Age of system(s)/source(s)	<i>2008</i>	<i>2008</i>		
Name of company that services system(s)/source(s)	<i>NA</i>			
Date of most recent service call	<i>NA</i>			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	<i>unknown</i>	<i>4-5 cord</i>		
Malfunction per system(s)/source(s) within past 2 years				
Other pertinent information	<i>never used</i>			

Buried Oil Supply Line: Yes No Unknown Sleeved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: *2008* Last Cleaned: *2009*
 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: *New Chimney installed by Barry Luce*
 COMMENTS: *Double Flue Chimney*

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? *no known storage tanks*
 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: *owner*
 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: _____

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: none known

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: none known

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: _____
- Year Built: 2008 How long has Seller owned it: 2 months
- Roof: Year Built - Structure: 2008 Age - Shingles: 2008
- 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.

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



Warranty Deed

We, **KEVIN I. ESANCY and NANCY L. ESANCY**, whose mailing address is 94 Mountain Road, Washington, Maine 04574, for consideration paid grant to **CHRISTOPHER ERIK HEDBERG**, whose mailing address is 1773 Burkettville Road, Appleton, Maine 04862, with **WARRANTY COVENANTS**, a certain lot or parcel of land situated in the Town of Washington, County of Knox and State of Maine, bounded and described as follows:

A certain lot or parcel of land located on the northwest side of the Mountain road in the Town of Washington, County of Knox and State and bounded and described as follows: Beginning at a steel rod set in a stone wall at the northeast corner of land now or formerly of Jessica D. Davis and Michael S. Davis; thence in a northwesterly direction following said stone wall and land of Davis four hundred (400) feet more or less to the northwest corner of said Davis land; thence continuing same course along other land of this grantor, three hundred fifty (350) feet more or less to a steel rod set; thence in a northeasterly direction along other land of this grantor three hundred (300) feet more or less to a steel rod set; thence in a southeasterly direction along other land of this grantor seven hundred fifty (750) feet more or less to a steel rod set, said steel rod being twenty-five (25) feet more or less in a southwesterly direction by and along the northwest side of the Mountain Road three hundred (300) feet to the point of beginning. Containing 5.2 acres more or less.

Also conveying all of the grantors right, title and interest to any and all land lying between the above described parcel and the centerline of the Mountain Road.

Being the same premises described in a deed from Nancy L. Esancy (f/ka Nancy L. Werner) to Nancy L. Esancy and Kevin I. Esancy dated October 25, 2007 and recorded in the Knox County Registry of Deeds Book 3877, Page 152.

WITNESS our hands and seals on this 27th day of August, 2009.

[Signature]
Witness
[Signature]
Witness

[Signature]
Kevin I. Esancy
[Signature]
Nancy L. Esancy

MAINE REAL ESTATE TRANSFER
TAX PAID

STATE OF: Maine
COUNTY OF: *Lincoln*

August 27th, 2009

Then personally appeared the above named Kevin I. Esancy and acknowledged the foregoing instrument to be his free act and deed.

Before me,



~~Notary Public~~/Attorney at Law

Printed Name:

Robert B. Cruden

Atty-at-law

KNOX SS: RECEIVED

AUG 28, 2009
at 10:11A
ATTEST: LISA J SIMMONS
REGISTER OF DEEDS