

# SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Route 105 (Burketville Road), Appleton, 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? \_\_\_\_\_  
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: Seller has no knowledge of any such tanks on the property.

B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.) :  
Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? . . . . .  Yes  No  Unknown

**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: \_\_\_\_\_  
What is your source of information: \_\_\_\_\_  
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: \_\_\_\_\_  
What is your source of information: \_\_\_\_\_  
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: \_\_\_\_\_  
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: \_\_\_\_\_

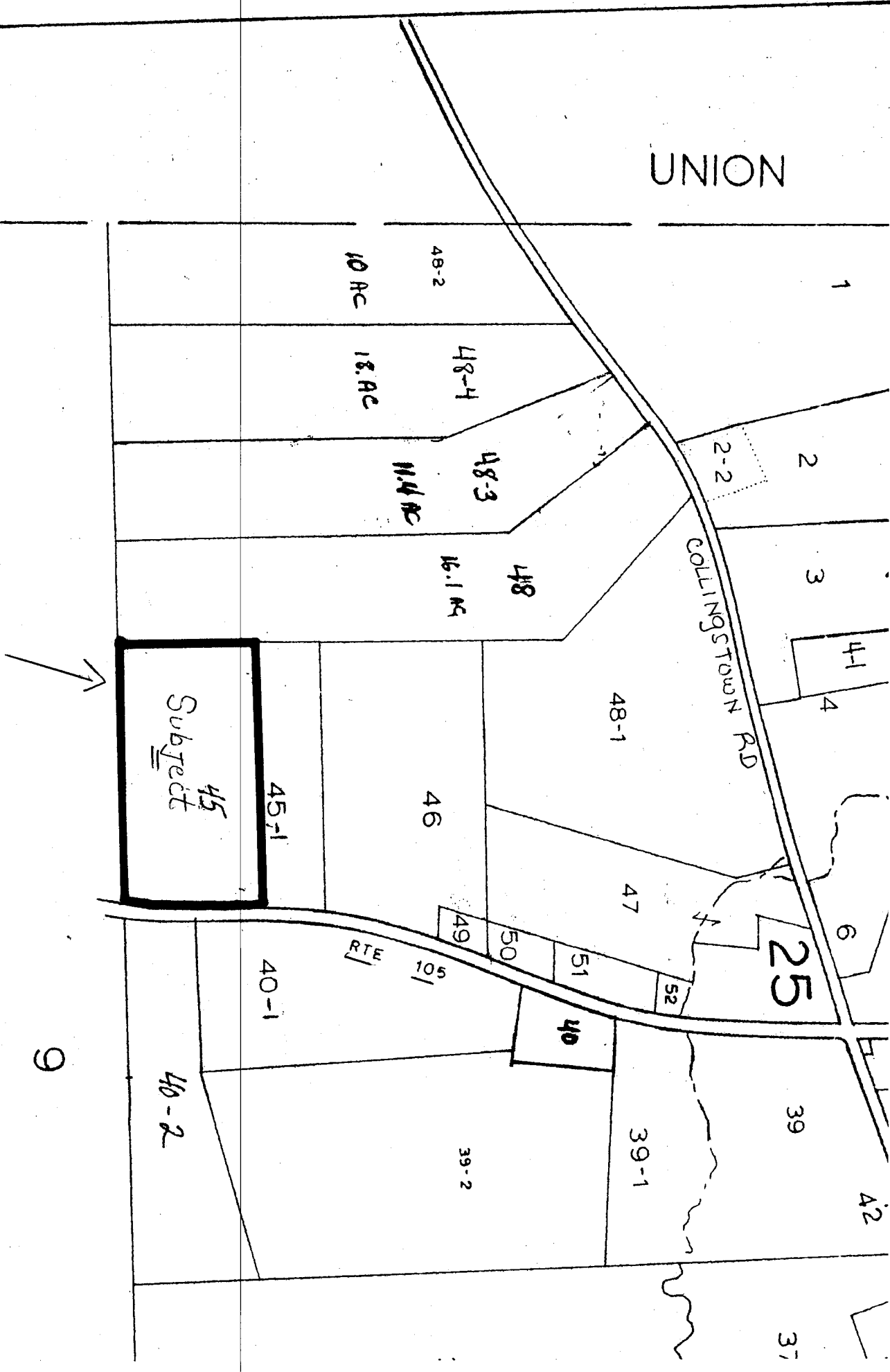
Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.  
Rick Hilt 18 Jun 08 Gloria J. Hilt 6-18-08  
SELLER DATE SELLER DATE  
Rick Hilt Gloria Hilt

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

UNION

Map 5  
Lot 45



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT WE, **DONALD DYMENT** and **BETTY JANE DYMENT**, husband and wife, both of Appleton, Knox County, Maine, for consideration paid, hereby convey, bargain, and grant, **with warranty covenants**, to **RICKY HILT** and **GLORIA HILT**, as joint tenants and not as tenants in common, their heirs and assigns forever, both of 1516 Burketville Road, Appleton, Maine 04862, the following parcel of land, situated in the said Appleton, Knox County, Maine, described and bounded as follows:

SEE SCHEDULE "A" ATTACHED

In witness of our seals and signature this 26 day of March, 1999

Raymond E. Esaney  
Witness

Abbie Esaney  
Witness

Donald Dymont  
DONALD DYMENT

Betty Jane Dymont  
BETTY JANE DYMENT

March 26, 1999

STATE OF MAINE  
KNOX, ss.

Personally appeared Donald Dymont and Betty Jane Dymont who acknowledged this warranty deed to be their free act and deed,

Before me  
Robert Marks  
Attorney at Law/  
Robert Marks

SCHEDULE A

That parcel of land lying on the westerly side of Route #105, in the town of Appleton, Knox County, Maine more particularly described as follows:

Beginning on the westerly side of said road at the southeast corner of land of Grantor and a 5/8" rebar set;

Thence South 65 degrees 23 minutes 50 seconds West a distance of 873.26 feet to a 5/8" rebar found with yellow cap stamped with the number 66;

Thence North 25 degrees 30 minutes 45 seconds West a distance of 453.12 feet, along land of Barrows to a 5/8" rebar found on or near line of Barrows and southwest corner of land of Kerrigan;

Thence North 65 degrees 54 minutes 50 seconds East a distance of 846.95 feet to the southeast corner of land of Kerrigan witnessed by a 7/8" iron pin on the same course and 7.85 feet distant, on the westerly side of Route #105;

Thence southeasterly along the westerly side of Route #105 the following courses; South 31 degrees 02 minutes 45 seconds East a distance of 205.81 feet, South 27 degrees 05 minutes 50 seconds East a distance of 241.81 feet to the point of beginning encompassing 8.907 acres.

Reference is made to "Standard Boundary Survey for Donald and Betty Dymont," dated November 30, 1998, by Harold D. Greiner, to be recorded.

Meaning to convey a portion of the premises conveyed by warranty deed of Robert F. Maddocks to Donald Dymont and Betty Jane Dymont, dated August 23, 1972, recorded in said registry of deeds, in Book 535, Page 100. Being all the remaining premises from the parcel described in said warranty deed of Robert F. Maddocks, after the warranty deed of Donald J. Dymont and Betty Jane Dymont to Thomas P. Kerrigan, dated March 2, 1995, recorded in said registry of deeds, in Book 1903, Page 164.

schadym

**DESCRIPTION OF  
LOT SALE FROM  
DONALD & BETTY DYMENT**

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Title is conveyed to the center of Route #105.

Being a portion of grantor's land described in Deed Book 535 Page 100.

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services  
Division of Health Engineering, Station 10  
(207) 287-5672 FAX (207) 287-4172

<b>PROPERTY LOCATION</b>		<b>&gt;&gt; Caution: Permit Required -- Attach In Space Below &lt;&lt;</b>	
City, Town, or Plantation	APPLETON	The Subsurface Wastewater Disposal System <i>shall not</i> be installed until a Permit is attached HERE by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Street or Road	RT 105 BURKETTVILLE		
Subdivision, Lot #			
<b>OWNER/APPLICANT INFORMATION</b>		Municipal Tax Map # _____ Lot # _____	
Name (last, first, MI)	HILT GLORIA + RUBY <span style="float: right; font-size: small;">Owner Applicant</span>		
Mailing Address of			
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Applicant			
Daytime Tel. #	845-2278		
<b>Owner or Applicant Statement</b>		<b>Caution: Inspections Required</b>	
I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (1st) Date Approved _____ _____ (2nd) Date Approved _____	

PERMIT INFORMATION			
<b>TYPE OF APPLICATION</b> 1. <input checked="" type="checkbox"/> First Time System 2. <input type="checkbox"/> Replacement System Type Replaced: _____ Year Installed: _____ 3. <input type="checkbox"/> Expanded System a. <input type="checkbox"/> One-time exempted b. <input type="checkbox"/> Non-exempted 4. <input type="checkbox"/> Experimental System 5. <input type="checkbox"/> Seasonal Conversion	<b>THIS APPLICATION REQUIRES</b> 1. <input checked="" type="checkbox"/> No Rule Variance 2. <input type="checkbox"/> First Time System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 3. Replacement System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 4. <input type="checkbox"/> Minimum Lot Size Variance 5. <input type="checkbox"/> Seasonal Conversion Approval	<b>DISPOSAL SYSTEM COMPONENT(S)</b> 1. <input checked="" type="checkbox"/> Complete Non-engineered System 2. <input type="checkbox"/> Primitive System (graywater & alt toilet) 3. <input type="checkbox"/> Alternative Toilet, specify: _____ 4. <input type="checkbox"/> Non-Engineered Treatment Tank (only) 5. <input type="checkbox"/> Holding Tank, _____ gallons 6. <input type="checkbox"/> Non-engineered Disposal Field (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Complete Engineered System (2000 gpd or more) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal Field (only) 11. <input type="checkbox"/> Pre-treatment, specify: 12. <input type="checkbox"/> Miscellaneous components	
<b>SIZE OF PROPERTY</b> 9 ACRES <input type="checkbox"/> sq. ft. <input checked="" type="checkbox"/> acres	<b>DISPOSAL SYSTEM TO SERVE</b> 1. <input checked="" type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: <u>2</u> 2. <input type="checkbox"/> Multiple Family Dwelling, No. of Units: _____ 3. <input type="checkbox"/> Other: _____ SPECIFY _____		<b>PROPOSED TYPE OF WATER SUPPLY</b> 1. <input checked="" type="checkbox"/> Drilled Well    2. <input type="checkbox"/> Dug Well    3. <input type="checkbox"/> Private 4. <input type="checkbox"/> Public    5. <input type="checkbox"/> Other: _____
<b>SHORELAND ZONING</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
<b>TREATMENT TANK</b> 1. <input checked="" type="checkbox"/> Concrete WITH ZABB a. <input checked="" type="checkbox"/> Regular A-1800 b. <input checked="" type="checkbox"/> Low Profile FILTER 2. <input type="checkbox"/> Plastic OR EQUIV 3. <input type="checkbox"/> Other: _____ CAPACITY <u>1000</u> gallons	<b>DISPOSAL FIELD TYPE &amp; SIZE</b> 1. <input type="checkbox"/> Stone Bed    2. <input type="checkbox"/> Stone Trench 3. <input checked="" type="checkbox"/> Proprietary Device a. <input type="checkbox"/> Cluster array    c. <input checked="" type="checkbox"/> Linear b. <input checked="" type="checkbox"/> Regular load    d. <input type="checkbox"/> H-20 load 4. <input type="checkbox"/> Other: _____ SIZE <u>480</u> sq. ft. <input type="checkbox"/> lin. ft. <u>180 LIN FT GEOFLOW PIPE</u>	<b>GARBAGE DISPOSAL UNIT</b> 1. <input checked="" type="checkbox"/> No    3. <input type="checkbox"/> Maybe 2. <input type="checkbox"/> Yes >> Specify one below: a. <input type="checkbox"/> Multi-compartment Tank b. <input type="checkbox"/> Tanks in Series c. <input type="checkbox"/> Increase in Tank Capacity d. <input type="checkbox"/> Filter on Tank Outlet	<b>DESIGN FLOW</b> <u>180</u> gallons per day BASED ON: 1. <input checked="" type="checkbox"/> Table 501.1 (dwelling unit(s)) 2. <input type="checkbox"/> Table 501.2 (other facilities) SHOW CALCULATIONS -- for other facilities -- <u>6 ROWS OF 30'</u> <u>3' ON CENTER</u> <u>16' X 30'</u> 3. <input type="checkbox"/> Section 503.0 (meter readings) ATTACH WATER-METER DATA
<b>SOIL DATA &amp; DESIGN CLASS</b> PROFILE CONDITION DESIGN <u>9 / D / 3</u> at Observation Hole # <u>TP-1</u> Depth <u>12</u> " Elevation _____ OF MOST LIMITING SOIL FACTOR	<b>DISPOSAL FIELD DESIGN</b> 1. <input type="checkbox"/> Small -- 2.0 sq. ft./gpd 2. <input type="checkbox"/> Medium -- 2.6 sq. ft./gpd 3. <input type="checkbox"/> Medium-Large -- 3.3 sq. ft./gpd 4. <input checked="" type="checkbox"/> Large -- 4.1 sq. ft./gpd 5. <input checked="" type="checkbox"/> Extra Large -- 5.0 sq. ft./gpd		<b>PUMPING</b> 1. <input type="checkbox"/> Not Required 2. <input checked="" type="checkbox"/> May Be Required 3. <input type="checkbox"/> Required >> Specify only for engineered or experimental systems: DOSE: _____ gallons

SITE EVALUATOR STATEMENT		
I Certify that on <u>3-16-02</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).		
<u>David L Studer</u> Site Evaluator Signature	<u>275</u> SE #	<u>3-17-02</u> Date
<u>DAVID L STUDER</u> Site Evaluator Name Printed	<u>845-2352</u> Telephone #	Page 1 of 3 HHE-200 Rev. 1/99

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation

APPLETON

Street, Road Subdivision

Rt 105 BURKETTVILLE

R+G

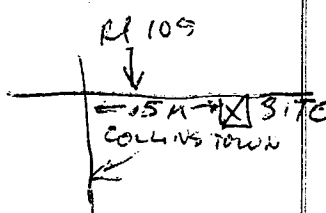
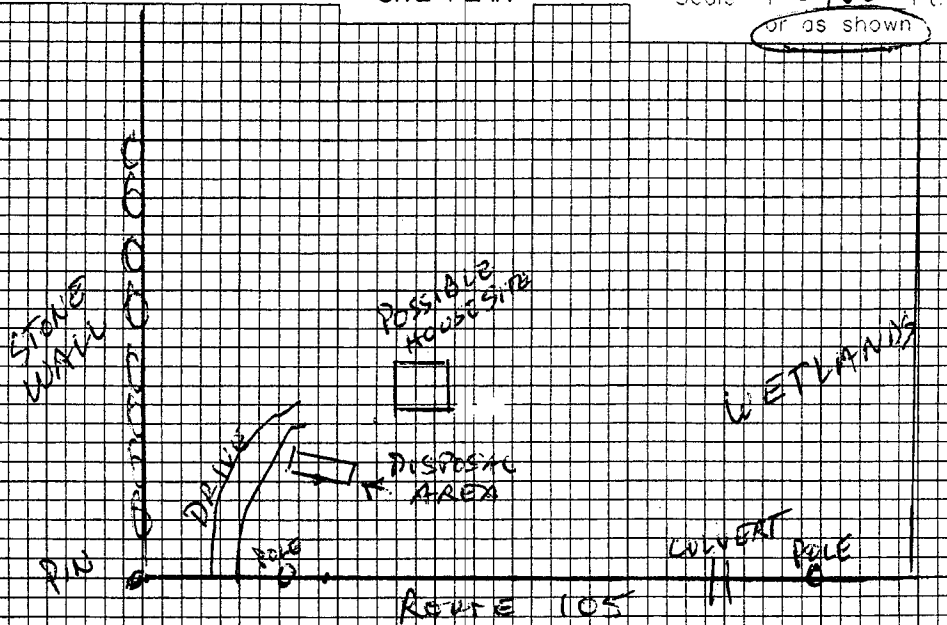
Owner's Name

HILT

## SITE PLAN

Scale 1" = 100 Ft.  
or as shown

SITE LOCATION PLAN  
(Map from Maine Atlas recommended)



HOUSE FOUNDATION TO BE AT LEAST 6' FROM TANK + 25 FEET FROM GEEFLOW PIPE

## SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP-1  Test Pit  Boring  
0-44" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0-10	LOAM	FRIABLE	DK BROWN	
10-20	SILT LOAMS		DK YELLOW	COMMON
20-30		FIRM	OLIVE	DISTINCT
30-40				FASE WATER
40-50				

Soil Classification: 9 D 0-3% 2"  
 Profile Condition Slope Limiting Factor  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 Pit Depth

Observation Hole \_\_\_\_\_  Test Pit  Boring  
 \_\_\_\_\_" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0-10				
10-20				
20-30				
30-40				
40-50				

Soil Classification: \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_  
 Profile Condition Slope Limiting Factor  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 Pit Depth

David Studer  
Site Evaluator Signature

275  
SE

3-17-02  
Date