

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Cargill Pond, Liberty, ME

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: No such tanks known to be on the property to best of Sellers' knowledge.

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: _____
What is your source of information: Rick Hilt
Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
IF YES: Explain: Shoreland Zone
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.
Ricky J. Hilt _____ DATE _____ Gloria J. Hilt _____ DATE _____
SELLER Rick Hilt SELLER 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 _____

11490

WARRANTY DEED
Joint Tenancy

Know all persons by these Presents,

That I, **CONSTANCE LUNDY, 2/k/a CONSTANCE M. YAROSIS**, of
Appleton, County of Knox, State of Maine,

in consideration of one dollar and other valuable considerations
paid by **RICKY L. HILT** and **GLORIA J. HILT**, of Union, County of
Knox, State of Maine,

whose mailing address is 323 Sennebec Road
Union, ME 04862

the receipt whereof I do hereby acknowledge, do hereby give, grant,
bargain, sell and convey unto the said **RICKY L. HILT** and **GLORIA J. HILT**,
as joint tenants and not as tenants in common, their heirs and
assigns forever,

Maine Real Estate
Transfer Tax Field

a certain lot or parcel of land situated on the northerly
side of Cargill Pond in Liberty, County of Waldo and State
of Maine, bounded and described as follows:

BEGINNING at the southeast corner of Lot #1 on Plan C of
Lots belonging to Malcolm E. Joy and Carleton L. Joy;
thence South 67 degrees 08 minutes West, along the
southerly line of said Lot #1, one hundred ninety (190)
feet; thence South 29 degrees East, one hundred (100)
feet; thence North 54 degrees 30 minutes East, two hundred
two (202) feet; thence North 40 degrees 59 minutes West,
fifty-eight (58) feet to the point of beginning. Also all
land lying between the northerly and southerly lines of
the above described parcel, extended westerly to the shore
of Cargill Pond.

MEANING AND INTENDING hereby to convey Lot #2 on said Plan
C of Lots belonging to Malcolm E. Joy and Carleton L. Joy,
now or formerly, and being a portion of the premises
conveyed to said Joy's by Charles W. Brown by his warranty
deed dated October 2, 1967, recorded in the Waldo Registry
of Deeds, Book 664, Page 292.

Together with a right of way as laid out from the herein conveyed lot to Route #220, said right of way to be constructed by said Joy's and thereafter repairs and maintenance to be borne by users purchasing lots in proportion to land ownership.

Reference is made to deed from Joel Dennison Dwyer to James T. Lundy and Constance M. Yarosis dated May 22, 1987 and recorded in the Waldo County Registry of Deeds at Book 964, Page 259. James T. Lundy died on November 9, 1993 and Constance Lundy, f/k/a Constance M. Yarosis derives title as surviving joint tenant.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said RICKY L. HILT and GLORIA J. HILT, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am 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 Grantees to hold as aforesaid; that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Constance Lundy, have hereunto set my hand and seal this 22nd day of the month of August, A.D. 2003

Signed, Sealed and Delivered
in presence of

Witness

Constance Lundy
Constance Lundy

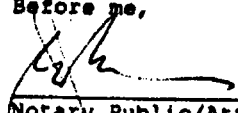
BK2471 PG258

State of Maine,
County of Knox, ss

August, 2003

Then personally appeared the above named Constance Lundy and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public/Attorney at Law

Daniel W. Braswell

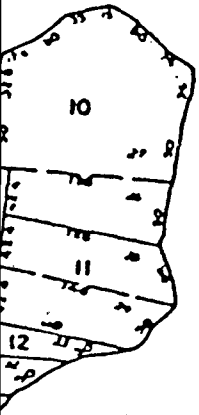
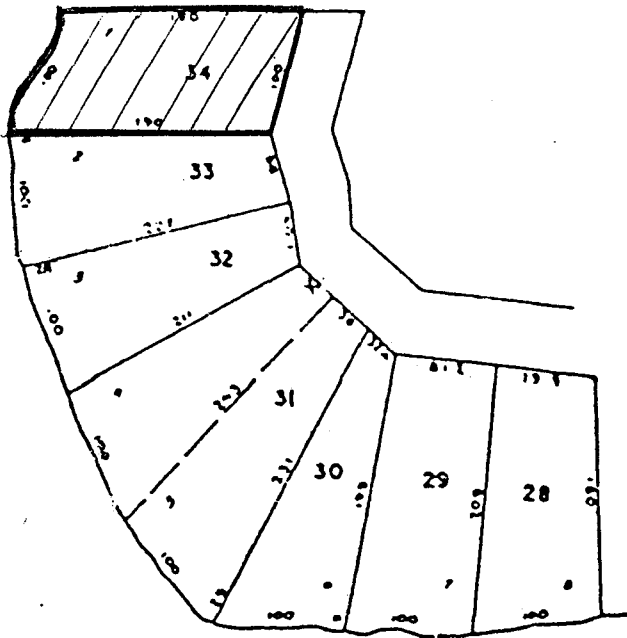
Printed or typed name

My commission expires:

RECEIVED WALDO SS.

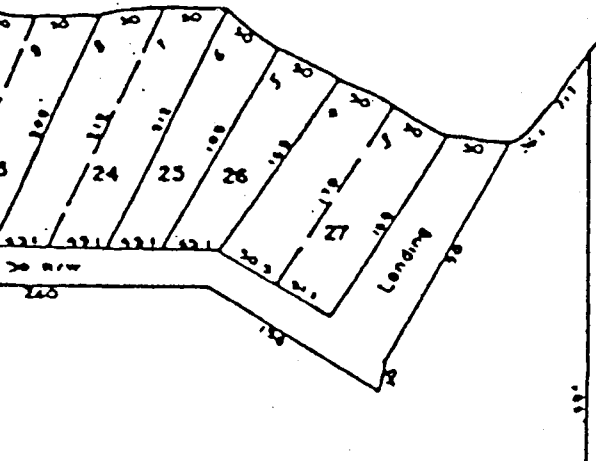
2003 AUG 27 AM 10:05

ATTEST: *Deloris Page*
REGISTER OF DEEDS



Cargill Pond

14



5

PROPERTY MAP
 TOWN OF LIBERTY
 WALDO COUNTY, MAINE
 PREPARED BY
 JAMES W. SEWALL COMPANY OLD TOWN
 SCALE 1 INCH = 100 ± FEET