

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: 273 Pleasant Point Rd, Cushing, ME 04563

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: Front of house

Installed BY: unknown DATE of Installation: _____

What is the source of your information: owners

USE: Number of Persons currently using system? 2

Does system supply water for more than one household? Yes No Unknown

COMMENTS: Drilled well on 32.1 serves barn. House well shared w/abutter-will cease at sale

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: back and right of house OR Unknown Date of Installation: _____

Date of Last Servicing: _____ Name of Company Servicing Tank: Robie's Septic

Date Last Pumped: _____ 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 house

Date of installation of leach field: _____ Installed by: Cyrus Holmes, Cushing

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: town office

COMMENTS: System for 3 bedroom home. Existing system on Lot#32-1 is for 2 bedroom

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

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

2010 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials _____

Rock Maple Realty P.O. Box 710 Union, ME 4862 Phone: (207)785-2000 Fax: _____ HolmesLeBlanc

Marian Barker 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) | FHA | | | |
| Age of system(s)/source(s) | 20 yrs +/- | | | |
| Name of company that services system(s)/source(s) | Herb Micue | | | |
| Date of most recent service call | 11/09/2010 | | | |
| Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s)) | 600-700 gallons | | | |
| Malfunction per system(s)/source(s) within past 2 years | no | | | |
| Other pertinent information | n/a | | | |

Buried Oil Supply Line: Yes No Unknown Sleved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: _____ Last Cleaned: _____
 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: owner
 COMMENTS: some asbestos under portion of vinyl siding

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: _____ 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: n/a
 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: _____

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 way, private road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: ROW between Lot 32 & 32-1

What is your source of information: Deed

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: satellite dish

Year Built: 1900 What year did Seller purchase property? 1984 & 2000

Roof: Year Built - Structure: 1900-some roof boards replaced Year Shingles Installed: 2006

Moisture or leakage: no

Comments: Metal roof on barn

Foundation/Basement: Sump Pump: Yes No Unknown Comments: ditched towards sump pump

Moisture or leakage since you owned the property: Yes No Unknown Comments: some seepage through stones

Knowledge of prior moisture or leakage: Yes No Unknown Comments: some seepage through stones

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

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

A back portion of lot 32.1, approximately 1 ac will convey to abutter at time of sale of subject property. Storage shed does not convey.

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.

on file
SELLER

Sharon Holmes

on file
SELLER
Karen LeBlanc

January 15, 2010
DATE

January 15, 2010
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



@ 273 Pleasant Pt.
Lot 32

Doc# 5814
Bk: 3211 Ps: 275

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, SHARON HOLMES, of Cushing, Knox County, Maine,

grant to SHARON HOLMES and KAREN LeBLANC, both of Cushing, Knox County, Maine, as JOINT TENANTS,

with WARRANTY COVENANTS

a certain lot or parcel of land with the buildings thereon, situated in **Cushing**, Knox County, Maine, and more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southerly boundary of land described in deed of Forrest M. Holmes and Doris B. Holmes to Sharon R. Holmes dated April 23, 1984 and recorded in the Knox County registry of Deeds at Book 954, Page 309, which point is westerly a distance of 326 feet from the southeast corner of said land; thence in a generally southerly direction and on a line perpendicular to said southerly boundary of the above referenced land conveyed by Forrest M. Holmes and Doris B. Holmes to Sharon R. Holmes to the southerly boundary of the land described in deed of Walter A. Degler and Edith W. Degler to Forrest M. Holmes and Doris B. Holmes dated January 23, 1956 and recorded in the Knox County Registry of Deeds at Book 384, Page 273; thence in a generally easterly direction along said southerly boundary to the Town Road, also known as Pleasant Point Road; thence in a generally northeasterly direction along the westerly side of said Pleasant Point Road to the southeast corner of property now or formerly of Carl Young; thence in a generally northwesterly direction along the southerly boundary of land now or formerly of Carl Young to the southeast corner of said property of Forrest M. Holmes and Doris B. Holmes above referenced; thence in a generally westerly direction along the southerly boundary of said property of Sharon R. Holmes, 326 feet to the place of beginning.

SUBJECT TO a right of way and easement for ingress, egress and regress and transmission of utility services from the Town Road to the property conveyed by deed of even date to Roger Gagne' and Betty Gagne' to be recorded in the Knox County Registry of Deeds; said right of way and easement to be located on and over the presently traveled way situated along or near the southern boundary of said Carl Young and to be of sufficient width to comply with the requirements of any zoning ordinance for vehicular, pedestrian and utility access to said property of Roger Gagne' and Betty Gagne'.

Reference is made to deed of Walter A. Degler and Edith W. Degler to Forrest M. Holmes and Doris B. Holmes dated January 23, 1956 and recorded in the Knox County Registry of Deeds at Book 384, Page 273.

Further reference is made to deed of Doris B. Holmes to Sharon Holmes dated April 25, 2000 and recorded in the Knox County Registry of Deeds, Book 2477, Page 82.

TAX PAID