

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: 532 Payson Road, Union, 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: 1999 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? N/A

• IF PRIVATE:

INSTALLATION: Location: EAST OF HOUSE
Installed BY: HASKELL DATE of Installation: 1998
What is the source of your information: OWNER
USE: Number of Persons currently using system? 1
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: WEST OF HOUSE OR Unknown Date of Installation: 1998
Date of Last Servicing: N/A Name of Company Servicing Tank: INTERSTATE
Date Last Pumped: 2008 Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: WEST OF HOUSE
Date of installation of leach field: 1998 Installed By: SAM SNOW CONSTR.
Date of Last Servicing: N/A Name of Service Company: N/A
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: OWNER

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE?: Yes No Unknown
Is System located in a Coastal Shoreland Zone? Yes No Unknown

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	4 MONITOR K-1			
Age of system(s)/source(s)	1999			
Name of company that services system(s)/source(s)	N/A			
Date of most recent service call	N/A			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	500 GAL +/-			
Malfunction per system(s)/source(s) within past 2 years	NONE			
Other pertinent information	N/A			

Buried Oil Supply Line: Yes No Unknown Sleved: Yes No N/A
 Chimney(s) Lined: Yes No Unknown Age: 1999 Last Cleaned: NEVER
 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: FIREPLACE CHIMNEY IS CONCENTRIC STAINLESS DUCT

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): N/A
 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: N/A By: N/A
 Results: N/A 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: N/A By: N/A
 Results: N/A 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: 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: _____
 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: _____
 8/2008 Page 2 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials [Signature]

PROPERTY LOCATED AT 532 Payson Road, Union, 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: _____

What is your source of information: OWNER

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: _____

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: PROPANE TANK

Year Built: 1999 How long has Seller owned it: 1999

Roof: Year Built - Structure: 1999 Age - Shingles: 1999

Moisture or leakage: NONE

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.

Mason Johnson III
SELLER
Mason Johnson, III

9/11/09
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



005429

WARRANTY DEED
Joint Tenancy

Know all persons by these Presents,

That I, KELLY JOHNSON, of Union, County of Knox, State of Maine,

in consideration of one dollar and other valuable considerations paid by KELLY JOHNSON and A. MASON JOHNSON, III, of Union, County of Knox, State of Maine,

whose mailing address is PO Box 486
Rockland, ME 04841

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said KELLY JOHNSON and A. MASON JOHNSON, III, as joint tenants and not as tenants in common, their heirs and assigns forever,

a certain lot or parcel of land together with the buildings thereon situated in Union, County of Knox, State of Maine, bounded and described as follows:

COMMENCING at an iron stake set at the West side of Old Route #17 at the southeast corner of land herein conveyed, which is at the land formerly of G.W. Payson; thence South 61 deg. West along land formerly of said Payson a distance of four hundred ninety-one (491) feet to a point for a corner at land now or formerly of Gertrude A. Essancy; thence North 29 deg. West a distance of seven hundred fifty (750) feet, more or less, to a point in the South side of Old Route #17; thence southeasterly following the West side of Old Route #17 to the point of beginning.

EXCEPTING that portion of the premises conveyed by deed of Donald E. Sinclair and Winola E. Sinclair to Edward L. Bean and Verna S. Bean dated September 21, 1984 and recorded at Book 988, Page 163, Knox Registry of Deeds, described as follows:

COMMENCING at a stake set at the southwest side of Route #17 at land of Theima Lonn; thence southeasterly by and along Route #17 a distance of three hundred seventy-five

(375) feet, more or less, to the thread of a brook to a culvert passing under Route #17 at other land of Sinclair; thence southwesterly following the thread of said brook a distance of three hundred (300) feet, more or less, along remaining land of said Sinclair to the land of said Theima Lonn; thence North approximately 27 deg. West by Lonn land a distance of three hundred forty (340) feet, more or less, to the point of beginning.

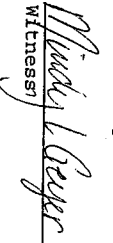
Reference is made to deed of Donald E. Sinclair and Winola O. Sinclair to Kelly Johnson dated January 6, 1995, recorded Knox County Registry of Deeds, Book 1892, Page 159.

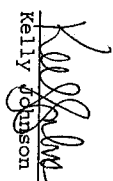
To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said KELLY JOHNSON and A. MASON JOHNSON, III, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

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 I have good right to sell and convey the same to the said Grantees to hold as aforesaid; that me 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 Kelly Johnson, have hereunto set my hand and seal this 9th day of the month of May, 2002.

Signed, Sealed and Delivered
In presence of


Winola E. Sinclair
Witness


Kelly Johnson

State of Maine,
County of Knox, ss

May 9th, 2002

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

Before me,



Notary Public/Attorney at Law

Christina L. Hutchins

Printed or typed name

My commission expires: 6/6/02

KNOX SS: RECEIVED

2002 MAY -9 PM 3:00

ATTEST:

Becky & Shannon

REGISTER OF DEEDS

