

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: 473 Castner Road, Waldoboro, Me 04572

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: Under Porch
Installed BY: Hatch Well Drillers DATE of Installation: November 25, 1978
What is the source of your information: _____
USE: Number of Persons currently using system? 2
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: Front of House OR Unknown Date of Installation: _____
Date of Last Servicing: 2000 Name of Company Servicing Tank: _____
Date Last Pumped: 2006 Have you experienced any malfunctions? _____ Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: _____ Yes No Unknown

IF YES: Location: Front of House
Date of installation of leach field: 2000 Installed by: Phillips Excavation-Waldoboro
Date of Last Servicing: 2000 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, 3-bedroom system

SOURCE OF INFORMATION: Owners

COMMENTS: _____

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

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

2010

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Buyer(s) Initials _____

Seller(s) Initials GR KL

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Diane Laing

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Gerard and Kathleen

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Hot Water, multi-zo	wood	Electric upstairs	
Age of system(s)/source(s)	2000			
Name of company that services system(s)/source(s)	Owner services his own furnace			
Date of most recent service call				
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	250	4 cords 2006-2007 - 4000 BTU 1 cord, 1.5 BTU into kitchen - 2007		
Malfunction per system(s)/source(s) within past 2 years				
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown
 Chimney(s) Lined: Yes No Unknown Age: _____ Sleeved: Yes No
 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: 2006

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? _____

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 flooring tiles? Yes No Unknown

• in the roofing shingles? 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: May 3, 2006 By: Charles Holmes

Results: Slightly High If applicable, What remedial steps were taken? Air exchange system

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No Results & Comments: Acceptable

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

IF YES: Date: June 3, 2006 By: Charles Holmes

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

IF YES: Explain: _____
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: Veterans; Homestead Exemption

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: _____
Year Built: 1890-1900 What year did Seller purchase property? 2006

Roof: Year Built - Structure: unknown Year Shingles Installed: 2007
Moisture or leakage: None
Comments: _____

Foundation/Basement: Sump Pump: Yes No Unknown Comments: Minimal
Moisture or leakage since you owned the property: Yes No Unknown Comments: Some in the spring at east end
Knowledge of prior moisture or leakage: Yes No Unknown Comments: Limited

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

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.

David E. Landry
SELLER

March 5, 2010
DATE

Kathleen A. Landry
SELLER

March 5, 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



WARRANTY DEED

We, **TODD M. DeRAPS** and **CARRIE DeRAPS** (aka **Carrie Cullum DeRaps**) whose mailing address is 3823 East Calvary Court, Gilbert, Arizona, 85297 for consideration paid grant to **GERARD E. LANDRY** and **KATHLEEN A. LANDRY** whose mailing address is 1 Cornfield Drive, Somersworth, New Hampshire, 03878 with **Warranty Covenants as Joint Tenants** a certain lot or parcel of land, together with the buildings thereon, situated in the Town of Waldoboro, County of Lincoln and State of Maine, shown as Lot A-3 on a plan prepared by Maine Coast Surveying entitled "Estate of Hilma S. Lewis" dated May 8, 1990 and last revised March 28, 2000, being bounded and described as follows:

BEGINNING at an iron rod set in March, 2000 at the northwest corner of Lot A-2 as shown on said plan and on the assumed easterly sideline of Castner Road;

THENCE northerly along the assumed easterly sideline of Castner Road to an iron rod set at the southwest corner of land now or formerly of Marie Taplin as described in a deed recorded at the Lincoln County Registry of Deeds in Book 2245, Page 333, said iron rod lying North 15° 26' 41" West a distance of eight hundred forty and sixty nine hundredths (840.69) feet from the point of beginning.

THENCE North 81° 34' 13" East along the southerly line of the land now or formerly of said Taplin two hundred fourteen and fifty hundredths (214.50) feet to an iron rod set in July, 1990;

THENCE South 26° 13' 53" East along the southwesterly line of the land now or formerly of said Taplin six hundred and forty three hundredths (600.43) feet to an un-monumented point at the corner of a stonewall;

THENCE North 62° 55' 56" East along the stonewall on the southerly line of the land of Taplin two hundred ninety-six and eighty five hundredths (296.85) feet to an iron rod set in July 1990;

THENCE South 89° 48' 10" East along the southerly line of the land now or formerly of said Taplin one hundred eighty four and thirty one hundredths (184.31) feet to an iron rod set in July, 1990 on the westerly line of land now or formerly of Harold J. Lewis as described in a deed recorded in Book 1650, Page 24;