

# 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: 171 Waldoboro Road, Washington, ME 04574

## 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

WATER TEST: If YES to any question, please explain in the comment section below or with attachment.  
Have you had the water tested? .....  Yes  No  
If YES: Date of most recent test: 2008 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: In back of house  
Installed BY: Hatch DATE of Installation: 2003 Oct. 2002  
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: 380ft, 7gal/min, 1/2hp pump at 200ft.

## 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: Left front of house OR  Unknown Date of Installation: 2003  
Date of Last Servicing: never Name of Company Servicing Tank: No  
Date Last Pumped: never Have you experienced any malfunctions? .....  Yes  No  
If yes, give the date and describe the problem: \_\_\_\_\_

LEACH FIELD: .....  Yes  No  Unknown  
IF YES: Location: Left front of house  
Date of installation of leach field: 2003 Installed By: Jerry Bartlett  
Date of Last Servicing: Never Name of Service Company: Never  
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? \_\_\_\_\_

SOURCE OF INFORMATION: \_\_\_\_\_  
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)	Hot Water	wood		
Age of system(s)/source(s)	2003			
Name of company that services system(s)/source(s)	Peter Pease			
Date of most recent service call	Fall 2008			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	600 gallons			
Malfunction per system(s)/ source(s) within past 2 years				
Other pertinent information				

Buried Oil Supply Line:  Yes  No  Unknown Sleved:  Yes  No  
 Chimney(s) Lined:  Yes  No  Unknown Age: 2003 Last Cleaned: 2008  
 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:  Yes  No  Unknown  
 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 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:  Yes  No  Unknown  
 Has the property been tested?  Yes  No  Unknown  
 IF YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
 Results: \_\_\_\_\_ 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:  Yes  No  Unknown  
 Has the property been tested?  Yes  No  Unknown  
 IF YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
 Results: \_\_\_\_\_ 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: \_\_\_\_\_

PROPERTY LOCATED AT 171 Waldoboro Road, Washington, ME 04574

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: \_\_\_\_\_

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 Exemption

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: satellite dish
- Year Built: 2003 How long has Seller owned it: 2003
- Roof: Year Built - Structure: 2003 Age - Shingles: 2003
- 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: \_\_\_\_\_

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

Trimwork upstairs and closets upstairs need completion.

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.

[Signature]  
SELLER

May 2, 2009  
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



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Page 3 of 3 - SPD



David L. Luce.

A

Warranty Deed

I, **DARRYL R. FLAGG**, whose mailing address is P. O. Box 993, Jefferson, Maine 04348, for consideration paid, grant to **DAVID LUCE and CHRISTINE LUCE**, whose mailing address is 514 Waldoboro Road, Washington, Maine 04574, as **JOINT TENANTS, with WARRANTY COVENANTS**, a certain lot or parcel of land situated in Washington, in the County of Knox and State of Maine, bounded and described as follows:

BEGINNING on the westerly side of Route 220, so called, (being the highway referred to in the above described lot) said point marking the southeast corner of the above described lot; THENCE running in a westerly direction by and along the southerly bound of the above described lot a distance of six hundred fifty (650) feet to a point for a corner; THENCE running in a northerly direction parallel to said Route 220 a distance of two hundred (200) feet to a point for a corner; THENCE running in an easterly direction parallel to the first described bound being the southerly bound of the above described lot a distance of six hundred fifty (650) feet to the westerly side of Route 220; THENCE running in a southerly direction by and along the westerly side of Route 220 a distance of two hundred (200) feet to the point of beginning.

FOR REFERENCE, see a deed from Barbara Cummings, Personal Representative of the Estate of Lydia A. Cummings, to Darryl R. Flagg dated March 14, 1997 and recorded in the Knox County Registry of Deeds Book 2105, Page 040.

MAINE REAL ESTATE TRANSFER  
TAX PAID

WITNESS my hand and seal on this 20<sup>th</sup> day of June, 2002.

[Signature]  
Witness

[Signature]  
Darryl R. Flagg

STATE OF: Maine  
COUNTY OF: Lincoln

June 20<sup>th</sup>, 2002

Then personally appeared the above named Darryl R. Flagg and acknowledged the foregoing instrument to be his free act and deed.

KNOX SS: RECEIVED

2002 JUL -1 AM 11:04

ATTEST:  
[Signature]

REGISTER OF DEEDS

Before me,  
[Signature]  
Notary Public [Signature]

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create  
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BK 2431 PG 050

014489

a southerly direction by and along the westerly side of Route 220 a distance of two hundred (200) feet to the point of beginning.

FOR REFERENCE, see a deed from Barbara Cummings, Personal Representative of the Estate of Lydia A. Cummings, to Darryl R. Flagg dated March 14, 1997 and recorded in the Knox County Registry of Deeds Book 2105, Page 040.

WITNESS my hand and seal this 27<sup>th</sup> day of November, 1999.

Witness: [Signature]

Darryl R. Flagg  
Darryl R. Flagg

STATE OF MAINE  
COUNTY OF:

Then personally appeared the above named Darryl R. Flagg and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]  
Notary Public/Attorney at Law  
DONALD E. GUILD  
NOTARY PUBLIC, MAINE  
Print NAME: COMMISSION EXPIRES: MAY 5, 2003

KNOX SS: RECEIVED  
1999 DEC -7 PM 1:43

Attest:  
[Signature]  
REGISTER OF DEEDS

SEAL

"MAINE REAL ESTATE TRANSFER TAX PAID"

WARRANTY DEED

I, DARRYL R. FLAGG, whose mailing address is P. O. Box 993, Jefferson, Maine 04348, for consideration paid, grant to WILLIAM A. BRADBURY and CHRISTINA BRADBURY, whose mailing address is 28 East Main Street, Searsport, Maine 04974, with WARRANTY COVENANTS as JOINT TENANTS, a certain lot or parcel of land with the buildings thereon, situated in Washington, County of Knox and State of Maine, bounded and described as follows:

BEGINNING at a stake and stones on the southeast corner on line now or formerly of Jesse Overlock; THENCE running N 75° W on line now or formerly of Nils Knutson and Daniel Wilson Farm, so-called, to the highway from Waldoboro to Washington; THENCE by said Wilson Farm and Nils Knutson N 82° W (about 215 rods on S line) to land now or formerly of J. F. Bryant, marked by a stake and stones; THENCE by said Bryant's line to a stake on corner of J. L. Burns and Mrs. A. H. Rockwell, now or formerly; THENCE by said Rockwell's S line to land now or formerly of J. L. Rockwell and Jesse Overlock; THENCE by said Overlock's land to first mentioned bound; this lot having a mean width of 51 rods about, containing 65 acres, more or less.

EXCEPTING AND RESERVING from the above described property all the land located on the easterly side of the highway (mentioned in the above description) now known as Route 220, as conveyed in a deed to Rodney P. Boynton, Sr and Merna F. Boynton dated June 30, 1977 and recorded in the Knox County Registry of Deeds at Book 680, Page 218.

ALSO EXCEPTING AND RESERVING to the Grantor, his heirs, successors and assigns, a certain lot or parcel of land bounded and described as follows:

BEGINNING on the westerly side of Route 220, so called, (being the highway referred to in the above described lot) said point marking the southeast corner of the above described lot; THENCE running in a westerly direction by and along the southerly bound of the above described lot a distance of six hundred fifty (650) feet to a point for a corner; THENCE running in a northerly direction parallel to said Route 220 a distance of two hundred (200) feet to a point for a corner; THENCE running in an easterly direction parallel to the first described bound being the southerly bound of the above described lot a distance of six hundred fifty (650) feet to the westerly side of said Route 220; THENCE running in

Washington

9K2105 PG040

002563

9K2105 PG041

PERSONAL REPRESENTATIVE'S DEED OF SALE

I, BARBARA CUMMINGS, of Augusta, County of Kennebec and State of Maine, duly appointed and acting personal representative of the Estate of Lydia A. Cummings, deceased, testate, as shown by the probate records of the County of Kennebec, State of Maine, Docket No. 96-259, and having given notice to each person succeeding to an interest in the real property described below at least ten

(10) days prior to the sale, such notice not being required under the terms of the decedent's will, by the power conferred by the Probate Code, and every other power, for consideration paid, grant to DARRYL R. FLAGG, of Jefferson, County of Lincoln and State of Maine, whose mailing address is P.O. Box 993, Jefferson, Maine 04348, a certain lot or parcel of land situated in Washington, County of Knox and State of Maine, together with the buildings thereon, more particularly bounded and described as follows:

BEGINNING at a stake and stones on the southeast corner on line now or formerly of Jesse Overlock; THENCE running N 75° W on line now or formerly of Nils Knutson and Daniel Wilson Farm, so-called, to the highway from Waldoboro to Washington; THENCE by said Wilson Farm and Nils Knutson N 82° W (about 215 rods on S line) to land now or formerly of J. F. Bryant, marked by a stake and corner of J. L. Burns and Mrs. A. H. Rockwell; THENCE by said Rockwell's S line to land of J. L. Rockwell and Jesse Overlock; THENCE by said Overlock's land to first mentioned bound; this lot having a mean width of 51 rods about, containing 65 acres, more or less.

EXCEPTING and RESERVING from the above-described property all the land located on the easterly side of the highway (mentioned in the above description) now known as Route 220, as conveyed in a deed to Rodney P. Boynton, Sr. and Merna F. Boynton dated June 30, 1977 and recorded in the Knox County Registry of Deeds at Book 680, Page 218:

FOR REFERENCE see deed of Otto Mortenson to Richard H. Austin dated May 27, 1912 and recorded in the Knox County Registry of Deeds at Book 159, Page 128. See also release deeds of all of the heirs-at-law of Richard H. Austin and Florence B. Austin as recorded in the Knox County Registry of Deeds. See also Affidavit of Barbara Cummings recorded in the Knox County Registry of Deeds.

WITNESS my hand and seal this 17<sup>th</sup> day of March, 1997.

Barbara A. Cummings  
Barbara Cummings,  
Personal Representative

State of Maine  
County of Lincoln

March 14, 1997.

Then personally appeared the above-named Barbara Cummings in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Peter Clark  
Notary Public/Attorney-at-Law

Print Name PETER CLARK

KNOX SS: RECEIVED

57 MAR 18 PM 12:26

WITNESS  
Barbara A. Cummings  
REGISTER OF DEEDS

