

SELLER PROPERTY DISCLOSURE - AND ONLY

PROPERTY LOCATED AT: Stone Road, Union, ME 04862

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? N/A
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): N/A Size of tank(s): N/A
Location: _____
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. 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: RO-W FOR BENEFIT OF ED BLAKE, (DOES NOT CONTINUE)
What is your source of information: OWNER
- Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
IF YES: Explain: _____
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: SEPTIC SYSTEM WAS INSTALLED ABOUT 15 YEARS AGO BY
ARTHUR ADOLPHSEN.

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

SELLER Philip R. Morton DATE 1/15/09 SELLER _____ DATE _____

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 _____

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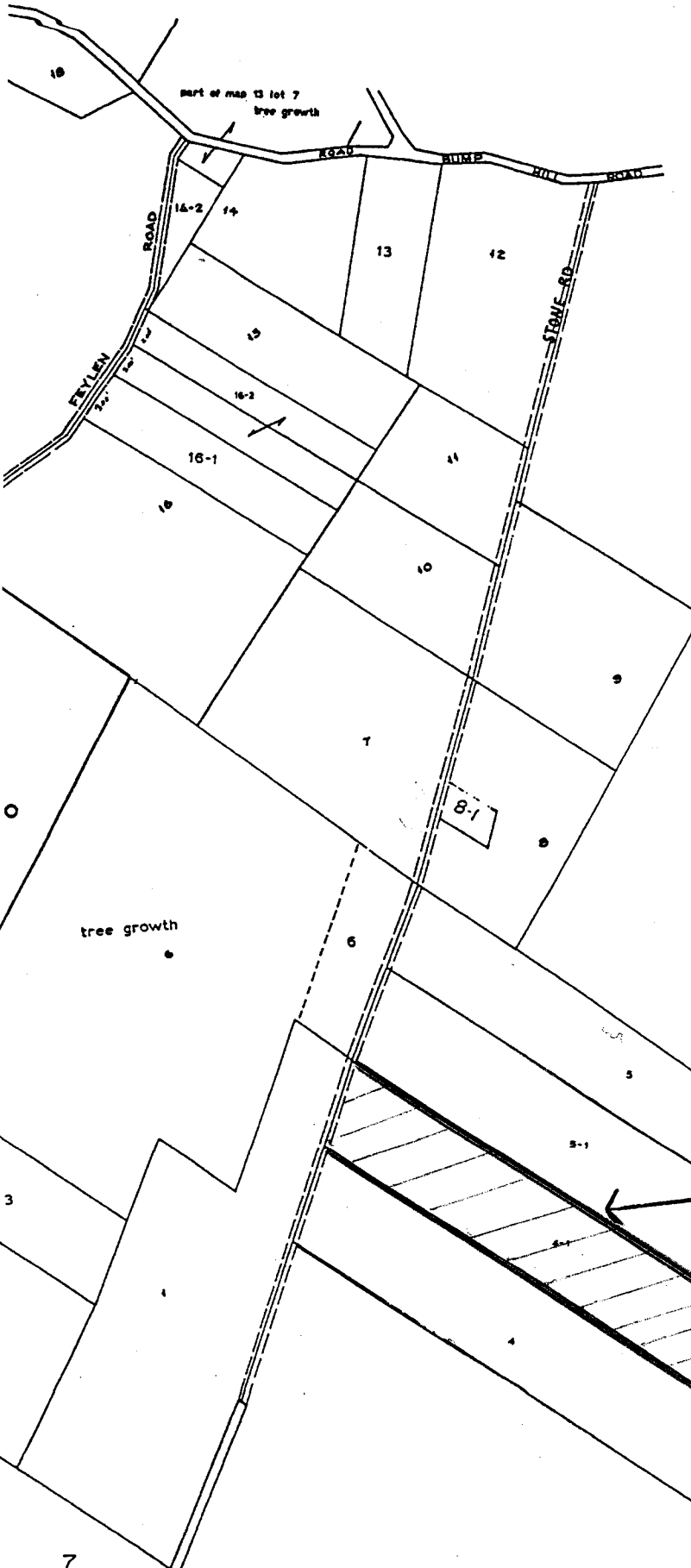
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James M. Ianello

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Philip R. Mort



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Revised April 1, 1989
 April 1, 1990
 April 1, 1991
 April 1, 1993

MAP 10 Lot 4-1

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PROPERTY MAP
 TOWN OF UNION
 KNOX COUNTY, MAINE
 PREPARED BY
 JAMES W. SEWALL COMPANY OLD TOWN, MAINE
 SCALE 1 INCH = 400 ± FEET

WARRANTY DEED

EDWARD J. BLAKE, of the Town of Union, County of Knox and State of Maine, for consideration paid, grants to RUSSELL MORTON, of the Town of Union, County of Knox and State of Maine, his heirs and assigns, WITH WARRANTY COVENANTS,

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

COMMENCING on the easterly side of Stone Road, so-called, at a stone wall and the southwesterly corner of land now or formerly of Peter Smith; thence in an easterly direction in part along said stone wall along land now or formerly of said Smith and land now or formerly of Donald Hannan to land now or formerly of Arthur Kennedy; thence in a southerly direction along land of said Kennedy, a distance of five hundred (500) feet; thence westerly following a line parallel to the first course herein described and maintaining a distance of 500 feet therefrom, to the easterly side of said Stone Road; thence northerly along the easterly side of said Stone Road five hundred (500) feet to a stone wall and place of beginning.

REFERENCE is made to deed from Frank B. Calderwood and Marion Calderwood to Edward J. Blake and Valerie K. Blake dated February 8, 1985 and recorded in the Knox County Registry of Deeds in Book 1004, Page 73, the above described premises being a portion thereof. ALSO SEE deed from Valerie Kaye Blake to Edward Joseph Blake recorded April 7, 1986 in said Registry, Book 1079, Page 277, releasing Valerie Kaye Blake's interest in said premises.

WITNESS my hand and seal this 16th day of November, 1990.

[Signature]
Witness

[Signature]
Edward J. Blake

STATE OF MAINE
Lincoln, ss.
Knox

Personally appeared the above named Edward J. Blake and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
Notary Public/Attorney at Law

Printed Name of Notary: CHARLES A. WOOTTON



MY COMMISSION EXPIRES
MAY 8, 1998

KNOX SS: RECEIVED

90 NOV 21 AM 9:39

[Signature]
REGISTER OF DEEDS

NOTED RE: ESTATE TRANSFER TAX PTD