

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: 0 Bluff Rd, Northport, ME 04849

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)? 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: N/A

- B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):
N/A 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: N/A
 What is your source of information: N/A
 Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
 IF YES: Explain: SHORELAND
 What is your source of information: PUBLIC RECORD
 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: N/A
 What is your source of information: CURRENT OWNER
 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: N/A
 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: _____

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

SELLER _____ DATE _____ SELLER _____ DATE _____
William A Patterson **France H Patterson**
 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 _____



test.zfx

OWNER FINANCING – IN DETAIL

The best way to purchase ocean-front real estate in the Penobscot Bay area:

1. Buy in a Buyer's market (now).
2. Buy land that will be financed by the Seller.
3. Choose terms of payment that are convenient to you. Interest Rates at seven percent and number of years to pay that are helpful to you.

NOW AVAILABE FOR OWNER FINANCING IN THE Penobscot Bay area of Northport, Maine:

One ^{ROW TO} 4⁺ acre parcel with 300 feet on the ocean at Northport, Maine on Penobscot Bay. Parcel has huge vistas toward Castine and over to Islesboro. This is major league ocean property!
VALUE PRICED AT \$289,000.

TERMS OF OWNER FINANCING: 20 percent down, payment of principal and interest (at 7 percent) monthly over 10 to 15 years.

DO NOT WAIT. THIS IS THE BEST TIME TO MAKE A GREAT INVESTMENT.

WARRANTY DEED

06791

We, JOHN L. WELCH and GLORIA J. WELCH of Stratham, New Hampshire, for consideration paid, Grant to WILLIAM A. PATTERSON and FRANCES H. PATTERSON, whose mailing address is P.O. Box 2047, Cashiers, North Carolina 28717, as Joint Tenants, with Warranty Covenants, a certain lot or parcel of land, together with any buildings thereon, situated in Northport, County of Waldo, State of Maine, more particularly described in, as follows, to wit:

Maine Real Estate
Transfer Tax Paid

"Being Lot 'Lot B' according to plan of lots recorded in Waldo County Registry of Probate, Book 145, Page 369/371, the same being partikun of Estate of John D. Dickey, the said Lot 'B' having been set off to Harriet E. Banks.

Said lot lying between the westerly shore of Penobscot Bay and County Road according to said Plan of partition and being seventeen (17) rods; more or less, on Penobscot Bay and seven (7) rods, more or less, on said County Road, bounded generally northerly by Lot 'C' according to said Plan and southerly by Lot 'A' according to said Plan."

MEANING AND INTENDING to convey and hereby conveying the premises designated as "First Parcel" as described in a deed from Malcolm B. Joy to John L. Welch and Gloria J. Welch dated January 5, 1982 and recorded in the Waldo County Registry of Deeds on January 6, 1982 in Book 795, Page 642.

WITNESS our hands and seals this 28th day of May, 2003

Heather March
Witness

John L. Welch
John L. Welch

Heather March
Witness

Gloria J. Welch
Gloria J. Welch

STATE OF MAINE
COUNTY OF WALDO

May 28
2003

Personally appeared before me the said John L. Welch and acknowledged the foregoing instrument to be his free act and deed.

RECEIVED WALDO SS.

2003 JUN -3 AM 10:52

ATTEST: Deloris Page
REGISTER OF DEEDS



BEFORE ME,

STACY L. SHEPARD, Notary Public
My Commission Expires December 1, 2004

Stacy L. Shepard

Bluff Road
 200 ±
 1890 ±
 (A.K.A. The Old County Road)
 58°-11'-20" W
 117.8'
 117.8'

subject lot

+ 4.8 ac.

SURVEY

proposed dividing li

Line Surveyed by Nelson August 1973

N 74°-08' W
 1450.2'

This Line Based on Points

1977 736/770 John J. Harvey et al to Malcolm E. Jay
 7.3 ± Acres including State Road

LO
 10

WAP

1658.3'

S 69°-07'-30" E

(S 76°-34' E 518.3' Nelson)

S 77°-49' E 521.4

(S 66°-46' E Nelson)

LO

Ref: Book 702 Page 757
 1973 Albert M. MacDonale et al to Richard L. Clark
 All of Widow's Third - John B. Dickey Estate
 Probate Office Vol. 43 Page 370 - Ref: Nelson's Plan Book 10 Page 53
 1978 762/823 Richard L. Clark to Frances M. Rafferty et al of ux
 Remained portion of 709/757

Formerly Line of Refinery
 S 61°-29' E 566°-46' E 13

7 ac

8

This Line was not Surveyed by Nelson

N 71°-16'-55" W
 1849'