

# SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Maker's Cove Rd., Owls Head, ME

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? Never had tank  
 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. 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: R.O.W. on road, No Mobiles

What is your source of information: Seller

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: Part of a larger parcel

What is your source of information: seller

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: \_\_\_\_\_

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

[Signature] 5/14/09  
SELLER DATE

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



**PARTIAL RELEASE**

**Know All Persons by these Presents**, that FIRST HORIZON HOME LOANS, a Division of FIRST TENNESSEE BANK NATIONAL ASSOCIATION, successor in interest to FIRST HORIZON HOME LOAN CORPORATION, a corporation having a place of business in Irving, Texas, and grantee in and holder of a certain mortgage given by CANDY M. PERRY and RICHARD PERRY, dated March 12, 2004, and recorded at Knox County Registry of Deeds in Book 3199, Page 169, for consideration paid, **releases** to the said CANDY M. PERRY and RICHARD PERRY, their heirs and assigns, a certain lot or parcel of land, together with any improvements thereon, situated in Town of OWLS HEAD, County of Knox and State of Maine, being more particularly described as follows:

BEGINNING at an iron pin at the southerly corner of land now or formerly of Robert F. O'Hara, Jr. (see Book 1508, Page 52) and at the southwesterly corner of land currently owned by these Grantees (Candy M. Perry and Richard Perry), said iron rod also being situated on the northerly line of land now or formerly of Herbert T. Curtis;

Thence South 85°45' East along line of land now or formerly of said Curtis a distance of two hundred sixty-five (265) feet to an iron pin in line of land of McMahan (see Book 3781, Page 305 and Book 1955, Page 218);

Thence North 6°15' West along line of land of said McMahan a distance of two hundred (200) feet, more or less, to the southerly line of Makers Cover Road, so-called;

Thence generally westerly as said southerly line of Makers Cove Road runs a distance of 300 feet, more or less, to line of land now or formerly of said O'Hara;

Thence South 6°15 minutes West along line of land of said O'Hara a distance of one hundred (100) feet, more or less, to the point of beginning.

ALSO GRANTING a right of way, in common with said Candy M. Perry and Richard Perry, their heirs and assigns, and others, over Makers Cove Road as it abuts the above described parcel.

ALSO CONVEYING the right to use in common with others a right of way to the town road.

The above described parcel is a portion of the premises conveyed by Candy McMahan to Candy McMahan (now Candy M. Perry), Richard Perry, William Perry and Bernice M. Perry, dated August 7, 1996, and recorded at Knox County Registry of Deeds in Book 2044, Page 347. ALSO SEE deed from William Perry and Bernice Perry to Candy M. Perry and Richard Perry dated November 24,

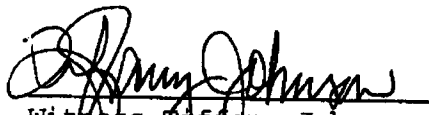
2003, and recorded at Knox County Registry of Deeds in Book 3199, Page 167.

This deed is given for the purpose of releasing any interest which FIRST HORIZON HOME LOANS, a Division of FIRST TENNESSEE BANK NATIONAL ASSOCIATION, successor in interest to FIRST HORIZON HOME LOAN CORPORATION, may have in the property herein described as a result of a mortgage from CANDY M. PERRY and RICHARD PERRY, dated March 12, 2004, and recorded at Knox County Registry of Deeds in Book 3199, Page 169, said mortgage to continue in full force and effect on the remainder of the property described therein.

**To Have and To Hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereunto belonging, to the said CANDY M. PERRY and RICHARD PERRY, their heirs and assigns, to their own use and behoof forever.

In witness whereof, the said FIRST HORIZON HOME LOANS, a Division of FIRST TENNESSEE BANK NATIONAL ASSOCIATION, successor in interest to FIRST HORIZON HOME LOAN CORPORATION, has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Blake C Buford, its Assistant Vice President thereunto duly authorized, this 19<sup>th</sup> day of March 2008.

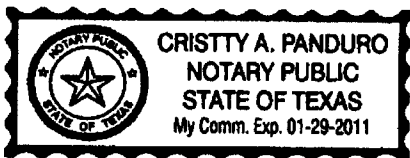
FIRST HORIZON HOME LOANS,  
a Division of FIRST TENNESSEE  
BANK, N.A.

  
Witness Tiffany Johnson

Blake C Buford  
By: Blake C Buford  
Its: Assistant Vice President

STATE OF TEXAS  
COUNTY OF DALLAS

On the 19<sup>th</sup> day of March 2008, then personally appeared the aforesaid Blake C Buford, Assistant Vice President of said corporate grantor, and acknowledged the foregoing instrument to be his/her free act and deed and the free act and deed of said grantor corporation.



  
Notary Public

Cristty A Panduro  
Printed name of Notary

KNOX SS: RECEIVED

Jun 04, 2008  
at 11:16:57A  
ATTEST: LISA J SIMMONS  
REGISTER OF DEEDS

S 6° - 15' E

860.0'

WOODS

W. C. NICKERSON  
CHELLE M. NICKERSON

BOOK 1173, PAGE 139

AREA = 4.8+ ACRES  
See C.M.P. Co. Easements  
listed at the Left.

541.7'

N 6° - 15' W

C.M.P. CO  
2/16

MAKER'S COVE RD.  
(Others may have rights over this road.)

GRAVEL

C.M.P. CO  
3

\* SUBJECT  
PROPERTY

WOODS

IP SET - MARKED  
W.P. LIBBY  
R.L.S. NO. 965

265.0'

IP SET - MARKED  
W.P. LIBBY  
R.L.S. NO. 965