

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: 602 Goshen Road, Waldoboro, ME 04572

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other _____

MAJUNCTIONS: 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: n/a 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? n/a

• IF PRIVATE:

INSTALLATION: Location: Between cottages

Installed BY: unknown DATE of Installation: unknown

What is the source of your information: owner

USE: Number of Persons currently using system? none currently, seasonal use

Does system supply water for more than one household? _____ Yes No Unknown

COMMENTS: Well is shared with south abutting cottage.

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: unknown

Tank Size: 500 Gal. 1000 Gal. Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: LEFT OF COTTAGE OR Unknown Date of Installation: unknown

Date of Last Servicing: unknown Name of Company Servicing Tank: unknown

Date Last Pumped: 9/6/11 Have you experienced any malfunctions? _____ Yes No

If yes, give the date and describe the problem: _____

LEACH FIELD: _____ Yes No Unknown

IF YES: Location: _____

Date of installation of leach field: unknown Installed By: unknown

Date of Last Servicing: unknown Name of Service Company: unknown

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: owner

COMMENTS: _____

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

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

8/2008 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials bp SDP

Rock Maple Realty P.O. Box 710, Union ME 04862 Phone: (207) 785-2000 Fax: (207) 785-3201 Powell cottage

James M. Lavello Produced with ZipForm™ by RE FormsNet, LLC 18100 FRIESEN Mile Road, Fraser, Michigan 48026 www.zipform.com

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	none			
Age of system(s)/source(s)	n/a			
Name of company that services system(s)/source(s)	n/a			
Date of most recent service call	n/a			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	n/a			
Malfunction per system(s)/source(s) within past 2 years	n/a			
Other pertinent information	none			

Buried Oil Supply Line: Yes No Unknown Sleeved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: n/a Last Cleaned: n/a
 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: No chimney

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? 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: _____

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: Visual observation
 COMMENTS: _____

C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: n/a By: n/a
 Results: n/a If applicable, What remedial steps were taken? n/a
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: n/a

D. RADON/WATER - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: n/a By: n/a
 Results: n/a If applicable, What remedial steps were taken? n/a
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: n/a

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: n/a
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: Yes No
 IF YES, describe: n/a
 Are you aware of any cracking, peeling or flaking paint? Yes No
 COMMENTS: n/a

PROPERTY LOCATED AT 602 Goshen Rd, Waldoboro, ME 04572

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: Benefits from ROW from Goshen Rd.; Subject to ROW to south abutting lot.

What is your source of information: Deed

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: _____

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: none

Year Built: 1967

How long has Seller owned it: 2001

Roof: Year Built - Structure: 1967

Age - Shingles: unknown

Moisture or leakage: none Leak in living room by Porch SPP Job

Comments: _____

Foundation/Basement: Sump Pump: Yes No Unknown Comments: No basement

Moisture or leakage since you owned the property: Yes No Unknown Comments: No basement

Knowledge of prior moisture or leakage: Yes No Unknown Comments: No basement

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: A few foundation posts may need to be replaced.

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.

Linda S. Powell
SELLER
Linda S. Powell
SELLER
Steven D. Powell

November 8, 2010
DATE

November 8, 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

BUYER

DATE

DATE



WARREN

BROWN

BOWDEN

SCOTT

SCOTT

SCOTT

1A

1.5 AC

POWELL

SCOTT FAMILY TRUST

**SIDENSPARKER
POND**

3 AC
19A

19
3 AC
LANPHER

188
2.2 AC
DREHER

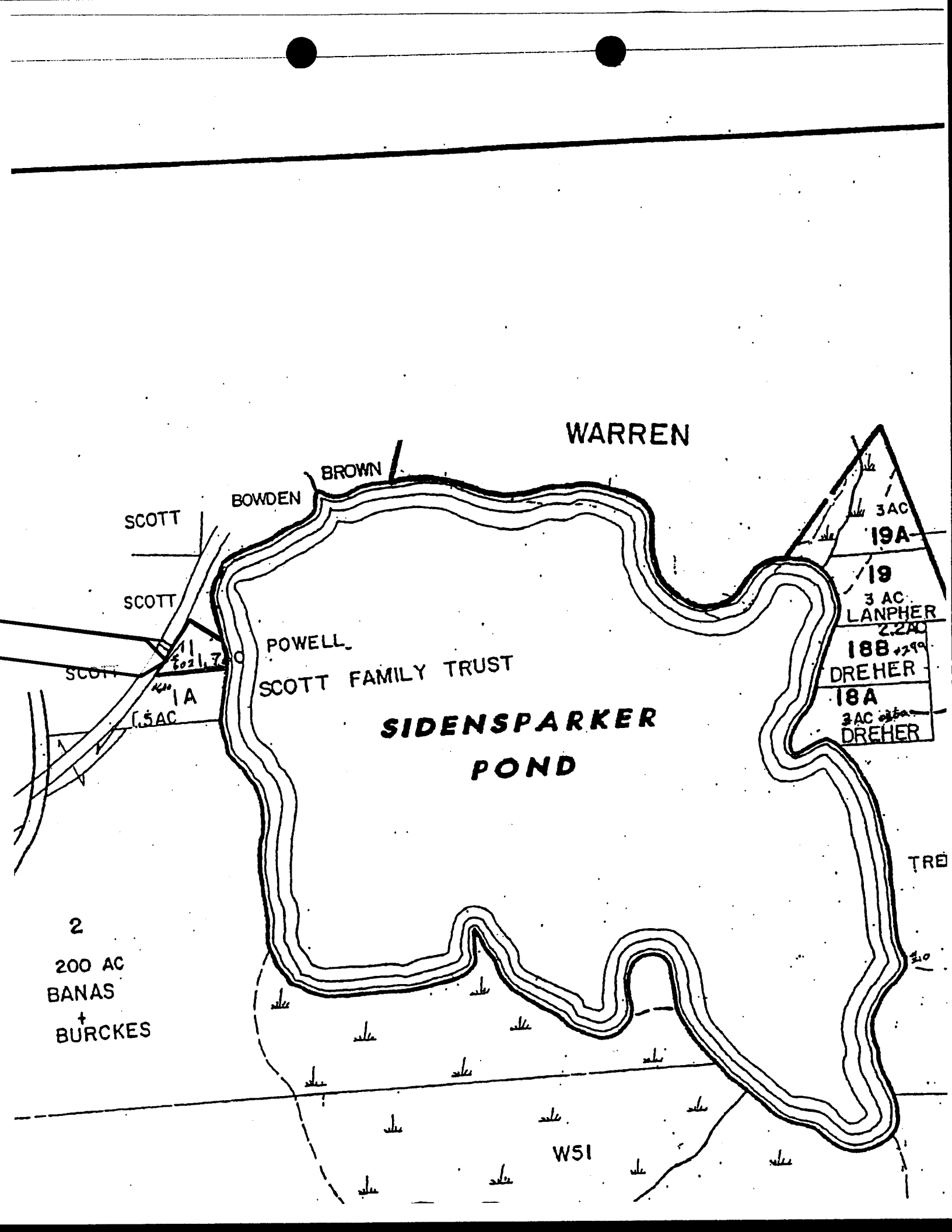
18A
3 AC
DREHER

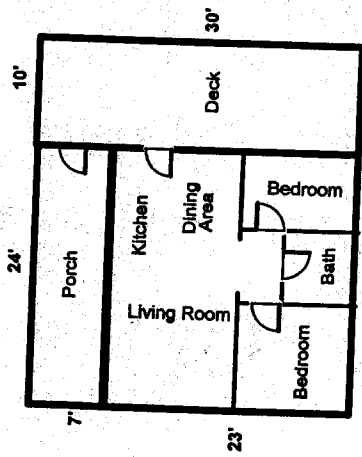
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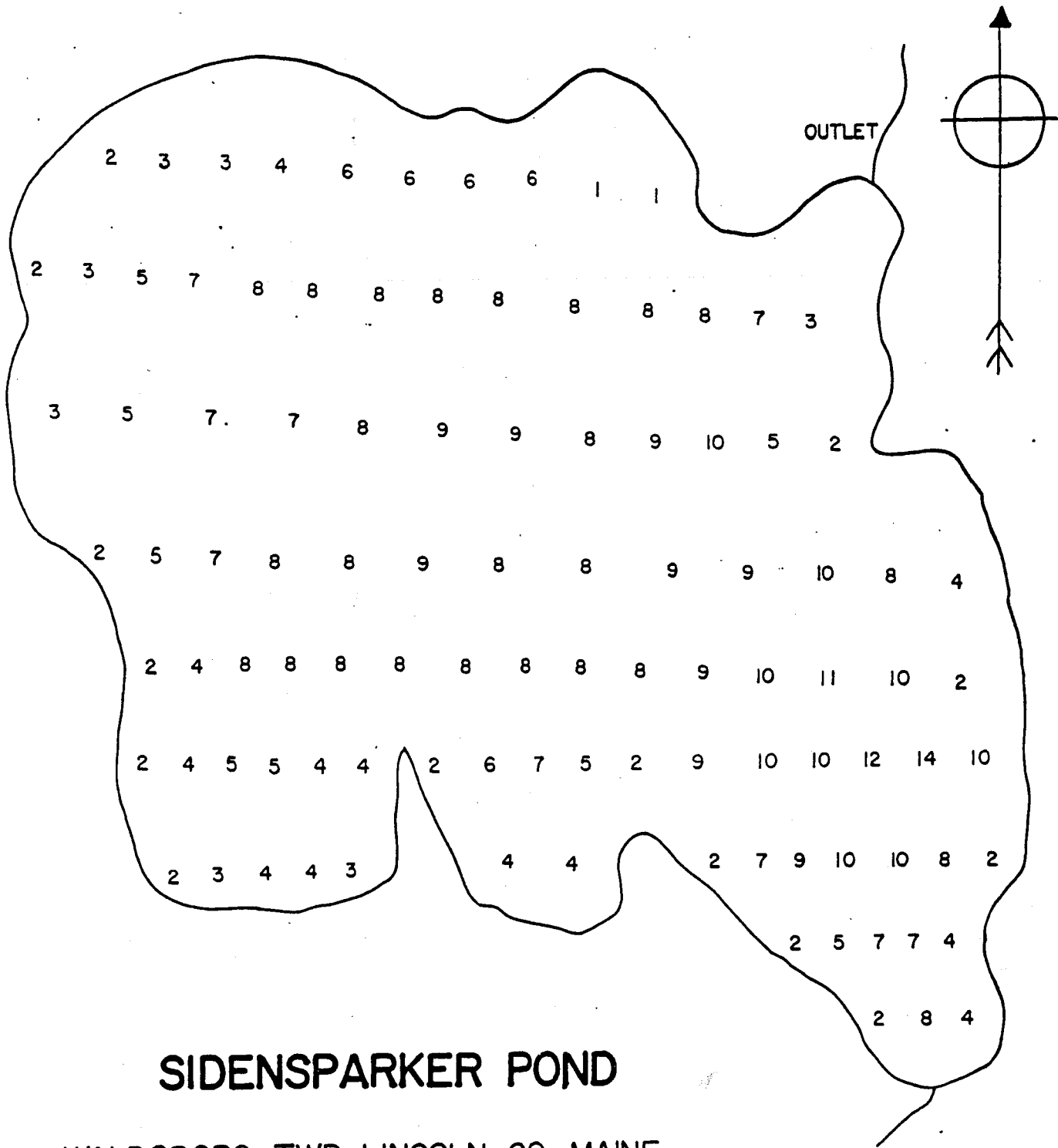
2

200 AC
BANAS
+
BURCKES

WS1



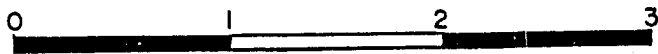




SIDENSPARKER POND

WALDOBORO TWP, LINCOLN CO., MAINE

AREA 160 ACRES

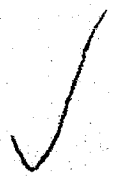


TENTHS OF MILE

R12-1

BK 2718 Pg32 #0453

08-10-2001 @ 11:35a



WARRANTY DEED

K NOW ALL MEN BY THESE PRESENTS, That we, JOYCE MCLAIN and SHARON L. BARTER, both of Waldoboro, County of Lincoln, and State of Maine, in consideration of One Dollar and other valuable considerations, paid by STEVEN D. POWELL and LINDA S. POWELL, both of Thomaston, County of Knox, and State of Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said STEVEN D. POWELL and LINDA S. POWELL, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever.

Certain lots or parcels of land, together with the buildings thereon, situated in Waldoboro, County of Lincoln, and State of Maine, bounded and described as follows:

BEGINNING at an iron pipe which lies three hundred thirty-eight (338) feet easterly of the end of a stone wall that is on the northern line of the land formerly of Charles A. Fogler and at the south line of land now or formerly of the Maine Central Railroad Company; thence easterly on the land of said Maine Central Railroad Company to the land formerly of John Sidensparker, being three hundred five (305) feet, more or less; thence southeasterly one hundred ninety (190) feet, more or less to the Western Pond; thence southwesterly following the shore of said Pond one hundred twenty-nine (129) feet, more or less, to an iron post at other land now or formerly of Gordon H. Scott; thence in a northwesterly direction still by other land now or formerly of Gordon H. Scott and passing through the center of an artesian well two hundred fifty (250) feet, more or less, to the point of beginning, containing one and one quarter acres, more or less.

ALSO hereby conveying a right of way twenty (20) feet wide over land described in deed from Charles A. Fogler to Fred W. Scott, dated December 26, 1918, and recorded in Lincoln County Registry of Deeds, in Book 351, Page 458, said right of way to commence on the easterly side of the town road known as the Scott Road and formerly known as the Goshen Road approximately forty (40) feet south of the railroad right of way; thence easterly by and over the road as now used to the above described lot.

The above lot being the northeasterly portion of the premises described in deed from Ivan M. Scott and Tina B. Scott to Gordon H. Scott, dated December 2, 1966, and recorded in the Lincoln County Registry of Deeds, in Book 821, Page

P.O. Box 1, 898 Main Street
Waldoboro, ME 04572