

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Somerville & Barton Rd, Jefferson, ME 04348

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: No such tanks to the best of seller's knowledge
- B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):
None known 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: No singlewide mobile homes- deed covenant
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: None known
What is your source of information: Seller
- 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: 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: 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: Doublewide mobile homes permitted- no singlewide mobile homes

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

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 _____

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Untitled

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, if any, situated in Jefferson, County of Lincoln and State of Maine, on the northerly side of the Somerville Road, and being Lot # 8 on Plan, "subdivision of Richard H. Else, Jefferson, Maine", dated April 26, 1985, Scale 1" = 100', Richard H. Shelley, Surveyor, recorded in Lincoln County Registry of Deeds, in Plan Book 35, Page 35, bounded and described as follows:

BEGINNING at a pipe on the northerly side of said highway at the extreme easterly corner of Lot # 7 on said Plan;

THENCE by said Lot # 7, North 39° 15' West three hundred eighty-six (386) feet to an iron pipe at remaining land of Grantors;

THENCE by said Grantors' land, North 49° 49' East two hundred forty two and one tenth (242.1) feet to a pipe at the southwesterly side of a fifty (50) foot private road;

THENCE South 41° 23' East twenty-three and two tenths (23.2) feet by said road to a pipe; South 40° 40' East two hundred eight (208) feet; South 26° 19' East one hundred seven and eight tenths (107.8) feet to a pipe; and South 23° 56' East sixty two and seven tenths (62.7) feet to a pipe;

THENCE six (6) feet to the aforementioned road;

THENCE in a general southwesterly direction by said road two hundred twenty (220) feet to a point opposite the point of beginning;

THENCE North 39° 15' West fifteen (15) feet to said point.

ALSO CONVEYED HEREWITH is a right of way, in common with others, over the private road abutting the described premises on the North, from the highway to the northern extremity of said lot.

Meaning and intending hereby to convey a portion of the premises conveyed to Benjamin F. Vaughan and Rachel A. Feero by deed of Clarence A. Crowell and Mary F. Crowell dated February 11, 2002, recorded in Book 2811, Page 228 of the Lincoln County Registry of Deeds.

Lincoln County Registry of Deeds
Marcia P. Silva
Marcia P. Silva Registrar

WARRANTY DEED

Benjamin F. Vaughan and Rachel A. Feero of Coopers Mills, Maine for consideration paid,
grant to

Bruce Putnam of Round Pond, County of Lincoln, State of Maine, whose mailing address is
1486 State Road 32, Round Pond, Maine 04564

with **WARRANTY COVENANTS**

a certain lot or parcel of land, together with any buildings thereon, situated in **Jefferson**, County
of **Lincoln**, State of **Maine**, bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantor(s) have set their hand(s) and seal(s) this 21 day of
March, 2003.

[Signature]
Witness

MAINE REAL ESTATE
TRANSFER TAX PAID

[Signature]
Benjamin F. Vaughan

[Signature]
Witness

[Signature]
Rachel A. Feero

State of Maine
County of Lincoln, ss.

March 21, 2003

Then personally appeared the above-named **Benjamin F. Vaughan and Rachel A. Feero**
and acknowledged the foregoing to be their free act and deed.

Before me,

[Signature]
Name: Robert B. Cusack
Notary Public/Attorney-at-Law
Commission expires: N/A

Cumler & Lynch

