

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: 25 Westview Road, Damariscotta, ME 04543

SECTION I. WATER SUPPLY

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

MALFUNCTIONS: 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? _____

• IF PRIVATE:

INSTALLATION: Location: n/a
Installed BY: n/a DATE of Installation: n/a
What is the source of your information: n/a
USE: Number of Persons currently using system? n/a
Does system supply water for more than one household? Yes No Unknown

COMMENTS: n/a

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: _____
Tank Size: 500 Gal. 1000 Gal. Unknown Other: _____
Tank Type: Concrete Metal Unknown Other: _____
Location: BEHIND HOUSE OR Unknown Date of Installation: 1975
Date of Last Servicing: N/A Name of Company Servicing Tank: GRIFFIN
Date Last Pumped: 2005 +/- Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: BEHIND HOUSE
Date of installation of leach field: 1975 Installed By: UNKNOWN
Date of Last Servicing: _____ Name of Service Company: _____
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

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Buyer(s) Initials _____

Seller(s) Initials JAS

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	OHW			
Age of system(s)/source(s)	1994 +/-			
Name of company that services system(s)/source(s)	DEAD RIVER			
Date of most recent service call	2008 +/-			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	1000 +/- GAL.			
Malfunction per system(s)/source(s) within past 2 years	NONE			
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown
 Chimney(s) Lined: Yes No Unknown Age: 1995 Sleeved: Yes No
 Last Cleaned: 2006 +/-
 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: _____

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? _____
 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. 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: _____
 IF YES: Source of Information: _____
 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? _____
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: _____

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? _____
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: _____

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

PROPERTY LOCATED AT 25 Westview Road, Damariscotta, ME 04543

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

OTHER: _____

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

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: RESTRICTIVE COVENANTS

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: HOMESTEAD EXEMPTION

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: N/A

Year Built: 1975

How long has Seller owned it: 1977

Roof: Year Built - Structure: 1975

Age - Shingles: 1975

Moisture or leakage: NONE

Comments: _____

Foundation/Basement: Sump Pump: Yes No Unknown

Comments: _____

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

Comments: MINOR LEAKAGE NEAR BULKHEAD

Knowledge of prior moisture or leakage: Yes No Unknown

Comments: _____

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: NONE KNOWN

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.

Jean B. Shackelford
SELLER

September 14, 2009

DATE

Jean B. Shackelford

SELLER

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

DATE

BUYER

DATE



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Shackelford.zf

WE, ROBERT R. WHEELER and PAULA L. WHEELER, husband and wife, of Damariscotta Lincoln County, State of Maine, (being unmarried) for consideration paid,

grant to CHARLES H. SHACKELFORD and JEAN B. SHACKELFORD, husband and wife, of Wrentham, County, Massachusetts, with warranty covenants, as joint tenants, the land in Damariscotta, County of Lincoln and State of Maine, with the buildings thereon, being designated Lot #5 as shown on a Plan entitled "Development of Twin Village Associates, Inc., Damariscotta, Maine, dated June 15, 1965, Richard Shelly, Surveyor," bounded and described as follows:

BEGINNING at a point on the roadway as laid out on the aforesaid Plan, which point marks the boundary of Lot #5 and Lot #6, the latter owned now or formerly by Robert Smith; THENCE running North 02° 40' West two hundred ninety four and twenty five hundredths (294.25) feet to a point in a stone wall; THENCE in a general easterly direction by and along said stone wall two hundred twenty seven (227) feet to a point in said stone wall which marks the northwest corner of Lot #4 on said Plan; THENCE South 04° 20' West two hundred eighty nine and five tenths (289.5) feet to a point at the side of said roadway on said Plan; THENCE North 82° 13' West by and along said road one hundred ninety one and four tenths (191.4) feet to the point of beginning.

TOGETHER WITH a right of way in common with other Westview Acres lot owners by foot and by vehicle from the southernmost end of Westview Road to the shore of the Damariscotta River over the shore reservation or recreation area at the end of the point with the greatest rights of use in said reserved or recreation area to be granted to any other such users. Rights to use the water line and roadways as laid out and installed are included.

BEING the same premises described in deed of Robert R. Wheeler to the within Grantors, recorded in Lincoln County Registry of Deeds in Book 767, Page 204 on April 24, 1973, and SUBJECT TO the same restriction recited in deed of Twin Village Associates, Inc. as recorded in said Registry in Book 631, Page 462.

LINCOLN, SS.
RECEIVED DEC 2 1977 12 H. OS. M. P. R.
AND RECORDED FROM THE ORIGINAL

Witness OUR hand and seal this 25th day of November 19 77
Robert R. Wheeler
Paula L. Wheeler

The State of Maine Lincoln ss November 25, 19 77

Then personally appeared the above named Robert R. Wheeler and Paula L. Wheeler,

and acknowledged the foregoing instrument to be their free act and deed
Before me, *Charles S. Mason*
Justice of the Peace - Attorney at Law - Notary Public

