

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Turner Mill Pond, Palermo, 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 N/A
IF NO above: How long have tank(s) been out of service? N/A
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): N/A Size of tank(s): N/A
Location: _____
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 N/A
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: ROW for owner of adjoining property - foot path only
What is your source of information: _____
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 undivided share - divided in 7/08
What is your source of information: _____
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: tree growth
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 John Shaw, Jr. DATE 06/11/2008 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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Diane L. Laing

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John Shaw - La

WARRANTY DEED
Joint Tenancy

Know all Men by these Presents,

06480

That I, Daniel Baschkopf, now of South Portland, County of
Cumberland and State of Maine

in consideration of One dollar and other valuable consideration

paid by John Bunker, Jr. and John Shaw

whose mailing address is Box 340, Palermo, Maine 04354

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said John Bunker, Jr. and John Shaw

as joint tenants and not as tenants in common, their heirs and assigns forever,

Two certain lots or parcels of land situated in Palermo,
County of Waldo, and State of Maine, and being further
described as follows, to wit:

PARCEL 1: Beginning at a point on the East Side of
Lovejoy Brook, also known as Kelley Brook at the
Northwest corner at the former Dean lot, so-called;
thence Easterly along the North line of said Dean lot
and the North line of J.W. Turner lot, so-called, to a
rock pile and land of Ada A. Northrop, now land of
Philip Potter; thence Northerly along the land of the
said Ada A. Northrop, now of Philip Potter to land of
Ella Handy, also known as the "Ten Acre Lot", and now
land of the said Philip Potter; thence Westerly along
land of Ella Handy ("Ten Acre Lot"), now land of
Philip Potter, and land of Charles Downer, formerly, to
the East side of the said Lovejoy Brook; thence Southerly
along the East side of said Lovejoy Brook to the point
of beginning, consisting of approximately One Hundred
Five (105) Acres.

PARCEL 2: Beginning at a point along the Northerly
shore of Turner Pond, so-called, where intersected by
the Southerly boundary of land now or formerly of David
Carman, thence Westerly along said Carman's Southerly
border to the Kelley Brook, so-called; thence turning
and running in a Southerly direction along the Easterly
side of said Kelley Brook to its efflux at Turner Pond,
so-called; thence turning Southeasterly and following
the Northerly shore of said pond in its irregular
pattern, generally Easterly, to the point of beginning.
Said parcel containing Thirteen (13) Acres, more or
less, as well as small island off shore from said
parcel.

Reserving, however, a right-of-way or easement in
common with others, as set forth in a deed dated August
31, 1972 and recorded in the Waldo County Registry of
Deeds, Book 705, Page 1012 and further reserving a
right-of-way or easement in common with the Grantees
herein over Parcel 2 herein Two Rods (2) in width to
be laid from the right-of-way above mentioned to the

parcel conveyed by another deed on this date by the
Grantees herein to the Grantor herein said parcel
adjacent to Parcel 2 herein.

No Transfer Tax Paid

867 PAGE 336 To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said John Bunker, Jr., and John Shaw

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do warrant with the said Grantees, their heirs and assigns, that lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Daniel Baschkopf

X

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~ Grantor, and relinquishing and conveying all rights ~~XXXXXXXXXXXX~~ all other rights to the above described premises, have hereunto set my hand and seal this 28th day of the month of June, A.D. 19 85.

Signed, Sealed and Delivered in presence of

Robert Cummings

Daniel Baschkopf
DANIEL BASCHKOPF

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.....
.....

State of Maine, County of Kennebec ss. June 28 .19 85.

Then personally appeared the above named Daniel Baschkopf

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Thomas A. Dahlberg
Thomas A. Dahlberg
Notary Public
Attorney at Law

6480
State of Maine, Waldo ss. Registry of Deeds
Received SEP 19 19 85 at 9.11.00 A.M.
and recorded in Book 867 Page 334
Attest: *Charles M. Dick* Register



SOMERVILLE

DEER HILL FARM

PALERMO

3
COLBY

9
BAKO

10
HOLT

16
PIKE

17
KNIGHT

21
VICKERS

25
PALERMO ASS-
45 A

25 f
KERWIN

36.3 A

97A

60A

21A

160A

71A

99A

6A
18
KATZ

22
KNIGHT

56A

56A

24
BUNKER
+
SHAW

4
SAUNDERS

48A

8
BASCHKOFF

19
CARMEN

23
POTTER

21A

6 (3 islands)
SAUNDERS

17A
8A
BUNKER
+
SHAW

5
SAUNDERS 4A

T. TURNER MILL FOND

19A

Subject

R-5