

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: 1652 Clarry Hill Road, Union, ME 04862

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: Nov, 2004 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: In front of house

Installed BY: Cross DATE of Installation: Sept, 1980

What is the source of your information: Previous disclosure

USE: Number of Persons currently using system? Home is vacant

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

COMMENTS: _____

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? n/a

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: _____

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

Tank Type: Concrete Metal Unknown Other: _____

Location: Left side of house OR Unknown Date of Installation: 1979 +/-

Date of Last Servicing: Inspected Nov. 2004 Name of Company Servicing Tank: Interstate

Date Last Pumped: 2004 Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem: n/a

LEACH FIELD: Yes No Unknown

IF YES: Location: Left side of house

Date of installation of leach field: 1979 Installed By: unknown

Date of Last Servicing: Inspected Nov. 2004 Name of Service Company: Interstate

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? 264 gallons per day

SOURCE OF INFORMATION: Septic inspection performed Nov 2004

COMMENTS: _____

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

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Rock Maple Realty P.O. Box 710, Union ME 04862

Phone: (207) 785-2000

Fax: (207) 785-2001

James M. Ianello

VanKeuren.zfx

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	OHW			
Age of system(s)/source(s)	2005			
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))	Unk. New system in newly renovated, unoccupied home			
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: unk Last Cleaned: unk
 Is more than one heat source vented through one flue? Yes No Unknown
 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? 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: n/a

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 flooring tiles? Yes No Unknown
 • in the roofing shingles? Yes No Unknown
 • other: _____ Yes No Unknown
 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? 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: Exterior shingles new

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PROPERTY LOCATED AT 1652 Clarry Hill Road, Union, ME 04862

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: Minor restrictive covenants will apply

What is your source of information: Owner

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: n/a
• Age: Age of House: 1850 +/- How long has Seller owned it: Jan 2005
• Roof: Age - Structure: 100+ Age - Shingles: 2005
Moisture or leakage: none
Comments: n/a

• Foundation/Basement: Sump Pump: Yes No Unknown Comments: n/a
Moisture or leakage since you owned the property: Yes No Unknown Comments: drainage installed
Knowledge of prior moisture or leakage: Yes No Unknown Comments: n/a

• 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

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

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.

Mary Beth Van Keuren
SELLER
Mary Beth Van Keuren
SELLER

May 5, 2008
DATE
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



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WARRANTY DEED

JAMES A. BURNS, MARILYN J. BURNS and LEATRICE BURNS whose mailing address is 1721 Clarry Hill Road, Union, Maine 04862 for consideration paid, grants to **MARY BETH VAN KEUREN** whose mailing address is 2261 Eastern Road, Warren, Maine 04864, **WITH WARRANTY COVENANTS**, a certain lot or parcel of land, with the buildings thereon situated in Union, County of Knox, and State of Maine, bounded and described as follows:

The land and buildings on Millay Hill Road, being all the property received by Harry M. Burns through the Estate of Nannie M. Burns. An abstract of the Will of Nannie M. Burns is recorded in the Knox County Registry of Deeds, Book 382, Page 442. Being the same property inherited by Nannie M. Burns from the Estate of Fred C. Millay, see Knox County Probate Docket No. 10482. Said property being described in deed from William Millay to Fred C. Millay dated November 4, 1883 in Knox County Registry of Deeds, Book 71, Page 87.

FOR REFERENCE see deed of James A. Burns, personal representative of the Estate of Harry M. Burns to Leatrice Burns dated February 17, 1988 recorded at Knox County Registry of Deeds, Book 1249, Page 21.

EXCEPTING the premises described in deed of Leatrice Burns to James Burns and Marilyn Burns dated July 11, 1989 recorded in Knox County Registry of Deeds, Book 1364, Page 104 and the premises described in deed of Harry M. Burns to James A. Burns recorded in Knox County Registry of Deeds, Book 647, Page 124.

EXCEPTING the premises described in deed of Leatrice Burns to Gina Abel and Glenn Abel dated July 11, 1989, recorded in Knox County Registry of Deeds, Book 1364, Page 102.

EXCEPTING that portion described in deed from Harry M. Burns to John D. Pierce dated November 7, 1984 and recorded in the Knox County Registry of Deeds in Book 989, Page 113.

EXCEPTING that portion described in deed from Harry M. Burns to Peter P. Sturdivant and Linda J. Sturdivant dated September 23, 1987 and recorded in the Knox County Registry of Deeds in Book 1214, Page 180.

ALSO CONVEYING another lot or parcel of land situated in Union, County of Knox, and State of Maine bounded and described as follows:

BEGINNING on the north side of the highway leading from N.M. Hannan's to farm and buildings formerly of Fred C. Millay at the easterly end of said Millay farm at corner of orchard; thence northeasterly by said Millay land to land formerly of J.G. Mank; thence southeasterly by said Mank's land to the highway above mentioned; thence southwesterly by said highway to place of beginning, containing about three acres.

MAINE REAL ESTATE TRANSFER
TAX PAID

FOR FURTHER REFERENCE see deed Vivian M. Hannan, Jr. to Reverdy Burns, recorded June 23, 1958 at the Knox County Registry of Deeds in Book 363, Page 536.

FOR FURTHER REFERENCE see deed from Leatrice Burns to James A. Burns and Marilyn J. Burns to be recorded.

Leatrice Burns joins in this deed for the sole purpose of releasing the life estate described in deed from Leatrice Burns to James A. Burns and Marilyn J. Burns dated August 14, 2001 and recorded on August 15, 2001 at the Knox County Registry of Deeds in Book 2639, Page 317.

WITNESS my hand and seal this 5th day of January 2005.

Sherene A. Libby
Witness

Sherene A. Libby
Witness

Sherene A. Libby
Witness

Leatrice Burns
Leatrice Burns

James A. Burns
James A. Burns

Marilyn J. Burns
Marilyn J. Burns

STATE OF MAINE
LINCOLN, ss

January 5, 2005

Then personally appeared before me the above named James A. Burns, and acknowledged the foregoing instrument to be his free act and deed.

Sherene A. Libby
Notary Public/Attorney at Law

Printed Name of Notary Public:

SHERENE A LIBBY
NOTARY PUBLIC-MAINE
COMMISSION EXPIRES 11/14/2009

My Commission Expires:

KNOX SS: RECEIVED
Jan 07, 2005
at 12:25:25P
REGISTER: LISA J SIMMONS
REGISTER OF DEEDS



PROPERTY MAP
 TOWN OF UNION
 KNOX COUNTY, MAINE
 PREPARED BY
 JAMES W. SEWALL COMPANY
 OLD TOWN, MAINE
 SCALE 1 INCH = 400 ± FEET

revised April 1, 1987
 April 1, 1988
 April 1, 1990
 April 1, 1991
 April 1, 1993
 April 1, 1996