

# SELLER PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: 766 Hatchet Mountain Rd, Hope, ME 04847

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? \_\_\_\_\_  
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. 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: \_\_\_\_\_  
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: \_\_\_\_\_  
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: \_\_\_\_\_
- 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: N/A

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

SELLER 05/06/2009 DATE SELLER DATE  
**Daniel Zappala**

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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WARRANTY DEED

*Know All By These Presents*

*That* I, HAZEL MARCUS of HC 64, Box 270-58, Blue Hill, Maine

in consideration of one dollar and other valuable considerations,  
paid by DANIEL M. ZAPPALA

whose mailing address is P. O. Box 328, Friendship, ME 04547,

the receipt whereof I do hereby acknowledge, do hereby give,  
grant, bargain, sell, and convey unto the said DANIEL M. ZAPPALA,  
his heirs and assigns forever,

A certain lot or parcel of land with any and all improvements  
thereon situated in Hope, Knox County, Maine, bounded and  
described as follows:

BEGINNING on the shore of Alford Lake at the southwest  
corner of Lot No. 1 as designated on Plan of Jarvis Farm made in  
December, 1943, by Franklin Wood, Surveyor, of Rockland, Maine,  
recorded in Knox County Registry of Deeds in Plan Book No. 6,  
Page 32; thence North 18° West 3292 feet to the line of land now  
or formerly of Earl Norwood; thence North 72° East 782 feet to an  
iron bolt in line of land now or formerly of Kleene; thence South  
14° East 2970 feet to the shore of said Lake; thence westerly and  
norther along the shore of said Lake to the point of beginning.

EXCEPTING AND RESERVING THEREFROM that portion of the Town  
Road which bisects the above described property.

ALSO EXCEPTING that parcel described in deed of H. Kirtland  
Switzer to Earle W. Inmann and Jonancy Inmann dated July 2, 1987,  
and recorded in the Knox County Registry of Deeds, Book 1196,  
Page 37

ALSO EXCEPTING that parcel of real estate described in deed  
of Hazel Marcus to Stuart L. Scharaga dated November 8, 1993, and  
recorded in the Knox County Registry of Deeds, Book 1760, Page  
185.

THE ABOVE DESCRIBED PARCEL is a portion of that property  
conveyed by Robert A. Reid, III, to Hazel Marcus by deed dated  
August 27, 1962, and recorded in the Knox County Registry of  
Deeds, Book 403, Page 520.

*To Have and To Hold* the aforegranted and bargained premises with  
all privileges and appurtenances thereof to the said DANIEL M.

ZAPPALA, his heirs and assigns, for his and their use and behoof forever,

AND I, HAZEL MARCUS do ~~Covenant~~ with the said grantee, his heirs and assigns, that I ~~am 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 grantee to hold as aforesaid; and that I and my heirs shall and will ~~Warrant and Defend~~ the same to the said grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said HAZEL MARCUS

Have hereunto set my hand and seal this 24<sup>th</sup> day of the month of JUNE, 1997.

Signed, Sealed and Delivered

in presence of

Hazel Marcus

Hazel Marcus  
HAZEL MARCUS

State of Maine

County of, ss. Hancock

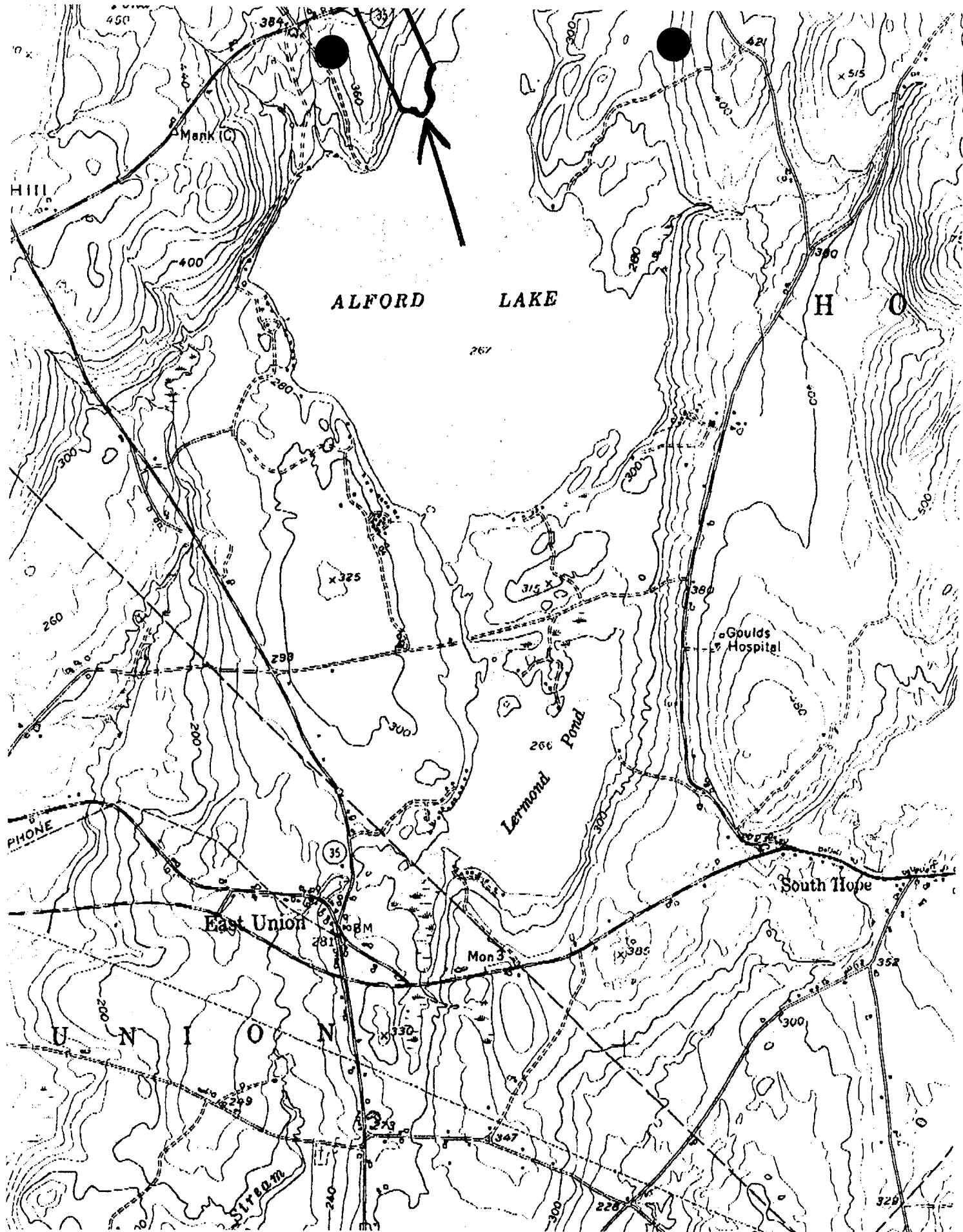
June 24, 1997

Then personally appeared the above named HAZEL MARCUS and acknowledged the above instrument to be her free act and deed.

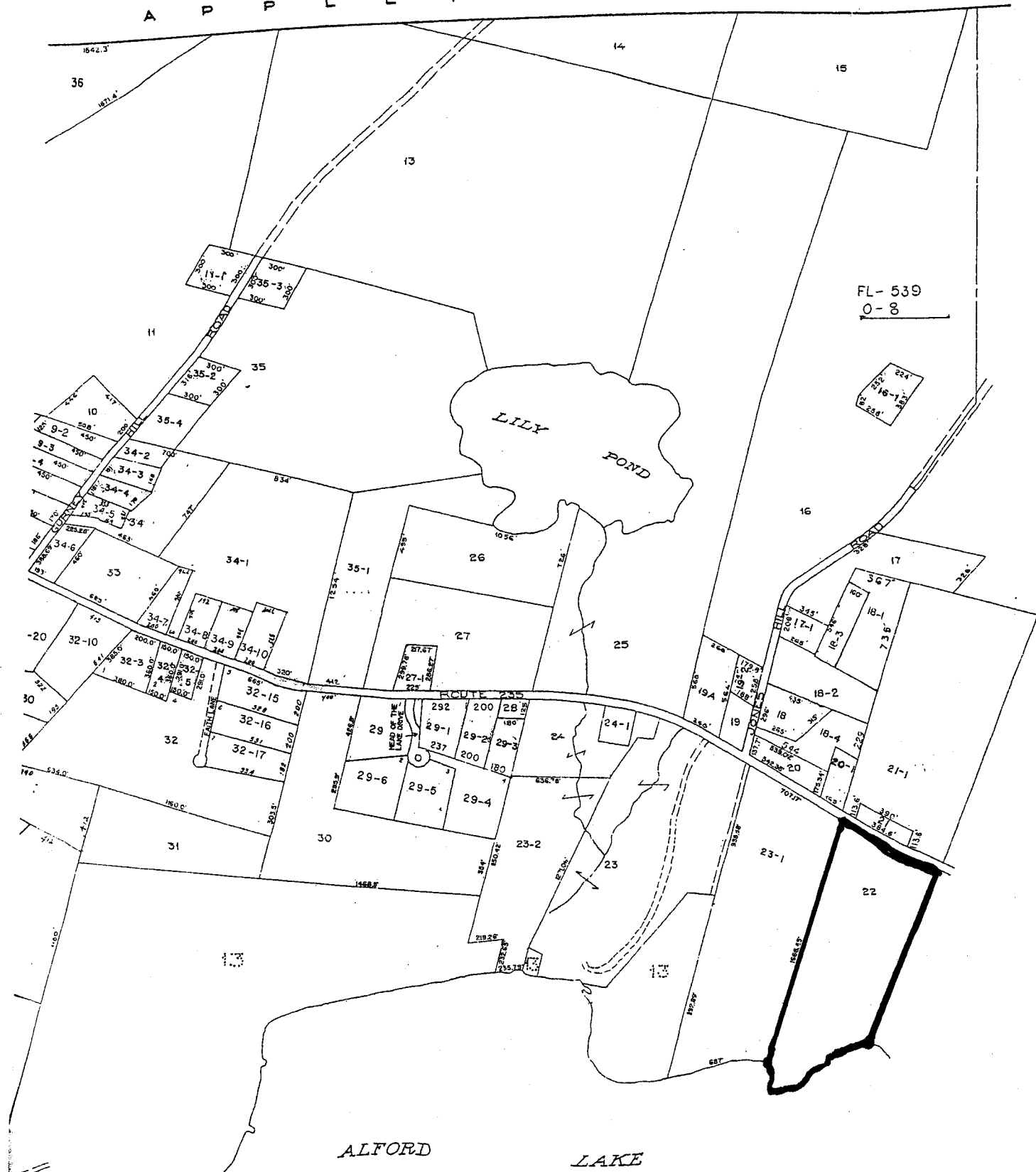
Before me,

Christie A. Snow  
Attorney at Law  
Notary Public

CHRISTIE A. SNOW  
NOTARY PUBLIC MAINE  
My Commission Expires Jan. 29, 2004



A P P L E T O N



FL-539  
0-8

REVISED  
Maine Coast Surveying  
Damariscotta, Maine  
April 1, 2004

PROPERTY MAP  
**TOWN OF HOPE**  
KNOX COUNTY, MAINE  
PREPARED BY  
JAMES W. SEWALL COMPANY OLD TOWN, MAINE  
SCALE: 1 INCH = 200 FEET