

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Voter Hill Estates Lot 21, Farmington, Me 04938

#2679

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.

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? IF YES: Are tanks in current use? 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? If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Comments:

B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.): Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? 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? IF YES: Explain: See the Deed What is your source of information: Owner Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? IF YES: Explain: What is your source of information: Owner Is the subject property the result of a division of property within the last five years (for example, subdivision)? IF YES: Explain: This land is part of a subdivision 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? Has property ever been soil tested? Are mobile/manufactured homes allowed? Are modular homes allowed? Has the property been surveyed? ATTACHMENTS: Additional Information:

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. Shalek Dalpo 8-12-08

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

JOHN DEACON and CAROL DEACON
of 9 Kara Lane; Methuen, Massachusetts 01844
(being ~~Married~~), for consideration paid,
grant to SHAHROKH DALPOUR

of P.O. Box 32, East Wilton, Maine 04234
with ~~Warranty Covenants~~
the land in Farmington, Franklin County, State of Maine, bounded and
described as follows, to wit:-

Being the same premises conveyed to John Deacon and Carol A. Deacon by warranty deed of Patten Realty Corporation of Maine dated October 13, 1984 recorded at Book 799, Page 198, Franklin Registry of Deeds, said premises further described in "Schedule A" on the document so entitled appended hereto and subject to the same conditions, restrictions, covenants, and easements set forth in said deed and in said "Exhibit A."

~~Witness their hands and seal this~~ ~~12th~~ ~~day of~~ ~~July~~ ~~1989~~ ~~at the office of the Notary Public~~ ~~for the State of Maine~~

Witness their hands and seal this 12th day of July 1989
Michael M. Tyler
John Deacon
Carol A. Deacon
Carol Deacon

The State of ~~Maine~~ ~~MAINE~~ ~~MASSACHUSETTS~~ ss. July 12, 1989

Then personally appeared the above named John Deacon and Carol Deacon

and acknowledged the foregoing instrument to be their free act and deed,

Before me, Michael M. Tyler
Notary Public
Comm. Expires: MICHAEL M. TYLER

SCHEDULE A

A certain lot or parcel of land situated in the Town of Farmington, County of Franklin and State of Maine, being more specifically described as Lots # 21 and 32 as depicted on a certain plan entitled, "Voter Hill Estates, Section A, Farmington and Wilton, Franklin County, Maine, dated November 30, 1972" and recorded November 8, 1983 in the Franklin County Registry of Deeds as Map P-374. Said Lots # 21 & 32 containing 2.3 acres.

Also hereby conveying the right to use in common with Patten Realty Corporation of Maine, and with the owners of other lots embraced within said Plan, all roads, drives, footpaths, recreational areas and common use restrictions hereinafter referred to, and further subject to any rules and regulations pertaining to the use of said footpaths, recreational and common use areas as shall be established by a majority vote of the owners of lots embraced within said above named Plan, the owner or owners of any lot or lots being entitled to one vote for each lot owned by such owner of owners.

The above described real estate is conveyed subject to Deed covenants or restrictions executed by Irvin L. Cirks and Sonya L. Cirks and Ferman W. Berner and Evelyn B. Berner, dated September 6, 1972 and recorded in said Registry in Book 458, Page 227, which said covenants or restrictions and the record thereof are hereby referred to and incorporated in and made a part of this conveyance and shall be as binding upon the Grantee (s), their heirs and assigns, as if herein fully set forth.

The premises herein above described are conveyed subject to the conditions of approval of the Maine Environmental Improvement Commission issued pursuant to the Site Location of Development Law, issued and set forth as follows and subject to the additional restrictions and encumbrances hereinafter set forth:

1. Terms, conditions and restrictions imposed by the Maine Department of Environmental Protection and set forth in instruments recorded in the Franklin County Registry of Deeds as follows: Order dated March 10, 1972 - Book 441, Page 461; Amendment dated April 3, 1972 - Book 446, Page 5; Order dated December 21, 1972 Book 458, Page 190; Order dated August 17, 1973 - Book 480, Page 70; Order dated November 20, 1974 - Book 484, Page 129; Order dated January 21, 1976 - Book 495 - Page 332.
2. Easements conveyed to Central Maine Power company and New England Telephone and Telegraph by deeds dated October 23, 1973, and recorded in said Registry of Deeds in Book 473, Pages 106 and 107, respectively.