

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: 590 TOWN HOUSE ROAD (RTE 41), VIENNA, ME 04360

#2707

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? ... [] Yes [] No [X] 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 [X] Unknown If tanks are no longer in use, have tanks been abandoned according to D.E.P.? ... [] Yes [] No [X] Unknown Comments: ...

B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.): [] Yes [] No [X] Unknown Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? ... [] Yes [X] 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 [X] 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: SHORELAND ZONING, SOUTH END OF LOT SHORELAND PROTECTION, LIMITED RESIDENTIAL What is your source of information: DEED, TOWN OF VIENNA SHORELAND ZONING MAP

Is the subject property the result of a division of property within the last five years (for example, subdivision)? [] Yes [X] 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 [X] No [] Unknown

IF YES: Explain: ...

Has property ever been soil tested? [] Yes [X] No [] Unknown If YES, are the results available? ... [] Yes [] No

Are mobile/manufactured homes allowed? [] Yes [] No [X] Unknown Are modular homes allowed? ... [] Yes [] No

Has the property been surveyed? [X] Yes [] No [] Unknown If YES, is the survey available? ... [X] Yes [] No

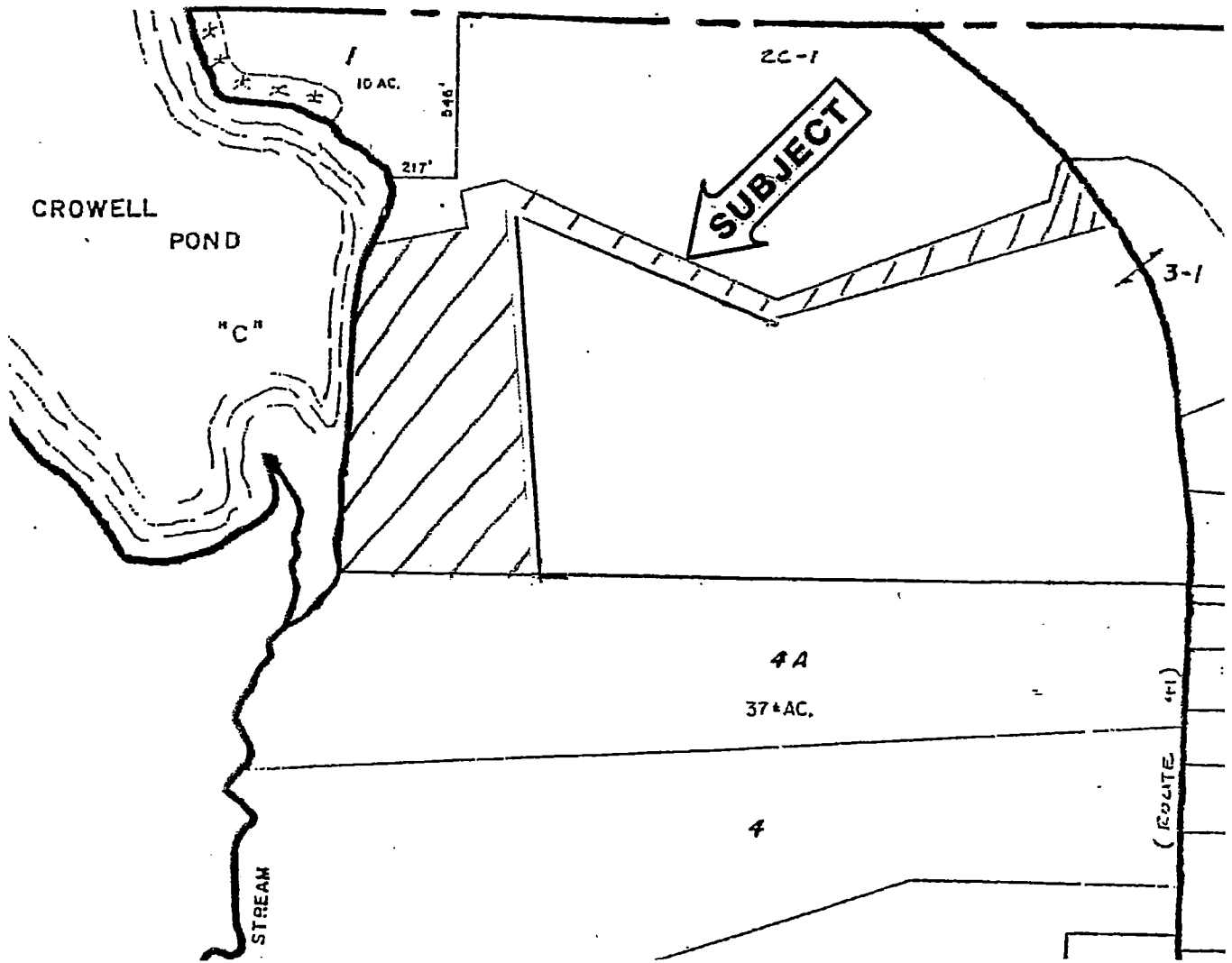
ATTACHMENTS: ... [] Yes [] No

Additional Information: PARTIAL SURVEY AVAILABLE

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. Robert W. Hall 11/05/2009 Janice J. Hall 11/05/2009 SELLER DATE SELLER DATE ROBERT W HALL JANICE J HALL

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



CROWELL POND

Chesterville and New Sharon, Franklin County
and Vienna, Kennebec County
U.S.G.S. Farmington Falls, Maine (7½')

Fishes

Brook trout
Smallmouth bass
Largemouth bass
White perch
Yellow perch
Chain pickerel

Minnows
Golden shiner
Fallfish (chub)
White sucker
Hornpout (bullhead)
Burbot (cusk)
Pumpkinseed sunfish
American eel

Physical Characteristics

Area - 211 acres

Maximum depth - 10 feet

Temperatures:

Surface - 75°F

9 feet - 71°F

Principal fisheries: Largemouth bass, white perch, chain pickerel

Crowell Pond is located east of Old Bluff Hill. McGurdy Stream enters at the south end of the pond and exits flowing north into the Sandy River. Other small tributaries enter the pond from all sides. The pond's shoreline is lightly developed.

Water quality in Crowell Pond is poor for coldwater gamefish. Water temperatures in this shallow pond are the same from top to bottom and reach critically high levels in the summer months. The vegetation around the pond creates good habitat for chain pickerel and largemouth bass, which thrive and provide good fisheries. Both white and yellow perch fisheries are also popular. Warmwater fish growth is good with abundant forage available. The pond is not stocked.

Crowell Pond is accessible via Route 41 The pond is open to fishing under general law in both the summer and winter seasons. See the lawbook for additional regulations.

Surveyed - September, 1972

(Revised - 1990, 2000)

Maine Department of Inland Fisheries and Wildlife

Funded in part by the Federal Aid in Restoration Act under

Federal Project F-28-P

L5200D

**TRANSFER
TAX
PAID**

WARRANTY DEED

I, **Betty B. Cotton**, formerly known as Betty Culbreth Birch, of Wilmington, New Hanover County, State of North Carolina, for consideration paid, grant to **Robert W. Hall** and **Janice J. Hall** both of P.O. Box 195, Standish, Kennebec, County, State of Maine with WARRANTY COVENANTS, as joint tenants, a certain lot or parcel of land, with the buildings thereon, situated on the southwesterly side of Route 41, in the Town of Vienna, Kennebec County, State of Maine, bounded and described as follows:

Beginning at a point in a stone wall in the apparent southwesterly right of way line of Route 41, approximately 978 feet southeasterly of the town line between Vienna and New Sharon at a southeasterly corner of land conveyed to George E. & Betty C. Birch (Bk 2176-p.01) and the southeasterly corner of Lot A as shown on plan entitled "COMPASS & TAPE SURVEY - GEORGE BIRCH - DIVISION OF PROPERTY" by Coffin Engineering & Surveying, dated May 23, 1996, revised December 27, 1997; thence N 8° W along the southwesterly right of way line of Route 41, a distance of 132 feet to a point; thence N 12° W along the southwesterly right of way line of Route 41, a distance of 80 feet to a point at the southeasterly side of an existing road and the northeasterly corner of Lot A; thence S 66° W along the southeasterly side of the existing road and the northwesterly line of Lot A, a distance of 34 feet to a point; thence S 40° W along the southeasterly side of the existing road and the line of Lot A, a distance of 119 feet to a point; thence N 71° W along the southwesterly side of the existing road and the northwesterly line of Lot A, a distance of 31 feet to a point; thence S 77° W along the line of Lot A, a distance of 36 feet to a point; thence S 88° W along the line of Lot A, a distance of 43 feet to a point on the northerly side of a new road and the line of Lot A. The following courses and distances are along the northerly line of the new road and the line of Lot A:

1. Thence N 75° W and 59 feet;
2. Thence N 84° W and 54 feet;
3. Thence N 88° W and 34 feet;
4. Thence S 86° W and 45 feet;
5. Thence N 73° W and 42 feet;
6. Thence N 71° W and 51 feet;
7. Thence N 80° W and 70 feet;
8. Thence N 75° W and 66 feet;
9. Thence N 65° W and 85 feet;
10. Thence N 81° W and 51 feet;
11. Thence N 71° W and 69 feet;
12. Thence N 84° W and 135 feet;
13. Thence N 84° W and 94 feet to a southwesterly line now or formerly of George T. Birch;

thence N 37° W along a southwesterly line of land now or formerly of George T. Birch, a distance of 957 feet to a point; thence N 73° W along a southwesterly line of land now or formerly of George T. Birch, a distance of 130 feet to the northeast corner of Lot C; thence S 17° W along a southeasterly line of land now or formerly of George T. Birch, a distance of 100 feet to the southeast corner of Lot C; thence N 69° W along a southwesterly line of land now or formerly of George T.

② *Ronald J. Aseltine*

Birch, a distance of 330 feet, more or less, to the approximate highwater line of Crowell Pond and the southwest corner of Lot C; thence southwesterly along the approximate highwater line of Crowell Pond, a distance of 1147 feet to a point in the northwest corner of Raymond R. & Rita M. Lemieux (Bk 2998-p.177), the tie line between the last two point being S 32° W a distance of 1146 feet; thence southeasterly along a wire fence and stonewall and the northerly line now or formerly of Lemieux to a point at the southwesterly corner of Robert W. and Janice S. Hall (Bk 2998-p. 319), the tie line between the last two points being S 63° E and 1684 feet; thence northerly along a stonewall and the westerly line now or formerly of Hall to a point at the southwesterly corner of Lot A, the tie line between the last two point being N 10° E and 922 feet; thence easterly along a stonewall and the northerly line now or formerly of Hall to the point of beginning, the tie line between the last two points being S 77° E and 1098 feet.

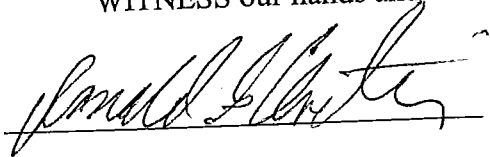
Reference is made to a deed from George T. Birch to Betty Birch Cotton dated March 27, 1998 and recorded in the Kennebec County Registry of Deeds at Book 5969, Page 54.


Reference is also made to a deed from Constance Walker Birch to Betty Culbreth Birch and George T. Birch dated November 7, 1980 and recorded in the Kennebec County Registry of Deeds at Book 2343, Page 322.

Reference is also made to a deed from Betty Culbreth Birch, George T. Birch and Frank Wayne Birch to Betty Culbreth Birch and George T. Birch dated November 9, 1978 and recorded in the Kennebec County Registry of Deeds at Book 2176, Page 1.

Reference is also made to a deed from Esther K. Hall to Betty Culbreth Birch, George T. Birch, Frank Wayne Birch and Constance Walker Birch dated December 9, 1971 and recorded in the Kennebec County Registry of Deeds at Book 1570, Page 414.

WITNESS our hands and seals this 25th day of August, 2005.


Betty B. Cotton

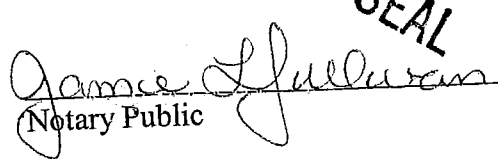

Betty B. Cotton

STATE OF MAINE
Franklin, ss.

August 25, 2005

Then personally appeared before me the above-named Betty B. Cotton and acknowledged the foregoing instrument to be their her act and deed,

JAMIE L. SULLIVAN
MY COMMISSION EXPIRES DECEMBER 20, 2006


Notary Public

SEAL

Received Kennebec SS.
08/29/2005 9:52AM
Pages 2 Attest:
SEVERLY JUSTIN-MATHEWRY
REGISTER OF DEEDS