

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Routes 2 & 4, Wilton, ME 04294

#2667

Under Maine Law, certain information must be made available to buyers to help them evaluate the property. 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 agents 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: Answer all questions, if applicable. 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: Seller
 Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
 IF YES: Explain: Part of this property lies within the Wilson Stream Shoreland Zone.
 What is your source of information: Wilton Zoning Maps
 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: Seller
 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? 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 homes allowed? Yes No Unknown Are manufactured 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.
Denise R. Taylor 6/4/07 Denise P. Taylor 6/4/07
 SELLER DATE SELLER DATE
~~Denise R. Taylor~~

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

NOTES

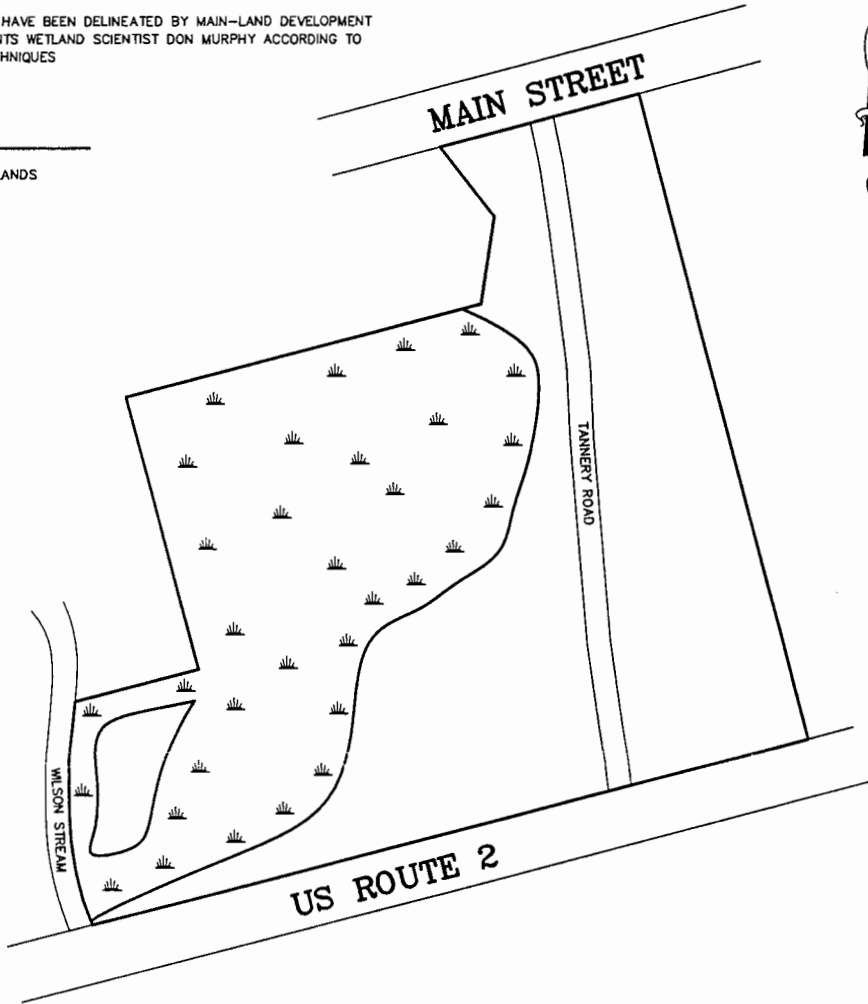
NO SURVEY WORK WAS DONE TO COMPLETE THIS PLAN, THEREFORE PROPERTY LINES ARE APPROXIMATE ONLY.

ROAD AND WETLANDS WERE LOCATED BY STANDARD GPS TECHNIQUE AND ARE MORE OR LESS

WETLANDS HAVE BEEN DELINEATED BY MAIN-LAND DEVELOPMENT CONSULTANTS WETLAND SCIENTIST DON MURPHY ACCORDING TO USACE TECHNIQUES

LEGEND

 WETLANDS



WETLANDS PLAN

CITY OF WILTON- COUNTY OF FRANKLIN - STATE OF MAINE

MADE FOR
TAYLOR MADE HOMES
P.O. BOX 844 - WILTON, MAINE 04294

COMPILED BY
MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
P.O. BOX Q, 42 CHURCH STREET - LIVERMORE FALLS, MAINE 04254

DATE OF GPS SURVEY: APRIL 2004
DATE OF PLAN: JUNE 11, 2004
JOB NO.: 04-46
FIELD BOOK NO.: GPS

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

WARRANTY DEED

Wilton Tanning Company, a Maine corporation with a principal place of business located at 833 U.S. Route 2 East, Wilton, County of Franklin, State of Maine, 04294,

for consideration paid,

grant to **Taylor-Made Homes Inc.**, a Maine corporation with a principal place of business in Wilton, with a mailing address of P.O. Box 844, Wilton, County of Franklin, State of Maine, 04294,

with **WARRANTY COVENANTS**,

the land in Wilton, County of Franklin, State of Maine, bounded and described as follows:

Beginning at a point where the northerly side of U.S. Highway No. 2 crosses Wilson Stream; thence northerly up said stream to land now or formerly of Raymond F. Wiers and Dorothy M. Wiers; thence easterly on line of land of said Wierses one hundred nine (109) feet to a corner, the course being marked for about the second half by a wire fence; thence northerly a little east of due north on line of land of said Wierses for most of the course along a wire fence, four hundred fifty-seven (457) feet, more or less, to a point on the main highway leading through East Wilton village; thence easterly on said highway five hundred (500) feet, more or less, to line of land now or formerly of Delbert C. Davis; thence southerly on line of land of said Davis to the point where said line crosses the northerly side of U.S. Highway No. 2; thence westerly along the northerly side of U.S. Highway No. 2 six hundred (600) feet, more or less, to the point of beginning.

This conveyance is made subject to a certain easement given to Wilton Water Company to run a pipe line across the premises and enter the same for its repair and maintenance and to a certain easement to Wilton Realty Corporation to flow water from Wilson Stream over the premises, and to right of said Wilton Realty Corporation to make use of a private way as now laid out across the premises and to a certain easement given to Maine Consolidated Power Company to run a power line across the premises.

EXCEPTING AND RESERVING all and the same premises conveyed to Howard A. Carroll and Mildred S. Carroll by Willard Helburn, Inc., by deed dated June 21, 1988, and recorded in the Franklin County Registry of Deeds in Book 1040, Page 18.

Being all and the same premises conveyed to Wilton Tanning Company by Seagrave Leather Corp., by deed to be recorded.

WITNESS my hand and seal this 26th day of August, 2003.

Wilton Tanning Company

Mary M. Flint
Witness

By: *Kenneth M. Bustin*
Its President
Kenneth M. Bustin

STATE OF MAINE
Franklin, ss.

August 26, 2003

Then personally appeared the above-named **Kenneth M. Bustin** and acknowledged the foregoing instrument to be his free act and deed and his free act and deed in his said capacity as President of **Wilton Tanning Company**.

Before me,

Mary M. Flint
Notary Public/Attorney at Law
Print Name: Mary M. Flint
Com. Ex: 10/16/08

SEAL

FRANKLIN COUNTY
Susan O. Black
Register of Deeds

Doc: Mary Flint