

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

#2731

PROPERTY LOCATED AT: 0 Eastern Avenue, Wilton, ME 04294

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: No single wide or double wide mobile homes are allowed.
 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: Divided from a larger lot, April 26, 2004.
 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: Water and Sewer believed to be available on opposite side of Eastern Ave.

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

Margaret F. Buzzell 09/11/2008
SELLER DATE SELLER DATE

Margaret F. Buzzell
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

RP 29

SUNRISE AVE.

SUNSET AVENUE

WEBB AVENUE

EASTERN AVENUE

EASTERN AVENUE

R-II

R-I

FF

SUBJECT

ORCHARD DRIVE

RANGER STREET (PVT)

ZONING AS SHOWN

JAMES W. SEWALL COMPANY
SCALE 1 INCH = 100 FEET

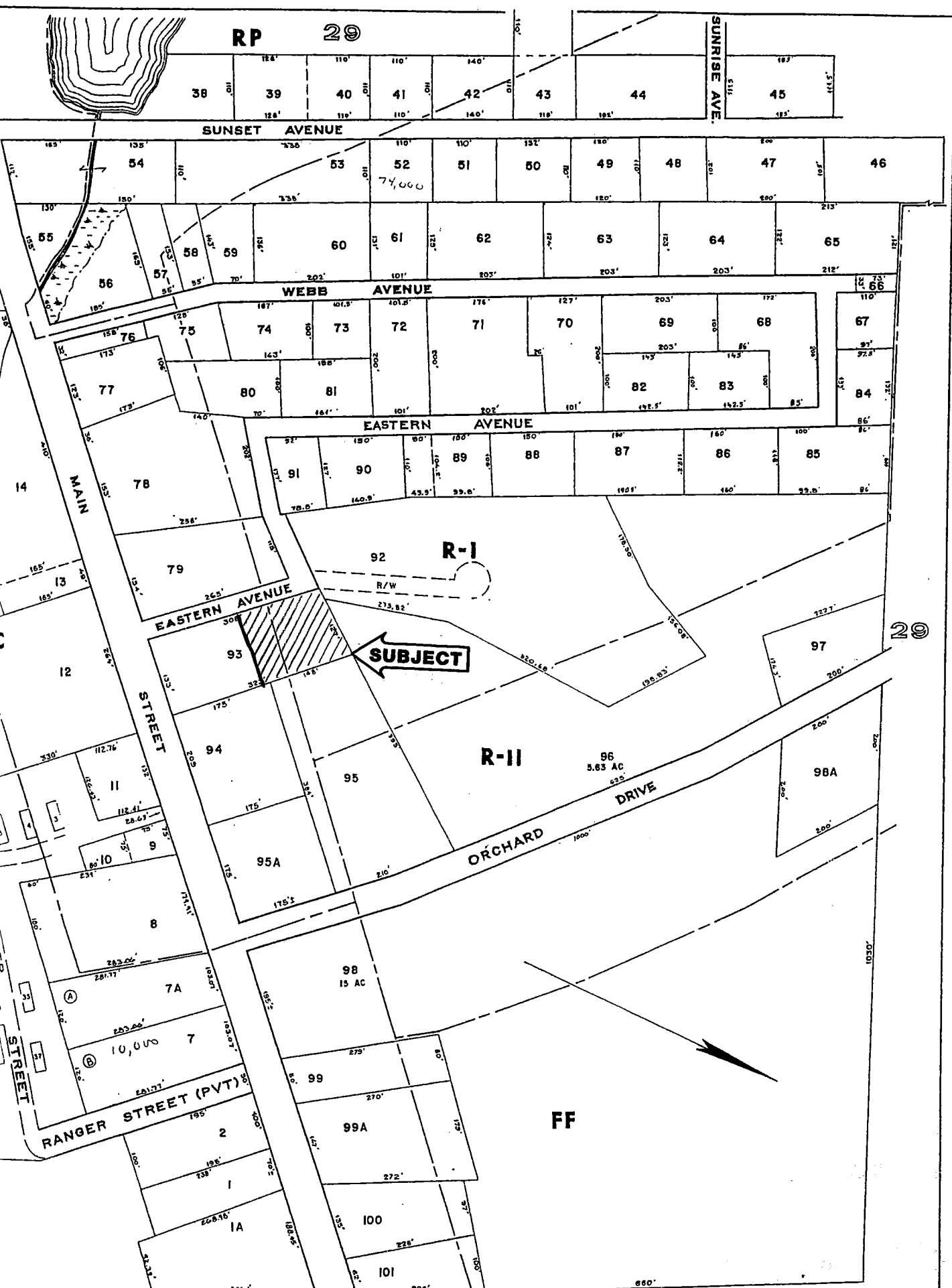
OLD TOWN, MAINE
APRIL 1993

PROPERTY MAP
TOWN OF WILTON
FRANKLIN COUNTY, MAINE

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JOHN E. O'DONNELL & ASSOCIATES AUBURN, MAINE



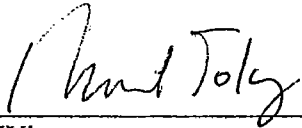
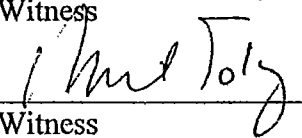
WARRANTY DEED

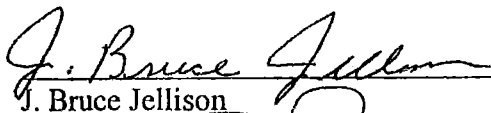
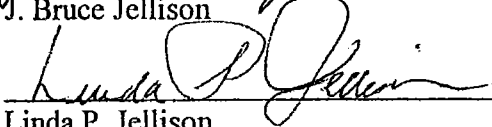
We, **J. Bruce Jellison** and **Linda P. Jellison** of Wilton, Franklin County, State of Maine, for consideration paid, grant to **Margaret F. Buzzell** of Portland, Cumberland County, State of Maine, with **WARRANTY COVENANTS**, a certain lot or parcel of land, situated in the Town of Wilton, Franklin County, State of Maine, and being more particularly bounded and described as follows:

Beginning at a point along the Easterly sideline of the land of these Grantors, said point being one hundred sixty (160) feet, more or less, Northerly of a fire hydrant set near the Northerly sideline of Main Street, so-called, formerly known as U.S. Highway No. 2, and at the Northeasterly corner of land retained by these Grantors; thence in a generally Northerly direction a distance of one hundred sixty-one (161) feet, more or less to an iron pin in the center of a stone wall; thence in a generally Westerly direction in the center of said stone wall a distance of one hundred three (103) feet, more or less to an iron pin and line of land now or formerly of Daniel S. Webb; thence in a generally Westerly direction along line of land of said Webb, the line being marked by an old stone wall a distance of fifty (50) feet, more or less to a point at the centerline of Eastern Avenue so-called, previously referred to as a town way laid out and accepted by the Town of Wilton in the fall of 1960; thence South 24° East, being along the center line of the town way above mentioned a distance of one hundred forty-one (141) feet, more or less, to a point at the Northwesterly corner of land retained by these Grantors; thence Easterly through the land of these Grantors and along the Northerly line of land to be retained by these Grantors to the point of beginning.

Meaning and intending to convey a portion and only a portion of the premises conveyed by Brent W. Jellison to J. Bruce Jellison and Linda P. Jellison by deed dated March 27, 2004 and recorded in the Franklin County Registry of Deeds in Book 2428, Page 280. Reference may also be made to Personal Representative's Deed of Distribution dated March 27, 2004 from Brent W. Jellison, Duly Appointed and Acting Personal Representative of the Estate of Clarice L. Jellison to Brent W. Jellison and J. Bruce Jellison recorded in the Franklin County Registry of Deeds in Book 2428, Page 278.

WITNESS our hands and seals this 26th day of April, 2004


Witness

Witness


J. Bruce Jellison

Linda P. Jellison

STATE OF MAINE

Franklin, ss.

April 26, 2004

Then personally appeared the above-named and J. Bruce Jellison and Linda P. Jellison and acknowledged the foregoing instrument to be their free act and deed,

