

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

#2734

PROPERTY LOCATED AT: Voter & Temple Rds, Map 32, Lot 63-3, 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 [X] 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 [X] No [] 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: Deed of record Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? ... [] Yes [X] No [] Unknown IF YES: Explain: ... What is your source of information: Town of Wilton 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: Lot was originally part of an approved subdivision more than 5 years ago. 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, Blind, Working Waterfront? ... [] Yes [X] No [] Unknown IF YES: Explain: ... Has property ever been soil tested? [X] Yes [] No [] Unknown If YES, are the results available? ... [] Yes [X] No Are mobile/manufactured homes allowed? [X] Yes [] No [] Unknown Are modular homes allowed? ... [X] Yes [] No Has the property been surveyed? [X] Yes [] No [] Unknown If YES, is the survey available? ... [X] Yes [] No ATTACHMENTS: ... [] Yes [X] No Additional Information: ...

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

SELLER Bart J. Hersey DATE 05/18/2010 SELLER Janalyn R. Hersey DATE 05/18/2010

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



**WARRANTY DEED
JOINT TENANCY**

Kristen A. Dubord and Matthew M. Friedman, both of 524 Temple Road, Wilton, County of Franklin, State of Maine, 04294,

for consideration paid,

grant to **Bart J. Hersey and Janalyn R. Hersey**, both of 63 Hersey Lane, Wilton, County of Franklin, State of Maine, 04294,

with **WARRANTY COVENANTS**, as Joint Tenants,

the land in Wilton, County of Franklin, State of Maine, and being two certain lots or parcels of land, with the buildings thereon, bounded and described as follows:

PARCEL ONE: Beginning at the intersection of the easterly side of the Temple Road, so-called, with the northerly side of the Voter Hill Road, so-called; thence north eighty-six (86) degrees, thirty-three (33) minutes and fifty-nine (59) seconds east along the northerly side of the Voter Hill Road two hundred (200) feet, to an iron pin set in the ground; thence north five (5) degrees, six (6) minutes and four (4) seconds west three hundred twenty (320) feet to another iron pin; thence south eighty-five (85) degrees, seven (7) minutes and twenty-eight (28) seconds west two hundred (200) feet to another iron pin on the easterly side of the Temple Road; thence south five (5) degrees, thirty-eight (38) minutes and fifteen (15) seconds east along the easterly side of the road to the point of beginning.

The above premises are shown as Lot 3 on a plan entitled Laun Estates recorded in the Franklin County Registry of Deeds, and contains one and forty-seven-hundredths (1.47) acres.

Being all and the same premises conveyed to the Grantors by Joseph S. Scuderi, by deed dated May 22, 2002, and recorded in the Franklin County Registry of Deeds in Book 2144, Page 212.

PARCEL TWO: Beginning at a point on the westerly sideline of the Wilton to Temple Road, so-called, at the northeasterly corner of land now or formerly of Dorothy Woodbury; thence westerly two hundred twenty-five (225) feet, more or less, along line of said Woodbury land to a corner; thence at right angles in a northerly direction two hundred (200) feet, more or less, along line of land now or formerly of Bart J. Hersey, et al., to a point on the southerly side of the Old Mosher Road, so-called; thence at right angles in an easterly

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direction two hundred twenty-five (225) feet along said Old Mosher Road to a point on said Wilton to Temple Road; thence at right angles in a southerly direction two hundred (200) feet along said Wilton to Temple Road to the point of beginning.

Being all and the same premises conveyed to the Grantors by Carol B. Estey, by deed dated March 20, 1998, and recorded in the Franklin County Registry of Deeds in Book 1739, Page 70.

WITNESS our hands and seals this 15 day of August, 2002.

Lionel V. Dubord
Witness

Kristen A. Dubord
Kristen A. Dubord

Lionel V. Dubord
Witness

Matthew M. Friedman
Matthew M. Friedman

STATE OF MAINE

apud, ss.

August 15, 2002

Then personally appeared the above-named **Kristen A. Dubord** and **Matthew M. Friedman** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Lionel V. Dubord
Notary Public

Printed Name: LIONEL V. DUBORD

*Lionel Dubord
his Falls*

FRANKLIN COUNTY
Susan A. Black
Register of Deeds