

SELLER'S PROPERTY DISCLOSURE

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.

PROPERTY LOCATED AT: 34 Cottage Rd, Tax Map U2, Lot 28, Mount Vernon, ME 04352 #10762

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump: Yes No N/A Quantity: _____ Yes No Unknown
Quality: Yes No Unknown

If YES to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? _____ Yes No
IF YES: Date of most recent test: _____ Are test results available? _____ Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
IF YES, are test results available? _____ Yes No
What steps were taken to remedy the problem? _____

• IF PRIVATE:

INSTALLATION: Location: Front yard

Installed BY: Unknown DATE of Installation: Unknown

What is the source of your information: Owner

USE: Number of Persons currently using system? 2

Does system supply water for more than one household? _____ Yes No Unknown

COMMENTS: _____

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you experienced any problems such as line or other malfunctions? _____ Yes No
What steps were taken to remedy the problem? _____

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gal. 1000 Gal. Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: Back yard OR Unknown Date of Installation: Unknown

Date of Last Servicing: Unknown Name of Company Servicing Tank: _____

Date Last Pumped: Unknown Have you experienced any malfunctions? _____ Yes No

If yes, give the date and describe the problem: _____

LEACH FIELD: _____ Yes No Unknown

IF YES: Location: Back yard

Date of installation of leach field: Unknown Installed By: Unknown

Date of Last Servicing: NA Name of Service Company: _____

Have you experienced any malfunctions? _____ Yes No

If yes, give the date and describe the problem & what steps were taken to remedy: _____

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? _____ Yes No
IF YES, is it available? _____

SOURCE OF INFORMATION: Owner

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE?: _____ Yes No Unknown

Is System located in a Coastal Shoreland Zone? _____ Yes No Unknown

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Seller(s) Initials mp

Village Realty, Inc. 915 US Route 2E, East Wilton ME 04234-0237
Jeff Mitchell

Phone: 2077789999

Fax: (207) 778-2212

Parlin Mt. Vernon

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SECTION III. HEATING SYSTEM(S)/SOURCES(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Rinnai propane			
Age of system(s)/source(s)	2008			
Name of company that services system(s)/source(s)	C.B. Haskell Fuel Windsor			
Date of most recent service call	Installed 04/08			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	Seasonal use only			
Malfunction per system(s)/source(s) within past 2 years	None			
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleeved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: Unknown Last Cleaned: Unknown
 Is more than one heat source vented through one flue? Yes No Unknown Had a chimney fire: Yes No Unknown
 Has chimney been inspected? Yes No Unknown; If Yes, when: _____
 COMMENTS: _____

SECTION IV. HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

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. ASBESTOS - Current or previously existing:
 • as insulation on the heating system pipes or duct work? Yes No Unknown
 • in the siding? Yes No Unknown • in the roofing shingles? Yes No Unknown
 • in flooring tiles? Yes No Unknown • other: _____ Yes No Unknown
 IF YES: Source of Information: _____
 COMMENTS: _____

C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: _____ By: _____
 Results: _____ If applicable, What remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: _____

D. RADON/WATER - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: _____ By: _____
 Results: _____ If applicable, What remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: _____

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)
 Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? Yes No Unknown
 Unknown but possible due to age
 IF YES, describe location and the basis for the determination: _____
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards? Yes No
 IF YES, describe: _____

Are you aware of any cracking, peeling or flaking paint? Yes No
 COMMENTS: _____

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F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown
LAND FILL: Yes No Unknown
RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: _____

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V. GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: Right-of-way for access on Cottage Road, Right-of way to common lot on lake.

What is your source of information: Deeds

Are there any tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront? Yes No Unknown

IF YES: Explain: _____

• Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: None

• Year Built: 1970 How long has Seller owned it: 2008

• Roof: Year Built - Structure: Estimate about 1970+- Age - Shingles: metal = unknown

Moisture or leakage: Porch roof leaked where it is flashed onto main camp roof.

Comments: _____

• Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____

Moisture or leakage since you owned the property: Yes No Unknown Comments: _____

Knowledge of prior moisture or leakage: Yes No Unknown Comments: _____

• Mold: Has the property ever been tested for mold? Yes No Unknown If YES, are test results available? Yes No

• Electrical: Fuses Circuit Breaker Other: _____ Unknown

• Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No

• Manufactured Housing: Mobile Home - Yes No Modular: Yes No

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

SECTION VI. ADDITIONAL INFORMATION

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

Charles Parlin
SELLER

September 2, 2010
DATE

Mary Parlin
SELLER
Mary Parlin

September 2, 2010
DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER

DATE

BUYER

DATE



Residential Real Property Disclosure Statement

#10762

MAINE WARNING: LEAD-BASED PAINT HAZARDS

Any residence built before 1978 may contain lead sufficient to poison children and sometimes adults. LEAD poisoning poses a particular risk if you are pregnant or may become pregnant. LEAD poisoning in young children may produce permanent neurological damage, including learning disabilities, a reduced intelligence quotient (IQ), impaired memory and behavioral problems such as attention deficit hyperactive disorder and a propensity for violence.

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. The seller of any interest in real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

The only way to know with certainty whether lead-based paint hazards are present on the property is to test the property for the presence of lead.

Acknowledgement of State Disclosure Statement.

The signature below acknowledges that the seller or potential seller has disclosed to me information about lead-based paint hazards as required by 22 M.R.S.A. Section 1328. This acknowledgement does not constitute a waiver of any rights.

Seller or potential seller

Charles Parlin 09/02/2010
Signature Date

Charles Parlin
Name printed

Mary Parlin 09/02/2010
Signature Date

Mary Parlin
Name printed

Purchaser or potential purchaser

Signature Date

Name printed

Signature Date

Name printed

**Acknowledgement of federal disclosure of information
on Lead-Based Paint and/or Lead-Based Paint Hazards**

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) x Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) x Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*
- (e) Purchaser has (check (i) or (ii) below):
 - (i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

Sam Agent has informed the seller of the seller's obligations under 42 U.S.C.4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Charles Parlin 09/02/2010
 Seller Date
Charles Parlin

Mary Parlin 09/02/2010
 Seller Date
Mary Parlin

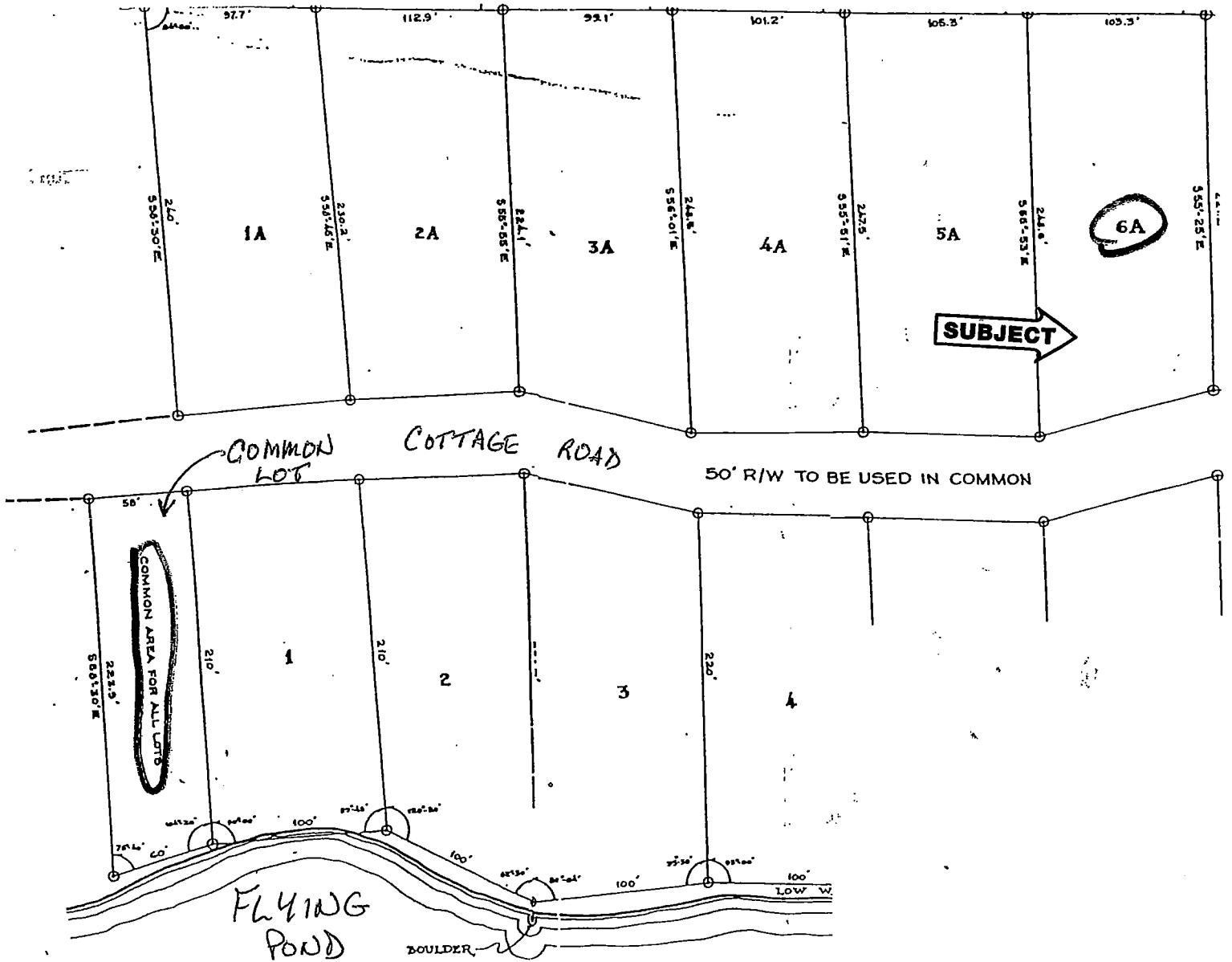
Purchaser Date

Purchaser Date

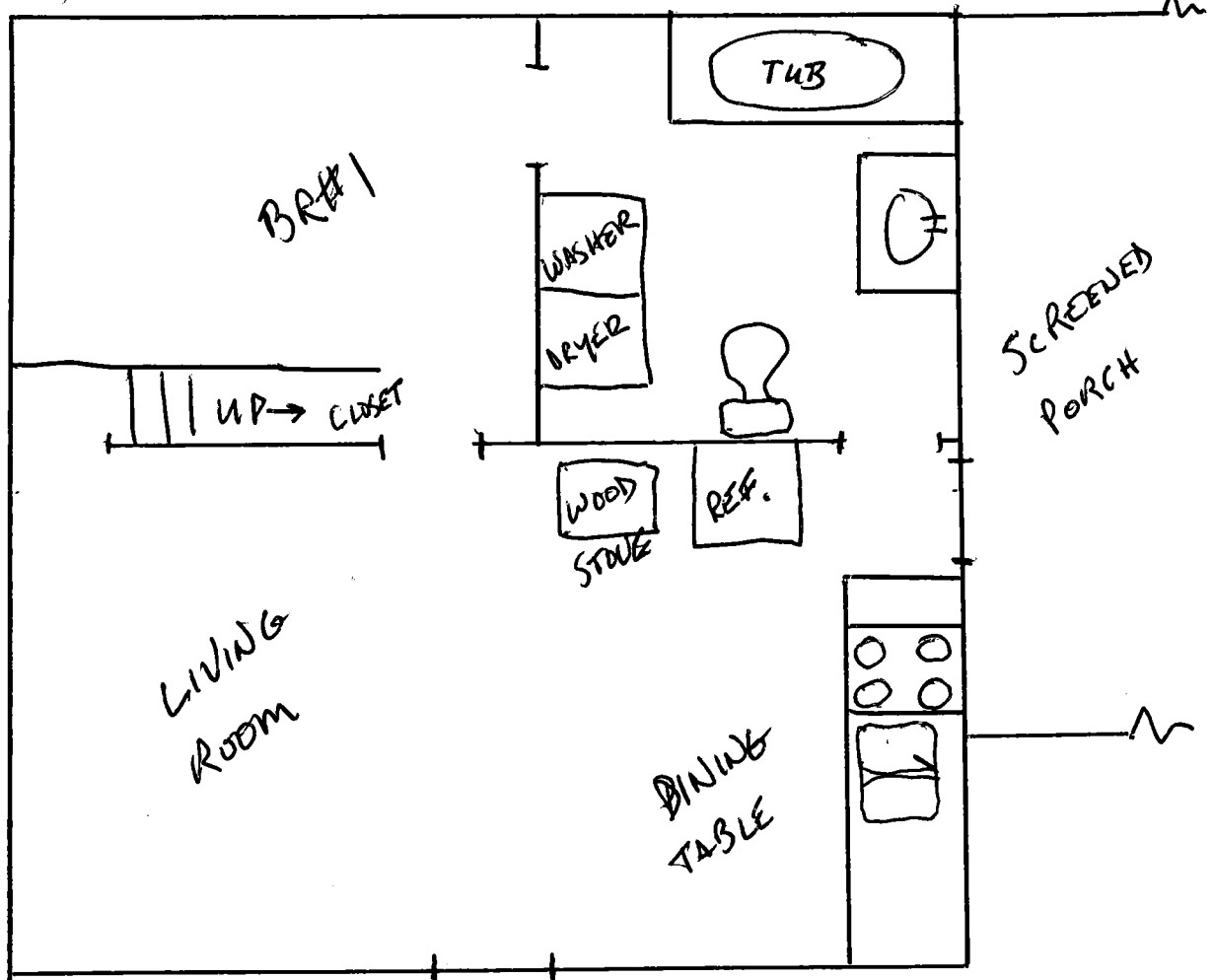
Jeff Mitchell
 Agent Date
Jeffrey Mitchell

Agent Date

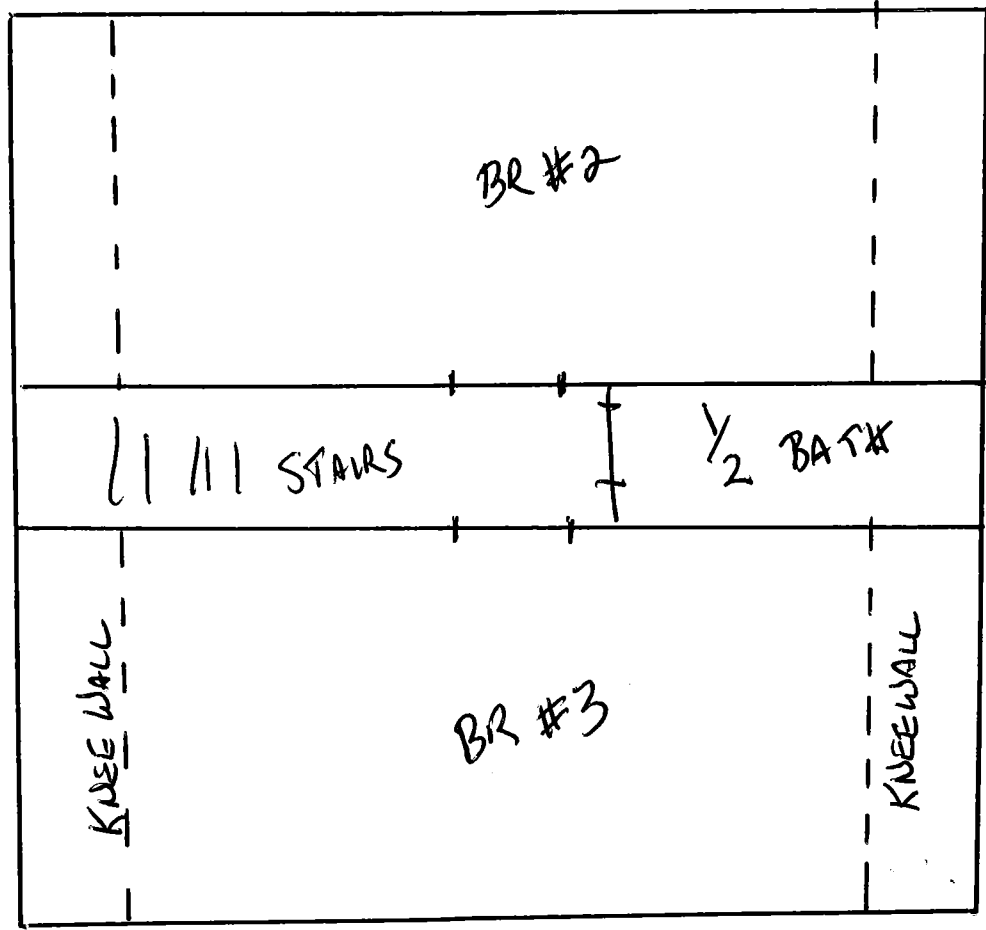
This form is provided in connection with the PROPERTY LOCATED AT
34 Cottage Rd, Tax Map U2, Lot 28, Mount Vernon, ME 04352



1st FLOOR



SECOND FLOOR



34 COTTAGE ROAD FURNITURE LIST

Porch:

- Wicker settee and 2 chairs w/ cushions
- Round table and 4 chairs w/ cushions
- Bookcase

Upstairs Bedrooms:

- 4 beds and spreads
- 2 dressers
- 1 garment rack
- 2 lamps

Master Bedroom (first floor):

- Bed and spread
- Dresser
- 2 stands

Living Room:

- Sofa
- 2 stuffed chairs
- 2 stands
- Pole and table lamps

Kitchen/Dining Room:

- Dining table and 4 chairs
- Glassed front storage cabinet
- Refrigerator
- Electric range
- Microwave

Bathroom:

- Washer (2 years old)
- Dryer (new this year)
- Linen cabinet

Miscellaneous:

- Some bedding, pots, pans, dishes, silver, etc.

**WARRANTY DEED
JOINT TENANCY**

KNOW ALL MEN BY THESE PRESENTS THAT, BONNIE JEAN WILLIS, whose mailing address is 826 Park Avenue, Collingswood, New Jersey 08108, in consideration of one dollar and other valuable consideration paid by CHARLES G. PARLIN and MARY A. PARLIN, whose mailing address is 563 Royal Caribbean Road, Davenport, Florida 33897, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, with warranty covenants, unto the said CHARLES G. PARLIN and MARY A. PARLIN, as joint tenants, their heirs and assigns, forever, a certain lot or parcel of land with any buildings thereon, situated in the Town of Mount Vernon, County of Kennebec, State of Maine, on Flying Pond and bounded and described as follows:

Being Lot 6A as the boundaries are outlined on the survey of Flying Pond Pines, as made by Fred Huntress, Jr., Registered Surveyor for Justin and Carolyn F. Edwards and dated December 1970 and recorded in the Kennebec County Registry of Deeds, Plan Book 40, Page 5.

The lot herein conveyed shall be subject to the following restrictions governing its use, which shall be construed as real covenants running with the land:

1. Neither the property hereby conveyed nor any part of it, shall be used for any commercial purposes whatsoever, but shall be used solely for private residential purposes. This restriction shall not be construed to prevent rental of any cottage for private residential purpose.
2. No building or other structure shall be erected on said lot within twenty (20) feet of the right of way nor within ten (10) feet from the sideline of said lot.
3. No more than one residential building shall be maintained at one time on said lot, and said building shall contain a minimum of first floor living space of four hundred (400) square feet, exclusive of porches and outside stairways, and shall be limited to a single family residence.
4. All plumbing installed in any building on said lot shall be of modern water flush design, utilizing an approved septic tank for disposal purposes, or any other method that is in accordance with the rules and regulations of the Department of Health and Welfare of the State of Maine.
5. No building on the lot to be conveyed shall be covered with tar paper, asphalt siding or corrugated metal siding but shall be covered with clapboards, log siding or shingles or similar suitable material.
6. No trailers, tents or mobile homes or other structures of a temporary nature shall be allowed on the lot to be conveyed.

7. The lot herein conveyed after its conveyance by the Sellers to the Buyers, shall not be subdivided by the Buyers, but if said must be sold in its entirety and subject to the restrictions and conditions set forth herein.

8. These restrictions may be enforced by the Grantors or by the owners of any lot as shown on said Plan, but the Grantors shall be under no obligation to enforce any of said restrictions and further shall be under no obligations to repair, improve or maintain any right of way or reserved area delineated on said Plan.

Also hereby conveying a right of way to the Grantees herein, in common with others entitled to use the same, as now existing, called the Cottage Road which runs from State Road Route 41 to "The Point" on Flying Pond, and together with the rights of way and the Common Area, in common with others entitled to use the same, as shown on said Plan Book 40, Page 5.

Meaning and intending to convey all and the same premises as conveyed by deed of Patrick A. Soucy and Lori A. Soucy to Bonnie Jean Willis, dated October 31, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3264, Page 313.

IN WITNESS WHEREOF, I, BONNIE JEAN WILLIS, have hereunto set my hand and seal this 11 day of March 2008.

Janet M. Lewis
Witness

Bonnie Jean Willis
BONNIE JEAN WILLIS

STATE OF NEW JERSEY
_____, SS

March 11, 2008

Personally appeared the above-named BONNIE JEAN WILLIS and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Joanne Lewis
Notary Public

Joanne Lewis
Typed or printed name

NOTARY PUBLIC
STATE OF NEW JERSEY
JOANNE LEWIS
My commission expires April 22, 2008