

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: 97 Parlin Hill Road, New Vineyard, ME 04956

#10765

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other gravity fed

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: up the mountain behind the house
Installed BY: owner DATE of Installation: _____
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: gravity fed, no pump needed

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: 1500 gallon tank
Tank Type: Concrete Metal Unknown Other: _____
Location: in front of home OR Unknown Date of Installation: _____
Date of Last Servicing: n/a Name of Company Servicing Tank: n/a
Date Last Pumped: n/a Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: beyond tank
Date of installation of leach field: 2005 Installed by: owner
Date of Last Servicing: _____ 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? yes

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

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	outdoor wood boile			
Age of system(s)/source(s)	2004			
Name of company that services system(s)/source(s)	n/a			
Date of most recent service call	n/a			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	12 cords			
Malfunction per system(s)/ source(s) within past 2 years	n/a			
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: 2004 Last Cleaned: n/a
 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: woodstove hook up on raise dhearth in living room

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: _____

2010 Page 2 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials [Signature]

PROPERTY LOCATED AT 97 Parlin Hill Road, New Vineyard, ME 04956

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

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 way, private road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: _____

What is your source of information: deed

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: _____

• Year Built: 2004 What year did Seller purchase property? 2004

• Roof: Year Built - Structure: 2004 Year Shingles Installed: 2004

Moisture or leakage: none noted

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.

Laura J. Fenoff
SELLER
Laura J. Fenoff
Ricky J. Fenoff
SELLER
Ricky J. Fenoff

_____ DATE

_____ 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.

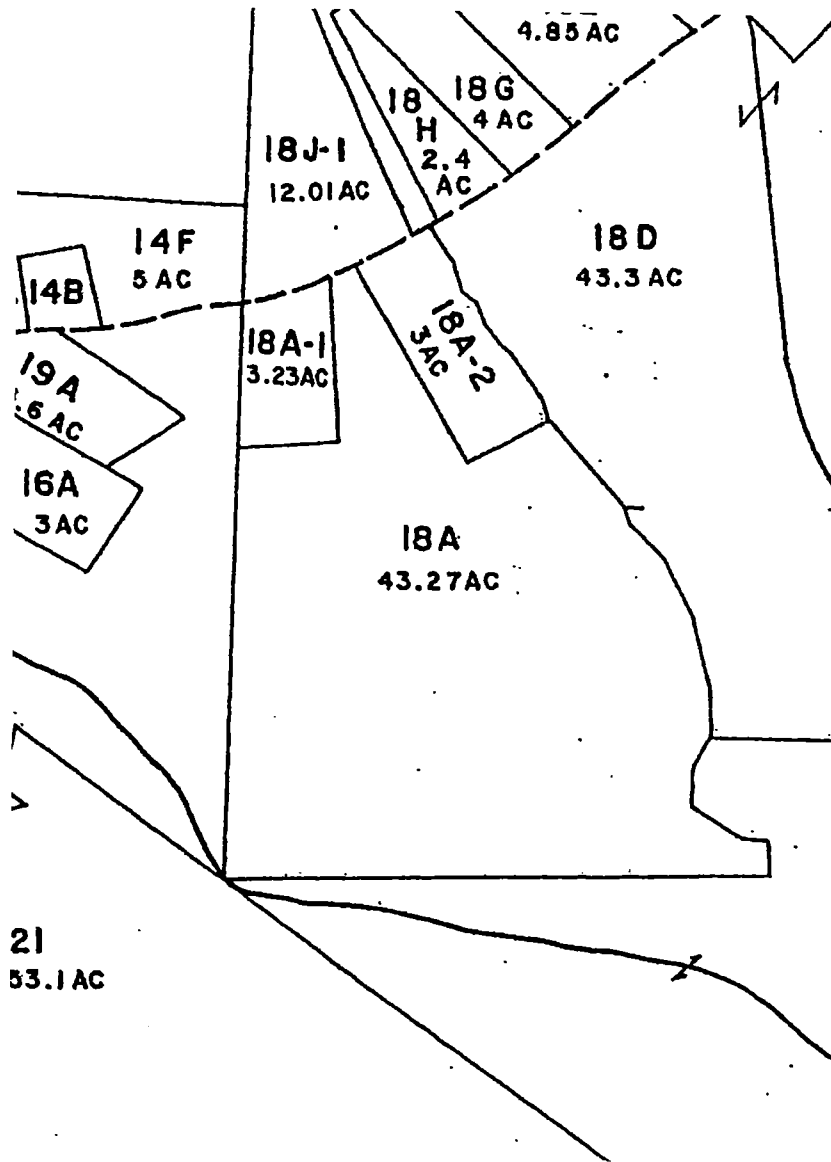
_____ BUYER

_____ DATE

_____ BUYER

_____ DATE





WARRANTY DEED

I, **Megan Howard** of P.O. Box 264, Farmington, ME 04938

for consideration paid, grant to **Ricky J. Fenoff** and **Laura J. Fenoff** of 15 High Street, New Vineyard, ME 04956

with **WARRANTY COVENANTS**, as Joint Tenants, a certain lot or parcel of land located in New Vineyard, Franklin County, Maine, containing 49½ acres, more or less (minus the 3 acre parcel excepted below), and situated on the southeasterly sideline of the old county road running from High Street in New Vineyard Village over Parlin Hill to Talcott corner, being part of the Look-Jacobs Lot, so-called, bounded and described as follows, to wit:

COMMENCING at a stake and stones on the southeasterly side of said old county road running from High Street in New Vineyard Village over Parlin Hill to Talcott Corner, said point marking the northwesterly corner of said parcel herein conveyed in the northeasterly corner of land now or formerly of Talma Fenwick; thence easterly along the southeasterly sideline of said road six hundred (600) feet, more or less, to centerline of a skidder road, being the westerly line of land now or formerly of Fred O. Smith II and The Fred O. Smith Manufacturing Company; thence southeasterly following the centerline of said skidder road on the following bearings: South 20° East one hundred thirty-five (135) feet, more or less, to a point; South 5° East one hundred five (105) feet, more or less, to a point; South 35° East seventy-two (72) feet, more or less, to a point; South 10° East ninety (90) feet, more or less, to a point; South 30° East seventy-eight (78) feet, more or less, to a point; South 20° East one hundred forty-one (141) feet, more or less, to a point; South 30° East twenty-seven (27) feet, more or less, to a point; South 10° East eighty-one (81) feet, more or less, to a point; South 30° East three hundred twenty-seven (327) feet, more or less, to a point; South 0° East forty-five (45) feet, more or less, to a point; thence South 30° East one hundred forty-four (144) feet more or less to a point; South 15° East one hundred ninety-two (192) feet, more or less, to a point; South 0° East two hundred thirty-one (231) feet, more or less to a point; South 10° West one hundred forty-seven (147) feet, more or less, to a point; South 40° West one hundred five (105) feet, more or less, to a point; South 15° West one hundred eight (108) feet, more or less, to a point; South 45° East one hundred sixty-eight (168) feet, more or less, to a point; South 65° East seventy-two (72) feet, more or less, to a point; South 70° East thirty-six (36) feet, more or less, to a point; and South 85° East fifteen (15) feet, more or less, to a point directly North of a stake and stones located on the southerly sideline of said skidder road; thence southerly to said stake and stones; thence approximately due South fifty-seven (57) feet, more or less, to a stake and stones; thence westerly one thousand six hundred fifty (1,650) feet, more or less, crossing a stream to a stake and stones set on the northeasterly bank of a second stream, being the most southerly branch of the stream previously crossed, said corner also marking the point where the land now or formerly of Howard Haggan and Eugene Lambert corners with the land of Talma Fenwick and the land now or formerly of Fred O. Smith II and The Fred O. Smith Manufacturing Company; thence northerly following the easterly line of land of said Fenwick, being also the dividing line between Lots 14 and 15 of the Town of New Vineyard and marked by a barbed wire fence, seventeen hundred (1700) feet, more or less, to the point of beginning. Also hereby conveying all of that land formerly owned by Addie W.

Maine Real Estate
Transfer Tax Paid

Broadbent and lying between the northerly boundary of the parcel herein conveyed and the centerline of the old county road running from High Street over Parlin Hill to Talcott Corner.

EXCEPTING, however, from the above-described premises that portion thereof, together with buildings thereon, as more particularly described in a survey entitled "Standard Boundary Survey of land to be conveyed by Linda L. White" dated June 23, 1997, prepared by R. Michael Malesky, bounded and described as follows:

"Beginning at a point, being the southerly half of the said Parlin Hill Road, said point being two hundred twenty-nine and thirty-eight hundredths (229.38) feet from the intersection of the center of the so-called skidder road and land now or formerly of John Burns, Jr.; thence South 15° 06'08" East thirty-three (33) feet to a 1/2" iron rebar located on the southerly side of the said Parlin Hill Road, so-called, located at a stonewall; thence continuing South 15°06'08" East four hundred thirty-six (436) feet, more or less, to a 1/2" iron rebar; thence South 74° 53' 52" West three hundred (300) feet to a 1/2" iron rebar; thence North 15° 06' 08" West four hundred thirty-six (436) feet to a 1/2" iron rebar located at a stonewall on the southerly side of Parlin Hill Road; thence continuing in the same direction thirty-three (33) feet to the center of the said Parlin Hill Road; thence North 72° 53'52" East three hundred (300) feet along the center of said road to the point of beginning."

SUBJECT to certain rights of way as more particularly set forth in deed of Richard M. Morton, Trustee of Evergreen Realty Trust to Jacquelyn A. McDowell dated March 12, 1999 and recorded in Book 1844, Page 312 of the Franklin County Registry of Deeds.

Being the first parcel described in deed from Jacquelyn A. McDowell to Megan Howard dated August 28, 2003, recorded in the Franklin County Registry of Deeds in Book 2373, Page 344.

WITNESS my hand and seal this 24th day of August, 2004

Mary M. Flint Megan Howard
Megan Howard

THE STATE OF MAINE
Franklin, ss.

Date: 8/24/04

Then personally appeared the above named Megan Howard and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Mary M. Flint
Notary Public

My Commission Expires:
Printed name: Mary M. Flint

SEAL

Ret. Shantley
New England

FRANKLIN COUNTY
Susan O. Black
Register of Deeds