

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: 141 BASIN ROAD TAX MAP R 4 LOT 12, NEW VINEYARD, ME 04956 #10776

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: 1987 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: WEST OF DRIVE
Installed BY: ROLAND HARGRAVES DATE of Installation: 1987
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: REAR OF HOUSE EAST SIDE OR Unknown Date of Installation: 1987
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Date Last Pumped: _____ Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: REAR OF HOUSE
Date of installation of leach field: 1987 Installed By: ROLAND HARGRAVES
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? _____

SOURCE OF INFORMATION: OWNER

COMMENTS: SEASONAL WEEKEND, USAGE

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)/SOURCES(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	ELECTRIC BASEBOARD	WOOD STOVE		
Age of system(s)/source(s)	2005	1985		
Name of company that services system(s)/source(s)				
Date of most recent service call				
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	UNKNOWN, SEASONAL USAGE	SEASONAL USAGE		
Malfunction per system(s)/source(s) within past 2 years	NONE	NONE		
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: 1985 Last Cleaned: _____
 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: _____

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 road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: UNUSED R.O.W. SOUTH OF POND (LOGGING ROAD)

What is your source of information: OWNER, SURVEY

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: 1985 How long has Seller owned it: _____

• Roof: Year Built - Structure: _____ Age - Shingles: 1985
Moisture or leakage: NONE
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: NONE

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

PROPERTY USED SEASONALLY, EXTERIOR WALLS 2 X 6 WITH R-19 INSULATION, INTERIOR WALLS ALSO INSULATED. EXTERIOR SIDING CONSISTS OF T-111 WITH VINYL CLAPBOARD OVER.

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.

George C Ferris
SELLER

August 27, 2010
DATE

Ida B Ferris
SELLER
IDA B FERRIS

August 27, 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

#10776

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

George C Ferris 08/27/2010
Signature Date

GEORGE C FERRIS
Name printed

Ida B Ferris 08/27/2010
Signature Date

IDA B FERRIS
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.

JB7
SCF

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)

(f) _____ 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.

George C Ferris 08/27/2010
Seller Date
GEORGE C FERRIS

Ida B Ferris 08/20/2010
Seller Date
IDA B FERRIS

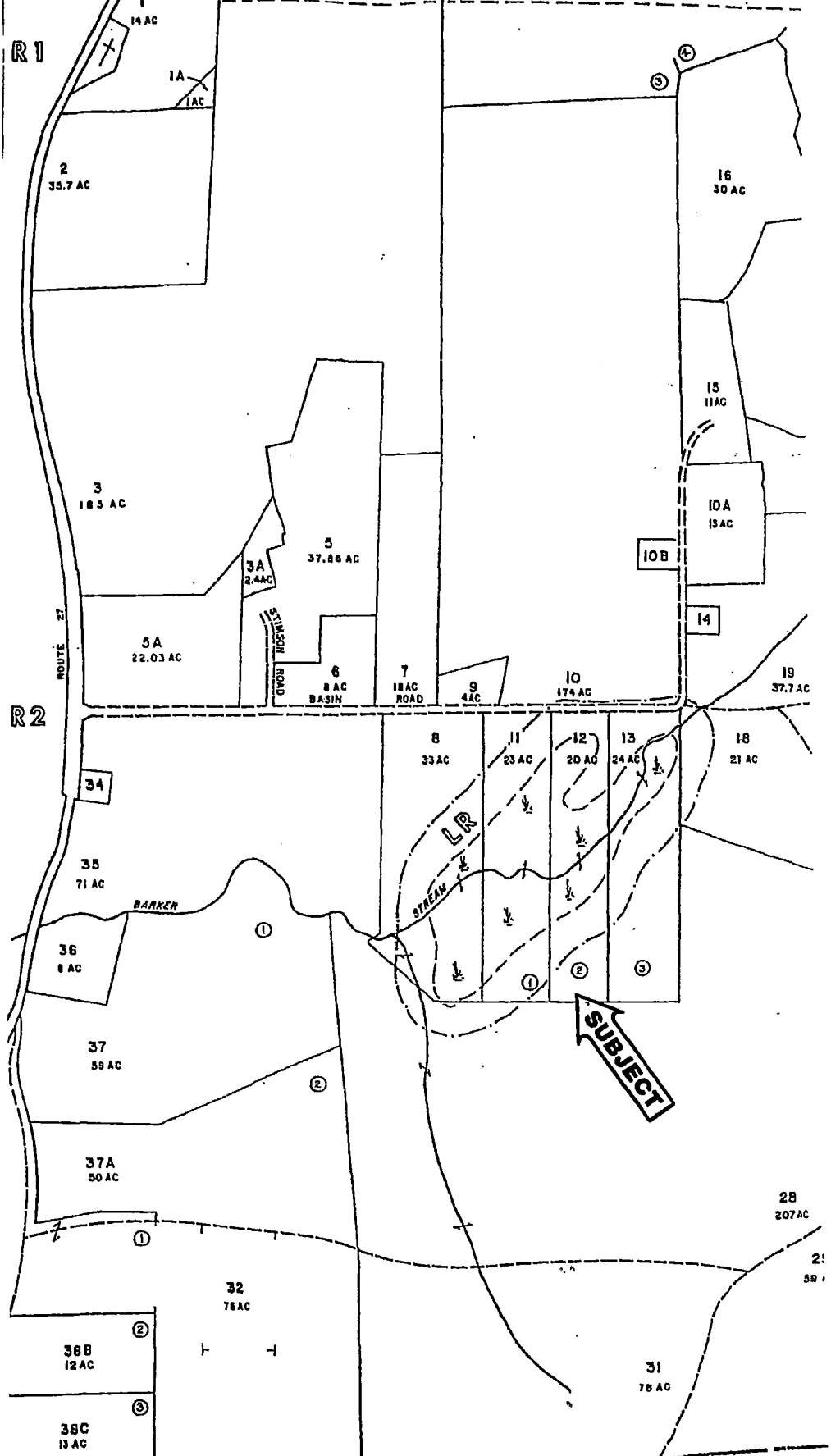
Purchaser Date

Purchaser Date

Agent Date
DAVID G SORENSEN

Agent Date

This form is provided in connection with the PROPERTY LOCATED AT
141 BASIN ROAD TAX MAP R 4 LOT 12, NEW VINEYARD, ME 04956



FARMINGTON
 PREPARED BY PHOTOGRAMMETRIC METHODS BY
 JOHN E. O'DONNELL & ASSOCIATES
 AUBURN, MAINE
 1978

LEGEND
 ADJACENT SHEET NO.
 COMMON OWNERSHIP
 DEVELOPMENT LOT NO.
 SCALED DIMENSION

12
 CR/
 ±

NE

102

Vol. 484

determined to be marital property and is hereby set off to the Plaintiff. Said real property is described in a deed dated November 9, 1972 and recorded in Franklin County Registry of Deeds, Book 452, Page 146.

Dated December 17, 1974

/s/ Edward N. Merrill II
Judge District Court

Attested a true copy this date January 22, 1975

/s/ Constance H. Ranger Clerk

Franklin, ss. Recorded according to original rec'd January 22, 1975 at 2h 15m P.M.

16.60
R.E.
Tax
Stamp

KNOW ALL MEN BY THESE PRESENTS, THAT We, GWENDOLYN ESTHER MAYNARD of Hingham, in the County of Plymouth and Commonwealth of Massachusetts; VINORA WELLS and GUSSIE WELLS and DONALD KENNEY, all of New Vineyard, in the County of Franklin and State of Maine, in consideration of one dollar and other valuable considerations, paid by GEORGE C. FERRIS and IDAH FERRIS, both of Burrs Road, in Burlington, in the County of Burlington and State of New Jersey, the receipt whereof we do hereby acknowledge do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said George C. Ferris and Idah Ferris, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and he heirs and assigns of the survivor of them, forever, a certain lot or parcel of land located in said New Vineyard, located on the southerly side of the Lockland Road, so-called, bounded and described as follows, to wit:- Commencing at an iron pin set in the ground at the northeasterly corner of the premises herein conveyed and on the southerly side of said road; thence south six degrees west, 2090, feet to an iron pin set in the ground on line of land of Thompson Equipment Co.; thence north eighty-one degrees west 407 feet to an iron pin set in the ground along line of land of said Thompson Equipment Co.; thence north six degrees east 2102 feet to an iron pin set in the ground on said road; thence in a general easterly direction along said road 410 feet to the point of beginning. The above described parcel being A PART AND A PART ONLY of the premises conveyed to Charles Haines and Ethel M. Haines by Samuel N. Enman and Susie B. Enman by deed dated October 22, 1949 and recorded in Franklin County Registry of Deeds in Book 310, Page 544. These grantors obtained title to the premises hereby conveyed as residuary legatees under the Will of Charles Haines, abstract of which is recorded in said Registry in Book 472, Page 356. The lot herein to contain 20 acres, more or less. The premises herein conveyed are more particularly described on a map entitled "Boundary Map of Charles L. Haines Estate, New Vineyard, Maine" which has been recorded in said Registry in Plan Book 137 1/2, Page 6 and the Lot herein conveyed being Lot No. 2 as shown on said Plan. In a deed from these grantors to Lawrence E. Blood and Lois E. Blood, dated August 19, 1974, and recorded in said Registry in Book 478, Page 381, these grantors agreed to offer the first refusal of purchase of this land to said Bloods. Previous to this deed the Bloods has been extended an offer of first refusal to purchase said real estate, but have not accepted same.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said George C. Ferris and Idah Ferris as joint tenants and not as tenants in common, and their heirs and assigns, and the

