

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: 179 Farmington Falls Road, New Sharon, ME 04955

#10783

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? in-line filter was installed by previous owner

• IF PRIVATE:

INSTALLATION: Location: Left of house
Installed BY: unk DATE of Installation: unk
What is the source of your information: previous owners disclosures kept by estate
USE: Number of Persons currently using system? vacant
Does system supply water for more than one household? _____ Yes No Unknown

COMMENTS: in-line filter was installed 1996 by previous owners

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: behind house OR Unknown Date of Installation: unk
Date of Last Servicing: unk Name of Company Servicing Tank: unk
Date Last Pumped: unk Have you experienced any malfunctions? _____ Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: _____ Yes No Unknown

IF YES: Location: to the right of the pine at back of property that is grass
Date of installation of leach field: unk Installed By: unk
Date of Last Servicing: unk Name of Service Company: unk
Have you experienced any malfunctions? _____ Yes No
If yes, give the date and describe the problem & what steps were taken to remedy: 1996 previous owners installed a pumping station to the leach field

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: previous owners disclosures left with estate/and estate representative

COMMENTS: no problems known since deceased owned property

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) | Baseboard HW | Wood | | |
| Age of system(s)/source(s) | believe 1990's | UNK | | |
| Name of company that services system(s)/source(s) | unk | Unk | | |
| Date of most recent service call | unk | unk | | |
| Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s)) | | unk | | |
| Malfunction per system(s)/ source(s) within past 2 years | Unk | | | |
| Other pertinent information | | | | |

Buried Oil Supply Line: Yes No Unknown Sleevd: Yes No
 Chimney(s) Lined: Yes No Unknown Age: unk Last Cleaned: unk
 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: personal representative has limited knowledge

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: Estate has no knowledge of any tanks
- 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: estate has no knowledge of any asbestos
- 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: estate has no knowledge of flaking paine,house well cared for

PROPERTY LOCATED AT 179 Farmington Falls Road, New Sharon, ME 04955

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: _____
What is your source of information: estate representatives

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: 1970 How long has Seller owned it: few weeks

• Roof: Year Built - Structure: 1970+- Age - Shingles: 1999

Moisture or leakage: no
Comments: _____

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

Moisture or leakage since you owned the property: Yes No Unknown Comments: heavy rain/spring

Knowledge of prior moisture or leakage: Yes No Unknown Comments: heavy rain/spring

• 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

This property had water damage and the interior of the house was removed, sprayed for mold and the interior replaced. At the same time it was rewired and plumbed with new bathrooms as well as a new kitchen. Only 2 of the livingroom walls remain.

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.

Deborah A. Bailey
SELLER

Deborah Bailey, Personal Rep

Debbie
SELLER

November 2, 2009

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



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Residential Real Property Disclosure Statement

#10783

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

Deborah A. Bailey 11/02/2009
Signature Date
Deborah Bailey, Personal Rep
Name printed

Signature Date

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)

- (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

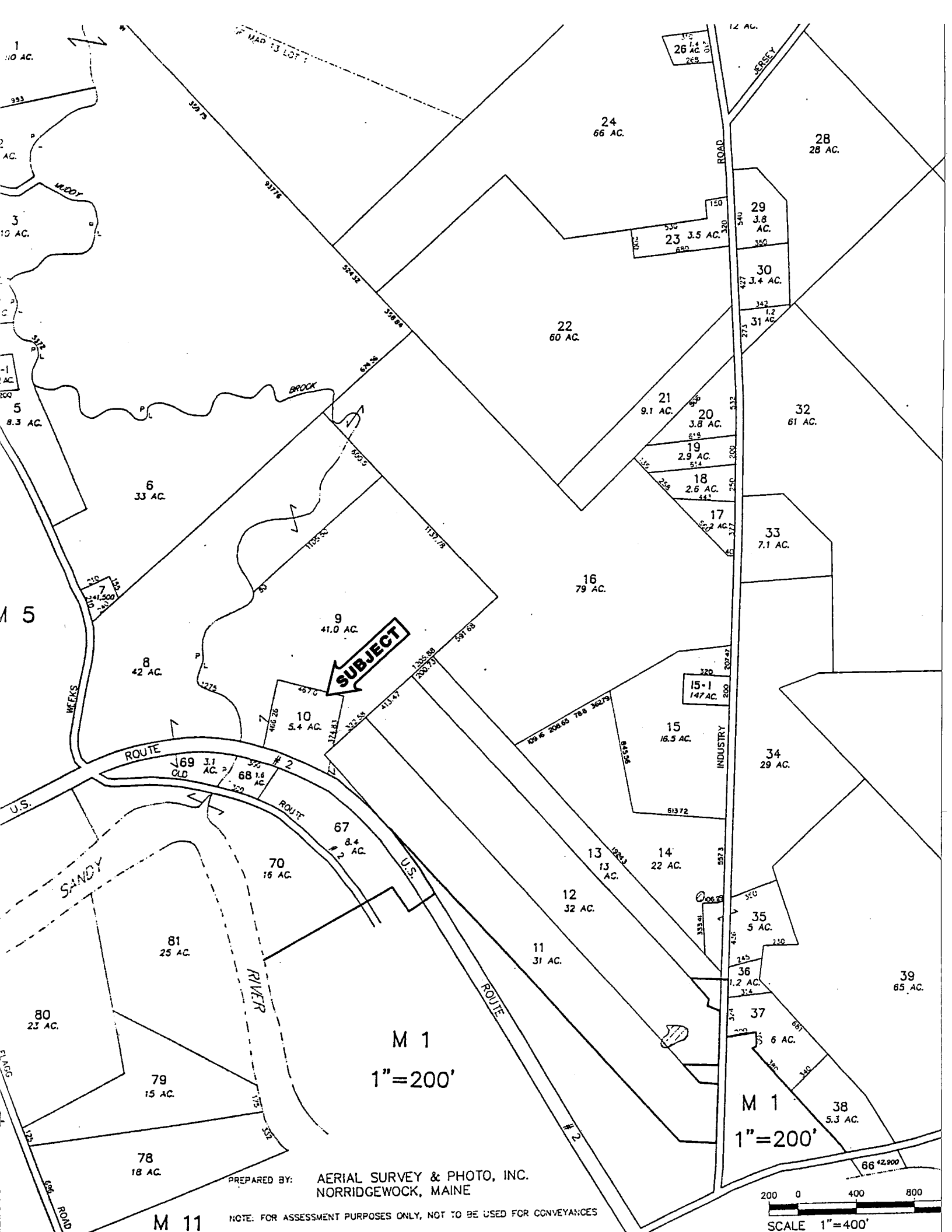
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

| | |
|--|------------|
| <u>Deborah A. Bailey</u> 11/02/2009 Seller Date | _____ Date |
| Deborah Bailey, Personal Rep <i>Debbie</i> | |

| | |
|------------|------------|
| _____ Date | _____ Date |
| Purchaser | Purchaser |

| | |
|--|------------|
| <u>Sheryl L. Mosher</u> 11/02/2009 Agent Date | _____ Date |
| Sheryl L. Mosher | Agent |

This form is provided in connection with the PROPERTY LOCATED AT
179 Farmington Falls Road, New Sharon, ME 04955



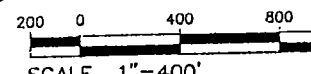
SUBJECT

M 1
1"=200'

M 1
1"=200'

PREPARED BY: AERIAL SURVEY & PHOTO, INC.
NORRIDGEWOCK, MAINE

NOTE: FOR ASSESSMENT PURPOSES ONLY, NOT TO BE USED FOR CONVEYANCES



M 11

**WARRANTY DEED
IN JOINT TENANCY**

Shawn W. Riley and Christina Riley, both of 437 Main Street, Jay, Maine, 04239,

for consideration paid,

grant to **Clarence R. Colby, Sr. and Hazel I. Colby**, both of 349 Main Road, Westport, Maine, 04578,

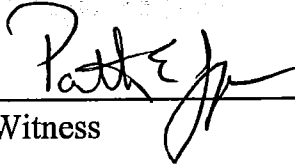
with **WARRANTY COVENANTS**, as **Joint Tenants**,

A certain lot or parcel of land together with the buildings and improvements thereon situated in New Sharon, County of Franklin and State of Maine and being bounded and described as follows:

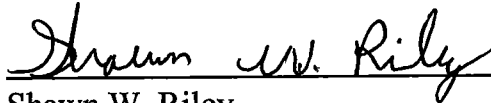
Commencing at an iron pin located on the northerly side of U.S. Route No. 2 in said New Sharon; thence North eighteen degrees fifty-nine minutes and thirty-four seconds East (N 18° 59' 34" E) four hundred sixty-six and twenty-six hundredths (466.26) feet to an iron pin; thence South sixty-nine degrees fifty-six minutes twenty-eight seconds East (S 69° 56' 28" E) four hundred sixty-seven and zero hundredths (467.00) feet to an iron pin; thence South eighteen degrees fifty-four minutes thirty-two seconds West (S 18° 54' 32" W) three hundred seventy-four and eighty-three hundredths (374.83) feet to an iron pin; thence South fifty-four degrees twenty-four minutes forty-seven seconds West (S 54° 24' 47" W) seventy-five and zero seven hundredths (75.07) feet to an iron pin; thence South thirty-five degrees forty-two minutes twenty-seven seconds East (S 35° 42' 27" E) fifty-three and forty-seven hundredths (53.47) feet; thence South eighteen degrees fifty-four minutes thirty-two seconds West (S 18° 54' 32" W) eighty-four and zero one hundredths (84.01) feet to an iron pin on the northerly side of U.S. Route No. 2, and said pin being located one hundred twenty-four and thirty-one hundredths (124.31) feet from State Highway Monument 411 + 50, the direction to said Highway Monument being South seventy-three degrees two minutes four seconds West (S 73° 2' 4" W); thence along the Northerly side of U.S. Route No. 2 four hundred seventy-eight and zero five hundredths (478.05) feet to the point of beginning, said parcel to contain 5.30 acres. The references herein were taken from a Map of Land Owned by Thomas M. Gopsill and Carol E. Austin, dated September, 1986 by Reed Surveying, Inc.

Meaning and intending to convey all and the same premises conveyed to the Grantors by Michael J. LeClair by deed dated June 28, 1996, and recorded in the Franklin County Registry of Deeds in Book 1604, Page 58.

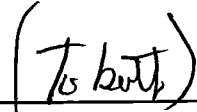
WITNESS our hands and seals this 6th day of November, 2000.



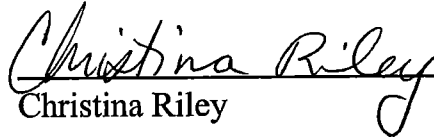
Witness



Shawn W. Riley



Witness



Christina Riley

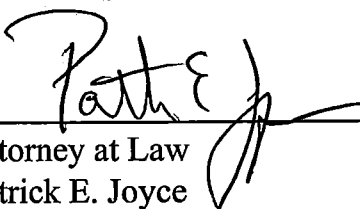
STATE OF MAINE

Franklin, ss.

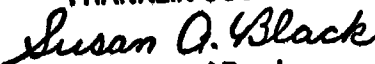
November 6, 2000

Then personally appeared the above-named **Shawn W. Riley** and **Christina Riley** and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Attorney at Law
Patrick E. Joyce

FRANKLIN COUNTY

Register of Deeds