

# 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: 655 Whittier Road, Farmington, ME 04938

#10795

## 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: right side of the home  
Installed BY: Goodwins DATE of Installation: 2000  
What is the source of your information: owner  
USE: Number of Persons currently using system? \_\_\_\_\_  
Does system supply water for more than one household?  Yes  No  Unknown

COMMENTS: none

## 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: left side of the yard OR  Unknown Date of Installation: 2000  
Date of Last Servicing: hasn't been Sept 08 Name of Company Servicing Tank: \_\_\_\_\_  
Date Last Pumped: hasn't been umped have you experienced any malfunctions?  Yes  No  
If yes, give the date and describe the problem: \_\_\_\_\_

LEACH FIELD:  Yes  No  Unknown

IF YES: Location: left side of the yard  
Date of installation of leach field: 2000 Installed By: \_\_\_\_\_  
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: none

IS SYSTEM LOCATED IN A SHORELAND ZONE?:  Yes  No  Unknown  
Is System located in a Coastal Shoreland Zone?  Yes  No  Unknown

8/2008 Page 1 of 3 - SPD Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials DAR  
Village Realty Inc PO Box 237, East Wilton ME 04254 Phone 207-778-9999 Fax 1207-778-9999 Debra A. Robbi  
John W. Shaw Broker Village R Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	oil HWBB	Wood Stove		
Age of system(s)/source(s)	2000	2-4rs		
Name of company that services system(s)/source(s)	Webster	Northern lights		
Date of most recent service call	Cleaned spring 08			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	500 gallon plus	3-4 cord of wood		
Malfunction per system(s)/source(s) within past 2 years	No	No		
Other pertinent information				

Buried Oil Supply Line:  Yes  No  Unknown      Sleeved:  Yes  No  
 Chimney(s) Lined:  Yes  No  Unknown      Age: 2000      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: none

**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: owner  
 COMMENTS: none

**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: none

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: see deed  
What is your source of information: owner

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: 2000 How long has Seller owned it: 2000

• Roof: Year Built - Structure: 2000 Age - Shingles: 2000

Moisture or leakage: no

Comments: none

• 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**

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.

Debra A. Robbi  
SELLER

DATE

SELLER

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

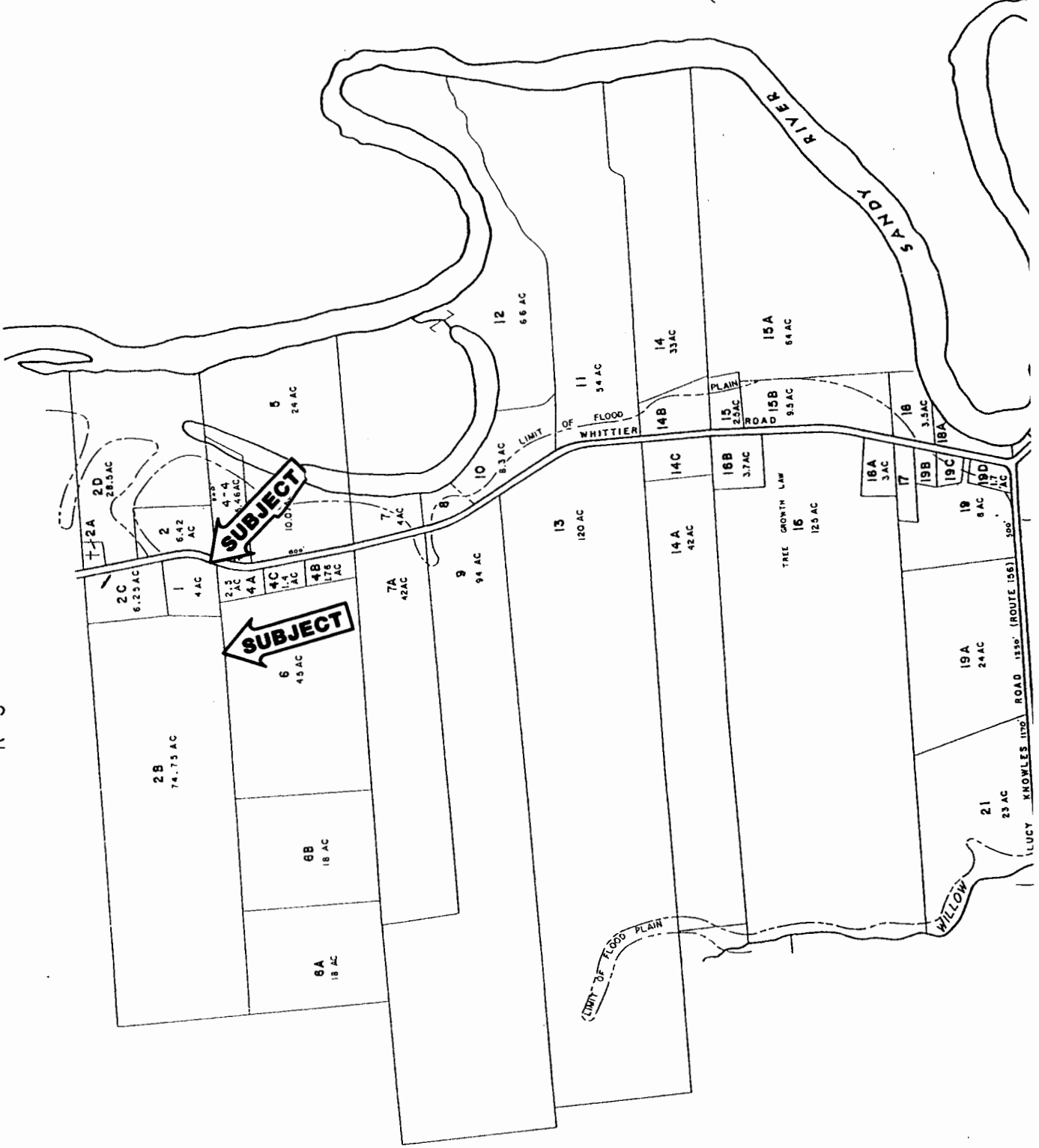
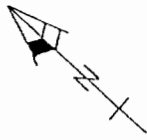
BUYER

DATE



R-5

R-1



R-3



FORM 300

BK 1725PG213



**Know All Men By These Presents** 000180

**WARRANTY DEED**

That I, MARK E. YLVIKAKER of the Town of Farmington, County of Franklin, and State of Maine,

in consideration of One Dollar (\$1) and other valuable consideration,

paid by ANDREW M. ROBBINS and DEBRA A. ROBBINS, both of the Town of New Vineyard, County of Franklin, and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Andrew M. Robbins and Debra A. Robbins, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

A certain lot or parcel of land situated on the Westerly side of the Back Falls Road, so-called, in the Town of FARMINGTON, County of Franklin, and State of Maine, and being more particularly bounded and described as follows, to wit:-

Beginning at an iron rebar as driven into the ground at the Northwest corner of land now or formerly owned by Lisa Meader as described in deed of this Grantor (Mark E. Ylvisaker) at distance of Three Hundred Fifty-Four (354) feet, more or less, from the Westerly sideline of the Back Falls Road; thence South twenty-five degrees East (S 25° E) a distance of Two Hundred Eighty-One (281) feet, more or less, along the Westerly line of Parcel 1 as depicted on Plan of land of the Grantor (Mark E. Ylvisaker), said course being marked in part by a stonewall to a change in course in said wall; thence South fourteen degrees East (S 14° E) a distance of One Hundred Eighty (180) feet, more or less, along line of said Meader to an iron rebar as driven into the ground; thence South thirty-two degrees East (S 32° E) a distance of Two Hundred Three (203) feet, more or less, to a one inch iron pipe as driven into the ground at the Northwest corner of land now or formerly owned by Wayne I. Gabel to a change in course in the property line; thence South twenty-three degrees East (S 23° E) a distance of Four Hundred Thirteen (413) feet, more or less, along line of said Gabel to an iron rebar as driven into the ground in the course of a stone wall marking the Northerly line of land now or formerly owned by Frank M. Amato; thence South sixty-one degrees West (S 61° W) a distance of Eleven Hundred Fifty-Four (1,154) feet, more or less, along the northerly line of said Amato, said line being marked in part by a stonewall, to an iron rebar driven into the ground at the Southwest corner of Parcel 2 as shown on survey of land of said Ylvisaker and continuing in said course along line of Frank M. Amato and separate lots of Ralph J. Amato and Matthew F. Amato for a total distance of Sixteen Hundred Seventy-Six (1,676) feet, more or less, said course being marked in part by a stonewall and barbed wire fence, to an iron rebar as driven into the ground at the Northwest corner of land now or formerly owned by Matthew F. Amato to a change in course in said line; thence South sixty-two degrees West (S 62° W) a distance of One Hundred Thirty (130) feet, more or less, along the Northerly line of land now or formerly owned by Donald R. Smiley and Edith L. Smiley to an iron rebar driven into the ground in the course of a woods road; thence North twenty-eight degrees West (N 28° W) a distance of One Thousand Seventy-Four (1,074) feet, more or less, along line of land now or formerly owned by Lorraine T. Mitchell,

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BK 1725PG214

said line being marked in part by part of a barbed wire fence and stonewall, to an iron rebar driven into the ground at the intersection of two stonewalls; thence North sixty-one degrees East (N 61° E) a distance of One Thousand Sixty (1,060) feet, more or less, along line of land of said Mitchell, said line being marked partially by stone walls and barbed wire fence to a five eighths inch (5/8") rebar as driven into the ground in the course of a stonewall; thence North sixty-one degree East (N 61° E) a distance of Seven Hundred Eighteen (718) feet, more or less along said stonewall and a section of barbed wire fence to an iron rebar driven into the ground at the Northwest corner of Parcel 2 as depicted on said Plan and on the Southerly line of other land as owned by Mark Ylvisaker and Sharon Ylvisaker; thence along said last mentioned course and line of said Ylvisakers for a distance of Six Hundred Thirty-Four (634) feet, more or less, to a one and half inch pipe as driven into the ground; thence on said last mentioned course and on the line of said Ylvisakers for a distance Two Hundred Sixty (260) feet, more or less, to an angle iron as driven into the ground at the Southwest corner of land now or formerly owned by Alton L. Kennedy, Jr. and Rebecca J. Kennedy and a change in course in said line; thence North sixty-two degrees East (N 62° E) a distance of Four Hundred Nine (409) feet, more or less, along line of said Kennedys to the point of beginning.

The Grantor (Mark E. Ylvisaker) also hereby conveys the right to use in common with Wayne I. Gabel and Lisa Meader and their heirs and assigns the right to the use and benefit of a thirty-five (35) foot wide right of way to be used for travel on foot, horseback, wagon, car, truck and motor conveyances of all types and for the installation of either above or below ground power, telephone, cable and utilities of all types. The Grantor additionally conveys to the Grantees (Andrew M. Robbins and Debra A. Robbins), their heirs and assigns forever the right to make use of such right of way for all uses and purposes to which rights of way are commonly placed within the State of Maine or may hereafter be placed. Reference may be had to Plan #3237 for the Town of Farmington as recorded in the Franklin County Registry of Deeds for determination as to the location of said right of way relative to the boundaries of said Parcel#1 and the compass headings of the center line of said right of way.

The course and distances of the centerline of such above mentioned right of way are depicted upon Plan of Land of Mark E. Ylvisaker as depicted on Plan #3237 for the Town of Farmington as recorded in the Franklin County Registry of Deeds. A portion of such right of way encumbers the land of Lisa Meader and of Wayne I. Gabel. Reference may be had to deed of this Grantor (Mark E. Ylvisaker) to Lisa Meader as recorded in Book 1701, Page 283, and deed of Wayne I. Gabel to the Grantor as recorded in Book 1639, Page 104, for more particular information as to the interest of the Grantor in such right of way.

Courses and distances for this description were taken from a tape and compass survey of land of Mark E. Ylvisaker as completed by Acme Engineering & Design, Inc. dated November, 1996, and recorded December 3, 1996, as Plan #3237 for the Town of Farmington in the Franklin County Registry of Deeds. The above-described lot or parcel of land is comprised of Lots #2 and #3 as depicted upon the above-mentioned survey of land of Mark E. Ylvisaker and contains approximately seventy-four and three fourths (74.75) acres, more or less.

The above described lot or parcel of land is a PART AND A PART ONLY of the land as conveyed to Mark E. Ylvisaker by deed of Gary K. Holbrook and Lisa R. Holbrook dated November 29, 1996, and recorded in Book 1639, Page 102, of the Franklin County Registry of Deeds.

BK 1725 PG 215

To have and to hold the aforesaid and bargained premises with all the privileges and appurtenances thereof, to the said Andrew M. Robbins and Debra A. Robbins, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever. AND I do COVENANT with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that I and my heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I the said Mark E. Ylvisaker, relinquish and convey all my rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this Ninth day of January in the year of our Lord one thousand nine hundred and ninety-eight.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF

  
Witness

  
Mark E. Ylvisaker

STATE OF MAINE  
COUNTY OF FRANKLIN

January 9, 1998

Personally appeared the above-named Mark E. Ylvisaker and acknowledged the foregoing instrument by him above subscribed to be his free act and deed.

Before me,

  
~~Gerard K. Williams~~/Attorney at Law  
Gerard K. Williams  
Printed name of ~~Gerard K. Williams~~ Attorney  
~~Gerard K. Williams~~

FRANKLIN, SS REC'D.

98 JAN 12 PM 3:08

ATTEST-REGISTER *Susan O Black*

*Ac. d. Williams*

WARRANTY DEED JOINT TENANCY

WAYNE I. GABEL of 3238 Kenyon Avenue, Baltimore, Maryland 21213, (being unmarried) for consideration paid, grants to ANDREW M. ROBBINS and DEBRA ANN ROBBINS of P.O. Box 108, New Vineyard, Maine 04956, with warranty covenants, as joint tenants, the land in Farmington, Franklin County, Maine, bounded and described as follows:

A certain lot or parcel of land, situated on the westerly side of the Sandy River, so-called, and on the west side of the road leading from West Farmington to Farmington Falls, being a part of Lot No. 15 and bounded and described as follows:

Beginning at an iron pin on the westerly side of the Back Falls Road, said point of beginning being the southeasterly corner of land now or formerly of Mark E. Ylvisaker and the northeasterly corner of land conveyed herein; thence south 69° 15' 04" west, following the southerly line of land now or formerly of said Ylvisaker, crossing the Ylvisaker right-of-way described herein below, the distance of 406.49 feet to an angle iron; thence south 14° 43' 16" east, crossing the said Ylvisaker right-of-way, following an easterly boundary of land now or formerly of said Ylvisaker, the distance of 413.74 feet to the iron pin set in a stone wall; thence north 69° 12' 30" east, following the line of land now or formerly of Frank M. Amato and land now or formerly of Clayton A. Kemp and a stone wall, the distance of 413.00 feet to a 3/4 inch iron pipe on the westerly side of the Back Falls Road; thence north 14° 49' 39" west, following the westerly line of said Back Falls Road, being partially marked by a stone wall, a distance of 345.97 feet to a point near the northerly end of said stone wall; thence north 19° 41' 17" west, still following the westerly line of said Back Falls Road, the distance of 67.03 feet to the point of beginning.

Reference may be had to the Plan entitled "Tape & Compass Survey for Mark E. Ylvisaker," prepared by Acme Engineering & Design, Inc., dated November, 1996. Reference may also be had to the Plan entitled "Survey & Plan for John C. Sheldon, Farmington, Franklin County, Maine" prepared by Robert D. Cooper, dated June 12, 1979.

EXCEPTING AND FOREVER RESERVING to John C. Sheldon, his heirs and assigns and others forever a right of way to travel across the premises in this deed conveyed along a right of way at or near the northerly side thereof; said right of way being from the road leading from West Farmington to Farmington Falls to the premises acquired by John C. Sheldon from the Bannock Mountain Trust in two deeds recorded in Book 503, Page 244, and in Book 469, Page 364 of said Registry of Deeds. Said right of way to be used for all purposes whatsoever and John C. Sheldon, his heirs and assigns,

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shall have the right to improve said right of way and shall have the right to plow said right of way of snow in order to keep the entire said right of way clear of snow, taking snow from said right of way and placing same on the sides of said right of way on the land of grantee in a reasonable manner and as necessary.

EXCEPTING AND FOREVER RESERVING to John C. Sheldon, his heirs and assigns, forever the right to establish utility lines and utility poles along said right of way to serve the Bannock Mountain Trust land now or formerly owned by John C. Sheldon.

Meaning and intending to convey, and hereby conveying, all and the same premises as conveyed from John C. Sheldon to Wayne I. Gable by his deed dated November 1979, which deed is recorded in Book 605, Page 243 of the Franklin County Registry of Deeds.

EXCEPTING AND FOREVER RESERVING the easement and other rights described in the deed of Wayne I. Gabel to Mark E. Ylvisaker, recorded on December 3, 1996 in the Franklin County Registry of Deeds in Book 1639, Page 104, which easement crosses a northerly portion of the premises conveyed herein.

ALSO HEREBY CONVEYING those easement rights described in the deed from Mark E. Ylvisaker to Wayne I. Gabel, dated December 3, 1996, appurtenant to the premises conveyed herein.

Witness my hand and seal this 12<sup>th</sup> day of May, 1998.

*David Mason*

*Wayne I. Gabel*  
WAYNE I. GABEL

STATE OF MARYLAND  
, ss.

May 12, 1998

Then personally appeared before me the above-named WAYNE I. GABEL and acknowledged the foregoing instrument to be his free act and deed.

*Francis J. Resnick*  
NOTARY PUBLIC  
ATTORNEY AT LAW  
Name: Francis J. Resnick

(seal)  
SEAL

*RE: Sheldon*

FRANKLIN, SS REC'D.

98 MAY 18 AM 10:03

ATTEST-REGISTER *Susan A Black*