

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: 13 BOROUGH ROAD TAX MAP U-8 LOT 24, CHESTERVILLE, ME 04938 #10805

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: BEHIND HOUSE
Installed BY: BURNS DATE of Installation: 1990'S
What is the source of your information: PAST DISCLOSURE, PREVIOUS 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: ACROSS ROAD IN FIELD OR Unknown Date of Installation: 1994
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: ACROSS ROAD IN FIELD
Date of installation of leach field: 1994 Installed By: GARY WHEELER
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: PREVIOUS OWNER
COMMENTS: 50' X 100' EASEMENT TO SEPTIC SYSTEM

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 MJI PDI
VILLAGE REALTY, INC. P.O. Box 237, East Wilton ME 04234 Phone: 2077789999 Fax: (207) 778-2222 IRELAND.zfx
David G Sorensen Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	OIL FORCED HOT AIR	PELLET STOVE	WOOD STOVE	
Age of system(s)/source(s)	2003	2008		
Name of company that services system(s)/source(s)	CORNERSTONE			
Date of most recent service call	OCT 08			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	200 GAL	2 TON	2 CORD	
Malfunction per system(s)/source(s) within past 2 years				
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleeved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: UNKNOWN Last Cleaned: 2008
 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: 2008
 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: EXTERIOR HAS SOME FLAKING PAINT

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: [] Yes [x] No [] Unknown OTHER:
LAND FILL: [] Yes [x] No [] Unknown
RADIOACTIVE MATERIAL: [] Yes [x] 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? [x] Yes [] No [] Unknown

IF YES: Explain: EASEMENT FOR SEPTIC ACROSS BOROUGH ROAD

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 [x] No [] Unknown

IF YES: Explain:

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type:

Year Built: 1855 How long has Seller owned it: 2004

Roof: Year Built - Structure: CIRCA 1855 Age - Shingles: METAL/ UNKNOWN

Moisture or leakage:
Comments:

Foundation/Basement: Sump Pump: [] Yes [x] No [] Unknown Comments:

Moisture or leakage since you owned the property: [] Yes [x] No [] Unknown Comments:

Knowledge of prior moisture or leakage: [] Yes [x] No [] Unknown Comments:

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

Electrical: [] Fuses [x] Circuit Breaker [] Other: [] Unknown

Has the property been surveyed? [] Yes [] No [x] Unknown If YES, is the survey available? [] Yes [] No

Manufactured Housing: Mobile Home - [] Yes [x] No Modular: [] Yes [x] 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

BASEMENT HAS DOUBLE POURED FLOOR WITH STONE DRAINAGE BETWEEN FLOORS.
GARAGE HAS NEW SILLS.

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.

[Signature] SELLER

DATE

[Signature] SELLER
PENNY D IRELAND

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

#10805

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

Signature _____ Date 04/06/2009

MICHAEL J IRELAND
Name printed _____


Signature _____ Date 04/06/2009

PENNY D IRELAND
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.

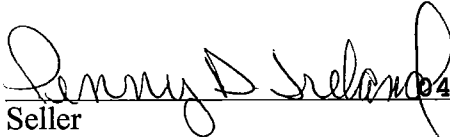
Agent's Acknowledgement (initial)

(f) 965 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.


 _____ 04/06/2009
 Seller Date
 MICHAEL J IRELAND


 _____ 04/06/2009
 Seller Date
 PENNY D IRELAND

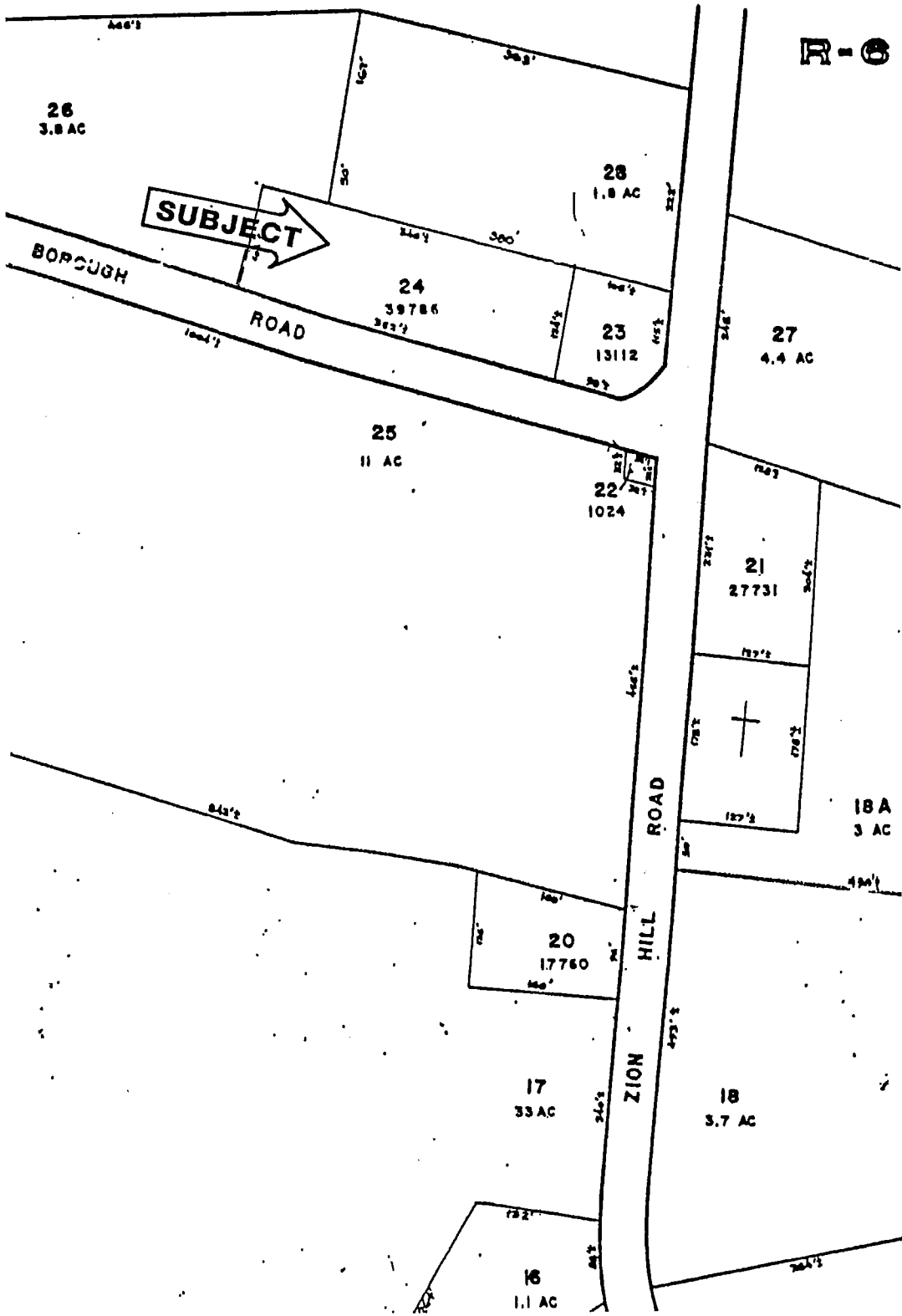
Purchaser Date

Purchaser Date

Agent Date


 _____ 04/06/2009
 Agent Date
 DAVID G SORENSEN

This form is provided in connection with the PROPERTY LOCATED AT
13 BOROUGH ROAD TAX MAP U-8 LOT 24, CHESTERVILLE, ME 04938



WARRANTY DEED

We, **Cecil L. Wheeler, Jr.** and **Joan C. Wheeler** both of Chesterville, Franklin County, State of Maine, for consideration paid, grant to **Michael J. Ireland** and **Penny D. Watson** both of 156 Farmington Falls Road, Farmington, Franklin County, State of Maine 04938 with WARRANTY COVENANTS, as joint tenants, certain lots or parcels of land, with the buildings thereon, as situated on the northerly and southerly side of the Wilton Road, so-called, in the Town of Chesterville, Franklin County, State of Maine, bounded and described as follows:

PARCEL ONE:

Beginning at the northwesterly corner of the Union Meeting House Lot, so-called; thence running in a line parallel with the Wilton Road, so-called; thence running in an line running parallel with the Wilton Road, so-called, approximately sixteen (16) rods to a stake and stones on the west end of a lot as conveyed to Otis M. Preble to William Hutchins by deed dated April 26, A.D., 1855, and one (1) rod easterly of the westerly line of the same and easterly line of the Allen Lot, so-called; thence southerly on a parallel line with line of Hutchins Lot, so-called, and east line of Allen Lot, so-called, to the Wilton Road; thence easterly on a line of the above-mentioned main road to the Union Meeting House Lot; thence northerly on a direct line to the point of beginning.

PARCEL TWO:

Commencing at the southwest corner of land described in Parcel One; thence northerly along the westerly line of Parcel One one hundred twelve (112) feet to other land now or formerly of Harold M. Decker; thence westerly along the line of land now or formerly of said Decker eighty (80) feet; thence southerly parallel to the first mentioned line one hundred twelve feet to the road; thence easterly along the Wilton Road, so-called, a distance of eighty (80) feet to the point of beginning.

Also hereby conveying a right of way and easement for the installation, maintenance, inspection, repair and replacement of a septic system and leach field system for single family residential purposes, the area of the easement is described as follows:

Commencing at a point on the southerly side of said Borough Road Two Hundred Fifty-Five (255) feet westerly of the junction of said Zions Hill Road and said Borough Road; thence at right angles to the Borough Road on a general southerly course Ninety (90) feet; thence on a general westerly course parallel to the Borough Road Ninety (90) feet; thence northerly on a course perpendicular to the Borough Road Ninety (90) feet to the said Borough Road; thence easterly along the southerly side of said Borough Road to the point of beginning.

Begin a portion and a portion only of land described in a deed from Cecil L. Wheeler, Jr., Personal Representative of the Estate of Myrtle T. Decker to Cecil L. Wheeler, Jr. and Joan C. Wheeler dated August 23, 1990 and recorded in the Franklin County Registry of Deeds at Book 1190, Page 223.

Maine Real Estate
Transfer Tax Paid

WITNESS our hands and seals this 30th day of September, 2004.

Ronald G. Clutter

Cecil L. Wheeler, Jr.
Cecil L. Wheeler, Jr

Ronald G. Clutter

Joan C. Wheeler
Joan C. Wheeler

STATE OF MAINE
Franklin, ss.

September 30, 2004

Then personally appeared before me the above-named Cecil L. Wheeler, Jr. and Joan C. Wheeler and acknowledged the foregoing instrument to be their free act and deed,

Jamie L. Sullivan
Notary Public

SEAL

JAMIE L. SULLIVAN
MY COMMISSION EXPIRES DECEMBER 30, 2008

FRANKLIN COUNTY
Susan A. Black
Register of Deeds

Ret. Ann Clutter