

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: 391 Owen Mann Rd, Tax Map R15, Lot, Farmington, ME 04938 #10813

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: north side of home
Installed BY: Goodwin Well & Water DATE of Installation: 1996
What is the source of your information: Owner
USE: Number of Persons currently using system? 1
Does system supply water for more than one household? Yes No Unknown

COMMENTS: System includes a water softener that owner does not use.

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: Gray water system
Tank Size: 500 Gal. 1000 Gal. Unknown Other: _____
Tank Type: Concrete Metal Unknown Other: _____
Location: _____ OR Unknown Date of Installation: 1996
Date of Last Servicing: NA Name of Company Servicing Tank: NA
Date Last Pumped: NA Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: east of home - sink & shower drains only
Date of installation of leach field: 1996 Installed By: David DiStefano
Date of Last Servicing: NA Name of Service Company: NA
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: Original owner

COMMENTS: Home includes a Sunmar non-electric composting toilet.

IS SYSTEM LOCATED IN A SHORELAND ZONE?: Yes No Unknown

Is System located in a Coastal Shoreland Zone? Yes No Unknown

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Rinnai heater	Ashley woodstove		
Age of system(s)/source(s)	1996	2008		
Name of company that services system(s)/source(s)	NA	NA		
Date of most recent service call	NA			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	100 gallons	4 cords wood		
Malfunction per system(s)/ source(s) within past 2 years	None	None		
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown
 Chimney(s) Lined: Yes No Unknown Age: 1996 ²⁰⁰⁵ Last Cleaned: NA
 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: Yes No Unknown
 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: Yes No Unknown
 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: Yes No Unknown
 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: Home is on land of Western Maine Community Land Trust by lease.

What is your source of information: _____

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: 1996 How long has Seller owned it: July 2005
- Roof: Year Built - Structure: 1996 Age - Shingles: 1996
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: _____
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: solar battery 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

Purchasers of this property may be required to meet income eligibility requirements per the By-laws of the Western Maine Community Land Trust.

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.

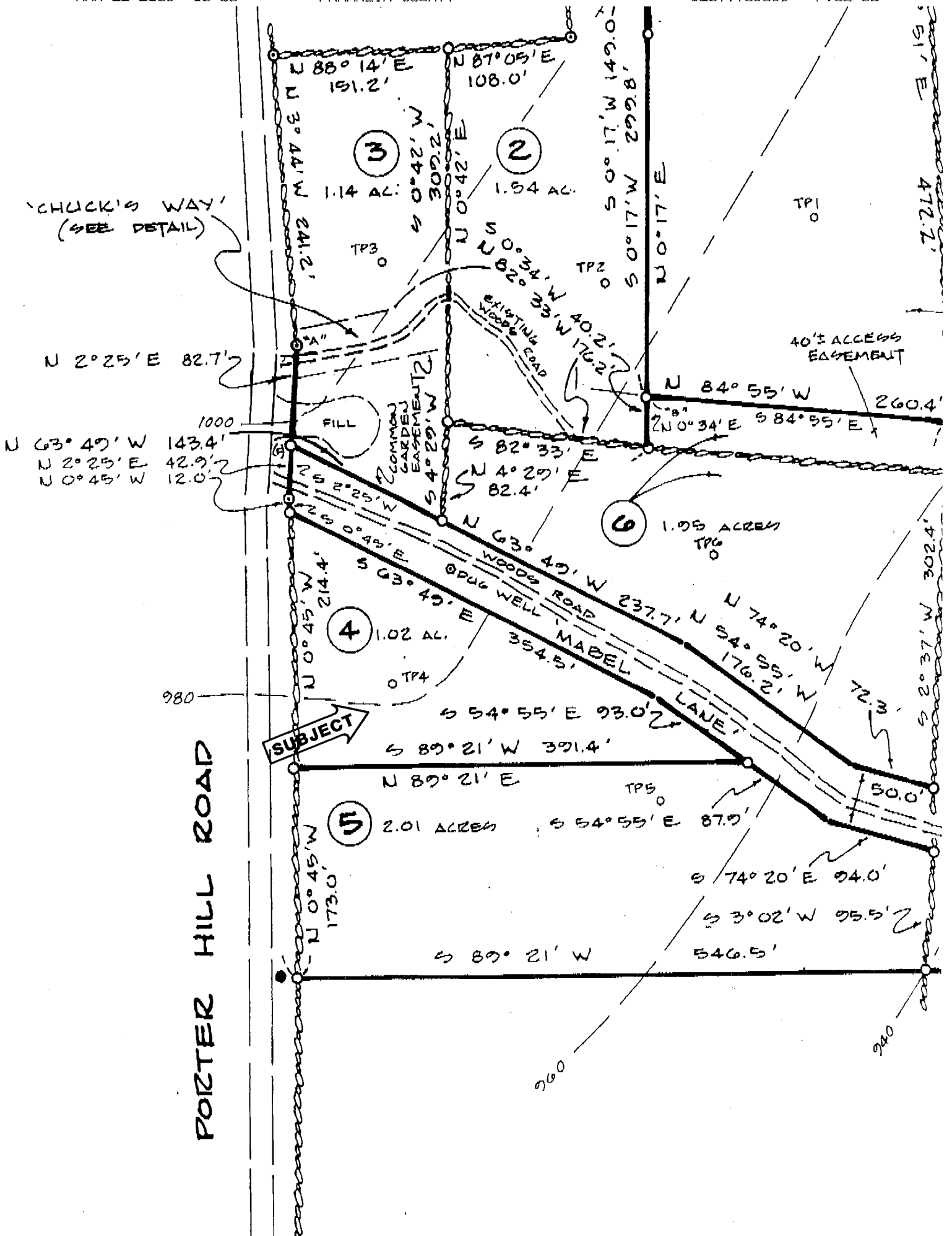
Elizabeth Theriault SELLER May 3, 2010 DATE
Elizabeth Theriault Elizabeth Theriault ~~Theriault~~ April 22, 2010
SELLER DATE

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





Know all Men by these Presents,

That I, Catherine Siggins (formerly Catherine A. Roux) of Farmington
and I, Caroline N. Levine of Chesterville
, Franklin County, Maine

in consideration of one dollar (\$1.00) and other valuable considerations

paid by Elizabeth Theriault
of West Paris, Oxford County, Maine

the receipt whereof is hereby acknowledged, do hereby **grant, sell, transfer and deliver**

unto the said Elizabeth Theriault

the following goods and chattels, namely: a certain home together with accessory
structures currently located at 391 Owen Mann Road in Farmington, Maine
on a certain lot or parcel of land being Lot #4 as shown on a plan
entitled "Plan of Proposed Subdivision for Western Mountain Land Trust on
the Porter Hill Road" by York Hill Surveying dated July 31, 1992 and
recorded in the Franklin County Registry of Deeds as Plan No. P-2733
said home being a 3-bedroom residence with porch and deck. Also
including the kitchen gas range, refrigerator and clothes washer.

To have and to hold, all and singular the said goods and chattels to the said

Elizabeth Theriault

her executors, administrators and assigns, to their own use and behoof forever.

And I do hereby **covenant** with the said

Elizabeth Theriault

that I am the lawful owner of said goods and chattels; that they are free from all encumbrances

that I have good right to sell the same as aforesaid; and that I will **warrant and**
defend the same unto her the said Elizabeth Theriault

her heirs, executors, administrators or assigns, against the lawful claims and demands of all
persons.

In Witness Whereof,

I the said Catherine Siggins
hereunto set my hand and seal this 27th day of the month of
July, A.D. XX 2005

Signed, Sealed and Delivered
in presence of

Thomas Lawry
Thomas Lawry

Catherine Siggins
Catherine Siggins
Caroline N. Levine
Caroline N. Levine

Maine Real Estate
Transfer Tax Paid

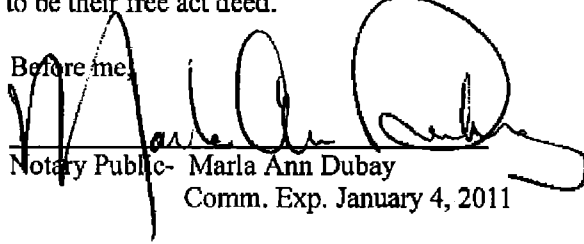
State of Maine

Franklin SS.

July 27, 2005

Then personally appeared the above name Catherine Siggins and Caroline Nale Levine and acknowledged the foregoing instrument to be their free act deed.

Before me,


Notary Public- Marla Ann Dubay
Comm. Exp. January 4, 2011

SEAL

450
Farm
Cm.

FRANKLIN COUNTY
Susan O. Black
Register of Deeds