

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: 237 West Freeman Road, Strong, ME 04938

#10827

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: Sept. 2006 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: South end of home

Installed BY: Goodwin Well and Water DATE of Installation: Sept. 2006

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: Older dug well not used. New well 200' deep with 62 gallons per minute.

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: East side of home OR Unknown Date of Installation: Unknown

Date of Last Servicing: _____ Name of Company Servicing Tank: Mike Pond

Date Last Pumped: 2008 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 side of home.

Date of installation of leach field: Unknown Installed By: Unknown

Date of Last Servicing: NA 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: _____

COMMENTS: _____

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

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

8/2008

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Buyer(s) Initials _____

Seller(s) Initials RMJ

Village Realty Inc. PO Box 237, East Wilton ME 04234
Colon Durrell

Phone: 2077789999

Fax: (207) 778-2222

Nielsen

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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)	Oil FHA	Oil FHA		
Age of system(s)/source(s)	2008	Unknown		
Name of company that services system(s)/source(s)	Webster Heating	Webster Heating		
Date of most recent service call	2008			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	450+- gallons K-1	Varies with usage		
Malfunction per system(s)/source(s) within past 2 years	NA	NA		
Other pertinent information	Thermopride	Game room		

Buried Oil Supply Line: Yes No Unknown Sleevd: Yes No
 Chimney(s) Lined: Yes No Unknown Age: Unknown 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: Garage game room heater has 55 gallon drum for storage.

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: Minimal on trim.

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PROPERTY LOCATED AT 237 West Freeman Road, Strong, ME 04938

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown
LAND FILL: Yes No Unknown
RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: _____

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: _____

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: Homestead Exemption.

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

• Year Built: 1972 How long has Seller owned it: 2006

• Roof: Year Built - Structure: 1972+- Age - Shingles: Metal, age unknown.

Moisture or leakage: NA
Comments: Garage and barn have asphalt shingles, age unknown.

• 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: _____

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

Some wetland at east side of property. A section of Narrow Gauge Railbed is believed owned. Home is on a concrete block foundation resting on a concrete slab.

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.

Robert C. Nielsen
SELLER
Robert C. Nielsen

June 15, 2010
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



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

Robert C. Nielsen 06/15/2010
Signature Date

Robert C. Nielsen
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.

WARRANTY DEED

JOHN F. MILO, JR., of 742 Webster Street, Lewiston, Maine 04240, for consideration paid, grants to ROBERT C. NIELSEN, of 614 Route 9, So. #31, Cape May Court House, New Jersey 08210, with warranty covenants, the following described real estate:

A certain lot or parcel of land, together with the buildings thereon, situated in the Town of Strong, Franklin County, Maine, it being a triangular shaped lot bounded on the north by land formerly of Fred W. Chick, the father of Fred A. Chick; on the east by land formerly owned by the Sandy River and Rangeley Lakes Railroad, used by this Railroad as a right of way through that territory; on the south by land formerly of Samuel S. Huff and on the west by the highway road known as the West Freeman Road.

EXCEPTING, HOWEVER, from that above described lot or parcel of land that parcel of land conveyed by Fred A. Chick to Clifford W. Chick by Deed dated March 6, 1970, recorded in Franklin County Registry of Deeds in Book 425, Page 119.

ALSO, another certain lot or parcel of land situated in said Town of Strong, bounded and described as follows, to wit:-

COMMENCING at the northeasterly corner of land formerly owned by Fred W. Chick at the time of his decease, at a point 210 feet northeasterly from the main travelled highway leading from Strong to Freeman through Crosbyville, so-called; thence northeasterly in the same direction as the northwesterly line of land formerly of said Fred W. Chick 500 feet, more or less, to land formerly of Harold Welch; thence southeasterly along the westerly line of land formerly of said Welch to land now or formerly of Glen Brackley and to a point 410 feet, more or less, northeasterly from the southeasterly corner of land formerly of Fred Alvan Chick; thence southwesterly, being 410 feet, more or less, along the northwesterly line of land now or formerly of said Brackley to the said southeasterly corner of land of said Fred Alvan Chick; thence northwesterly along the northeasterly line of land of said Fred Alvan Chick and along the northeasterly line of land owned by Fred Chick at the time of his decease to the point of beginning 570 feet, more or less.

ALSO, another certain lot or parcel of land situated in said Town of Strong, on the easterly side of the West Freeman Road, so-called, and bounded and described as follows, to wit:-

BEGINNING on said road at an iron stake driven into the ground at the northwesterly corner of land formerly of Sam Huff, later of Glendon Brackley; thence northerly ninety-five (95) feet, along said road to an iron stake driven into the ground; thence easterly eighty-five (85) feet, along the line of land formerly of Fred A. Chick, to an iron stake driven into the ground at the old right of way of the Sandy River and Rangeley Lakes Railroad; thence southerly ninety-five (95) feet along the line of land formerly of said

Maine Real Estate
Transfer Tax Paid

Fred A. Chick to an iron stake driven into the ground on the line of land of said Brackley; thence westerly eighty-five (85) feet, along the line of said Brackley land, to the point of beginning.

Meaning and intending to convey and hereby conveying the premises described in a deed from Kevin A. Grundy to John F. Milo, Jr. dated April 23, 2006, recorded in said Registry of Deeds in Book 2751, Page 167.

Witness my hand and seal this 25th day of August, 2006.

John F. Milo, Jr.

STATE OF MAINE
County of Androscoggin

August 25th, 2006

Personally appeared the above named John F. Milo, Jr. and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Lindy Fogg
Notary Public
Name: Lindy Fogg

LINDY FOGG
Notary Public, Maine
My Commission Expires May 7, 2010

SEAL

Ret: P. Milo

FRANKLIN COUNTY
Susan A. Black
Register of Deeds