

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: 242 Perham St, Tax Map U17, Lot 6, Farmington, ME 04938 #10856

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: _____

Installed BY: _____ DATE of Installation: _____

What is the source of your information: _____

USE: Number of Persons currently using system? _____

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: _____ OR Unknown Date of Installation: _____

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: _____

Date of installation of leach field: _____ 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: _____

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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Seller(s) Initials MHC

Village Realty, Inc. 915 US Route 2E, East Wilton ME 04234-0237
Jeff Mitchell

Phone: 2077789999

Fax: (207) 778-2222

T6399661.ZFX

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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)	Hot Water BB *			
Age of system(s)/source(s)				
Name of company that services system(s)/source(s)	WEBBER ENERGY			
Date of most recent service call	JAN. 2009			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	650-850 GALS.			
Malfunction per system(s)/source(s) within past 2 years	NO			
Other pertinent information	* MUCH OF FIRST FLOOR HAS RADIATORS			

Buried Oil Supply Line: Yes No Unknown Sleevd: Yes No
 Chimney(s) Lined: Yes No Unknown Age: 1937± Last Cleaned: UNKNOWN
 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:
 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: UNKNOWN By: TESTED BY PREVIOUS PURCHASER
 Results: _____ If applicable, What remedial steps were taken? Radon remediation system installed
 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: _____

PROPERTY LOCATED AT 242 Perham St, Tax Map U17, Lot 6, Farmington, ME 04938

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: Seller and Deed of Record

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: 1937± How long has Seller owned it: 2005
- Roof: Year Built - Structure: 1937± Age - Shingles: _____
Moisture or leakage: NO METAL - UNKNOWN
Comments: _____
- Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____
Moisture or leakage since you owned the property: Yes No Unknown Comments: CONDENSATION IN HUMID WEATHER
Knowledge of prior moisture or leakage: Yes No Unknown Comments: OWNER RUNS A DEHUMIDIFIER
- 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 KNOWN

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.

Mira H. Coleman Trustee

SELLER

Mira H. Coleman Trustee

August 11, 2009

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



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Residential Real Property Disclosure Statement

#10856

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
Mira H. Coleman Trustee 08/11/2009
Signature Date

Purchaser or potential purchaser

Signature Date

Mira H. Coleman Trustee
Name printed

Name printed

Signature Date

Signature Date

Name printed

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) 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) 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) ASM 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.

Mira H. Coleman Trustee 08/11/2009
 Seller Date
 Mira H. Coleman Trustee

 Seller Date

 Purchaser Date

 Purchaser Date

Jeff Mitchell 08/11/2009
 Agent Date
 Jeff Mitchell

 Agent Date

This form is provided in connection with the PROPERTY LOCATED AT
242 Perham St, Tax Map U17, Lot 6, Farmington, ME 04938

492' NO ZONING
ZONE A

660.9'

104'

279'

106.7'

91.4'

104.8'

131.3'

33'

9H

238.4'

9G

210.3'

9F

267'

9E

190.8'

9D

140.6'

9C

104'

10

WOODFIELD

ZONE A
NO ZONING

FARMINGTON
TAX MAP 4-17

SUBJECT

6A

6

1.27AC

7

7A

8

9

13.2 AC

43

(ROUTE

STREET

U-12

PERHAM

PROPERTY MAP

FARMINGTON, MAINE

0 1
SCALE

WARRANTY DEED

Gregory T. Marshall and Barbara A. Marshall, of 242 Perham Street, Farmington, County of Franklin, State of Maine, 04938,
grant to **Mira H. Coleman, Trustee of the Mira Coleman Maine Nominee Trust of 2004**, of PO Box 741, Wilton, County of Franklin, State of Maine, 04294,
with **WARRANTY COVENANTS**,

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Farmington, Franklin County, State of Maine, bounded and described as follows:

for consideration paid,

Maine Real Estate
Transfer Tax Paid

Commencing at an angle iron found on the assumed right of way limits of Perham Street on the easterly line of land now or formerly of Gordon K. Clifford; thence along the Clifford line on a course of North 04° 25' 52" West two hundred (200) feet to a rebar set on said Clifford line which is also on line of land now or formerly of Richard Buzzell and Mary S. Buzzell; thence on line of land of said Richard Buzzell and Mary S. Buzzell North 76° 04' 43" East two hundred fifty and sixty three hundredths (250.63) feet to a drill hole in a ledge; thence continuing along the line of land now or formerly of said Richard S. Buzzell South 40° 38' 54" East eighty eight and eighty six hundredths (88.86) feet to a rebar set in the ground on line of land now or formerly of said Buzzells; thence South 06° 07' 44" East along line of land now or formerly of said Buzzells one hundred and eighty five hundredths (100.85) feet to a rebar set in the ground on the northerly side of said Perham Street; thence on a general westerly course along the northerly side of the assumed right of way limits of Perham Street three hundred eleven (311) feet , more or less. To the point of beginning, containing 1.27 acres, more or less.

Courses and distances for the foregoing description were based upon those furnished by Acme Engineering & Design, Inc. in February of 1993.

Meaning and intending to convey all and the same premises conveyed to the Grantor by Salvatore Giacomazzo by deed dated June 18, 1999 and recorded in the Franklin County Registry of Deeds in Book 1853, Page 272.

WITNESS our hands and seals this 22 day of September, 2005.

Colin E. Durell
Witness

G. Thomas Marshall
G. Thomas Marshall

To both
Witness

Barbara A. Marshall
Barbara A. Marshall

STATE OF MAINE
Franklin, ss.

September 22, 2005

Then personally appeared the above-named **G. Thomas Marshall and Barbara A. Marshall** and acknowledged the foregoing instrument to be their free act and deed.

Colon E. Durrell, Notary Public
State of Maine
My Commission Expires 12/19/2007

Before me,

Colon E. Durrell

Notary Public

Print Name: _____

My commission expires: _____

Ron Aseltine
Wilton

FRANKLIN COUNTY
Susan A. Black
Register of Deeds