

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: 124 Hilltop Estates, Farmington, ME 04938

#10867

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: Unknown 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? Does use a filter for iron.

• IF PRIVATE:

INSTALLATION: Location: West of house
 Installed BY: Goodwin DATE of Installation: 1990
 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: _____

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 house OR Unknown Date of Installation: 1990
 Date of Last Servicing: 2005+ Name of Company Servicing Tank: AAA Interstate
 Date Last Pumped: 2005+ Have you experienced any malfunctions? Yes No
 If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown
 IF YES: Location: South of garage
 Date of installation of leach field: 1990 Installed By: E.L.Vining & Son
 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: Effluent is pumped to the field.

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)/SOURCE(S)

| Heating System(s)/Source(s) | SYSTEM 1 | SYSTEM 2 | SYSTEM 3 | SYSTEM 4 |
|---|-----------------|--------------|----------|----------|
| TYPE(S) | oil HWB | 2 woodstoves | | |
| Age of system(s)/source(s) | 1990 | | | |
| Name of company that services system(s)/source(s) | Webster Heating | | | |
| Date of most recent service call | Annual service | | | |
| Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s)) | | Minimal use | | |
| Malfunction per system(s)/source(s) within past 2 years | | | | |
| Other pertinent information | 3 zones | | | |

Buried Oil Supply Line: Yes No Unknown Sleved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: 1990 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: 2 flues. Home not occupied in recent winters, kept at 55 degrees.

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: _____

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PROPERTY LOCATED AT 124 Hilltop Estates, Farmington, 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: Protective covenants

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
- Year Built: 1990 How long has Seller owned it: 1990
- Roof: Year Built - Structure: 1990 Age - Shingles: 1990
Moisture or leakage: NA
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: _____ 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

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.

John S. Edgerly
SELLER

March 4, 2010
DATE

Mary Ellen S. Edgerly
SELLER

March 4, 2010
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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WARRANTY DEED

John G. Edgerly and Mary Ellen S. Edgerly, husband and wife, both of Farmington, County of Franklin and State of Maine, for consideration paid, grant to Mary Ellen S. Edgerly and John G. Edgerly as Trustees of the Mary Ellen Edgerly Family Trust and John G. Edgerly and Mary Ellen S. Edgerly as Trustees of the John G. Edgerly Family Trust, with warranty covenants, AS TENANTS IN COMMON, certain lots or parcels of land with the buildings thereon, bounded and described as follows:

Maine Real Estate Transfer Tax Not Necessary

Parcel 1: Land in Sandy River Plantation, County of Franklin and being all and the same premises conveyed to the Grantors by William H. Ricke and Linda H. Ricke by deed acknowledged February 17, 1990 and recorded in the Franklin County Registry of Deeds in Book 1149, Page 63.

Not included

Parcel 2: Land in Farmington, County of Franklin and being all and the same premises conveyed to the Grantors by Lawrence E. Blood and Elizabeth S. Blood by deed dated January 19, 1996 and recorded in said Registry in Book 1572, Page 43.

Not included

Parcel 3: Land in Farmington, County of Franklin and being all and the same premises conveyed to the Grantors by Vining Enterprises, Inc. by deed dated April 12, 1990 and recorded in said Registry in Book 1155, Page 144.

← included

Parcel 4: Land in Farmington, County of Franklin and being all and the same premises conveyed to the Grantors by Vining Enterprises, Inc. by deed dated January 26, 1994 and recorded in said Registry in Book 1429, Page 223.

← included.

All of the above described real estate is subject to any and all outstanding Mortgages of record.

WITNESS our hands this 11th day of April, 1996.

Patricia E. J.
Witness

John G. Edgerly
John G. Edgerly

(b. b. t.)
Witness

Mary Ellen S. Edgerly
Mary Ellen S. Edgerly