

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: 889 Main St, Map 4, Lot 15, Wilton, ME 04294

#10869

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

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)	UNKNOWN			
Name of company that services system(s)/source(s)	TAP HEATING			
Date of most recent service call	SPRING 2008			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	975 GALS. *			
Malfunction per system(s)/ source(s) within past 2 years	HAD SOME SERVICE REQUIRING A REPLACEMENT PART			
Other pertinent information	* THIS WAS PRIOR TO A COMPLETE HOME WEATHERIZATION SUMMER OF 2009.			

Buried Oil Supply Line: Yes No Unknown Sleevd: Yes No
 Chimney(s) Lined: Yes No Unknown Age: Unknown 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: _____ 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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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? [] Yes [x] No [] Unknown

IF YES: Explain: A PORTION OF NEIGHBORS DRIVEWAY CROSSES A SMALL AREA OF THIS LOT.

What is your source of information: Seller

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: SATELLITE DISH BELONGS TO SATELLITE COMPANY.

Year Built: 1940± How long has Seller owned it: 0005

Roof: Year Built - Structure: 1940± Age - Shingles: UNKNOWN
Moisture or leakage: ICE BALKED UP OVER ADDITIONAL EAVES BEFORE SELLER REALIZED THAT
Comments: AREA SHOULD BE CLEARED OF SNOW. NO TROUBLE IF ROOF IS RAKED.

Foundation/Basement: Sump Pump: [] Yes [x] No [] Unknown Comments: NOT NORMALLY BUT DURING THIS
Moisture or leakage since you owned the property: [x] Yes [] No [] Unknown Comments: SUMMER'S CONTINUOUS RAINS
Knowledge of prior moisture or leakage: [] Yes [] No [x] Unknown Comments: SELLER EXPERIENCED SOME

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 A COUPLE OF DAYS.

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 [x] 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.

Melanie E. York
SELLER

Melanie E. York

SELLER

September 10, 2009

DATE

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

#10869

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

Purchaser or potential purchaser

Melanie E. York 09/10/2009
Signature Date

Signature Date

Melanie E. York
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)

(*JEM*) 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.

Melanie E York 09/10/2009
Seller Date
Melanie E. York

Seller Date

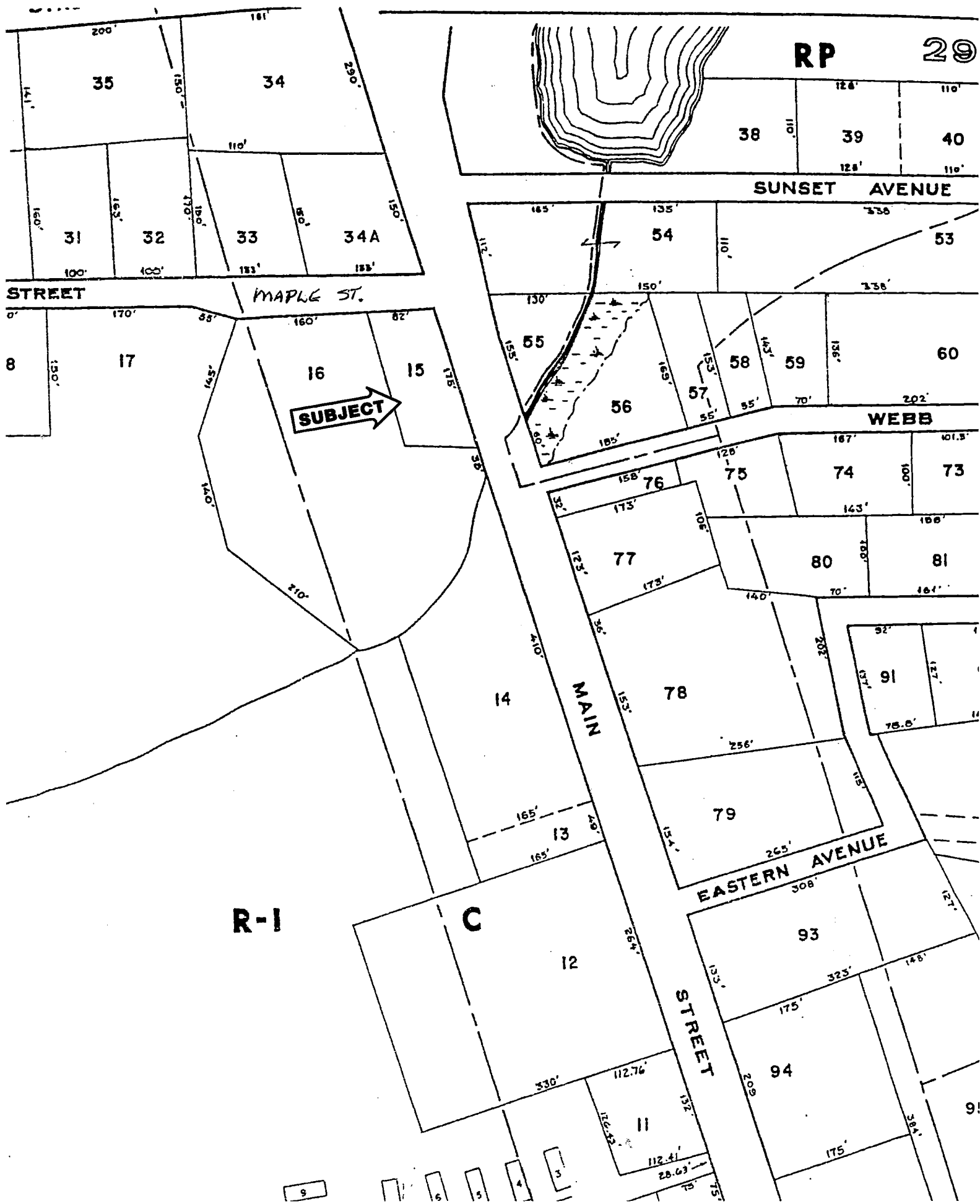
Purchaser Date

Purchaser Date

Jeff Mitchell 09/10/2009
Agent Date
Jeff Mitchell

Agent Date

This form is provided in connection with the PROPERTY LOCATED AT
889 Main St, Map 4, Lot 15, Wilton, ME 04294



RP 29

SUNSET AVENUE

MAPLE ST.

WEBB

MAIN STREET

EASTERN AVENUE

STREET

SUBJECT (with arrow pointing to lot 16)

R-1

C

9

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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, **SCOTT M. CHAISSON** of 889 Main Street, Wilton, ME 04294 for consideration paid, do hereby grant to **MELANIE E. YORK** of 205 Maple Avenue, Farmington, ME 04938, with warranty covenants, a certain lot or parcel of land together with the buildings thereon situated in Wilton, Franklin County, State of Maine, on the southerly side of the highway leading from Wilton Village to East Wilton, so-called, being more particularly bounded and described as follows, to wit:-


Being all and the same premises, with like exceptions and reservations as were conveyed to Fred C. Metcalf by Arthur C. Rowe dated May 21, 1929 and recorded in the Franklin County Registry of deeds in Book 236, Page 529.

Also, a right of way situated in said Town of Wilton, and being the same right of way as was conveyed to Fred C. Metcalf by the Wilton Woolen Company by its warranty deed dated November 25, 1931 and recorded in said Registry of Deeds in Book 246, Page 139.

Excepting and reserving, however, from the above described premises a certain right of way, being the same right of way as was conveyed to the Wilton Woolen Company by Fred C. Metcalf by deed dated November 25, 1931 and recorded in the Franklin County Registry of Deeds in Book 246, Page 177.

Being all and the same premises described in a deed from James A. Hayden and Judith R. Hayden to Scott M. Chaisson dated July 12, 2002, recorded at Book 2160, page 236, Franklin County Registry of Deeds.

Witness my hand and seal this 25th day of February, A.D., 2005.



Scott M. Chaisson


State of Maine
Franklin, ss.

February 25, 2005

Personally appeared the above-named Scott M. Chaisson and acknowledged the foregoing to be his free act and deed, before me,

FRANKLIN COUNTY

Susan O. Black
Register of Deeds



Notary Public:
Name: Kerstin M. Hand
Comm. Expires: April 30, 2006

SEAL

Maine Real Estate
Transfer Tax Paid

Handwritten note: All Items - Envr.