

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Wascott Stream Rd Map 6 Lot 67-9, Waldo, ME 04915

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.

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

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. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):

☐ Yes ☐ No ☒ Unknown

Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? ☐ Yes ☐ No

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION II. GENERAL INFORMATION

Is the property subject to or have the benefits of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates or restrictive covenants on the property? ☐ Yes ☐ No ☐ Unknown

IF YES: Explain: _____

What is your source of information: _____

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? ☐ Yes ☒ No ☐ Unknown

IF YES: Explain: _____

What is your source of information: _____

Is the subject property the result of a division of property within the last five years (for example, subdivision)? ☐ Yes ☒ No ☐ Unknown

IF YES: Explain: _____

What is your source of information: _____

Are you receiving a tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront? ☐ Yes ☒ No ☐ Unknown

IF YES: Explain: _____

Has property ever been soil tested? ☐ Yes ☐ No ☐ Unknown If YES, are the results available? ☐ Yes ☐ No

Are mobile/manufactured homes allowed? ☒ Yes ☐ No ☐ Unknown Are modular homes allowed? ☒ Yes ☐ No

Has the property been surveyed? ☐ Yes ☐ No ☐ Unknown If YES, is the survey available? ☐ Yes ☐ No

ATTACHMENTS: ☐ Yes ☐ No

Additional Information: _____

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

SELLER

Steven A Saucier

I/We have read and received a copy of this disclosure 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

RICHARD C. TROTT, JR., and DAVID A. WOODHEAD, Trustees of the D & D Realty Trust under a Declaration of Trust dated September 27, 1985, both of Bangor, County of Penobscot, State of Maine, for consideration paid, GRANT to Steven A. Saucier of 15 Pleasant Street, Spencer, Massachusetts 01562-2032, with Warranty Covenants, certain lots or parcels of land, together with any building thereon, situated in WALDO, County of Waldo, State of Maine and more particularly bounded and described as follows, to wit:

BEGINNING AT A POINT LOCATED ON THE EASTERLY BOUNDARY LINE OF A PARCEL OF LAND CONVEYED MAY 29, 1968 TO JOHN BOURASSA AND RECORDED IN VOLUME 668, PAGE 421 AT THE WALDO COUNTY REGISTRY OF DEEDS, SAID POINT OF BEGINNING BEING LOCATED S 21-11-40 E, 225.00 FEET AS MEASURED ALONG THE EASTERLY BOUNDARY LINE OF SAID BOURASSA FROM AN IRON PIPE MARKING THE NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED NOVEMBER 9, 1994 TO D & D REALTY TRUST AND RECORDED IN VOLUME 1494, PAGE 246 AT THE WALDO COUNTY REGISTRY OF DEEDS;

THENCE S 75-29-50 E, 2,178.01 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF A 40.5 ACRE PARCEL OF LAND TO ITS POINT OF INTERSECTION WITH THE CENTERLINE OF HOLMES WOOD ROAD;

THENCE S 08-34-30 E, 24.85 FEET ALONG THE CENTERLINE OF HOLMES WOODS ROAD TO AN ANGLE POINT;

THENCE S 00-46-40 W, 129.09 FEET ALONG THE CENTERLINE OF HOLMES WOODS ROAD TO AN ANGLE POINT;

THENCE S 04-53-30 W, 425.92 FEET ALONG THE CENTERLINE OF HOLMES WOODS ROAD TO AN ANGLE POINT;

THENCE S 19-21-40 W, 274.15 FEET ALONG THE CENTERLINE OF HOLMES WOODS ROAD TO THE NORTHEASTERLY CORNER OF A 20.0 ACRE PARCEL OF LAND;

THENCE N 86-06-00 W, 1,323.55 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID 20.0 ACRE PARCEL OF LAND TO ITS POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF A PARCEL OF LAND CONVEYED JUNE 15, 1951 TO JAMES E DOAK AND RECORDED IN VOLUME 480, PAGE 300 AT THE WALDO COUNTY REGISTRY OF DEEDS;

THENCE N 26-56-40 W, 191.98 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID DOAK TO AN ANGLE POINT;

THENCE N 27-11-40 W, 1,260.18 FEET PARTLY ALONG THE EASTERLY BOUNDARY LINE OF SAID DOAK AND PARTLY ALONG THE EASTERLY BOUNDARY LINE OF SAID BOURASSA TO THE POINT OF BEGINNING.

"Maine Real Estate
Transfer Tax Paid"

BK1533 PG086

SAID PARCEL OF LAND CONTAINS 40.5 ACRES.

ALSO HEREBY CONVEYING A 66 FOOT RIGHT-OF-WAY FROM STATE OF MAINE PROPERTY ADJOINING ROUTE 131 AND RUNNING SOUTHERLY ALONG THE CENTERLINE OF HOLMES WOODS ROAD TO THE CENTERLINE OF WESCOTT STREAM;

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF HOLMES WOODS ROAD AS EXTENDED IN A NORTHERLY DIRECTION SO AS TO INTERSECT THE SOUTHERLY BOUNDARY LINE OF A PARCEL OF LAND CONVEYED TO THE STATE OF MAINE BY NANCY M. STEVENS JANUARY 17, 1961 AND RECORDED IN VOLUME 584, PAGE 224 AT THE WALDO COUNTY REGISTRY OF DEEDS, SAID POINT OF INTERSECTION BEING LOCATED N 68-45-00 E, 33.61 FEET FROM THE MOST SOUTHERLY ANGLE POINT OF THE ABOVE REFERRED TO PARCEL;

THENCE S 17-45-10 W, 81.75 FEET ALONG THE CENTERLINE OF HOLMES WOODS ROAD TO AN ANGLE POINT;

THENCE S 38-43-00 W, 398.21 FEET ALONG THE CENTERLINE OF HOLMES WOODS ROAD TO AN ANGLE POINT;

THENCE S 35-02-30 W, 117.22 FEET ALONG THE CENTERLINE OF HOLMES WOODS ROAD TO AN ANGLE POINT;

THENCE S 27-25-30 W, 81.96 FEET ALONG THE CENTERLINE OF HOLMES WOODS ROAD TO THE NORTHEASTERLY CORNER OF A 14.0 ACRE PARCEL OF LAND;

THENCE CONTINUING SAID 66 FOOT RIGHT-OF-WAY ALONG THE CENTERLINE OF HOLMES WOODS ROAD FROM THE NORTHEASTERLY CORNER OF SAID 14.0 ACRE PARCEL OF LAND TO THE CENTERLINE OF WESCOTT STREAM, SAID CENTERLINE BEING DESCRIBED BY THE FOLLOWING COURSES AND DISTANCES BEGINNING AT THE NORTHEAST CORNER OF SAID 14.0 ACRE PARCEL OF LAND:

THENCE S 27-43-50 W, 238.37 FEET,
S 23-20-50 W, 173.04 FEET,
S 26-44-45 W, 190.00 FEET,
S 20-48-15 W, 84.38 FEET,
S 09-33-50 W, 164.21 FEET,
S 09-33-50 W, 180.70 FEET,
S 17-03-10 W, 125.01 FEET,
S 09-11-25 E, 328.19 FEET,
S 08-34-30 E, 220.30 FEET,
S 08-34-30 E, 24.85 FEET,
S 00-46-40 W, 129.09 FEET,
S 04-53-30 W, 425.92 FEET,
S 19-21-40 W, 274.15 FEET,
S 19-21-40 W, 225.1 FEET,
S 08-16-10 W, 463.9 FEET,
S 18-41-50 W, 261.0 FEET,
S 06-30-00 W, 60.2 FEET,
S 04-17-30 W, 56.1 FEET,

S 09-54-00 W, 10 FEET MORE OR LESS TO THE CENTERLINE
OF WESCOTT STREAM.

EXCEPTING AND RESERVING A 33 FOOT RIGHT-OF-WAY WESTERLY OF AND
ADJACENT TO THE EASTERLY BOUNDARY LINE OF THE ABOVE DESCRIBED
40.5 ACRE PARCEL.

Bearings and distances in the above-described premises are based
on a survey entitled "Lots West of Holmes Woods Road for D & D
Realty Trust by John B. Cahoon, dated March, 1995."

MEANING AND INTENDING to convey and hereby conveying a portion of
the premises described in a deed from Charles A. Littlefield, et
als to Richard C. Trott, Jr. and David A. Woodhead as Trustees of
the D & D Realty Trust, dated November 9, 1994 and recorded in
the Waldo County Registry of Deeds in Book 1494, Page 246.

WITNESS our hands and seals this ____ day of _____ 1995.

| | |
|---|---|
| <p><u><i>[Signature]</i></u> Witness</p> <p><u><i>[Signature]</i></u> Witness</p> | <p><u><i>[Signature]</i></u> Richard C. Trott, Jr., Trustee</p> <p><u><i>[Signature]</i></u> David A. Woodhead, Trustee</p> |
|---|---|

STATE OF MAINE
COUNTY OF PENOBSCOT, SS.

Then personally appeared the above-named RICHARD C. TROTT, JR.
and acknowledged the foregoing instrument to be his free act and
deed in his capacity as Trustee.

Before me,

[Signature]
Notary Public
Name: Terri L. Shaw
My Commission Expires
June 14, 2001

RECEIVED WALDO SS.

1995 JUN -5 AM 9:00

ATTEST: *DeLoris Page*
REGISTER OF DEEDS