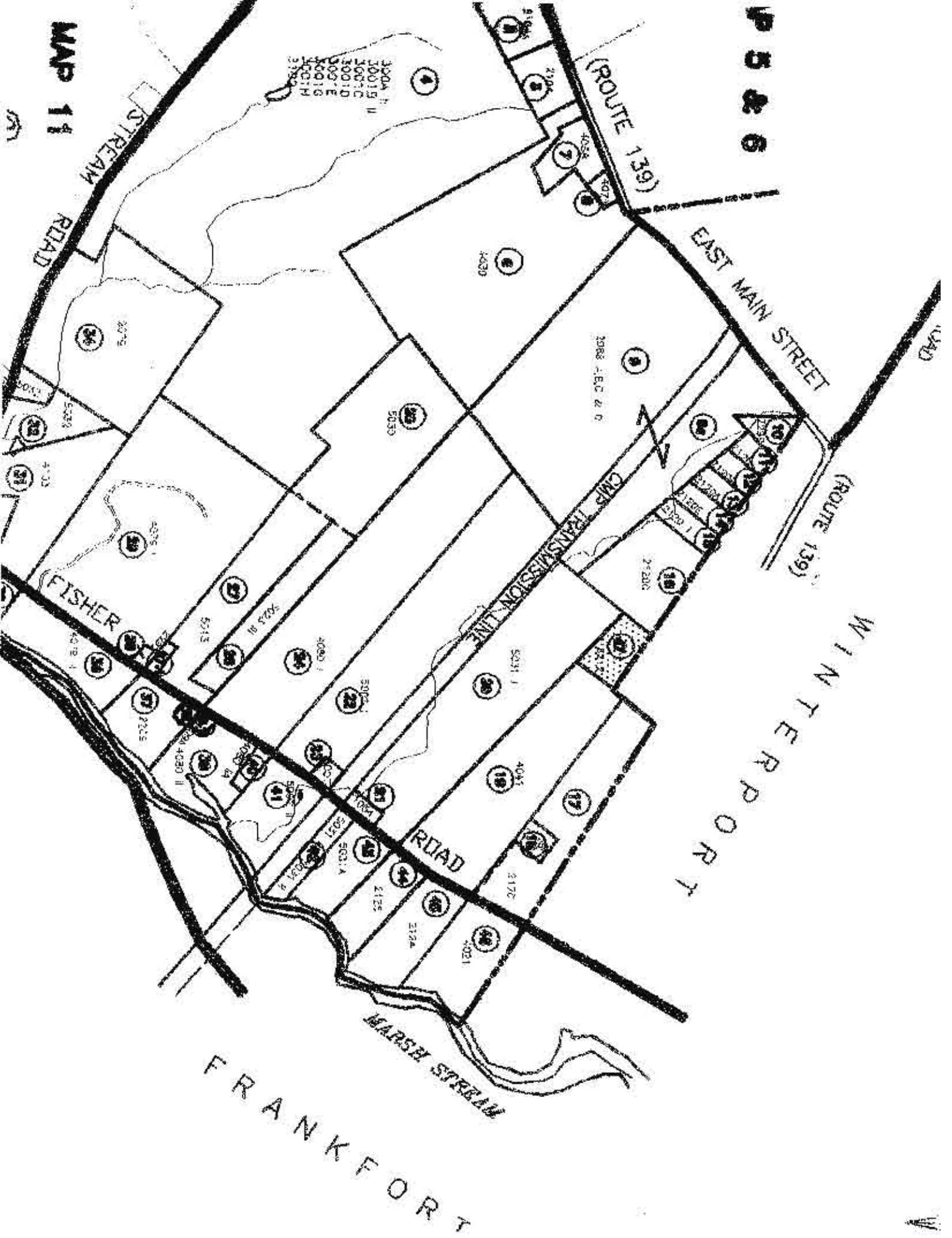


P 5 & 6

MAP 11



## 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: 214 Fisher Rd, Monroe, ME 04951

### 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: IN CELLAR NEXT TO HOLDING TANK

Installed BY: GOULDS DATE of Installation: 1998

What is the source of your information: Seller

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: LEFT HANDSIDE OF DRIVE OR ☐ Unknown Date of Installation: 4/6/02

Date of Last Servicing: 2002 Name of Company Servicing Tank: MOORE'S

Date Last Pumped: 2002 Have you experienced any malfunctions? ☐ Yes ☒ No

If yes, give the date and describe the problem: \_\_\_\_\_

LEACH FIELD: RIGHT side ☒ Yes ☐ No ☐ Unknown

If YES: Location: RIGHT side of House

Date of installation of leach field: 2002 Installed By: BUYER

Date of Last Servicing: 2002 Name of Service Company: MOORE'S

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: Seller

COMMENTS: \_\_\_\_\_

IS SYSTEM LOCATED IN A SHORELAND ZONE? ☐ Yes ☒ No ☐ Unknown

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

8/2008 Page 1 of 3 - SPD Buyer(s) Initials MVK Seller(s) Initials MVK

## SECTION III. HEATING SYSTEM(S)/SOURCES(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<u>FHA</u>	<u>wood stove</u>		
Age of system(s)/source(s)	<u>1998</u>	<u>1998</u>		
Name of company that services system(s)/source(s)	<u>DE. Corp.</u>	<u>None</u>		
Date of most recent service call	<u>9-07</u>	<u>None</u>		
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	<u>2009 lbs oil</u> <u>4 cords wood</u>	<u>4 cords</u>		
Malfunction per system(s)/source(s) within past 2 years	<u>None</u>	<u>None</u>		
Other pertinent information				

Buried Oil Supply Line: ☐ Yes ☒ No ☐ UnknownChimney(s) Lined: ☒ Yes ☐ No ☐ UnknownAge: 1972Sleeved: ☒ Yes ☐ NoLast Cleaned: UNK UNKIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ Unknown Had a chimney fire: ☐ Yes ☒ No ☐ UnknownHas 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 ☒ UnknownIF 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 ☐ UnknownIf 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 flooring tiles? ☐ Yes ☒ No ☐ Unknown• in the roofing shingles? ☐ Yes ☒ No ☐ Unknown• other: \_\_\_\_\_ ☐ Yes ☒ No ☐ UnknownIF YES: Source of Information: Seller

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 ☐ UnknownAre 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 ☐ UnknownAre 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 ☐ NoCOMMENTS: SOME TRIM NEEDS TOUCH UP

PROPERTY LOCATED AT 214 Fisher Rd, Monroe, ME 04951

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:

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

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: NONE

Year Built: 1890

How long has Seller owned it: 13 YRS

Roof: Year Built - Structure: 2 YRS

Moisture or leakage: NONE

Age - Shingles: 2 YRS

Comments:

Foundation/Basement: Sump Pump:

☐ Yes ☒ No ☐ Unknown

Moisture or leakage since you owned the property:

☒ Yes ☐ No ☐ Unknown

Knowledge of prior moisture or leakage:

☐ Yes ☐ No ☐ Unknown

Comments:

AFTER HEAVY HEAVY RAINS ON FRONT WALL

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

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.

Marlene V. Kamas  
SELLER

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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Page 3 of 3 - SPD





## Residential Real Property Disclosure Statement

### 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**

Marlene V. Kamas  
Signature

Date

Marlene Kamas

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) ☒ 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) CH 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.

Marlene V. Kamas  
Seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

**Marlene Kamas**

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Date

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Date

CH  
Agent

12/1/2009  
Date

\_\_\_\_\_  
Agent

\_\_\_\_\_  
Date

**Charles Hunter**

This form is provided in connection with the PROPERTY LOCATED AT  
214 Fisher Rd, Monroe, ME 04951

## WARRANTY DEED

00610

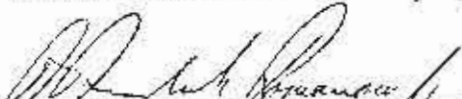
REBECCA A. PARKER and BARBARA L. DOLLOFF (aka BARBARA L. PARKER DOLLOFF), both of Monroe in the County of Waldo and State of Maine, for consideration paid, grant to EDWIN O. LAHIKAINEN and MARLENE P. LAHIKAINEN, husband and wife, both of Gardner in the County of Worcester and Commonwealth of Massachusetts and whose mailing address is 115 Jonathan Street, Gardner, MA 01440, as joint tenants, WITH WARRANTY COVENANTS, the land, together with the buildings thereon, situated in MONROE in the County of Waldo and State of Maine and more particularly bounded and described in a deed from Kenna L. Clements and Virginia B. Clements (aka Virginia D. Clements) to Rebecca A. Parker and Barbara L. Dolloff dated November 15, 1991 and recorded in the Waldo County Registry of Deeds in Book 1251, Page 271, as follows, to wit:

"Commencing in the northwesterly line of the road leading from Route No. 139 to Swanville at an iron stake in the southeasterly corner of land formerly of Ralph Weaver; thence in a northwesterly direction along the northeasterly line of said Weaver land two hundred forty (240) feet, more or less, to an iron stake; thence in a northeasterly direction in a line parallel with the northwesterly line of said road six hundred eighty (680) feet, more or less, to an iron stake; thence in a southeasterly direction in a line parallel with the said Weaver line two hundred forty (240) feet, more or less, to an iron stake in the northwesterly line of said road; thence in a southwesterly direction along the northwesterly line of said road six hundred eighty (680) feet, more or less, to the point of beginning."


Maine Real Estate  
Transfer Tax Paid

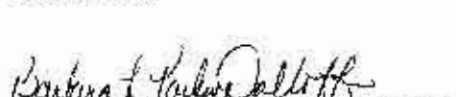
Also hereby releasing all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS our hands and seals this 18th day of January, 1996.

  
Witness

  
Rebecca A. Parker

  
Witness


  
Barbara L. Dolloff

THE STATE OF MAINE  
COUNTY OF WALDO, SS

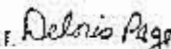
January 18, 1996

Then personally appeared the above-named Rebecca A. Parker and Barbara L. Dolloff and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
A. Frederick Romanow, Jr., Attorney at Law

RECEIVED WALDO SS.  
1996 JAN 19 PM 3:12

ATTEST:   
REGISTER OF DEEDS

Law Office of  
A. FREDERICK ROMANOW, JR., P.A.  
7 Market Street, Bethel ME 04016



RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **EDWIN O. LAHIKAINEN**, of Monroe, Maine, for consideration paid, release to **MARLENE P. LAHIKAINEN**, of 214 Fisher Road, Monroe, Maine 04951, all right, title and interest in and to a certain lot or parcel of land, together with any improvements thereon, in **Monroe, Waldo County, Maine**, bounded and described in a deed from Kermit L. Clements and Virginia B. Clements (aka Virginia D. Clements) to Rebecca A. Parker and Barbara L. Dolloff dated November 15, 1991 and recorded in the Waldo County Registry of Deeds in Book 1251, Page 271, as follows, to wit:

"Commencing in the northwesterly line of the road leading from Route No. 139 to Swanville at an iron stake in the southeasterly corner of land formerly of Ralph Weaver; thence in a northwesterly direction along the northwesterly line of said Weaver land two hundred forty (240) feet, more or less, to an iron stake; thence in a northeasterly direction in a line parallel with the northwesterly line of said road six hundred eight (680) feet, more or less, to an iron stake; thence in a southeasterly direction in a line parallel with the said Weaver line two hundred forty (240) feet, more or less, to an iron stake in the northwesterly line of said road; thence in a southwesterly direction along the northwesterly line of said road six hundred eight (680) feet, more or less, to the point of beginning."

Also hereby releasing all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

Being the same premises conveyed to Edwin O. Lahikainen and Marlene P. Lahikainen by deed of Rebecca A. Parker and Barbara L. Dolloff (aka Barbara L. Parker Dolloff) dated January 18, 1996 and recorded in the Waldo County Registry of Deeds in Book 1585, Page 267.

IN WITNESS WHEREOF, I, Edwin O. Lahikainen, have hereunto set my hand and seal this 22<sup>nd</sup> day of September, 2008.

Witness:

[Signature]

[Signature: Edwin O. Lahikainen]  
Edwin O. Lahikainen

STATE OF MAINE

Penobscot County

September 22<sup>nd</sup>, 2008

Personally appeared the above named Edwin O. Lahikainen and acknowledged before me the foregoing instrument to be his free act and deed.

WALDO SS: RECEIVED

Feb 26, 2009  
at 09:36A  
ATTEST: Deloris Page  
REGISTER OF DEEDS

[Signature: Sherrill J. Barrows]  
Notary Public/Attorney at Law

Print or type name as signed

SHERRILL J. BARROWS  
Notary Public - Maine

My commission expires November 26, 2013



NO TRANSFER TAX PAID

POOR ORIGINAL



107 Main Street  
Belfast, ME 04915  
Phone (207) 338-6800



## Notification to Buyers Acreage/Structure Size

Realty of Maine makes no representation considering any location of the boundaries of the property which you are considering purchasing, nor its dimensions or acreage or the size or dimensions of any structure located thereon. If any of these issues are important to you evaluating your desire to purchase the property and that information is not readily available then Realty of Maine recommends that you consider the employment of a surveyor or architect to advise you.

Thank You,

Realty of Maine

---

Buyers (Signature)

Date

---

Buyer: ( Printed Name)

Date