

SELLER'S PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers to help them evaluate the property. 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 agents 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: Kettle Cove Rd 9 Sebuc, Maine

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: Public Drilled Private Dug Seasonal Other Unknown

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

WATER TEST: If YES to any question, please explain in the comment section below or with attachment.
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: Right of Cottage
Installed BY: Haskell DATE of Installation: 7/2002
What is the source of your information: owner
USE: Number of Persons currently using system? 4
Does system supply water for more than one household? Yes No Unknown

COMMENTS: _____
ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION? Yes No

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: Off Road OR Unknown Date of Installation: 2001
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown
IF YES: Location: Off Road
Date of installation of leach field: 2001 Installed By: James Lavelle
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? _____

IS SYSTEM LOCATED IN A SHORELAND ZONE? Yes No Unknown

SOURCE OF INFORMATION: _____

COMMENTS: _____
ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION? Yes No

Rev. 2005 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials W.K.B. JAB

PROPERTY LOCATED AT Justice Court

SECTION III. HEATING SYSTEM(S)/SOURCE(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<u>Gas Oil</u>			
Age of system(s)/source(s)	<u>3 1/2 yrs</u>			
Name of company that services system(s)/source(s)	<u>McKinnel</u>			
Date of most recent service call	<u>1/105</u>			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	<u>400 gal + -</u>			
Malfunction per system(s)/source(s) within past 2 years	<u>None</u>			
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown
 Chimney(s) Lined: Yes No Unknown Age: _____
 Is more than one heat source vented through one flue? Yes No Unknown
 Sleeved: Yes No
 Last Cleaned: _____

COMMENTS: Service Call for cleaning

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 flooring tiles? Yes No Unknown
 • in the roofing shingles? 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: _____

PROPERTY LOCATED AT

Little Cove

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL: Yes No Unknown
- LAND FILL: Yes No Unknown
- RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: _____

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 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: *Callers note*

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? Yes No Unknown

IF YES: Explain: _____

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: *TR*

Age: Age of House: *4 yrs* How long has Seller owned it: *4 yrs*

Roof: Age - Structure: *4 yr* Age - Shingles: *4 yr*

Moisture or leakage: *None*

Comments: _____

Foundation/Basement: Moisture or leakage since you owned the property: Yes No Unknown Comments: _____

Knowledge of prior moisture or leakage: Yes No Unknown Comments: _____

Sump pump: Yes No Unknown

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

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

KNOWN MATERIAL DEFECTS about Physical Condition of Property: _____

ATTACHMENTS: Yes No

SECTION VI. ADDITIONAL INFORMATION

Collage occupied in summer months

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.

Wesley K. Jones
SELLER

DATE

Lynn A. Hanna
SELLER

DATE

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



The following personal property are to stay or remain on the premises upon sale.

Justle Case

ITEMS	STAYS	GOES	NEGOTIABLE
TELEVISION ANTENNA			
CARPETING			
RANGE <i>GAS</i>	✓		
REFRIGERATOR	✓		
HOOD	✓		
DISHWASHER	✓		
WASHING MACHINE	✓		
DRYER	✓		
TRASH COMPACTOR			
LIGHT FIXTURES	✓		
TREES & SHUBBERY	✓		
POOL & ACCESSORIES			
AIR CONDITIONER			
FIREPLACE ITEMS	✓		
OTHER 1)			
2)			
3)			
4)			
5)			

Wm. K. 10 J.
Sellers Signature

Janina Hanna
Sellers Signature

Buyers Signature

Buyers Signature

PERSONAL PROPERTY LISTED ABOVE IS "AS IS" AND NOT GUARANTEED!!

BK 13 | 2 PG 1 27

WARRANTY DEED

002689

Gardner Land Company, Inc., a corporation duly organized and existing under the laws of the State of Maine, and having a place of business at Lincoln, Penobscot County, State of Maine, for consideration paid, GRANTS to William K. Hanna, Jr. and Lorraine A. Hanna, husband and wife, both of 3241 North Mt. Gilend Road, Bloomington, Indiana, with WARRANTY COVENANTS, as joint tenants, the land in Sebec, Piscataquis County, Maine, to wit:

Being Lot No. 9 as shown on the subdivision plan entitled "Southern Shores West, West Drive-Sebec Lake, Sebec, Maine, June 6, 1996, prepared for Gardner Land Co., Inc. by Webber Surveying and recorded in Plan Cabinet L #63, Piscataquis County Registry of Deeds.

Also conveying all the land lying between the high water mark and the low water mark of the above described premises.

This conveyance is subject to the following covenants and restrictions as set forth on the aforementioned plan:

1. No wells are permitted within 100 feet from any of the proposed septic disposal areas shown by this plan.
2. No mobile homes will be placed on the lots shown hereon, with the exception that recreational camping equipment may be used no more than 90 days in a given calendar year.
3. Exterior of any buildings will be completed within 1 year from the date of commencement of construction.
4. No farm animals are allowed on the lots shown hereon.
5. All structures erected shall be finished with clapboards, log siding, stone, masonry or other finished siding which shall be compatible with surrounding dwellings.

For Grantor's source of title reference is made to the deed from Max W. Nonh, Gail T. Rayner, David Schweitzer, Trustees of the Treat Van Sickler Trust, dated April 15, 1996 and recorded in Book 1027 Page 158, Piscataquis County Registry of Deeds.

Also hereby conveying as appurtenant to said Lot 9 a right of way and utility easement as shown on said Webber Plan as West Drive connecting to the Colonel's Road, so-called.

Also hereby conveying a right of way as appurtenant to said Lot 9 along the Colonel's Road, so-called, and its connecting road to West Drive to be used in common with the Grantor, its successors and assigns forever, and others to the North Road.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

MRS REAL ESTATE TRANSFER TAX PAID

William K. Hanna, Jr.
Lorraine A. Hanna
Hanna
002689

GARDNER LAND COMPANY, INC. has caused this instrument to be signed in its corporate name by Thomas Gardner, its Vice President, therunto duly authorized this 10th day of ~~MAY~~ May, 2001.

Signed, Sealed and Delivered
In Presence Of

GARDNER LAND COMPANY, INC.

BY: *Thomas Gardner*
Thomas Gardner
Its Vice President
Duly Authorized

STATE OF MAINE
PENOBSCOT, SS.

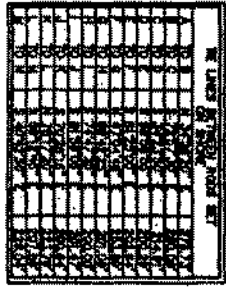
May 10, 2001
~~MAY 10 2001~~

Then personally appeared the above named Thomas Gardner in his capacity as Vice President of Gardner Land Company, Inc. and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Gardner Land Company, Inc.

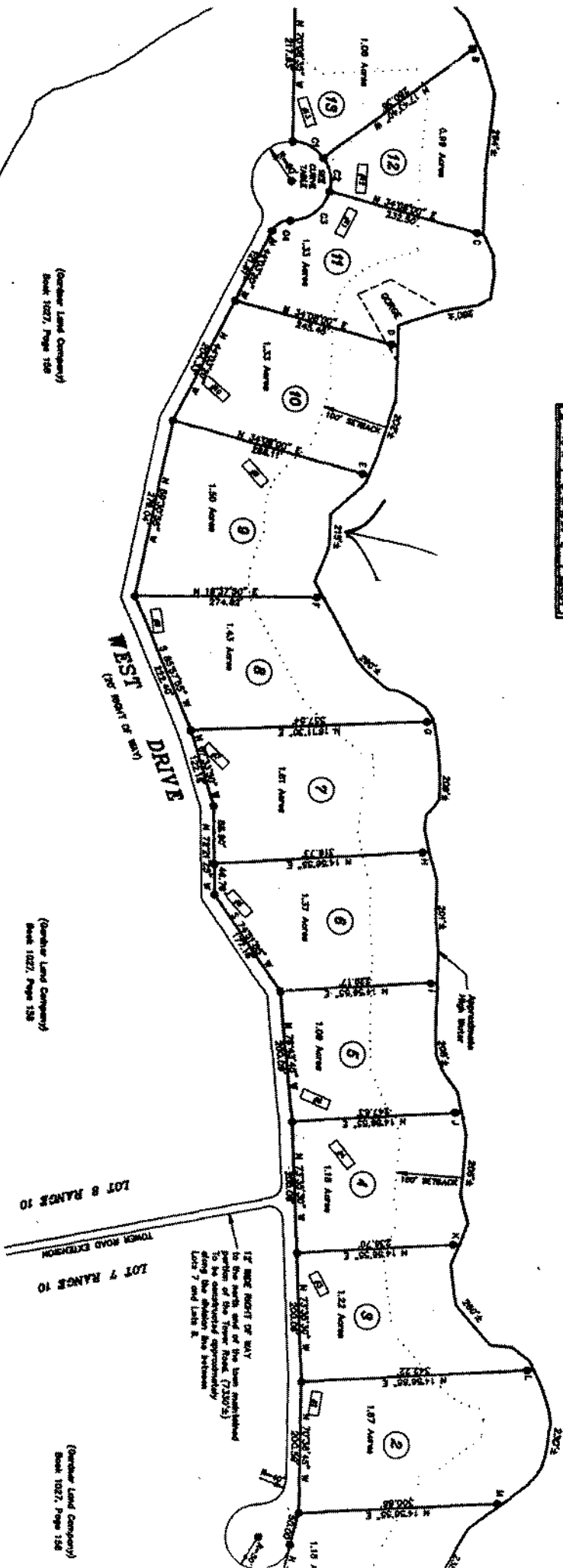
Before me,

Betty Jordan
Notary Public
BETTY JORDAN
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES 03-12-2004
(Print Name)

PISCATAQUIS, SS. REC'D
2001 MAY 14 AM 10:39
ATTEST
Linda M. Smith
REGISTER OF DEEDS



SEBEC LAKE



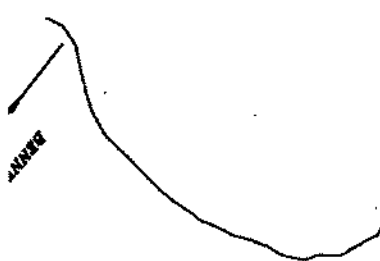
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Book 1027, Page 158

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Book 1027, Page 158

CRANE TABLE

CRANE	TYPE	NO.	DATE	STATUS	REMARKS
1	1	1	1/1/19	1	1
2	2	2	2/2/20	2	2
3	3	3	3/3/21	3	3
4	4	4	4/4/22	4	4
5	5	5	5/5/23	5	5
6	6	6	6/6/24	6	6
7	7	7	7/7/25	7	7
8	8	8	8/8/26	8	8
9	9	9	9/9/27	9	9
10	10	10	10/10/28	10	10
11	11	11	11/11/29	11	11
12	12	12	12/12/30	12	12



- CONVEYANTS & RESTRICTIONS**
1. The sale is permitted with 100 feet from ground shown by this plan.
 2. The mobile homes will be placed on the lots with provisions concerning equipment may be a good transfer plan.
 3. Changes of any building will comply with all governmental of construction.
 4. All taxes shall be paid according to the laws of the State.