

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: 186 Clark Road, Albion

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? All unknown

• 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)	<u>Hot air</u>			
Age of system(s)/source(s)				
Name of company that services system(s)/source(s)	<u>Condition</u>			
Date of most recent service call	<u>all unknown</u>			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))				
Malfunction per system(s)/source(s) within past 2 years				
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown
 Chimney(s) Lined: Yes No Unknown Age: unknown Sleeved: Yes No 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: _____

2010 Page 2 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials _____

PROPERTY LOCATED AT _____

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 way, 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: _____

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: _____
- Year Built: CIRCA 1980 What year did Seller purchase property? Bank foreclosure
- Roof: Year Built - Structure: Unknown Year Shingles Installed: Unknown
- Moisture or leakage: Unknown
- 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

_____ This is a bank foreclosure. The bank has never viewed the property. Buyers should have any inspections they desire. Being sold in "as is" condition. There may also be debris left at the property that cannot be seen under snow in the winter months. Condition of the systems unknown. Even if there are signs that say "winterized", there may still be broken pipes and furnace. _____

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.

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 _____

AJ's Septic Inspections Inc.

212 Glenn Harris Road

New Sharon, ME 0495

(207) 778 - 5444

Inspection Number 501734

Septic System Inspection

Date ordered: 2/4/2010

By Whom: Earle Kenney

Telephone (207)623-1123

Customer:: Sprague & Curtis

Date completed: 2/7/2010

Name/Owner: Unknown

Billing Name: Sprague & Curtis Real Estate

Site Address: 186 Clark Rd.
 Albion, ME

Billing Address: 75 Western Ave.
 Augusta, ME 04330

Owner phone: () - 0

County: Kennebec

Inspection conducted By: *James Cushing*

Condition of sewage treatment system

Part 4. Condition of treatment tank:

Top cover:	Sat.	Liquid level:	Unsat. 12" below normal
Inlet cover:	Sat.	Depth of sludge:	Unsat. 14"
Outlet cover:	Sat.	Thickness of scum:	Unsat. 8"
Inlet baffle:	Sat.		
Outlet baffle:	Sat.		

If any of the above items are marked unsatisfactory then the septic tank condition is unsatisfactory !

A listing of satisfactory is based on condition, operation, and /or whether the item would be judged acceptable by current standards: All findings are the opinions of A.J.'s Septic Inspection Inc.

Electrical/Mechanical operation of pumps:	NA
Treatment tank to absorption system pipeline:	Unsat. (crushed)

Part 5. Condition of absorption system:

Was the treatment tank pumped ?	No
Was pumping the tank recommended ?	Yes (check for leaks)
Is the liquid level at the invert of the outlet pipe in the treatment tank ?	No (below normal)
Is there evidence of current system failure ?	No
Is there evidence of previous system failure ?	No
Does effluent discharge onto the ground or into a body of water ?	No
Is seepage visible around the system ?	No
Is lush vegetation present ?	No
Is there evidence of current malfunction ?	No

Warning: If the system is failing DO NOT HAVE THE TANK PUMPED until the cause of the problem is repaired. Pumping the tank will not allow a competent inspection if a second opinion is wanted.

Part 6. Company Disclaimer

1. This report is the sole property of A.J.'s Septic Inspections, Inc. and all statements made herein are the opinions of A.J.'s Septic Inspections, Inc. We reserve the right to distribute this report at our discretion.

2. We locate septic systems on the ground to do inspections but we do not determine the location of property lines or the proximity of systems to property lines.

3. The process of doing inspections causes some disruption of your property because we must physically dig up tank covers and inspection holes. We always take care to keep any disturbances to a minimum.

4. The report is based upon our considerable knowledge and experience in wastewater technology. It also includes observations and opinions from the on-site investigation. This report is the present condition of the on-site sewage disposal system. We make no guarantee, warranty, nor do we certify the correct functioning of your system for any period of time past the time of inspection. Our company has no ability to supervise or control any of the many factors which affect the current functioning of the wastewater system, and therefore will assume no liability for its continued proper functioning.

5. A.J.'s Septic Inspections, Inc. disclaims any warranty, expressed or implied, arising from the inspection of the system or from this report. We make no claim that the system will continue to function for any future buyer.

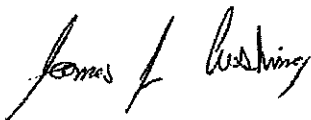
6. Our septic system inspection does not make any determination of the impact the system has on ground water.

7. Inspections done during winter months, because of the frost and snow, are not as encompassing as those done during summer months. We will be happy to return when the snow and frost are gone if retained to do so.

8. We recommend second opinions. If you call we will gladly provide the names of other experienced inspectors.

Thank you for your patronage. Remember that good service doesn't cost -- it pays.

Signature



Date:

2/7/2010

James Cushing
State of ME Certification #272
Septic Systems Inspector

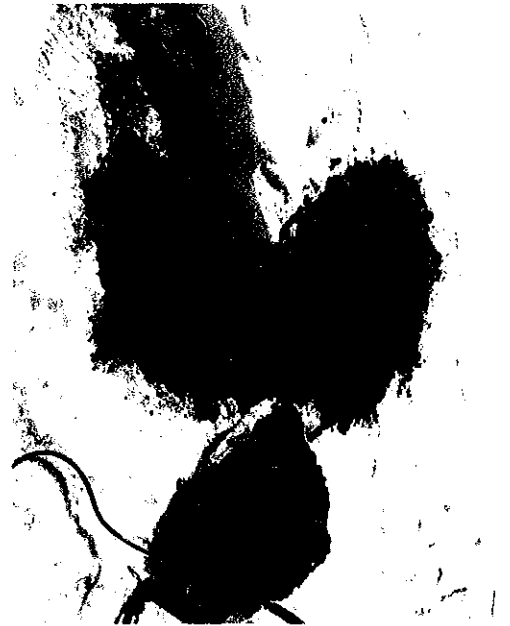
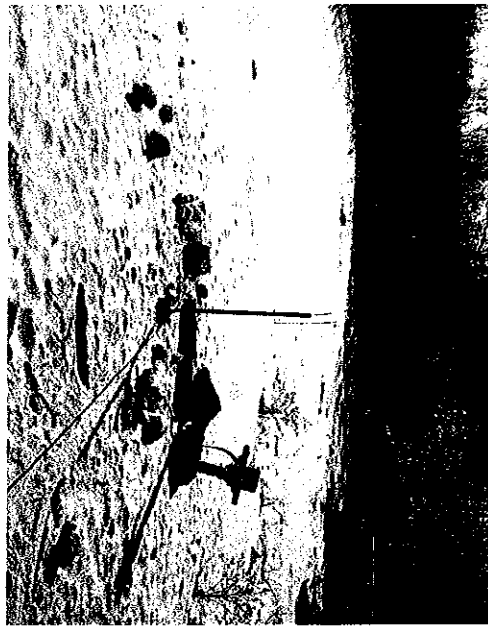
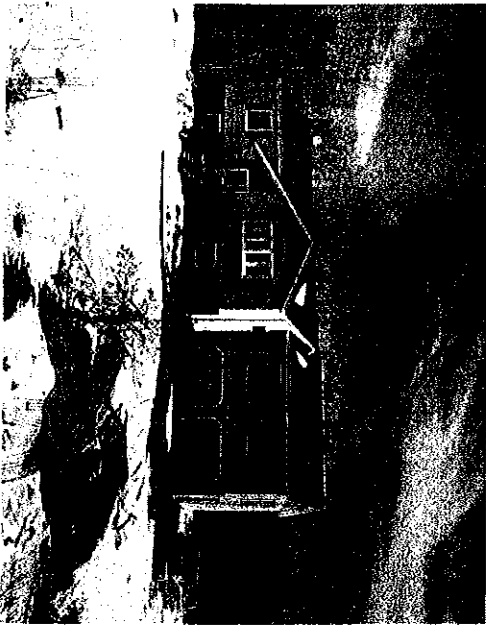
501734

Appendix 1: Explanations for tank condition

On the day of the inspection a concrete 1000 gallon lowboy septic tank was located behind the garage, its outlet cover 12" x 16" was exposed and removed for inspection. The inlet and outlet baffles were found intact, but the liquid level was found 12" below normal. This is an indication of a leak. The outlet pipe was found crushed just outside the tank. I recommend the tank be pumped and checked for leaks, then the appropriate repairs should be made. at that time the outlet pipe should be repaired. Estimated cost of repairs if done by Aj's Septic Inspections Inc. Pumping (Bean & Sons) - \$165.00, Outlet Pipe repair - not the exceed \$200.00. The cost to make the tank water tight will vary depending on the type of repairs needed - \$75.00 - \$300.00.

Appendix 2: Explanations for absorption system condition

On the day of the inspection the absorption area located is a seepage bed system that was constructed with crushed rock and pipe approx.. 20' wide and 40' long. An inspection hole was dug into the absorption area beside one of the distribution pipes and the rock was found clean and dry. There were no signs of past malfunction or failure. In my opinion this absorption area is in satisfactory condition. (Note: I can't estimate the life of this system due to its age.)



**TRANSFER
TAX
PAID**

WARRANTY DEED

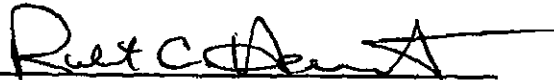
KNOW ALL MEN BY THESE PRESENTS, THAT, Robert C. Heinrich and Alice H. Heinrich, of Albion, County of Kennebec, and State of Maine, for consideration paid, GRANTS to James L. Barnes, whose mailing address is: P.O. Box 94, New Sharon, Maine 04955, with WARRANTY COVENANTS, the land and buildings in Albion, County of Kennebec, State of Maine, described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

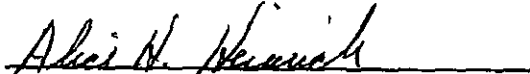
WITNESS our hands and seals this 23rd day of June, 2004.

Signed, Sealed and Delivered
in the presence of:


Witness 6/3/04


Robert C. Heinrich

Witness

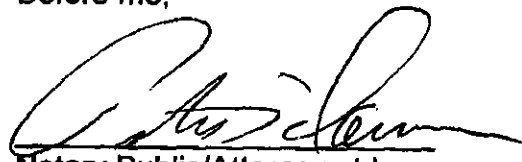

Alice H. Heinrich

STATE OF MAINE
COUNTY OF KENNEBEC, SS.

June 23, 2004

Then personally appeared the above named Robert C. Heinrich and Alice H. Heinrich and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public/Attorney at Law

Print Name:

My Commission Expires:

SEAL

PETER T. DAWSON
Notary Public, Maine
My Commission Expires May 12, 2006

(2 P. Dawson)

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in Albion, County of Kennebec and State of Maine and bounded and described as follows, to wit:

Beginning at the point on the easterly side of the Back Pond Road where the northerly line of the discontinued Bounty Road Meets the Back Pond Road; thence running in a general northerly direction along the easterly side of the Back Pond Road to the southwesterly corner of land now owned by Gerald Spencer; thence turning and running in a general easterly direction along the southerly line of Gerald Spencer to a point in the westerly line of the land conveyed to Lawrence H. Taylor, et ux by Felix J. Ahearn in Kennebec County Registry of Deeds, Book 1705, Page 211; thence turning and running in a general southerly direction along the westerly line of Lawrence H. Taylor to a point on the northerly side of the discontinued County Road; thence turning and running in a general westerly direction along the discontinued County Road to a the point of beginning.

Meaning and intending to hereby describe and convey the same premises conveyed to Robert C. Heinrich and Alice H. Heinrich from George F. Morris and Shelley L. Morris by virtue of deed dated July 17, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3195, Page 331.

D-3451

Received Kennebec SS.
06/25/2004 11:53AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS

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

Edie Kennedy as agent

Signature Date

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) K 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) K 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) _____ 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.

Eric Kenney as agent
Seller _____ Date _____

Seller _____ Date _____

Purchaser _____ Date _____

Purchaser _____ Date _____

Eric Kenney
Agent _____ Date _____

Agent _____ Date _____

This form is provided in connection with the PROPERTY LOCATED AT _____