

# 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: 48 WAYMAN LANE, BAR HARBOR, ME 04609

## 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: Between two buildings 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: S of long house \_\_\_\_\_  Yes  No  Unknown  
IF YES: Location: \_\_\_\_\_  
Date of installation of leach field: 90's Installed By: Jay Fowler  
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? Yes

SOURCE OF INFORMATION: Owner

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 \_\_\_\_\_ Seller(s) Initials AK Helen Wether  
Lynnam Real Estate Agency 227 Main Street, Bar Harbor ME 04609 Phone: 2072883334 Fax: (207) 288-3350 STRAWBERRY HILL

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)				
Age of system(s)/source(s)				
Name of company that services system(s)/source(s)				
Date of most recent service call				
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 Sleewed:  Yes  No  
 Chimney(s) Lined:  Yes  No  Unknown Age: \_\_\_\_\_ Last Cleaned: \_\_\_\_\_  
 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: \_\_\_\_\_

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? see deed  Yes  No  Unknown

IF YES: Explain: \_\_\_\_\_

What is your source of information: deed

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: 1890 How long has Seller owned it: \_\_\_\_\_

Roof: Year Built - Structure: 1890 Age - Shingles: \_\_\_\_\_

Moisture or leakage: no

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**

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.

Paul A. Costan  
Mary Jane Whitney SELLER  
STRAWBERRY HILL, INC.  
SELLER

February 23, 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



BOOK 1657 PAGE 134

11867

KNOW ALL MEN BY THESE PRESENTS, That We, JAMES BAYNE and MARY LEE BAYNE, both having a mailing address of 1864 Stuart Road West, Princeton, New Jersey 08540, for consideration paid, GRANT to STRAWBERRY HILL, INCORPORATED, a Maine corporation, having a place of business in Bar Harbor, Hancock County, Maine, with QUITCLAIM COVENANT, three certain lots or parcels of land, together with the buildings thereon, situated in Bar Harbor, Hancock County, Maine, bounded and described as follows:

FIRST LOT: All and the same premises described as conveyed in the deed from Rachel Simmons Poole to Dessu M. Skinner, Jr. dated December 9, 1959 and recorded in Book 854, Page 52 in the Hancock County, Maine, Registry of Deeds, and together with, and subject to, the rights, privileges, easements, reservations and agreements therein described or referred to, insofar as the same remain in effect, all being therein described as follows:

"BEGINNING at an iron pipe driven into the ground in the northern line of a right of way one rod wide leading from Wayman Lane to the shore, said iron pipe bearing south eighty-two degrees thirty minutes east and being distant two hundred thirty-five and three-tenths feet from a stone pier set in the ground at the southwest corner of a lot of land of Thomas G. Cook; thence from said iron pipe at the point of beginning running north seven degrees thirty minutes east ninety-eight feet to an iron pipe driven into the ground; thence south eighty-two degrees thirty minutes east two hundred seven and five-tenths feet to an iron pin driven into the ground; thence south seven degrees thirty minutes west sixty feet to an iron pin driven into the ground; thence south forty-six degrees fifteen minutes west forty-eight and five-tenths feet to an iron pipe driven into the ground in the northern line of said right of way one rod wide; thence north eighty-two degrees thirty minutes west, but always following the northerly line of said right of way one hundred seventy-seven and one-tenth feet to the iron pipe at the point of beginning, containing four hundred fifty-four thousandths (0.454) of an acre, more or less.

TOGETHER with a right of way for all purposes of a way to be used in common with others having similar rights therein over a private way one (1) rod wide which adjoins the southerly line of the above described lot.

NAME OF ESTATE  
TRANSFERRED

TOGETHER also with a right of way for all purposes of a way over all parts of a driveway leading from Wayman Lane to the main residence building on the lot of land owned by Thomas G. Cook.

TOGETHER also with an easement for sewer and water pipes as now constructed which may run from the building on said lot upon or under the lot of land owned by Thomas G. Cook.

The Grantee by the acceptance of this deed agrees to pay one-half (1/2) of the taxes apportionable to the two rights of way appurtenant to said lot which shall be assessed after the date of this deed and to pay one-half (1/2) of the expenses of the upkeep of said rights of way, which upkeep shall be performed after the date of this deed.

Subject to the reservation by Thomas G. Cook, his heirs and assigns, of a right of way over so much of the aforementioned driveway (leading from Wayman Lane to the main residence on the lot of land owned by Thomas G. Cook) as is contained within the bounds of the above described lot, said reservation being provided for in the deed from Thomas G. Cook to DeWitt C. Poole, dated October 19, 1949 and recorded November 1, 1949 with Hancock Deeds in Book 729, page 464.

Subject also to the provisions of that certain agreement dated October 24, 1949, entered into between Thomas G. Cook and DeWitt C. Poole, and recorded December 14, 1949 with Hancock Deeds in Book 733, page 38, and the Grantor herein assigns to the Grantee all rights, privileges, easements, options and other benefits under said agreement, which she may have."

SECOND LOT: All and the same premises described as conveyed as the "First Lot" in the deed from Thomas P. Cook and The Bank of New York, as Executors under the last will and testament of Thomas G. Cook, to Dessa M. Skinner, Jr., dated December 20, 1965 and recorded in Book 1001, Page 191 in said Registry of Deeds, and together with, and subject to, the rights, privileges, easements and restrictions described or referred to therein with regard to said "First Lot", all being therein described as follows:

"First Lot: Beginning at an iron bolt set in the ledge at or near the Northeast corner of land formerly of Theodore Marburg and thence running North eighty-six degrees fifty minutes West (N 86° 50' W) but always following the Northerly line of a private way one rod wide six hundred sixty-four and

five-tenths (664.5) feet to the southwest corner of a stone pier set in the ground in the easterly line of a right of way twenty feet wide and at the southeast corner of a lot of land conveyed by Fulton J. Sheen, et als, Trustees under the will of Evalyn Walsh McLean, to Harold L. Collier, et al, by deed dated March 30, 1949, and recorded in the Hancock County, Maine, Registry of Deeds in Book 725, Page 446; thence North thirty-six minutes east (N 00° 36' E) but always following the easterly line of land of said Collier and the easterly line of said right of way one hundred fifty-seven and eight-tenths (157.8) feet to a stone post set in the ground; thence South eighty-six degrees fifty minutes east (S 86° 50' E) but always following the southerly line of land formerly of Susan Jay six hundred and seventy-five (675) feet to an iron bolt set in the ledge at the edge of the upland on Frenchman's Bay; thence southerly along said Bay to the point of beginning, together with all the land lying easterly of the premises and between the northerly and southerly lines thereof extended to the shore at low water mark, containing two and four-tenths (2.4) acres, more or less.

Together with a right of way for all purposes of a way to be used in common with others having similar rights therein over a strip of land one (1) rod wide running along the southerly side of the hereinabove described lot, the Northerly line of said right of way being the Southerly line of the hereinabove described lot.

Together also with a right of way for all purposes of a way to be used in common with the said Fulton J. Sheen et als, their successors and assigns, and others having similar rights therein over a private way twenty (20) feet wide running along the westerly side of the hereinabove described lot, the easterly line of said right of way being the westerly line of the hereinabove described lot.

This conveyance is made expressly subject to the following restrictions, not conditions subsequent.

1. That neither the Grantee nor his heirs or assigns shall at any time erect or cause or permit to be erected on the premises any livery stable or slaughter house.

2. That no building erected on the premises shall be used as and for a public inn or hotel.

This conveyance is also made expressly subject to the rights of the public, if any, to use the path known as the Shore Path which crosses the hereinabove described lot near and above high water mark.

EXCEPTING HEREFROM AND NOT HEREBY CONVEYING a certain lot or parcel of land together with the building thereon which was conveyed by Thomas G. Cook to DeWitt C. Poole by deed dated October 19, 1949, and recorded in the Hancock County, Maine, Registry of Deeds in Book 729, Page 464, which lot is now

owned by Dessa M. Skinner, Jr. Reference is hereby made to said deed from Thomas G. Cook to DeWitt C. Poole for a more particular description of said excepted lot."

THIRD LOT: All and the same premises described (1) as the "Second Lot" in the aforementioned deed from Thomas F. Cook et al., Executors, to Dessa M. Skinner, Jr. recorded in Book 1001, Page 191, and (2) the deed from Wheaton J. Lane to Dessa M. Skinner, Jr., dated April 27, 1950 and recorded in Book 860, Page 488 in said Registry of Deeds, together with, and subject to, the rights, privileges and easements described or referred to in said two deeds, the said premises, rights, privileges and easements being described in the said deed recorded in Book 860, Page 488 as follows:

"Beginning at an iron fence post set in the ground at the northwest corner of Parcel No. 1 as shown on a plan made by Robert Raynes entitled 'Plan Showing Property of Thomas Cook et als at Bar Harbor, Me. Aug. 1959,' which plan is recorded in the Registry of Deeds for Hancock County, Maine; thence south eighty-one degrees fifty-two minutes east, but always following the north line of said Parcel No. 1 now owned by the grantee herein, four hundred eighteen and five-tenths (418.5) feet to a stone post set in the ground; thence on same course (S. 81° 52' E.), but always following the north line of Parcel No. 2 as shown on said plan, now owned by the grantee herein, two hundred thirty-three and six-tenths (233.6) feet to an iron pin set in the ground; thence on same course (S. 81° 52' E.) fourteen (14) feet more or less to high water mark of Frenchman's Bay; thence northerly, but always following high water mark of Frenchman's Bay, sixteen and five-tenths (16.5) feet to the southeast corner of a lot of land of Thomas G. Cook; thence north eighty-one degrees fifty-two minutes west, but always following the south line of a lot of land of Thomas G. Cook, two hundred seventy-two (272) feet more or less to an iron pipe set in the ground; thence north eighty-one degrees fifty-two minutes west, but always following the south line of a lot of land of the grantee herein, one hundred seventy-seven and one-tenth (177.1) feet to an iron pipe set in the ground; thence on same course (N. 81° 52' W.), but always following the south line of a lot of land of Thomas G. Cook, two hundred nineteen and five-tenths (219.5) feet to a point; thence south eight degrees eight minutes west sixteen and five-tenths (16.5) feet to the iron fence post at the point of beginning, containing twenty-six hundredths (0.26) of an acre, more or less.

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Together with all of my right, title, and interest in and to the shore and flats between high and low water mark of Frenchman's Bay adjoining said lot on the east and lying between the north line of said lot protracted in a straight line to low water mark of the sea and the south line of said lot protracted in a straight line to low water mark.

This conveyance is made expressly subject to the rights of any person or persons or of the public, if any such rights exist in and to the foot path known as the Shore Path which lies near the easterly line of the hereinabove described lot and which runs from the northerly line of said lot to the southerly line thereof.

This conveyance is made expressly subject to a right of way over the hereinabove described lot granted by Edward S. Rand, Jr., to Seth S. Lynde and William G. Bates by deed dated September 10, 1870, and recorded in the Hancock County, Maine, Registry of Deeds in Book 137, Page 229 and subject to a right of way over said lot reserved by Thomas Wigglesworth in a deed to Cornelia L. Carr dated August 29, 1879, and recorded in said Registry in Book 167, Page 91, and subject to all other rights of way over said lot appearing of record in the Hancock County, Maine, Registry of Deeds."

The above-described THIRD LOT is hereby conveyed SUBJECT to a right of way for all purposes, including the transmission of all utilities, over, under and upon the same and every part thereof, to be used in common by the Grantors herein, the Grantee herein, and by others having similar rights therein, their respective heirs, successors and assigns. Said right of way being hereby excepted and reserved by the Grantors herein shall be, and hereby is appurtenant to, and shall run with, the 1.6369 acre lot now owned by Grantors and described as conveyed in the deed from Dessa M. Skinner, Jr. to the Grantors herein, dated March 20, 1979 and recorded in Book 1345, Page 447 in said Registry of Deeds.

The Grantors' pro rata share of the 1987-88 municipal real estate taxes having been paid to the Grantee herein on the date hereof, the Grantee herein, by the acceptance of this deed and for the stated consideration, hereby assumes and agrees to pay said taxes, when due.

Grantor James Bayne's "quitclaim covenant" shall be limited only to so much of the herein conveyed premises as is now owned by him as a joint tenant with Mary Lee Bayne (being the premises described as conveyed in the deed from Dessa M. Skinner, Jr. to the Grantors herein, dated March 20, 1979 and recorded in Book 1345, Page 442 in said Registry of Deeds).

In addition to the deeds hereinabove mentioned, reference is hereby made to the following:

- 1. Records of the Estate of Dessa M. Skinner, Jr. contained in the Hancock County, Maine, Registry of Probate, Docket No. 27647;
- 2. Records of the Estate of Mary Lee Poe Skinner contained in said Registry of Probate, Docket No. 86-174; and
- 3. Deed of Distribution from Mary Lee Bayne and Augusta L. Packer, as Domiciliary Foreign Personal Representatives of the Estate of Mary Lee Poe Skinner, to Mary Lee Bayne, dated July 15, 1987 and recorded in Book 1649, Page 603 in said Registry of Deeds.

WITNESS our hands and seals this 10th day of September, 1987.

James Bayne  
James Bayne

Mary Lee Bayne  
Mary Lee Bayne

STATE OF MAINE  
HANCOCK

September 10, 1987

Personally appeared the above-named James Bayne and Mary Lee Bayne and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Nathaniel R. Fenton  
Notary Public - signature

Nathaniel R. Fenton  
Notary Public - printed name



## 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**

Paul G. Costen Helen Witham  
Signature \_\_\_\_\_ Date 02/23/2009  
Mary Jane Whiteley  
**STRAWBERRY HILL, INC.**  
Name printed \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name printed \_\_\_\_\_

Maine Health & Human Services, Public Health  
**Property Purchase Form**

**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)   x   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).

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(ii)   x   Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.



TAX MAP

