

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: OFF KNOX ROAD, 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: E. OF DRIVEWAY
Installed BY: GILBERT DATE of Installation: 2005

What is the source of your information: OWNER

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: REAR OF HOUSE OR Unknown Date of Installation: 2006

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: REAR OF HOUSE

Date of installation of leach field: April 24, 2007 2006 Installed By: OWNER/BUILDER

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: OWNER/BUILDER

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE?: Yes No Unknown

July 2006 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials AD

Lynam Real Estate Agency 227 Main Street, Bar Harbor ME 04609

Phone: (207) 288-3334

Fax: (207) 288-3550

Jeffrey Wooster

PELLETIER.zfx

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<u>OIL BUDENZ</u>			
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
 Chimney(s) Lined: Yes No Unknown Age: _____ Sleeved: Yes No
 Is more than one heat source vented through one flue? Yes No Unknown Last Cleaned: DIRECT VENT
 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? Yes No Unknown

IF YES: Explain: SEE DEED WILL BE ROAD ASSOCIATION

What is your source of information: OWNER

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: _____

• Age: Age of House: 2007 How long has Seller owned it: _____

• Roof: Age - Structure: 2007 Age - Shingles: 2007

Moisture or leakage: _____

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

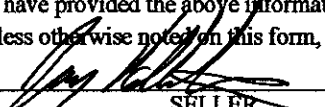
Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

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.


SELLER
JAY PELLETIER

May 25, 2007
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



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, **JEFFREY WOOSTER**, having an address of 16 Livingston Road, Bar Harbor, Maine 04609, for consideration paid, **GRANT** to **JOHN E. PELLETIER, JR.**, having an address of 637 Crooked Road, Bar Harbor, Maine 04609, with **WARRANTY COVENANTS**, a certain lot or parcel of land situated on the easterly side of the Knox Road, so-called, in the Town of Bar Harbor, Hancock County, Maine, being a part of the same real estate described in a warranty deed from Arthur W. Hamm and Barbara F. Hamm to Thomas O. Alley dated December 7, 1987, recorded on December 14, 1987 in Book 1672, Page 456 of the Hancock County, Maine, Registry of Deeds, said part herein conveyed being more particularly bounded and described as follows:

Beginning at a post found on the easterly side of the Knox Road and on the southerly line of land now or formerly of J. Philip and Sandra Kearn (Book 1442, Page 648); thence South forty-three degrees twenty-two minutes East (S. 43° 22' E.) by and along the southerly line of said Kearns, four hundred fifty-five and zero hundredths (455.00) feet; thence South thirteen degrees ten minutes West (S. 13° 10' W.) by and along remaining land of said Alley, seven hundred twenty and zero hundredths (720.00) feet; thence North forty-three degrees twenty-two minutes West (N. 43° 22' W.) by and along remaining land of said Alley four hundred fifty-five and zero hundredths (455.00) feet; thence North thirteen degrees ten minutes East (N. 13° 10' E.) seven hundred twenty and zero hundredths (720.00) feet to the point of beginning and containing 6.27 acres, more or less.

TOGETHER WITH all right, title and interest in and to land lying between northwesterly projections of the northeasterly and southwesterly side lines of the above described premises and the

MAINE REAL ESTATE
TRANSFER TAX PAID

center line of the said Knox Road subject to the rights of the public therein.

Reference is hereby made to the deed dated August 17, 2001, recorded in Book 3136, Page 54 of the Hancock County Registry of Deeds from Thomas O. Alley to Jeffrey Wooster.

WITNESS my hand this ~~30th~~^{4th} day of ~~May~~^{JUNE}, 2002.

Jeffrey Wooster

Jeffrey Wooster

STATE OF MAINE
COUNTY OF HANCOCK

June 4
~~May 30th~~, 2002

Personally appeared the above-named Jeffrey Wooster and acknowledged the above instrument to be his free act and deed.
Before me,

Nathaniel R. Fenton

Notary Public **SEAL**

NATHANIEL R. FENTON

Printed Name of Notary

HANCOCK COUNTY

© Reti
N. Fenton

**THE PREMISES SHALL BE CONVEYED SUBJECT TO THE FOLLOWING
PERMANENT RESTRICTIONS TO WIT:**

- **THERE SHALL BE NO FURTHER DIVISION OF ANY NATURE OF THE PREMISES**
- **BUYER HEREBY COVENANTS AND AGREES TO OBSERVE AND COMPLY WITH ALL RULES AND REGULATIONS OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION WITH RESPECT TO FIRE PREVENTION, CONSERVATION AND THE PROTECTION OF WILDLIFE AND NATURAL RESOURCES**
- **NO UNREGISTERED VEHICLES INTENDED FOR OVER THE ROAD USE WILL BE STORED OR PARKED ON THE PREMISES UNLESS PARKED IN AN ENCLOSED BUILDING**
- **THERE SHALL BE NO CLEAR CUTTING ON THE PROPERTY**
- **THERE SHALL BE NO PERMANENT STRUCTURES BUILT WITHIN 75 FEET OF THE SOUTHERLY PROPERTY LINE**
- **THE FOREGOING RESTRICTIONS ARE PERMANENT RESTRICTIONS, AND NOT CONDITIONS SUBSEQUENT, AND SHALL BE FOR THE BENEFIT OF ALL OTHER LOTS OF LAND AND EVERY PART SHALL RUN WITH THE LAND. INVALIDATION OF ANY ONE PROVISION BY COURT DECREE OR OTHERWISE SHALL NOT AFFECT ANY OTHER PROVISION WHICH SHALL REMAIN IN FULL FORCE AND EFFECT FOR ANY OTHER LANDS USING THE MAJESTIC PINES ROAD**