

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: POND'S END, PRETTY MARSH ROAD, MOUNT DESERT, ME 04660

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

WATER TEST: If YES to any question, please explain in the comment section below or with attachment. Yes No
Have you had the water tested? Yes No
IF YES: Date of most recent test: NA 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? NA

• IF PRIVATE:
INSTALLATION: Location: ACCROSS PRETTY MARSH RD
Installed BY: John Gilbert DATE of Installation: JUNE 2007
What is the source of your information: OWNER
USE: Number of Persons currently using system? HOUSE IS PRESENTLY VACANT
Does system supply water for more than one household? Yes No Unknown
COMMENTS: THERE IS ALSO SEASONAL WATER DIRECT FR LONG PD- GOOD FOR GARDENS ETC

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? NA

• IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Other:
Tank Size: 500 Gal. 1000 Gal. Unknown Other:
Tank Type: Concrete Metal Unknown Other:
Location: BACK YARD OR Unknown Date of Installation: JUNE 2007
Date of Last Servicing: NEW SYSTEM Name of Company Servicing Tank: GOTT'S
Date Last Pumped: NA Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: NA

LEACH FIELD: Yes No Unknown
IF YES: Location: ACCROSS PRETTY MARSH ROAD
Date of installation of leach field: JUNE 2007 Installed By: GOTT
Date of Last Servicing: NA Name of Service Company: NA
Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem & what steps were taken to remedy: NA

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 AND GOTT'S
COMMENTS: NA
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)/SOURCE(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	OFHWBB			
Age of system(s)/source(s)	2007			
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 Sleved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: _____ Last Cleaned: June '07
 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: **NO OIL USAGE RECORDS AS PROPERTY HAS BEEN USED SEASONALLY**

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? NA

What materials are, or were, stored in the tank(s)? NA

Age of tank(s): NA Size of tank(s): NA

Location: NA

Have you experienced any problems such as leakage? NA

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: NA

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: NA Yes No Unknown

IF YES: Source of Information: NA

COMMENTS: NA

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

IF YES: Date: NA By: NA

Results: NA If applicable, What remedial steps were taken? NA

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No Results & Comments: NA

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

IF YES: Date: NA By: NA

Results: NA If applicable, What remedial steps were taken? NA

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No Results & Comments: NA

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: NA

Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: Yes No

IF YES, describe: NA

Are you aware of any cracking, peeling or flaking paint? Yes No

COMMENTS: NA

QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, That I, **ALVIN A. KANE**, having an address of 30 SE King's Bay Drive #201B, Crystal River, Florida 34429, for consideration paid, **GRANT** to **BRIAN D. SHAW**, having an address of 4 Woodland Path, Mount Desert, Maine 04660, with **QUITCLAIM COVENANT**, certain lots or parcels of land, together with the buildings thereon, situated in the Town of Mount Desert, Hancock County, Maine, as follows:

MAINE REAL ESTATE
TRANSFER TAX PAID

FIRST PARCEL: All and the same premises described as conveyed in the deed dated December 2, 1966, recorded in Book 1027, Page 232 of the Hancock County, Maine, Registry of Deeds from Norman Shaw to Virginia S. Kane as follows:

"a certain lot or parcel of land situated in the Town of Mount Desert on the Shore of Long Pond, in said County of Hancock and State of Maine, described in Warranty Deed from John Fernald to Alvin A. Kane and Virginia L. Kane, dated March 26, 1956, and recorded in Book 793, Page 98 of the Hancock County, Maine, Registry of Deeds, the description in said deed being as follows:

'Being lot number thirteen (13) on a certain map made by Robert Raynes in October 1952 which map is recorded in the Hancock County Registry of Deeds and to which said map reference is hereby made for all particulars therein contained.

'Excepting and reserving, however, from the above described lot, an easement previously granted to the Bangor-Hydro Electric Company to erect its poles and run its wires across said lot.

'Also excepting and reserving that part of the above described lot bounded and described as follows, to wit:

'Beginning at the center of a culvert on the Southerly side of the town highway marking the Northeast corner of the herein described lot #13, thence following the town highway in a Westerly direction, 125 feet, more or less, to an iron pipe driven in the ground; thence Southerly, to an iron pipe driven in the ground on the shore of Long Pond; thence Easterly 125 feet, more or less,

following the shore of the Pond to the place of beginning.

'Together also with a right of way for all purposes of a way from the main road to said lot number thirteen (13) as laid out on said map.'

Together also, with all buildings situated on above described premises, and the buildings situated on adjoining land of Norman and Erma V. Shaw."

EXCEPTING from the above described FIRST PARCEL the premises described as conveyed in the following:

1. deed dated September 10, 1996, recorded in Book 2583, Page 126 of said Registry of Deeds from Virginia S. Kane to William Haynes and Anne Haynes; and

2. deed dated June 13, 1997, recorded in Book 2657, Page 542 of said Registry of Deeds from Virginia S. Kane to Anne Haynes.

SECOND AND THIRD PARCELS: Being all and the same premises described as conveyed in the deed dated January 26, 1977, recorded in Book 1419, Page 453 of said Registry of Deeds from Erma V. Shaw to Virginia S. Kane as follows:

"FIRST LOT: Meaning and intending to convey the same property described as conveyed in deed Arnold P. Allen to John Fernald, recorded in the Hancock County Registry of Deeds in Book 828, Page 443, the description in said deed being as follows, to wit:

'Being a part of a lot of land in said Mount Desert, being lot numbered 110 on a plan taken by Salem Town, Jr. and butted as follows: Beginning at the Northwest arm bridge; thence following the town road Westerly to the Thomas Walls lot; thence following said Thomas Walls line Northerly to the Heath and Somes corner bound; thence following the Somes line Easterly to the first mentioned bound. Said lot contains twenty-six acres, more or less, and for a further description reference may be had to Hancock County Registry of Deeds, Book 152, Page 119. The general description of the above conveyed lot of land was taken from a deed given by Sarah S. Kenison to Myra M. Kenison dated January 27, 1912 and recorded in Hancock County Registry of Deeds, Book 485, Page 511.

'Meaning and intending by the above to convey the same land as conveyed in a Warranty Deed from Charles J. Anderson and Walter C. Anderson to Arnold P. Allen dated December 15th, 1944 and recorded in Hancock County, Maine, Registry of Deeds Book 704, Page 489.'

EXCEPTING, however, and not hereby conveying so much of above described First Lot as was previously conveyed to Alvin A. Kane by deed from Norman Shaw and Erma V. Shaw, dated November 1, 1966 and recorded in Book 1025, Page 393 of the Hancock County, Maine, Registry of Deeds.

SECOND LOT: A certain lot or parcel of land situated on the shore of Long Pond and being bounded and described as follows, to wit: Beginning at the center of a culvert on the Southerly side of the town highway marking the Northeast corner of lot numbered thirteen (13); thence following the town highway in a Westerly direction one hundred twenty-five (125) feet, more or less, to an iron pipe driven in the ground; thence Southerly, to an iron pipe driven in the ground on the shore of Long Pond; thence Easterly one hundred twenty-five (125) feet, more or less, following the shore of the Pond to the place of beginning.

Reference is hereby made to Warranty Deed from John Fernald to Norman Shaw and Erma V. Shaw, dated March 3, 1959 and recorded in Book 835, Page 60 of the Hancock County, Maine, Registry of Deeds."

EXCEPTING from the above described SECOND PARCEL ("FIRST LOT" in said deed recorded in Book 1419, Page 453) the premises described as conveyed in the deed from Virginia S. Kane to Pamela Marshall, dated April 6, 1982 and recorded in Book 1431, Page 280 in said Registry of Deeds, and **SUBJECT** to the easements described as conveyed in said deeds recorded in Book 2583, Page 126 and Book 2657, Page 542.

FOURTH PARCEL: Being all and the same premises described as conveyed in the deed dated March 30, 1982, recorded in Book 1431, Page 279 of said Registry of Deeds from Pamela Marshall to Virginia S. Kane as follows:

"Commencing at an iron pin, said iron pin marking the southeasterly corner of the Julia Manchester lot, so-called, and being the same premises described in the deed of Blaine Durham to the Grantor herein, said deed being dated September 16, 1976 and recorded in Book 1269, Page 112 of the Hancock County, Maine,

Registry of Deeds; thence northerly eighty two degrees thirty five minutes west (N. 82° 35' W.) eight hundred seventy two and eight tenths feet (872.8') to an iron pin; thence north thirty four degrees twenty nine minutes east (N. 34° 29' E.) two hundred forty seven and four tenths feet (247.4') to an iron pin; thence south eighty nine degrees thirty nine minutes east (S. 89° 39' E.) eight hundred fifteen and three tenths feet (815.3') to an iron pin; thence south fifteen degrees one minute west (S. 15° 01' W.) three hundred twenty six and three tenths feet (326.3') to the point of beginning, said parcel containing 5.10 acres.

MEANING AND INTENDING TO CONVEY a portion of that premises described in the deed of Blaine L. Durham to the Grantor herein, said deed being dated September 16, 1976 and recorded in Book 1269, Page 112 of the Hancock County, Maine, Registry of Deeds."

Reference is hereby made to the Deed of Distribution dated July 2, 2003, recorded in Book 3662, Page 176 of the Hancock County Registry of Deeds from Alvin A. Kane, Personal Representative of the Estate of Virginia S. Kane, to Alvin A. Kane.

WITNESS my hand this 11th day of October, 2006.

Alvin A. Kane
Alvin A. Kane

STATE OF FLORIDA
COUNTY OF CITRUS

11th day of October, 2006.

Personally appeared the above-named Alvin A. Kane and acknowledged the above instrument to be his free act and deed.
Before me,

Lovina Hancock
Notary Public

Lovina Hancock
Printed Name of Notary



