

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: 64 OLD BAR HARBOR 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: _____
 Installed BY: _____ DATE of Installation: June 19, 1997
 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: FRONT OF CABIN OR Unknown Date of Installation: June 19, 1997
 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: FRONT OF HOUSE
 Date of installation of leach field: June 19, 1997 Installed By: GOTT
 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: SELLER
 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 [Signature]
 Livnam Real Estate Agency 227 Main Street, Bar Harbor ME 04609 Phone: 207 288-3334 Fax: (207) 288-3550 WILLIAM R. HUBB

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	ELECTRIC IN BATH	PROPANE IN BATH		
Age of system(s)/source(s)		PROPANE LIVING ROOM		
Name of company that services system(s)/source(s)		FIREPLACE		
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: _____
 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: _____

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: _____

What is your source of information: **SELLER**

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: **1998** How long has Seller owned it: ~~2001~~ / **1998**
- Roof: Year Built - Structure: **1998** Age - Shingles: **1998**
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.

 SELLER
WILLIAM R. HUBER REVOCABLE TRU

 SELLER

June 19, 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



QUIT CLAIM DEED

This Quit Claim Deed has been executed, on the date indicated below, by WILLIAM R. HUBER and BARBARA S. HUBER, of 2730 NE 5th Street, Pompano Beach,, Florida 33062, hereinafter called the Grantors, for consideration given, grant the following to the WILLIAM R. HUBER REVOCABLE LIVING TRUST, Dated 6 June 2002, hereinafter called the Grantee, and having the same address as Grantors. Wherever used herein, the terms "Grantor" and "Grantee" shall include the singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said Grantors, for and in consideration of the sum of \$10, in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said Grantee forever, all the right, title, interest, claim, and demand which the said Grantor has in and to the following described lot and buildings thereon, situated, lying, and being in the town of Bar Harbor, County of Hancock, State of Maine, to wit:


Land and Buildings situated at 64 Old Bar Harbor Road, Salisbury Cove, Town of Bar Harbor, Hancock County, State of Maine, and being those same premises described in a deed recorded in the Registry of Deeds of Hancock County (Maine) in Book 2074 Page 371 (Jeffrey A. Wooster to William R. Huber and Barbara S. Huber, dated 13 January 1998).

To have and to hold the same, together with all and singular the appurtenances thereto belonging or in any way appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or in equity, to the proper use and benefit of the said Grantee forever.

IN WITNESS WHEREOF, the grantor(s) signed this Quit Claim Deed on the date indicated next to each Grantor's signature.


William R. Huber

Date: 11 June 2002


Barbara S. Huber


Date: 11 June 2002

STATE OF FLORIDA
BROWARD COUNTY

William R. Huber and Barbara S. Huber, who are both personally known to me, appeared before me and signed this document, acknowledging this instrument to be their free act and deed.


NOTARY PUBLIC

Date: 6/11/02
My Commission Expires:

 STEPHEN D. WOLFE
MY COMMISSION # 00 00004
EXPIRES: March 22, 2004
Standard Title Budget Notary Services

HANCOCK COUNTY

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

Signature

06/19/2009

Date

WILLIAM R. HUBER REVOCABLE TRU
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).

(ii) x 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

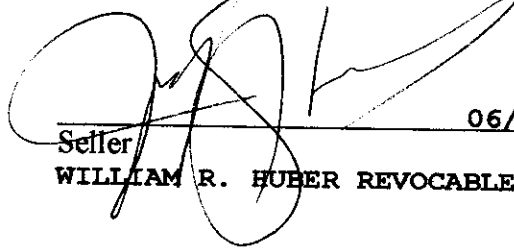
(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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.




Seller Date
WILLIAM R. HUBER REVOCABLE TRU 06/19/2009

Seller Date

Purchaser Date

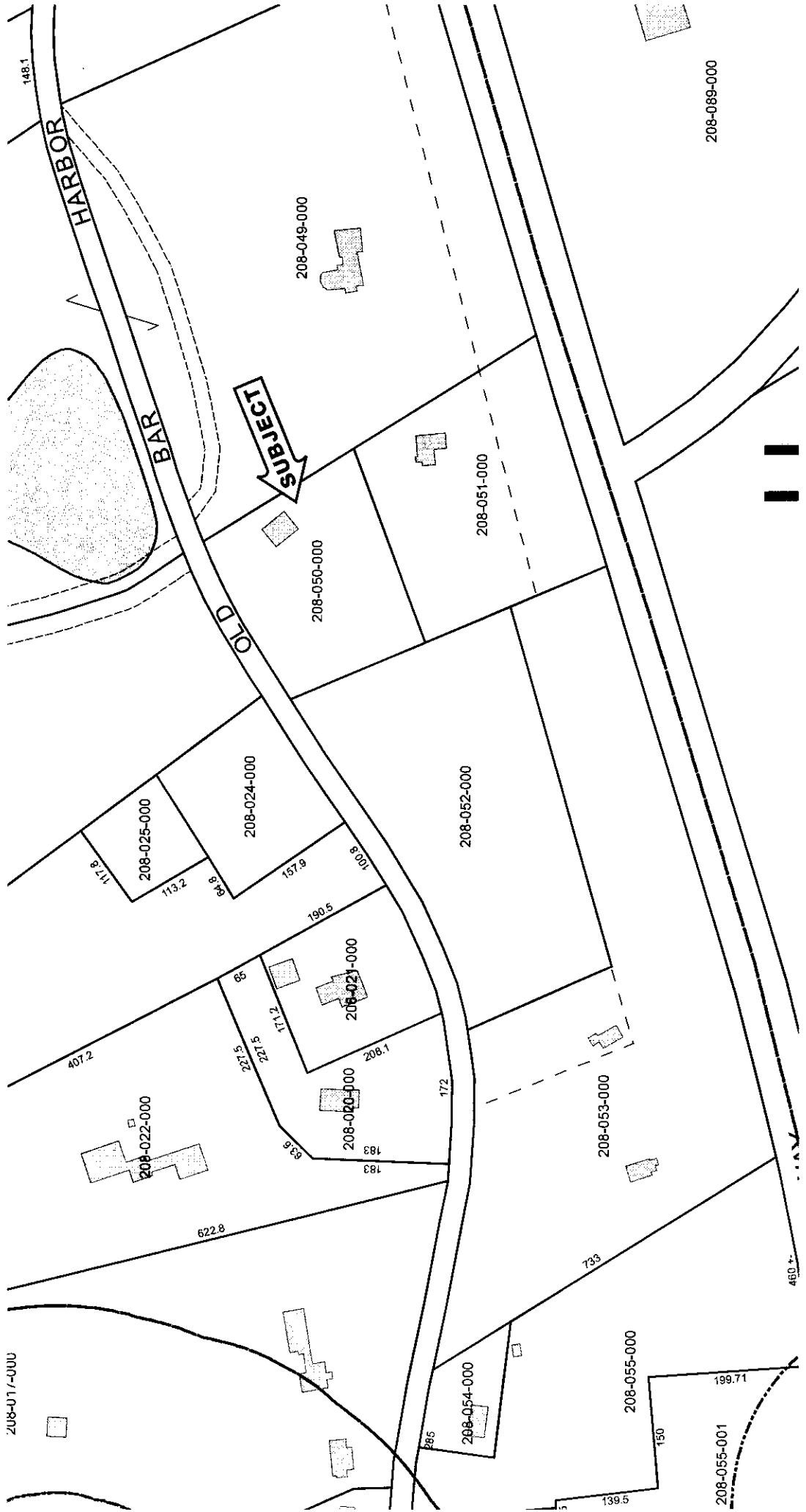
Purchaser Date



Agent Date
JEFFREY WOOSTER 06/19/2009

Agent Date

This form is provided in connection with the PROPERTY LOCATED AT
64 OLD BAR HARBOR ROAD, BAR HARBOR, ME 04609



208-017-000

148.1

HARBOR

BAR

OLD

SUBJECT

208-025-000

208-024-000

208-049-000

208-050-000

208-051-000

208-052-000

208-023-000

208-020-000

208-053-000

208-054-000

208-055-000

208-089-000

208-055-001

117.8

113.2

64.8

157.9

100.8

190.5

407.2

85

227.5

227.5

171.7

208.1

172

83.6

183

183

622.8

733

460

85

139.5

150

199.71