

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: RIDGEWOOD LANE, MOUNT DESERT, ME 04660

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.

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

- 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. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.) :
NONE NOTED Yes No Unknown

Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? Yes No

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION II. GENERAL INFORMATION

Is the property subject to or have the benefits of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates or restrictive covenants on the property? Yes No Unknown

IF YES: Explain: ROAD ASSOCIATION AND COVENANTS

What is your source of information: DEED

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown

IF YES: Explain: NA

What is your source of information: DEED AND TOWN RECORDS

Is the subject property the result of a division of property within the last five years (for example, subdivision)? Yes No Unknown

IF YES: Explain: OBER MILL II SUBDIVISION COMPLETED 2004

What is your source of information: REGISTERED SUBDIVISION PLAN 32 PAGE 190

Are you receiving a tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront? Yes No Unknown

IF YES: Explain: NA

Has property ever been soil tested? Yes No Unknown If YES, are the results available? Yes No

Are mobile/manufactured homes allowed? Yes No Unknown Are modular homes allowed? Yes No

Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No

ATTACHMENTS: Yes No

Additional Information: _____

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

SELLER _____ DATE _____
ROBERT J JONES, JR

SELLER _____ DATE _____
ROLANDE L JONES

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER _____ DATE _____

BUYER _____ DATE _____

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

Phone: 2072883334

Fax: (207) 288-3550

Connie Shea



JONES BOB & RO

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PROPERTY LOCATED AT: RIDGEWOOD LANE, 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

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: UK 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? AGENT KNOWS OF NO TESTS

• IF PRIVATE:

INSTALLATION: Location: BEYOND DRIVEWAY TURNAROUND
Installed BY: JON GILBERT DATE of Installation: UK

What is the source of your information: WELL COVER

USE: Number of Persons currently using system? 0

Does system supply water for more than one household? Yes No Unknown

COMMENTS: WELL COVER IS MARKED AS 10 GPM and 200' deep.

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public NONE 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: NA OR Unknown Date of Installation: NA

Date of Last Servicing: NA Name of Company Servicing Tank: NA

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: NA

Date of installation of leach field: NA Installed By: NA

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? NA

SOURCE OF INFORMATION: INSPECTION OF SITE BY AGENTS

COMMENTS: NO SEPTIC INSTALLED

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 _____

Lynnam Real Estate Agency 227 Main Street, Bar Harbor ME 04609 Phone: 2072883334 Fax: (207) 288-3550 JONES BOB & RO

Connie Shea Produced with ZipForm™ by RE FormsNet, LLC 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipform.com

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

| Heating System(s)/Source(s) | SYSTEM 1 | SYSTEM 2 | SYSTEM 3 | SYSTEM 4 |
|---|----------|----------|----------|----------|
| TYPE(S) | NA | NA | NA | NA |
| 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 Sleevd: Yes No
 Chimney(s) Lined: Yes No Unknown Age: NA Last Cleaned: NA
 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: NA
COMMENTS: STORAGE SHED ONLY STRUCTURE ON PROPERTY

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: **SITE VISIT BY AGENTS**
COMMENTS: SHED IS ONLY STRUCTURE

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: UK By: UK
 Results: UK If applicable, What remedial steps were taken? UK
 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

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown
LAND FILL: Yes No Unknown
RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: NONE NOTED ON PROPERTY BY AGENTS

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: ROAD ASSOCIATION AND COVENANTS

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: NA

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: NA
- Year Built: SHED How long has Seller owned it: 2004
- Roof: Year Built: 2005 Structure: 2005 Age - Shingles: 2005
Moisture or leakage: NONE NOTED
Comments: SHED ONLY
- Foundation/Basement: Sump Pump: Yes No Unknown Comments: NO BASEMENT
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: UNDERGROUND 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: NONE

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

OWNED
PROPERTY RESIDES OUTSIDE THE UNITED STATES- DISCLOSURE HAS BEEN COMPLETED BY AGENT

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
ROBERT J JONES, JR

DATE

SELLER
ROLANDE L JONES

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



QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, That I, **RICHARD DAVIS IRVIN, JR.**, having an address of 76 Woods Road, Mount Desert, Maine 04660, for consideration paid, **GRANT** to **ROBERT B. JONES, JR.** and **ROLANDE L. JONES**, having a mailing address of P.O. Box 456, Mount Desert, Maine 04660, with **QUITCLAIM COVENANT**, as **JOINT TENANTS**, a certain lot or parcel of land situated off the Indian Point Road in Mount Desert, Hancock County, Maine, and being Lot 8 (containing 4.92 acres) on the "Final Plan Ober Mill II Subdivision Pretty Marsh Mount Desert, Maine", recorded in Plan File 32 #190 in the Hancock County Registry of Deeds.

MAINE REAL ESTATE
TRANSFER TAX PAID

The above described premises are conveyed **TOGETHER WITH** and as appurtenant to said Lot 8, a non-exclusive right of way for all purposes of a way including ingress, egress, and utility services as defined in 33 MRSA § 458 or any corresponding provision of any future Maine law, in, under, over and upon Ober Mill Road and Ridgewood Lane depicted on the said subdivision plan recorded in File 32, #190.

The above described premises are conveyed **SUBJECT** to the rights of the Grantor, his heirs and assigns, and others who may now have or may hereafter acquire similar rights therein, in and to those portions of Ridgewood Lane located within the bounds of the above-described lot, and to the Bylaws of Ober Mill Road Association, and by the acceptance of this deed and as partial consideration therefor, the Grantees herein, themselves, their heirs and assigns, agree to abide by said Bylaws and to pay, when due, their share of the costs of maintenance described therein.

The above described premises are conveyed **SUBJECT** to the restrictive covenant that the primary use thereof shall be for single-family residential purposes, which restrictive covenant shall inure to the benefit of the remaining lots in Ober Mill Subdivision and Ober Mill II Subdivision and shall be enforceable by the owners thereof; and further **SUBJECT** to the "Covenants" and

"Notes" set forth on said subdivision plan recorded in File 32, #190.


RESERVING to the said Richard Davis Irvin, Jr., his heirs and assigns, a right of way for all purposes of a way, including ingress, egress and utility services as aforesaid, for the benefit of the numbered lots and the "Remaining Land of Irvin" referred to on said subdivision plan recorded in File 32, #190, and lots to be created in the future therefrom, in, under, over and upon Ober Mill Road, Ridgewood Lane and Woods Road as depicted on said survey plan recorded in File 32, #190; further reserving the right to assign to others, in whole or in part, any or all of the rights, privileges and easements herein set forth.

The above-described premises are hereby conveyed SUBJECT to all the terms and provisions of the Maine Department of Environmental Protection permit, dated August 9, 2004 and recorded on August 26, 2004 in Book 4001, Page 432 in the Hancock County Registry of Deeds, and the conditions set forth therein and particularly those conditions related to buffers and maintenance of the storm water management system. By the acceptance of this deed and as partial consideration therefor, the said Robert B. Jones, Jr. and Rolande L. Jones, for themselves, their heirs and assigns, covenant to include the foregoing reference in each deed of a subsequent conveyance.

The parties hereto, for themselves, their heirs and assigns, covenant and agree that utility services situated within the rights of way of Ridgewood Lane, Ober Mill Road and Woods Road, and within said Lot 8 shall be underground.

Reference is hereby made to the deed from Neal D. Bousfield and Patricia H. Bousfield to Richard Davis Irvin, Jr. dated August 8, 1984, and recorded in said Registry in Book 1507, Page 630.

WITNESS my hand this 27th day of September , 2004.


Richard Davis Irvin, Jr.

STATE OF MAINE
COUNTY OF HANCOCK

September 27 , 2004.

Personally appeared the above-named Richard Davis Irvin, Jr. and acknowledged the above instrument to be his free act and deed.
Before me,


~~Notary Public/Attorney at Law~~

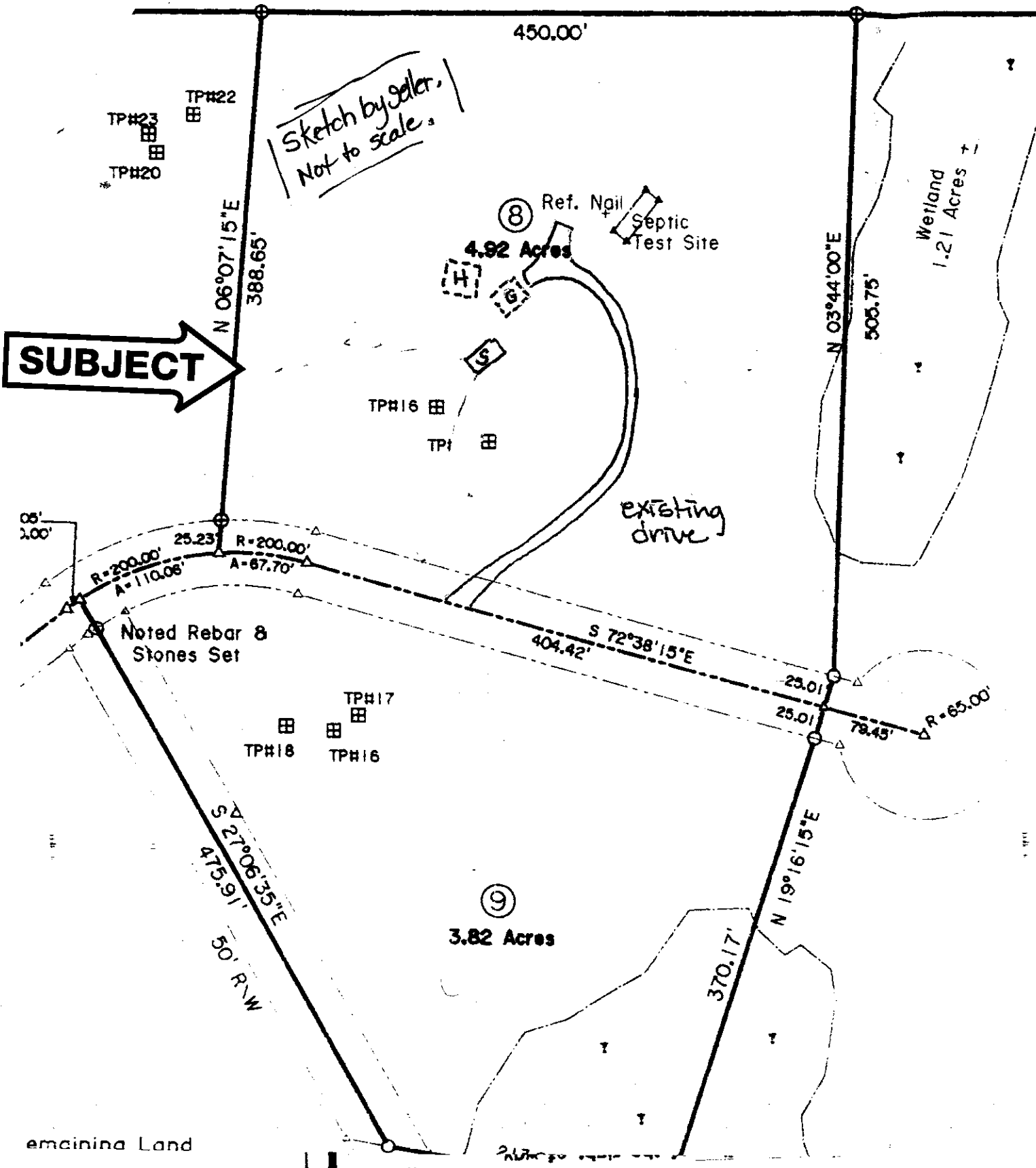
Nathaniel R. Fenton
Printed Name

⑤ Ret;
#2 Smith

1790/203

1" = 100ft

H: future house site
G: future garage site
S: shed site



SUBJECT

*Sketch by seller,
Not to scale.*

⑧ 4.92 Acres
Ref. Nail
Septic Test Site

Wetland
1.21 Acres

existing drive

Noted Rebar & Stones Set

⑨ 3.82 Acres

emaining Land

