

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: JACOB'S WAY, TRENTON, ME 04605

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? _____
- 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. OTHER HAZARDOUS MATERIALS** - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.) :
- _____ 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: **DEED RESTRICTIONS**
- What is your source of information: **OWNER**
- Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
- IF YES: Explain: **DEP WETLANDS OVERLAY**
- What is your source of information: **OWNER/DEED**
- 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: **LOTS ARE IN BAYSIDE TRAIL SUBDIVISION**
- What is your source of information: **OWNER**
- 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: _____
- 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: _____
- Additional Information: _____

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

Mark Courchesne 01/12/2009 Barbara Bridges Courchesne 01/12/2009
 SELLER DATE SELLER DATE
MARK COURCHESNE
BARBARA BRIDGES COURCHESNE

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 _____

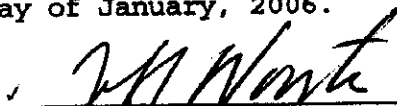
QUITCLAIM DEED WITH COVENANT

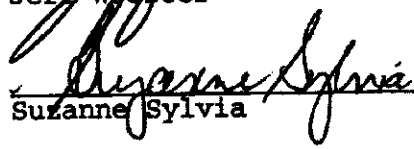
MAINE REAL ESTATE
TRANSFER TAX PAID

KNOW ALL MEN BY THESE PRESENTS, That We, JEFF WOOSTER and SUZANNE SYLVIA, having a mailing address of 227 Main Street, Bar Harbor, Maine 04609, for consideration paid, GRANT to MARK COURCHESNE and BARBARA COURCHESNE, having a mailing address of P.O. Box 273, Bar Harbor, Maine 04609, with QUITCLAIM COVENANT, as JOINT TENANTS, a certain lot or parcel of land, together with any improvements situated thereon, situated easterly of the Bayside Road (Route 230) in Trenton, Hancock County, Maine, more particularly described in EXHIBIT A attached hereto and incorporated herein.

Reference is hereby made to the deed dated January 14, 2005, recorded in Book 4119, Page 190 of the Hancock County Registry of Deeds from Richard A. Shelton to Suzanne Sylvia and Jeff Wooster.

WITNESS our hands this 30 day of January, 2006.



Jeff Wooster


Suzanne Sylvia

STATE OF FLORIDA
COUNTY OF Collier

January 30th, 2006.

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



Laura Knechtel

Notary Public

Laura Knechtel
Printed Name of Notary

EXHIBIT A
Deed from Jeff Wooster and Suzanne Sylvia
To
Mark Courchesne and Barbara Courchesne

A certain lot or parcel of land situated easterly of Bayside Road (Route 230), Trenton, Hancock County, Maine, bounded and described as follows:

Beginning at a $\frac{1}{4}$ inch iron rod found at the southernmost corner of a lot of land described as conveyed in a deed from George W. Mitchell to Richard A. Shelton, dated October 27, 1982 and recorded in Book 1546, Page 428 at the Hancock County, Maine, Registry of Deeds; thence North fifty-eight degrees zero minutes zero seconds East (N. $58^{\circ} 00' 00''$ E.), but always following the southeasterly line of said Shelton and the northwesterly sideline of land now or formerly of Forest H. Hanscom, one thousand four hundred forty-nine and sixty-six one-hundredths (1449.66) feet to a no. 6 rebar to be set at the easternmost corner of said Shelton land; thence North thirty-one degrees twenty minutes thirty-five seconds West (N. $31^{\circ} 20' 35''$ W.), but always following the northeasterly line of said Shelton land, five hundred sixty-seven and fifty-nine one-hundredths (567.59) feet (incorrectly referenced as 700 feet in said Book 1546, Page 429) to a no. 6 rebar to be set at a northerly corner of said Shelton land; thence South fifty-eight degrees thirty minutes fifty-two seconds West (S. $58^{\circ} 30' 52''$ W.) one thousand two hundred thirty-nine and ninety one-hundredths (1239.90) feet to a $\frac{1}{4}$ " capped iron rod with ID cap #1064 found set in the ground; thence North thirty-one degrees twenty-nine minutes eight seconds West (N. $31^{\circ} 29' 08''$ W.) one hundred fifty-two and seventy one-hundredths (152.70) feet to a no. 6 rebar to be set; thence South fifty-eight degrees thirty minutes fifty-two seconds West (S. $58^{\circ} 30' 52''$ W.) seven hundred forty-four and eighty-two one-hundredths (744.82) feet to a no. 6 rebar to be set in the northeasterly sideline of land now or formerly of Shawn W. Stanley; thence South sixty-seven degrees thirty-two minutes zero seconds East (S. $67^{\circ} 32' 00''$ E.), but always following the northeasterly sidelines of said Stanley land, land now or formerly of Russell T. Holway, land now or formerly of Brunette J. Brozek, and land now or formerly of Kevin H. Silver et al., nine hundred six and ninety-seven one-hundredths (906.97) feet to a $\frac{1}{4}$ inch iron rod at the point of beginning. Containing twenty-four and thirty-five one-hundredths (24.35) acres, more or less.

That portion of the above-described premises situated within the bounds of the right of way of State Route 230 is **SUBJECT TO** the rights of the public therein.

TOGETHER WITH, and as appurtenant to the above-described premises and every part thereof, to be used in common by Richard A. Shelton, the grantees herein, and others who may now have or hereafter acquire the same, their respective heirs and assigns, a fifty (50) feet wide right of way for all purposes of a way, including ingress, egress, and the installation, maintenance, repair and replacement of utility services as defined in Title 33 M.R.S.A. Section 458, either above or below the ground, and the right to assign the foregoing rights to others, said right of way being bounded and described as follows:

Beginning at a point in the southeasterly sideline of the traveled way of Bayside Road (State Route 230) and at the westernmost corner of a lot of land described as conveyed in a deed from George W. Mitchell and Ann M. Mitchell to Richard A. Shelton, dated November 13, 1977 and recorded at Hancock County, Maine, Registry of Deeds in Book 1332, Page 106 (Lot 9); thence following the southwesterly sideline of said Lot 9 South sixty-five degrees fifteen minutes thirty-nine seconds East (S. 65° 15' 39" E.) two hundred sixty-five (265) feet, more or less, to an iron pin at the southernmost corner of said lot; thence continuing the same course fifty (50) feet to a 1" iron pipe found set in the ground; thence continuing the same course three hundred fifty-eight and thirty-one hundredths (358.31) feet to a 3/4" capped iron rod to be set in the ground in the northwesterly line of the above-described premises, said iron rod bearing North fifty-eight degrees thirty minutes fifty-two seconds East (N. 58° 30' 52" E.) of, and one hundred eighty-six and sixty-four hundredths (186.64) feet from, the iron rod to be set in the ground at the westernmost corner of the above-described premises

and in the northeasterly sideline of land now or formerly of Shawn W. Stanley; thence North fifty-eight degrees thirty minutes fifty-two seconds East (N. 58° 30' 52" E.), but always following the northwesterly sideline of the above described premises, sixty and fifteen hundredths (60.15) feet to a ½" capped iron rod to be set; thence North sixty-five degrees fifteen minutes thirty-nine seconds West (N. 65° 15' 39" W.) three hundred ninety-two and twenty-nine hundredths (392.29) feet to a ½" capped iron rod with surveyor's id #1064 found set in the ground; thence on the same course, to wit, North sixty-five degrees fifteen minutes thirty-nine seconds West (N. 65° 15' 39" W.) two hundred eighty-four and eighty-seven hundredths (284.87) feet to a ½" capped iron rod with surveyor's id #1064 found set in the ground; thence on the same course, to wit, North sixty-five degrees fifteen minutes thirty-nine seconds West (N. 65° 15' 39" W.) thirty (30) feet, more or less, to a point in the southeasterly sideline of the traveled way of Bayside Road; thence southwesterly, but always following the southeasterly sideline of the traveled way of Bayside Road, fifty (50) feet, more or less, to the point of beginning.

The hereinabove described right of way shall be subject to the following restrictions, to wit:

The improved roadway to be constructed within the fifty (50') foot wide right of way shall be twenty (20') feet in width and shall be centered within the right of way. A twelve (12') foot wide natural buffer shall be maintained on the northernmost side of the fifty (50') foot wide right of way. The cutting and/or thinning within the natural buffer shall be restricted to those trees or growths that are shown to be dead or those trees found to have been blown down. Any additional cutting or thinning within the natural buffer area shall be subject to the approval of Richard A. Shelton, which approval shall not be unreasonably withheld.

The hereinabove described premises is conveyed **SUBJECT** to the following restrictive covenants, (not conditions subsequent), which shall run with the land. These restrictive covenants shall be binding upon the premises hereinabove described for the benefit of the remaining land of Richard A. Shelton, his heirs

and assigns, to wit:

1. The premises hereinabove described shall not be subdivided into more than seven (7) residential lots.
2. Any and all lots created in accordance with the provisions of paragraph 1 above, shall contain a restriction precluding any further subdivision.
3. Any and all lots created shall be restricted to single family housing.
4. Any and all lots created shall contain a restriction that no mobile homes, double wides, travel trailers, motor homes, and/or any other type of rolling recreational vehicle shall be considered or allowed as a single family residence.
5. Any and all residential homes to be constructed shall be restricted to custom stick built, pre-cut unassembled, pre-cut semi-assembled, modular, and/or known pre-package residential homes such as log homes, timber peg, acorn or deck house.

The foregoing descriptions are derived from the survey entitled "Final Subdivision Plan Bayside Trail Subdivision, Route 230, Trenton, Hancock County, Maine," dated July 19, 2004 and prepared by CES, INC.

Ret: T. Beardsley
L.O.