

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: 952 BAR HARBOR ROAD, TRENTON, ME 04605

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: 09/17/2009 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: SIDE OFFICE DOOR
Installed BY: UNK DATE of Installation: _____
What is the source of your information: OWNER
USE: Number of Persons currently using system? 24 UNITS, RESTAURANT, OWNER'S QUARTERS
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 TWO STORY BUILDING OR Unknown Date of Installation: _____
Date of Last Servicing: June 1, 2009 Name of Company Servicing Tank: ACTION SEPTIC
Date Last Pumped: June 1, 2009 Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown
IF YES: Location: BEHIND ONE STORY KBUILDING
Date of installation of leach field: _____ Installed By: UNK
Date of Last Servicing: June 1, 2009 Name of Service Company: ACTION SEPTIC
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

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	ELECTRIC			
Age of system(s)/source(s)	1985			
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 Sleeced: 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: _____

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: BANGOR HYDRO EASEMENT

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: _____

• Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: NO

• Year Built: 1985 How long has Seller owned it: _____

• Roof: Year Built - Structure: 1985 Age - Shingles: 1985

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: 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

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.

Katherine L Beveridge-Tittering
SELLER

KATHERINE BEVERIDGE-TITTERING

SELLER

November 16, 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



QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that I, **LEONARD J. DEMURO, JR.**, of Bar Harbor, Hancock County, Maine, with a mailing address of 7 Des Isle Avenue, Bar Harbor, ME 04609, for consideration paid, **GRANT** to **KATHERINE BEVERIDGE-TITTERINGTON**, of Trenton, Hancock County, Maine, whose mailing address is 1169 Bar Harbor Road, Trenton, ME 04605, with **QUITCLAIM COVENANT**, a certain lot or parcel of land, together with the buildings thereon, situated in the Town of Trenton, County of Hancock, State of Maine, being all and the same premises described in a deed from The First National Bank of Bar Harbor dated 30 July 1999, recorded in the Hancock County Registry of Deeds at Book 2859, Page 266, further described in Exhibit A incorporated hereto and made a part hereof.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS my hand this 21 day of April, 2009.

Leonard J. DeMuro, Jr.
Leonard J. DeMuro, Jr.

MAINE REAL ESTATE
TRANSFER TAX PAID

STATE OF MAINE
COUNTY OF HANCOCK

21 April, 2009.

Personally appeared the above named Leonard J. DeMuro, Jr. and acknowledged the foregoing instrument to be his free act and deed.

Before me, *[Signature]*
Notary Public/Attorney at Law
John F. Logan & Co.
Notary: Print or Type Name
My Commission Expires:

**EXHIBIT A TO QUITCLAIM DEED WITH COVENANT
FROM LEONARD J. DEMURO, JR.
TO KATHERINE BEVERIDGE-TITTERINGTON**

A certain lot or parcel of land, together with the buildings thereon, situated on the Southeasterly side of State Route 3 leading from Bar Harbor to Ellsworth, in the Town of Trenton, Hancock County, Maine, described in a Quitclaim Deed With Covenant from The First National Bank of Bar Harbor to Leonard J. DeMuro, Jr., dated July 30, 1999 and recorded in the Hancock County Registry of Deeds in Book 2859, Page 266 as follows:

Beginning at a #6 rebar set in the ground in the Southeasterly sideline of said State Route 3 marking the Northwest corner of a lot of land conveyed by Robert S. Leland and Laureen E. Leland to Robert S. Leland, by Warranty Deed dated March 13, 1987, recorded in Book 1626, Page 663 of the Hancock County, Maine, Registry of Deeds; thence South thirty-six degrees thirty-eight minutes East (S. 36° 38' E.) but always following the Westerly line of said land conveyed to Robert S. Leland (Book 1626, Page 663), a distance of two hundred fifty and four tenths (250.4) feet to a #6 rebar set in the ground on the Northwesterly line of land of Hancock County Airport; thence South fifty-two degrees thirty-seven minutes West (S. 52° 37' W.) but always following the Northwesterly line of said Hancock County Airport, a distance of two hundred twenty-seven and one-tenth (227.1) feet to a #5 rebar found; thence South forty-two degrees fifty-two minutes West (S. 42° 52' W.) but always following said line of land of Hancock County Airport, a distance of one hundred ninety-one and seven-tenths (191.7) feet to a #6 rebar set in the ground; thence North forty-three degrees five minutes West (N. 43° 5' W.) a distance of two hundred seventy-five (275) feet to a #6 rebar set in the ground in the Southeasterly sideline of said State Route 3; thence in a general Northeasterly direction, but always following the Southeasterly sideline of said State Route 3, a distance of four hundred fifty (450) feet, more or less, to the #6 rebar set in the ground at the point of beginning, which rebar bears North fifty-one degrees twenty-seven minutes East (N. 51° 27' E.) a distance of four hundred forty-six and seven-tenths (446.7) feet from the last mentioned #6 rebar. Containing 2.57 acres, more or less.

The above-described lot or parcel of land being depicted as PARCEL B on a survey plan entitled "Standard Boundary Survey of lands of Robert S. & Laureen E. Leland to be conveyed to Robert & Cecile Nason-Trenton, Maine" dated 02-06-90 by Brecher-Hyman Associates and recorded in said Registry of Deeds in File 23, No. 106.

Excepting, however, that portion of the above described parcel described in the Deed from Leonard J. DeMuro to Mark E. Dunbar dated June 15, 2006 and recorded at Book 4515 page 290 of the Hancock County Registry of Deeds.

This conveyance is made subject, however, to an Easement granted to Bangor Hydro-Electric Company recorded in Book 1482, Page 654 of said Registry of Deeds.

RESERVING, HOWEVER, to the said Robert S. Leland and Laureen E. Leland, their heirs and assigns forever, as appurtenant to remaining adjacent land of the said Lelands, an easement to use, repair and replace, if necessary, an electric service line and telephone service line from a Bangor Hydro-Electric Company pole located on the above-described lot or parcel of land to a one-story frame residence, all as depicted on the above-referenced survey plan.

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

K. Beveridge-Tittering 11/16/2009
Signature Date

KATHERINE BEVERIDGE-TITTERING
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.

Katherine Beveridge-Titterton 11/16/2009
Seller Date
KATHERINE BEVERIDGE-TITTERINGTON

Seller Date

Purchaser Date

Purchaser Date

Jeffrey Wooster 11/16/2009
Agent Date
JEFFREY WOOSTER

Agent Date

This form is provided in connection with the PROPERTY LOCATED AT
952 BAR HARBOR ROAD, TRENTON, ME 04605