

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: 135 Haynes Ave, Ellsworth, 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: Utility easement, ROW as in deed
What is your source of information: _____
- Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
IF YES: Explain: 100' brook setback
What is your source of information: _____
- 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: _____
What is your source of information: _____
- 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: survey available at City of Ellsworth, Pine Tree Estates subdivision

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

Bernard Lupien 3/12/2010 Linda Lupien 3-17-2010
SELLER DATE SELLER DATE
Bernard Lupien Linda Lupien

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 _____

Maine Association of REALTORS®/Copyright © July 2006. All Rights Reserved

Lynam Real Estate Agency 227 Main Street Bar Harbor, ME 4609

Phone: (207)288-3334

Fax: (207)288-5758

H. Ray Graham

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com



EXHIBIT A TO WARRANTY DEED FROM
FIRST ATLANTIC LAND COMPANY, INC. TO
BERNARD J. LUPIEN, LINDA LUPIEN,
WILLIAM J. CHICOINE AND MARIE CHICOINE

PARCEL I:

Being Lot 18 as shown on a plan of land entitled "Subdivision Plan of Section 2, Pine Tree Estates, Ellsworth, Hancock County, Maine", dated September, 1974, surveyed by James W. Sewall Company, Old Town, Maine which Plan is recorded with the Hancock County Registry of Deeds, Plan Book 14, Page 23.

PARCEL II:

Being Lot C as shown on a plan of land entitled "Subdivision Plan of Section 3, Pine Tree Estates, Ellsworth, Maine", dated May, 1987, surveyed by A.E. Sturgeon, Inc., Bangor, Maine, which Plan is recorded with the Hancock County Registry of Deeds, File 21, #21.

The conveyance of Parcel I and Parcel II is made SUBJECT TO the following conditions, restrictions, easements and rights of way, if any:

1. Easement to Bangor Hydro-Electric Company dated October 1, 1983, recorded with the Hancock County Registry of Deeds in Book 1479, Page 620.

2. Right of way for all purposes of a way across said lot for George S. Mason, Patten's Pond Improvement Company and Grace W. Barron and all persons who may have a right to cross said lot as contained in deed of Basil S. Heanssler, Harriet B. Heanssler and Kathleen H. Kane, formerly Kathleen H. Haynes to First Atlantic Land Company, Inc., dated April 30, 1987 and recorded with the Hancock County Registry of Deeds, Book 1633, Page 127.

This conveyance is made together with a right-of-way for all purposes of ingress and egress over the roads or ways as shown on the above-referenced plans and on plan of land entitled "Subdivision Plan of Section 1 of Pine Tree Estates, Ellsworth, Hancock Co., Maine", surveyed by James W. Sewall Company, Old Town, Maine, dated August, 1973 and recorded with the Hancock County Registry of Deeds Plan book 13, Page 69.

The premises herein conveyed, or a portion thereof, are subject to the provisions of 36 M.R.S.A. § 571 to 584-A, as amended, the "Tree Growth Tax Law", and the grantees are responsible for any penalties which may be imposed in the event of future withdrawal of any or all of the premises from the Tree Growth Tax Law.

This conveyance is also made SUBJECT TO a Road Maintenance Declaration of First Atlantic Land Company, Inc. dated July 16, 1987, said Declaration being recorded with the Hancock County Registry of Deeds, in book 1659, Page 404.

BOOK 1710 PAGE 674

This conveyance is also made subject to the following express conditions, obligations and restrictions:

That no building shall be erected upon the premises other than a one-family dwelling house, together with a garage and other necessary buildings appurtenant to said dwelling house or garage.

That the first floor living area of said dwelling house shall contain at least nine hundred (900) square feet of living area.

That the construction shall be used for residential purposes only and not for any commercial or industrial uses.

The above three conditions shall not apply to Lot C conveyed herein.

That no house trailer, mobile home, tent, or other temporary structures shall be erected, placed or maintained for the purposes of living therein on said premises. The term mobile home as used herein is defined as: A dwelling unit built on a chassis and containing complete electrical, plumbing and sanitary facilities, and designed to be installed on a temporary or permanent foundation for permanent living quarters. This shall not include the type of vehicle known as a trailer or tent-trailer (fabric covered or "solid state") which is designed primarily and/or sold for the purpose of temporary accommodations away from a permanent home or domicile; nor shall it include homes defined as modular houses. This clause shall survive the passing of title.

That no septic tank, cesspool or any equipment of any nature whatsoever for the disposal of sewage shall be erected, installed or maintained within one hundred feet (100') of any well and any such installation, erection or maintenance of such facilities shall comply with all rules and regulations of the State of Maine Department of Health and Welfare or such other agency having jurisdiction.

That such premises herein described shall not be further subdivided for sale or lease but shall be sold or leased only as an entirety, unless approved by the Town of Ellsworth and The State of Maine, Department of Environmental Protection.

That no structure shall be erected on said premises closer than seventy-five feet (75') from any public or private way, as shown on the recorded subdivision plan above referred to, and at least thirty-five (35') from the sideline or rear line of the lot.

PROVIDED, HOWEVER, that forfeiture for breach of the foregoing conditions, or any one of them, shall not operate to impair nor diminish the lien of bona fide mortgages existing upon the premises at the time of the breach of condition. The benefits of the restrictions and conditions herein imposed shall inure to the benefit of all owners in fee simple of the lot and these conditions are imposed upon the said lot as shown on said plan.

BOOK 1710 PAGE 675

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Being the same premises conveyed to FIRST ATLANTIC LAND COMPANY, INC. by Warranty Deed of Basil S. Heansler, Harriet B. Heansler and Kathleen H. Kane, formerly Kathleen H. Haynes dated April 30, 1987 and recorded with the Hancock County Registry of Deeds in Book 1633, Page 127.

HANCOCK, SS. REC'D AUG 23 1988 AT 10 40 AM A.M.

TAYLOR KEANE, BLANCHARD LYONS, TYBURSKY & WATSON, P.A. ATTORNEYS AT LAW
110 STATE STREET, PORTSMOUTH, NEW HAMPSHIRE 03801

Know All Men By These Presents,

8*2989 Pg209 #17606

11-15-2000 @ 11:45a

That Marie Chicoine and William J. Chicoine

in consideration of less than one hundred dollars

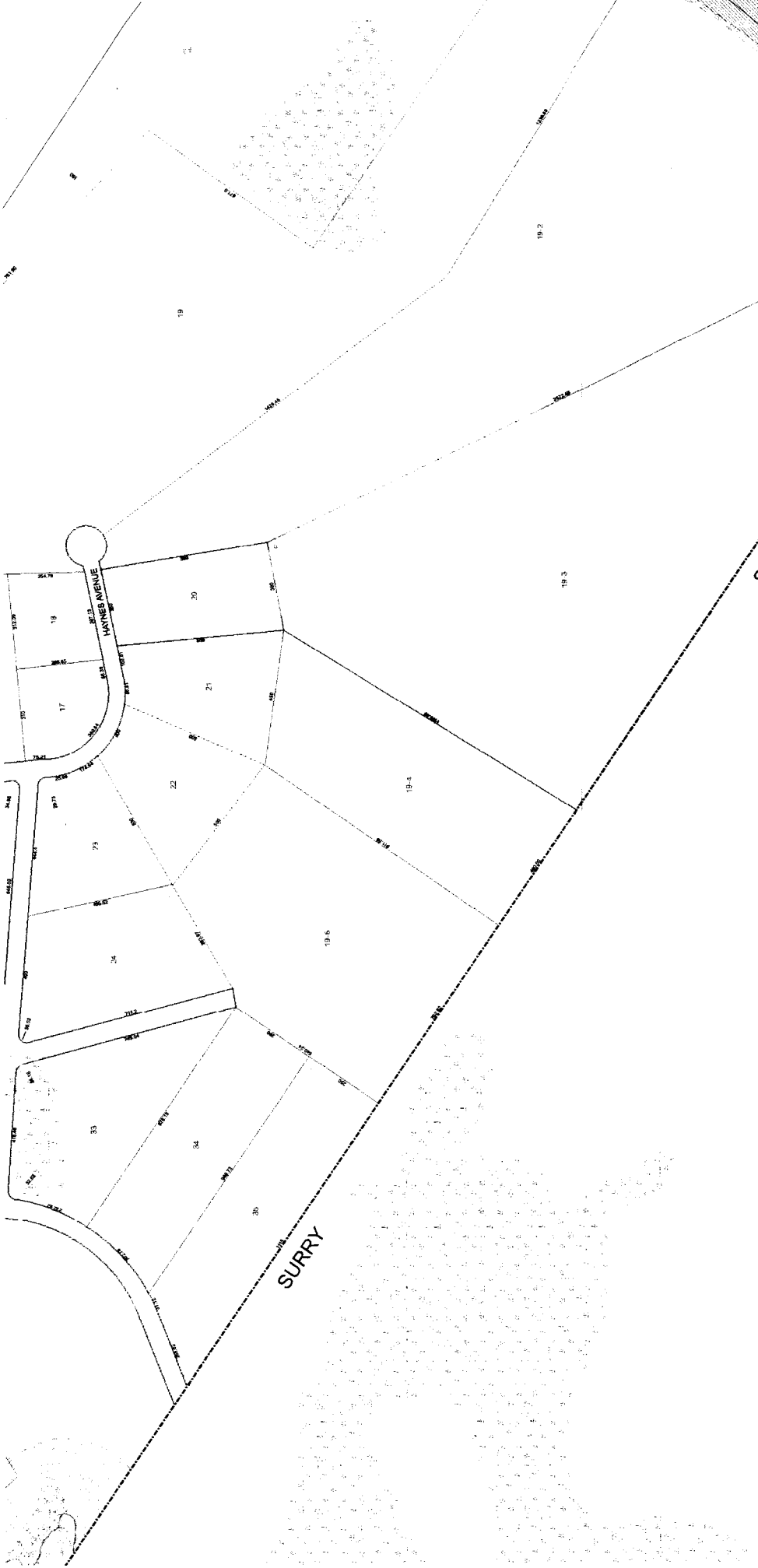
paid by William D. Chicoine

the receipt whereof I do hereby acknowledge, do hereby
give, grant, bargain, sell and convey unto the said William D. Chicoine all ^{our} right,
title and interest with warranty covenants

heirs and assigns forever,

a certain lot or parcel of land in Ellsworth, Hancock County, State of Maine, bounded
and described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.



- Legend**
- Property Line
 - Town Boundary
 - Private Right-of-Way
 - Public Right-of-Way
 - Perennial Stream
 - Intermittent Stream
 - Partial Stream
 - National Wetlands Inventory



019	020	021
022	023	024

Disclaimer:
 The information is provided as a service to the citizens of the City of Ellsworth and other interested persons. While every effort has been made to ensure accuracy, the City of Ellsworth does not warrant the accuracy of the information.