

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: 13 HODGDON ROAD, TREMONT.

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other

MAI.FUNCTIONS: 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: in front of house to right of driveway
Installed BY: unknown DATE of Installation: unknown
What is the source of your information: _____
USE: Number of Persons currently using system? two
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: behind house OR Unknown Date of Installation: 1987
Date of Last Servicing: _____ Name of Company Servicing Tank: Hasan septic service
Date Last Pumped: 11-12-09 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 house
Date of installation of leach field: 1987 Installed by: unknown
Date of Last Servicing: unknown 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? yes

SOURCE OF INFORMATION: previous owner and HHE 200
COMMENTS: information from previous owner

IS SYSTEM LOCATED IN A SHORELAND ZONE?: Yes No Unknown
Is System located in a Coastal Shoreland Zone? Yes No Unknown

PROPERTY LOCATED AT 13 HODGDON ROAD, TREMONT,

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

Table with 5 columns: Heating System(s)/Source(s), SYSTEM 1, SYSTEM 2, SYSTEM 3, SYSTEM 4. Rows include TYPE(S), 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, Malfunction per system/source within past 2 years, and Other pertinent information.

Buried Oil Supply Line: [] Yes [X] No [] Unknown Sleeced: [] Yes [] No
Chimney(s) Lined: [] Yes [X] No [] Unknown Age: NA Last Cleaned:
Is more than one heat source vented through one flue? [] Yes [X] No [] Unknown Had a chimney fire: [] Yes [X] No [] Unknown
Has chimney been inspected? [] Yes [] No [] Unknown; If Yes, when: NA

COMMENTS: DIRECT VENT FURNACE

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 [X] 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 [X] No [] Unknown
in the siding? [] Yes [X] No [] Unknown in the roofing shingles? [] Yes [] No [X] Unknown
in flooring tiles? [] Yes [X] No [] Unknown other: [] Yes [] No [] Unknown
If YES: Source of Information:

C. RADON/AIR - Current or previously existing:

Has the property been tested? [X] 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? [X] Yes [] No Results & Comments:

D. RADON/WATER - Current or previously existing:

Has the property been tested? [] Yes [] No [X] 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 [X] 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 [X] No
If YES, describe: NA

Are you aware of any cracking, peeling or flaking paint? [] Yes [X] No

COMMENTS: NA

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PROPERTY LOCATED AT 13 HODGDON ROAD, TREMONT,

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 way, private road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: _____
What is your source of information: _____

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: 0?

Year Built: 1988 What year did Seller purchase property? 2008

Roof: Year Built - Structure: unknown Year Shingles Installed: unknown

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.

[Signature]
SELLER
[Signature]
LACRONE - MOPHEE
SELLER
BRIAN LEETH

3-30-10
DATE

3/30/2010
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 We, **FEDERICO GILLER**, having an address of Qta. Edelweiss, Calle Bajada Los Curtidores, Alto Hatillo, Caracas, 1083 Venezuela, and **GUSTAVO GILLER**, having a mailing address of P.O. Box 111, Longmont, Colorado 80502, for consideration paid, **GRANT** to **BRIAN LEETH** and **CAROLINE McPHEE**, 13 Woods Rd. Mt. Desert, ME 04660 *CG FG by GG as AIF.* having an address of ~~750 NW 21st Street #3A, Escanaba, Oregon 97830~~, with **QUITCLAIM COVENANT**, as **TENANTS IN COMMON**, a certain lot or parcel of land, together with the buildings thereon, situated in Tremont, Hancock County, Maine, more particularly described in **EXHIBIT A** attached hereto and incorporated herein.

MAINE REAL ESTATE
TRANSFER TAX PAID

WITNESS the said Gustavo Giller has executed this deed, and Federico Giller has caused this deed to be executed by Gustavo Giller, his Attorney-In-Fact, pursuant to Limited Power of Attorney dated April 28, 2008, recorded in Book ____, Page __ of the Hancock County Registry of Deeds, this 1st day of May, 2008.

Federico Giller

Federico Giller

By *Gustavo Giller*

Gustavo Giller
Attorney-In-Fact

Gustavo Giller
Gustavo Giller

STATE OF MAINE
COUNTY OF HANCOCK

May / , 2008.

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



Notary Public/Attorney at Law

Printed Name

CHRISTINE T. INSTASI-SPRINGER
NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 25, 2010

EXHIBIT A

**Deed from Federico Giller and Gustavo Giller
To
Brian Leeth and Caroline McPhee**

A certain lot or parcel of land, together with the buildings thereon, situated in Tremont, Hancock County, Maine, being all and the same premises described as conveyed in the deed dated June 15, 1988, recorded in Book 1700, Page 93 of the Hancock County Registry of Deeds from Jeffrey A. Wooster to Bettina Giller, Federico Giller and Gustavo Giller, as joint tenants, as follows:

"Beginning at a large birch tree at the Northwest corner of the 'Old Schoolhouse Lot', formerly of Mavis Cooke, now or formerly of Stephen and Bauni King, and on the South side of the Hodgdon Road, so-called; thence in a generally easterly direction following the said South side of the said Hodgdon Road, so-called, a distance of one Hundred and sixty (160.0) feet, more or less, to an iron pin set at the intersection with an old cedar rail fence; said fence being the southerly boundary line of land of the United States of America; thence southeasterly but always following the southerly line of the United States of America, and following the said cedar rail fence, a distance of seven hundred sixty-one and two tenths (761.2) feet, more or less, to an iron pin set in said southerly line of the property of the United States of America and in the line of the said cedar rail fence; thence South eighty-eight degrees twelve minutes West (S. 88° 12' W.) along a spotted line a distance of three hundred two and five tenths (302.5) feet, more or less, to an iron pin set; thence North forty-eight degrees forty minutes West (N. 48° 40' W.) a distance of five hundred and fifty (550.0) feet, more or less, along a spotted line to an iron pin found marking the Northeast corner of the said 'Old Schoolhouse Lot'; thence North thirty-six degrees forty minutes West (N. 36° 40' W.) along said northerly line of said 'Old Schoolhouse Lot' a distance of one hundred thirty-two (132.0) feet, more or less, to the point of beginning.

Said parcel contains two and ninety-nine hundredths (2.99) acres, more or less. Being a portion of the premises described in a deed from David N. and Janice A. Philibotte to David M. Munsell, said deed dated June 14, 1985, and recorded in the Hancock County, Maine, Registry of Deeds in Book 1541, Page 102. The boundaries of the herein described lot are based on a survey performed by Aaron R. Picken, R.L.S. of Carmel, Maine, June 14, 1986."

The said Bettina Giller died on October 5, 2007 in Caracas, Venezuela.

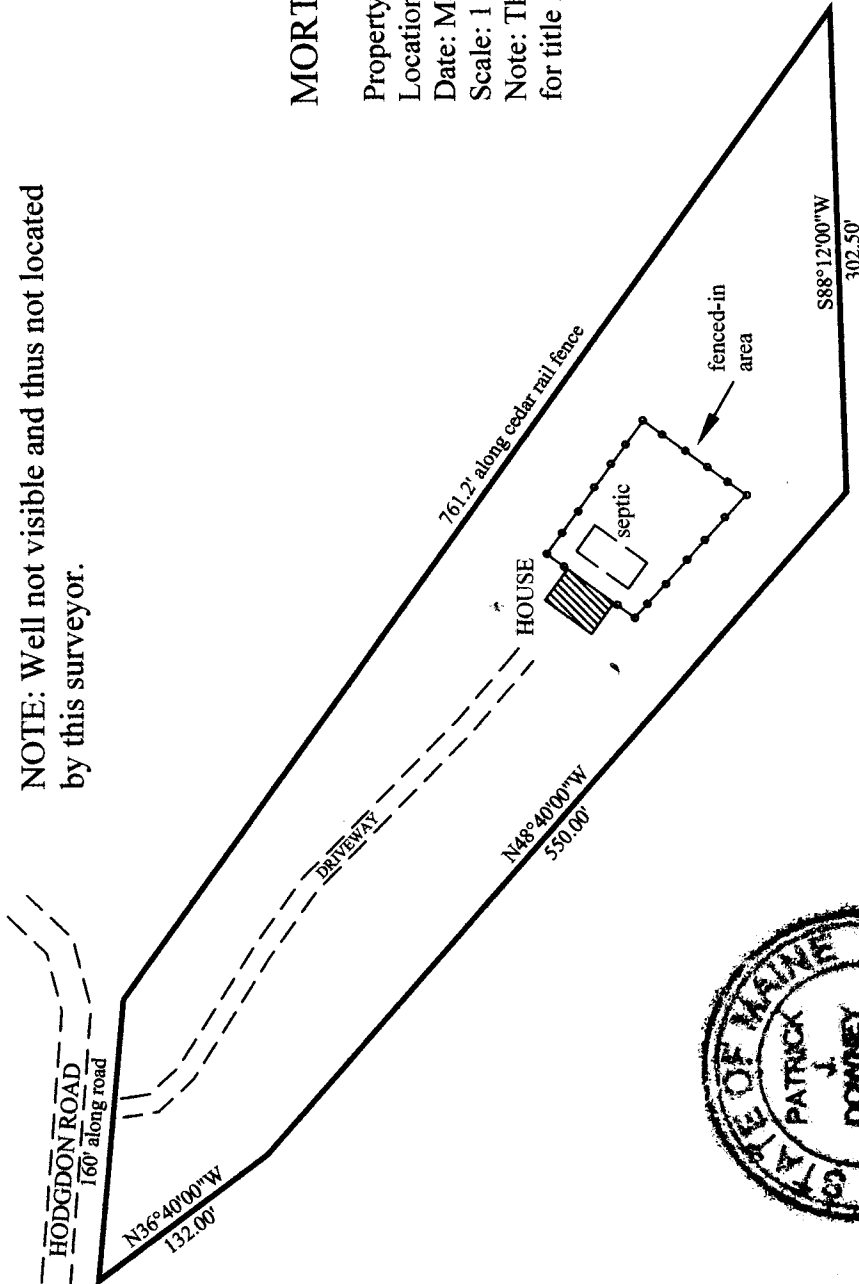
Ret: J+B Ellis #2

NOTE: Well not visible and thus not located by this surveyor.

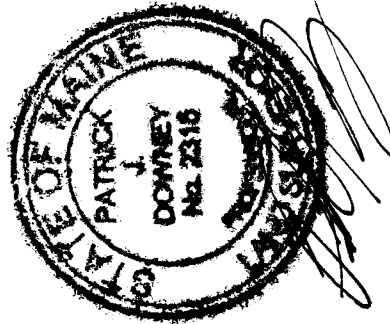


MORTGAGE LOAN INSPECTION

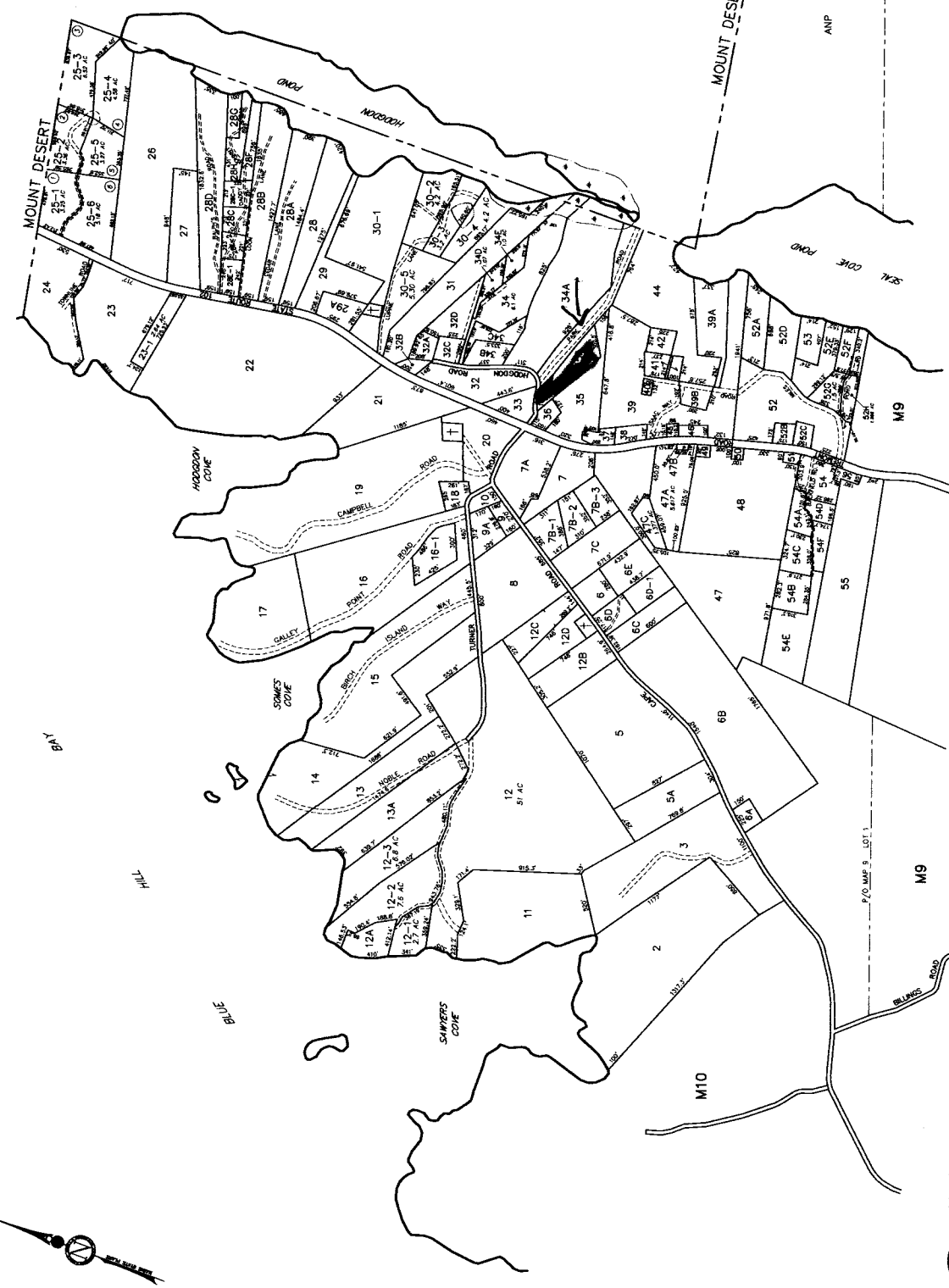
Property Owner: Frederico, Gustavo, & Bettina Giller
Location: 13 Hodgdon Rd., Tremont, ME
Date: May 1, 2008
Scale: 1 inch = 120 feet
Note: This is not a boundary survey. This plan is for title insurance purposes only.



I certify that this plan depicts the results of a current examination of the premises conveyed in Book 1700 Page 93 of the Hancock County Registry of Deeds and that all easements referenced in subject deed, apparent encroachments, and building are located on the ground as shown hereon. I have consulted the FEMA flood insurance rate maps, and the above described property is not located in a designated flood hazard area. I certify that the municipality is not making specific allegations that the improvements shown hereon violate any provisions of the local zoning ordinance.



Patrick J. Downey P.L.S.
15 Fieldstone Way
Ellsworth, Maine 04605
tel 207-667-5207
fax 207-667-4773



PROPERTY MAP
TOWN OF TREMONT
 HANCOCK COUNTY, MAINE
 SCALE: 1"=100' APRIL 1, 2008



LEGEND:
 388 LINE DIMENSION
 M5 PARCEL AREA
 M9 SUBDIVISION LOT NO.
 ANP APPROXIMATE FISH WATER LINE

PREPARED BY: AERIAL SURVEY & PHOTO, INC.
 AIRPORT ROAD, NORRISWOOD, MAINE
 (207) 834-2008

NOTE: This map is based on data collected by the office of the preparer and is not a warranty of accuracy. The preparer is not responsible for any errors or omissions on this map.

