

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: 14 Salem Town Woods Rd, Southwest Harbor,

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: _____ 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: _____
 Installed BY: _____ DATE of Installation: _____
 What is the source of your information: _____
 USE: Number of Persons currently using system? _____
 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: Front of main house OR Unknown Date of Installation: 1977
 Date of Last Servicing: 2000 Name of Company Servicing Tank: _____
 Date Last Pumped: 2000 Have you experienced any malfunctions? Yes No
 If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: _____
 Date of installation of leach field: 1977 Installed by: Blanchard and Gray Contractors
 Date of Last Servicing: _____ 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? _____

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

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	oil fired BB			
Age of system(s)/source(s)	6 mo			
Name of company that services system(s)/source(s)	Dead River			
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 Sleved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: 1977 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: _____
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PROPERTY LOCATED AT 14 Salem Town Woods Rd, Southwest Harbor,

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: Restrictive Covenants that go with the subdivision
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: Homestead and Veterans

• Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: _____

• Year Built: 1977 What year did Seller purchase property? 1976

• Roof: Year Built - Structure: 1977 Year Shingles Installed: 2009

Moisture or leakage: Small leak around chimney

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

New Furnace was installed in 2009, New Roof shingles installed in 2009

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.

Alan C Bond
SELLER

4-7-10
DATE

Olive M Bond
SELLER

4-7-10
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



KNOW ALL MEN BY THESE PRESENTS, That Worcester Associates, a corporation organized and existing under the laws of the State of Maine, and located at Southwest Harbor, Hancock County, Maine, in consideration of One Dollar and other valuable considerations, paid by Alan C. Bond and Olive M. Bond, both of 16 Bridge Street, Deep River, Connecticut 06417, the receipt whereof it does hereby acknowledge, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Alan C. Bond and Olive M. Bond, their heirs and assigns, as joint tenants and not as tenants in common, and to the survivor of them and the heirs and assigns of the survivor of them forever, a certain lot or parcel of land situated in Southwest Harbor, Hancock County, Maine, easterly of the Long Pond Road, so-called, bounded and described as follows, to wit:

Beginning at an iron pipe driven into the ground on the southerly side line of the Salem Towne Road at the most northerly corner of lot number seven (7) as shown on a survey plan entitled "SUB-DIVISION PLAN OF WORCESTER ASSOCIATES AT SOUTH-WEST HARBOR, MAINE" dated July 1973, revised August 1974 and recorded in Plan Book 13, Page 54 and Plan Book 14, Page 36 of the Hancock County, Maine, Registry of Deeds; said corner being the most easterly corner of lot number five (5) as shown on said survey plan and described in a deed from Worcester Associates to Michael P. Burke and Juliann H. Burke; thence South forty-seven degrees one minute East (S. 47° 1' E.) one hundred ninety-five (195) feet to an iron pipe driven into the ground on the southerly side line of said Salem Towne Road, said iron pipe marking the most northerly corner of a lot or parcel of land as described in a deed of recent date from Worcester Associates to Marjorie A. Holt; thence South fifty-four degrees twenty-nine minutes West (S. 54° 29' W.) three hundred ten (310) feet to an iron pipe driven into the ground; thence North seven degrees thirty-five minutes West (N. 7° 35' W.) one hundred eighty and five tenths (180.5) feet to an iron pipe driven into the ground; thence North forty-two degrees fifty-nine minutes East (N. 42° 59' E.) one hundred eighty-two (182) feet to the point of beginning.

Meaning and intending to convey and hereby conveying said lot number seven (7) as shown on said survey plan.

Together with a right-of-way for all purposes of a way in common with the Grantor, its successors and assigns, and all others

who now are or may hereafter be lawfully entitled to similar rights by conveyance from the Grantor or otherwise over the said Salem Towne Road, so called, leading from said Long Pond Road to the above-described premises.

The lot herein conveyed is made and conveyed subject to the following permanent restrictions (not conditions subsequent) to wit:

1. The Grantees shall not, nor permit others, to hunt, trap or in any other manner disturb the wildlife of the herein conveyed premises.
2. The conveyed premises shall not be subdivided and shall be used solely for residential purposes.
3. No animals, other than customary household pets, shall be kept or allowed on the conveyed premises without the prior written approval of the Grantor.
4. No sign of any kind (except the usual type of sign identifying the owner) shall be placed or maintained on the premises without the prior written approval of the Grantor.
5. Any sewage disposal system installed on the conveyed premises shall be located, constructed and equipped in accordance with the requirements and standards of the Federal, State and local laws and regulations.
6. The conveyed premises shall be used for single family residential purposes only.
7. Except as hereinafter provided, no elevated tanks of any kind shall be erected, placed or permitted on any part of the conveyed premises. Any tanks for the use in connection with any residence constructed on the conveyed premises, including tanks for the storage of fuels, shall be buried or walled sufficiently to conceal them from the view from adjoining lots, roads or streets.
8. No building, structure, outbuilding or appurtenance of any nature shall be located closer, from any boundary line of the conveyed premises, than twenty (20) feet and no dwelling shall be constructed on the conveyed premises consisting of less than nine hundred sixty (960) square feet of living space measured at the foundation, if the dwelling has only one story. No two story dwelling shall be constructed on the conveyed premises consisting of less than eight hundred seventy five (875) square feet of living space measured at the foundation and total living space (including first and second stories) shall not be less than one thousand (1,000) square feet. No three story

dwelling shall be constructed on the conveyed premises. No building or structure shall be constructed within sixty (60) feet of any right of way, road or street.

9. The conveyed premises shall not be used in whole or in part for the storage of rubbish of any character whatsoever, nor for the storage of any property or thing that will cause such premises to appear in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing or material be kept upon said premises that will emit foul or obnoxious odors, or that will cause any noise that will or might disturb the peace, quiet, comfort or serenity of the adjoining or surrounding property owner.

10. No commercial vehicles, construction vehicles or light equipment (except pickup trucks), or mobile or stationary trailers or tents of any kind, shall be permitted to be used or kept on the conveyed premises, unless first approved in writing by the Grantor.

11. Garden equipment, sporting equipment, bicycles, carriages, snowmobiles, boats and similar items placed on the premises shall be kept in enclosed areas.

12. No septic leaching field shall be installed on the conveyed premises unless it is located in the immediate area of a "test pit" which has been previously approved as being fit for leaching in accordance with the State of Maine Plumbing Code and all other government laws and regulations. A copy of "test pit" data must be sent to the Department of Environmental Protection of the State of Maine for their approval as to whether the new site is acceptable for use as a leaching field before said site can be utilized.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Alan C. Bond and Olive M. Bond, their heirs and assigns, as joint tenants and not as tenants in common, and to the survivor of them and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

AND IT DOES COVENANT with the said Grantees, their heirs and assigns, as joint tenants and not as tenants in common, and with the survivor of them and the heirs and assigns of the survivor of them, that it is lawfully seized in fee of the premises; that they are free of all encumbrances; that it has good right to sell and convey the same to the said Grantees to hold as aforesaid;

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and that it and its successors shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns, as joint tenants and not as tenants in common, and to the survivor of them and the heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Worcester Associates has caused its corporate seal to be affixed hereto and these presents to be signed in its name and behalf by Ben C. Worcester, III, its Treasurer, hereunto duly authorized this 19th day of July in the year of our Lord one thousand nine hundred and seventy-six.

WORCESTER ASSOCIATES

By Ben C. Worcester III
Its Treasurer



STATE OF MAINE
COUNTY OF HANCOCK

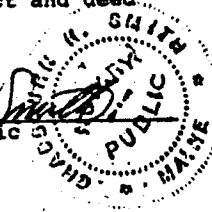
, ss.

July 19, 1976

Personally appeared the above-named Ben C. Worcester, III, Treasurer of Worcester Associates, and acknowledged the above instrument to be his free act and deed and the free act and deed of said Corporation.

Before me,

Charlton H. Smith
Notary Public



HANCOCK, SS: REC'D July 23, 1976 AT 3 05 P. M.

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

Alan C Bond 4-2-10
Signature Date

Alan C Bond
Name printed

Alan C Bond 4/2/10
Signature Date

Olive M Bond Olive T Bond
Name printed

Purchaser or potential purchaser

Signature Date

Name printed

Signature Date

Name printed

