

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: 244 MAIN STREET, BAR HARBOR, ME 04609

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: NA 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? NA

• IF PRIVATE:

INSTALLATION: Location: NA

Installed BY: NA

DATE of Installation: NA

What is the source of your information: NA

USE: Number of Persons currently using system? NA

Does system supply water for more than one household? _____ Yes No Unknown

COMMENTS: TOWN OF BAR HARBOR WATER SUPPLY

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: NA

Tank Size: 500 Gal. 1000 Gal. Unknown Other: NA

Tank Type: Concrete Metal Unknown Other: NA

Location: NA OR Unknown Date of Installation: NA

Date of Last Servicing: NA Name of Company Servicing Tank: NA

Date Last Pumped: NA Have you experienced any malfunctions? _____ Yes No

If yes, give the date and describe the problem: NA

LEACH FIELD: _____ Yes No Unknown

IF YES: Location: NA

Date of installation of leach field: NA Installed By: NA

Date of Last Servicing: NA Name of Service Company: NA

Have you experienced any malfunctions? _____ Yes No

If yes, give the date and describe the problem & what steps were taken to remedy: NA

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? NA

SOURCE OF INFORMATION: TOWN RECORDS

COMMENTS: PUBLIC SEWER

IS SYSTEM LOCATED IN A SHORELAND ZONE?: _____ Yes No Unknown

Is System located in a Coastal Shoreland Zone? _____ Yes No Unknown

8/2008

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Seller(s) Initials _____

Lynam Real Estate Agency 227 Main Street, Bar Harbor ME 04609

Phone: 2072883334

Fax: (207) 288-3550

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Connie Shea

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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)	OFHOT AIR			
Age of system(s)/source(s)	1998+-			
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
 Chimney(s) Lined: Yes No Unknown Age: N/A Sleeved: Yes No N/A
 Last Cleaned: N/A no chimney
 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: N/A Unknown By: NA Unknown
 Results: N/A 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: Unknown

D. RADON/WATER - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: NA By: NA
 Results: NA If applicable, What remedial steps were taken? NA
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: TOWN SUPPLY

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: NA
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards? Yes No
 IF YES, describe: NA

Are you aware of any cracking, peeling or flaking paint? Yes No
 COMMENTS: EXTERIOR OF GARAGE

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PROPERTY LOCATED AT 244 MAIN STREET, BAR HARBOR, ME 04609

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown
LAND FILL: Yes No Unknown
RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: _____

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: 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: NA

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

Year Built: 1900

How long has Seller owned it: 1993

Roof: Year Built - Structure: 1900 approx.

Age - Shingles: 1995

Moisture or leakage: None known

Comments: _____

Foundation/Basement: Sump Pump: Yes No Unknown Comments: No Basement

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: NA

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.

SELLER

JEFFERSON P HOBBS

DATE

11 22 09

SELLER

SHARON E HOBBS

DATE

11 22 09

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



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QUITCLAIM WITH COVENANT DEED

JEFFERSON P. HOBBS, of Bar Harbor, Hancock County, Maine, for consideration paid, GRANTS to JEFFERSON P. HOBBS and SHARON E. HOBBS, 244 Main Street, Bar Harbor, ME 04609, with quitclaim covenant as joint tenants, the land situated in Bar Harbor, Hancock County, Maine, together with any and all improvements thereon, bounded and described in EXHIBIT A attached hereto and made a part hereof.

WITNESS my hand this 30th day of October, 2006.


JEFFERSON P. HOBBS

STATE OF MAINE
COUNTY OF HANCOCK

Date: 10/30, 2006

Personally appeared the above-named Jefferson P. Hobbs and acknowledged the above instrument to be his free act and deed.

Before me,


Notary Public

Rachel I. Pelletier
Printed Name of Notary

RACHEL I. PELLETIER
Notary Public, Maine
My Commission Expires February 3, 2013

SEAL

EXHIBIT A

A certain lot or parcel of land together with any and all improvements thereon situated in Bar Harbor, Hancock County, Maine, bounded and described in the deed from David B. Paine to Jefferson P. Hobbs dated January 27, 1993 and recorded in Book 2065, Page 346 of the Hancock County, Maine, Registry of Deeds as follows, to wit:

Beginning at an iron rod driven into the ground on the easterly side line of the sidewalk at the northwest corner of land now or formerly owned by Hillard W. Walls et ux; thence North six degrees twenty-seven minutes twenty-four seconds East (N. $06^{\circ} 27' 24''$ E.), but always following the easterly side line of the aforesaid sidewalk, seventy (70) feet to an iron rod set into the ground; thence South eighty-three degrees thirty-two minutes twenty-four seconds East (S. $83^{\circ} 32' 24''$ E.) sixty (60) feet to an iron rod set into the ground; thence North sixty-eight degrees twenty-five minutes twenty-seven seconds East (N. $68^{\circ} 25' 27''$ E.) seventeen and forty-two hundredths (17.42) feet to an iron rod set into the ground; thence South eighty-four degrees thirty-two minutes fifty seconds East (S. $84^{\circ} 32' 50''$ E.) thirty and seventy-eight hundredths (30.78) feet to an iron rod set in the ground; thence South five degrees fourteen minutes thirty-one seconds West (S. $05^{\circ} 14' 31''$ W.) twenty-six and fifty-nine hundredths (26.59) feet to an iron rod set into the ground on the northerly side line of land now or formerly owned by Lawrence Carol Keif and Jean Louise Keif; thence North eighty-four degrees forty-nine minutes seven seconds West (N. $84^{\circ} 49' 07''$ W.), but always following the northerly side line of the said land now or formerly owned by Lawrence Carol Keif and Jean Louise Keif, twenty-nine and twenty-two (29.22) feet to an iron pipe driven into the ground; thence South five degrees fifty-four minutes five seconds West (S. $05^{\circ} 54' 05''$ W.), but always following the westerly side line of the said land now or formerly owned by Lawrence Carol Keif and Jean Louise Keif, fifty and thirty-one hundredths (50.31) feet to an iron rod set into the ground; thence North eighty-four degrees ten minutes thirty-seven seconds West (N. $84^{\circ} 10' 37''$ W.) but always following the northerly side line of the said land now or formerly owned by Hillard W. Walls et ux, seventy-eight feet (78) feet to the herein first mentioned iron rod driven into the ground being the point of

beginning. Containing approximately 6,243 square feet of land.

The foregoing described parcel of land being depicted as Parcel #2 on a survey ("Plan Showing Property And Division For David Paine At Bar Harbor, Hancock County, Maine...") prepared in November, 1992 by Edward B. Jackson, PLS, of Bar Harbor, Maine.

Together with all of the herein Grantor's right, title and interest in and to the land situated between an extension westerly of the northerly and southerly side lines of the above described parcel of land, on their respective courses, to the center line of Main Street.

The herein conveyed premises are hereby conveyed subject to the easement conveyed by deed dated January 27, 1993, (to be recorded at the Hancock County, Maine, Registry of Deeds) from David B. Paine to Lawrence Carol Keif and Jean Louise Keif.

The herein conveyed premises are hereby conveyed subject to the restriction set forth in the deed dated May 5, 1957, recorded in Book 802, Page 121 at the Hancock County, Maine, Registry of Deeds from Mary Roberts Sprague et al to George C. McKay et al, to wit: any building on the herein conveyed premises be situated at least twenty (20) feet distant from Main Street.

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③#7

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

Jefferson P Hobbs 11 22 09
Signature Date

JEFFERSON P HOBBS
Name printed

Sharon E. Hobbs 11/22/09
Signature Date

SHARON E HOBBS
Name printed

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) _____ 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) ~~_____~~ 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) SS ^{12/7/09} 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.

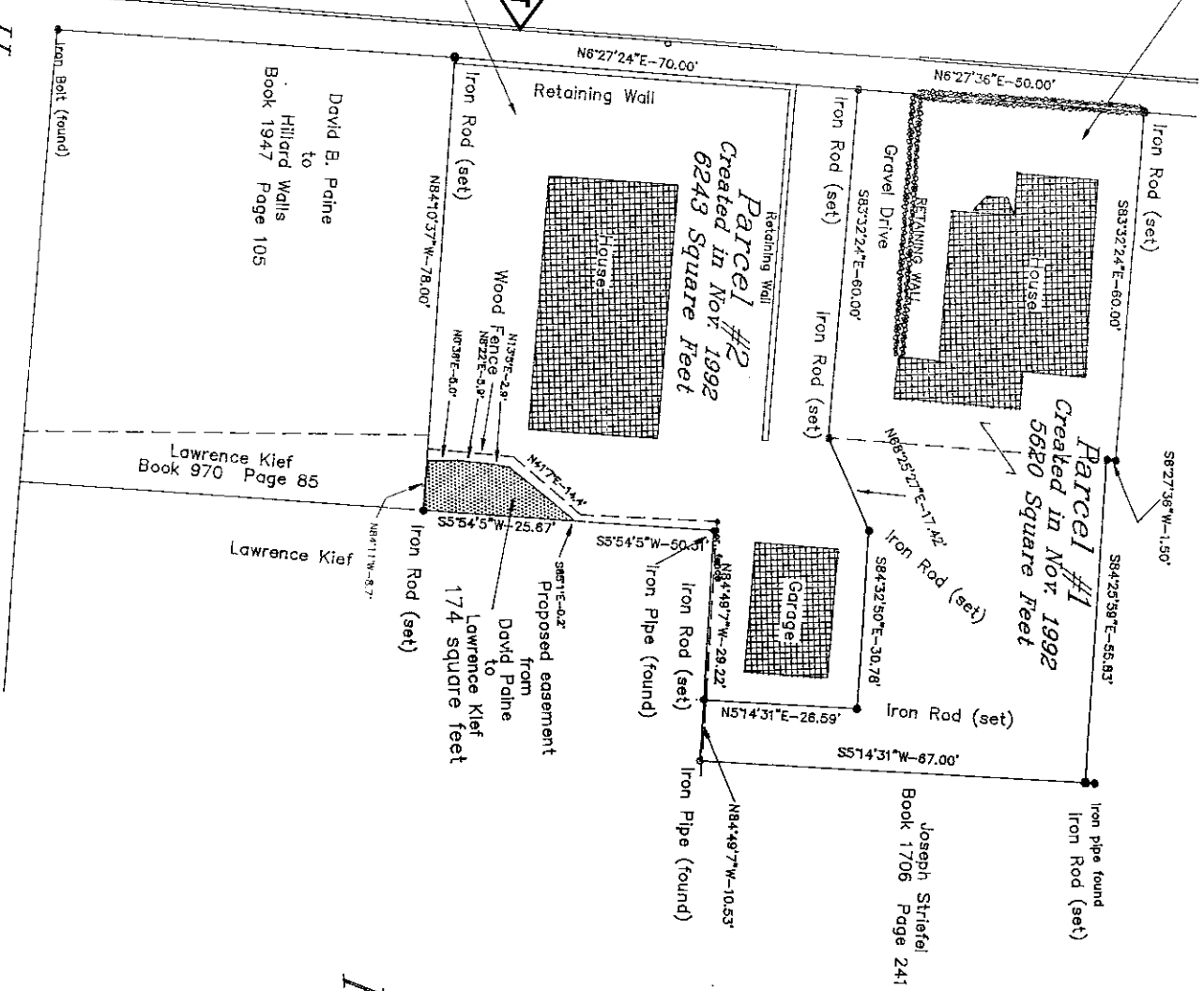
<p>_____ Seller JEFFERSON P HOBBS</p>	<p>_____ Date</p>	<p><i>Sharon E. Hobbs</i> 11/22/09 _____ Seller SHARON E HOBBS</p>	<p>_____ Date</p>
<p>_____ Purchaser</p>	<p>_____ Date</p>	<p>_____ Purchaser</p>	<p>_____ Date</p>
<p>_____ Agent CONNIE SHEA & SUZANNE SYLVIA</p>	<p>_____ Date</p>	<p>_____ Agent</p>	<p>_____ Date</p>

This form is provided in connection with the PROPERTY LOCATED AT
244 MAIN STREET, BAR HARBOR, ME 04609

Exceptions:
 All corners not marked with surveyor's registration number
 Description of lot not prepared at time of survey
 Report of findings and opinions not prepared

Hancock Street

Subj^{ct} Main Street



Plan
 Showing Property and Division
 For
 David Paine
 At
 Bar Harbor
 Hancock County, Maine

November 1992 Scale: 1"=20'
 By: Edward B. Jackson
 PLS # 1091
 Bar Harbor, Maine

