

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: 1688 Bayside Road, Trenton,

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: 04/26/2010 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? treated well

• IF PRIVATE:

INSTALLATION: Location: By fence in front of house
Installed BY: Jones & Sons, Inc. DATE of Installation: December 13, 1996
What is the source of your information: Previous owner
USE: Number of Persons currently using system? four
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: beside house OR Unknown Date of Installation: June 21, 1996
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Date Last Pumped: _____ Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: on the side of the house
Date of installation of leach field: June 21, 1996 Installed by: Tracy and Sons Construction
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: _____

COMMENTS: _____

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

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

2010 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials _____

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Pellet Stove	Wood Stove	Propane	Electric
Age of system(s)/source(s)	2005	2009		
Name of company that services system(s)/source(s)	Self	Self	R.H. Foster	Bangor Hydro
Date of most recent service call				
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	2 Tons	2 Cords	254	
Malfunction per system(s)/ source(s) within past 2 years	n/a	n/a	n/a	n/a
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleeved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: 2007 Last Cleaned: 03/10/2010 *metalbestos*
 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: _____

PROPERTY LOCATED AT 1688 Bayside Road, Trenton,

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: ROW and restrictive covenant

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: Homestead (e)

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: _____
- Year Built: 1996 What year did Seller purchase property? 2004
- Roof: Year Built - Structure: 1996 Year Shingles Installed: 1996 & 2008
Moisture or leakage: Ice dam-repaired with ice & water shield & new shingles 6 ft up on front of
Comments: house. Electrical outlet with switch for heat tape
- 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.

SELLER
Lisa M. Roy

May 17, 2010
DATE

SELLER
William J. Roy

May 17, 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



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Quitclaim Deed with Covenant

We, Johannon F. Olson and Amber M. Olson, both of Trenton, Hancock County, Maine and Deborah Castle, (also known as D. Castle) of Trenton, Hancock County, Maine, in her capacity as successor trustee of the Lucky Dog Trust, a Land Trust (an executory trust) [the grantee in a deed recorded in Hancock Registry of Deeds, Volume 3756, Page 260], for consideration paid, grant to WILLIAM J. ROY and LISA M. ROY, husband and wife, both of Trenton, Hancock County, Maine, (whose mailing address is: _____) with QUITCLAIM COVENANT, as joint tenants, the following described real estate:

A certain lot or parcel of land together with any improvements thereon, situated in Trenton, Hancock County, Maine, more particularly described in Exhibit A attached hereto.

For grantors' source of title, reference may be had to a deed from Johannon F. Olson and Amber M. Olson to the Lucky Dog Trust and to R. Fisk as trustee, dated September 22, 2003, recorded in Hancock Registry of Deeds, Book 3756, Page 260. Johannon F. Olsen and Amber M. Olsen join in this deed to confirm their interest was extinguished by virtue of the deed recorded in Hancock Registry of Deeds, Volume 3756, Page 260. Further reference is made to a deed from John N. Lalli and Donna M. Lalli to Johannon F. Olson and Amber M. Olson, dated April 4, 2002, recorded in Hancock Registry of Deeds, Book 3293, Page 159.

Witness our hands and seals this 21st day of June, 2004.

Michelle Lawrence
Witness

Deborah Castle
Deborah Castle, successor trustee
of the Lucky Dog Trust

Johannon F. Olson
Johannon F. Olson

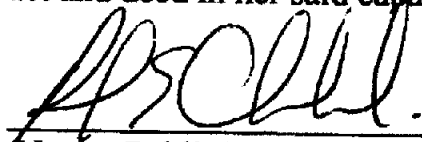
Amber M. Olson
Amber M. Olson

STATE OF MAINE
COUNTY OF HANCOCK

June 21, 2004

Then personally appeared the above named Deborah Castle, successor trustee and acknowledged the foregoing instrument to her free act and deed in her said capacity,


Before me,



Notary Public/Attorney at Law
MY COMMISSION EXP. 5/11/2009

Then personally appeared the above named Johannon F. Olson and Amber M. Olson and acknowledged the foregoing instrument to her free act and deed in her said capacity, on 6-16-04

Before me,



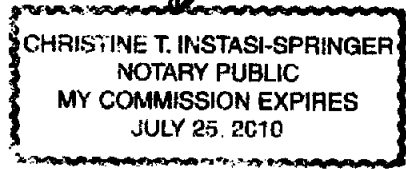
Notary Public/Attorney at Law


EXHIBIT A

A certain lot or parcel of land, together with any and all improvements thereon, situated in Trenton, Hancock County, Maine, bounded and described in the deed from John N. Lalli and Donna M. Lalli to Johannon F. Olson and Amber M. Olson dated April 4, 2002 and recorded in Book 3293, Page 159 of the Hancock County, Maine, Registry of Deeds as follows, to wit:

"The land, together with any buildings thereon, located at Rt 230 Bayside Road, situated in Trenton, County of Hancock, State of Maine and being a portion of those premises as more fully bounded and described in the deed from EMC Mortgage Corporation to John Lalli, dated March 9, 1995, and recorded in Book 2443, Page 247 of the Hancock County, Maine, Registry of Deeds, and which premises are more fully bounded and described as follows:

"Beginning at an iron pin on the easterly sideline of State Route No. 230, said point being the most northerly point of land now or formerly of Barbara Roy D'Amour; thence North thirty-four degrees zero minutes East (N 34° 00' E), but always following the easterly sideline of State Route No. 230, a distance of two hundred forty-seven and four tenths (247.4) feet to an iron pin set into the ground, said iron pin marking the southwesterly corner bound of a forty (40) foot wide right of way; thence North thirty-four degrees zero minutes East (N 34° 00' E), but always following the said easterly sideline of State Route No. 230, a distance of twenty-one and six tenths (21.6) feet to an iron pin driven into the ground; thence South thirty-three degrees thirty seven minutes East (S 33° 37' E) a distance of five hundred twenty-three and three tenths (523.3) feet to a point; thence South, thirty-four degrees fifteen minutes West (S 34° 15' W) a distance of twenty-one and six tenths (21.6) feet to an iron pin set in the ground; thence South thirty-four degrees fifteen minutes West (S 34° 15' W) a distance of two hundred and forty-six and nine tenths (246.9) feet to an iron pin set in the ground; thence North thirty-three degrees thirty-seven minutes West (N 33° 37' W), but always following the said northeasterly border of land now or formerly of Barbara Roy D'Amour, a distance of five hundred twenty-two and one tenth (522.1) feet to the point of beginning.

Being all and the same premises depicted as Lot #4 on a survey entitled "REDFERN WOODS Subdivision of lands of Carlton Johnson Trenton, Maine 10/12/88" by Harris Hyman, RLS and recorded in File 22, Page 72 in the Hancock County, Maine, Registry of Deeds.

This lot is subject to the rights of the other owners of lots in this subdivision and rights of others in and to that portion of the depicted Right of Way which crosses the above said Lot #4 and is described as follows:

Beginning at an iron pin on the easterly sideline of State Route No. 230, said iron pin being two hundred forty-seven and four tenths (247.4) feet upon a bearing of North thirty-four degrees zero minutes East (N 34° 00' E) from an iron pin which marks the most northerly point of land now or formerly of Barbara Roy D'Amour; thence South thirty-three degrees thirty-seven minutes East (S 33° 37' E) a distance of five hundred twenty-three and three tenths (523.3) feet to an iron pin set in the ground; thence North thirty-four degrees fifteen minutes East (N 34° 15' E) a distance a of twenty-one and six tenths (21.6) feet to an iron pin set in the ground; thence North thirty-three degrees thirty-seven minutes West (N 33° 37' W) a distance of five hundred twenty-three and three tenths (523.3) feet to a point; thence South thirty-four degrees zero minutes West (S 34° 00' W) a distance of twenty-one and six tenths (21.6) feet to point of beginning.

Hereby granting, together with Lot #4, a Right of Way for all purposes of a way, including the passage of utilities either above or beneath the ground, to allow access to said lot from said State Route 230, to be used jointly with the Grantor, his heirs, grantees, and assigns and with all others granted similar rights to use said Right of Way. Said Right of Way hereby granted is forty (40) feet in width and is depicted on the abovesaid subdivision plan and described thereon as "40' RIGHT-OF-WAY". The center line of said Right of Way is described as follows, to wit:

Beginning at a point on the southeasterly side of State Route 230, said point being two hundred sixty-eight and eight tenths (268.8) feet distant from, on a bearing of South thirty-four degrees zero minutes West (S 34° 00' W), the westerly point of land now or formerly of Richard Kelly; thence South thirty-three degrees thirty-seven minutes East (S 33° 37' E) a distance of five hundred twenty-three and three tenths (523.3) feet, more or less, to an iron pin set in the said center line of said Right of Way.

The premises is conveyed subject to the following permanent restrictions (not conditions subsequent), to wit:

1. No mobile homes or trailers shall be located on the conveyed premises.

2. The Grantee hereby agrees to share equally the expense of upkeep and maintenance of the existing Right of Way with the other owners of lots in this subdivision, and all others who have similar rights to use this Right of Way

EXCEPTING AND RESERVING, however, and not conveying those premises as described in the deed from John Lalli to Pamela J. Decker, which deed is dated November 6, 1997, and recorded in Book 2690, Page 52 of the Hancock County, Maine, Registry of Deeds, and which premises are more fully bounded and described as follows:

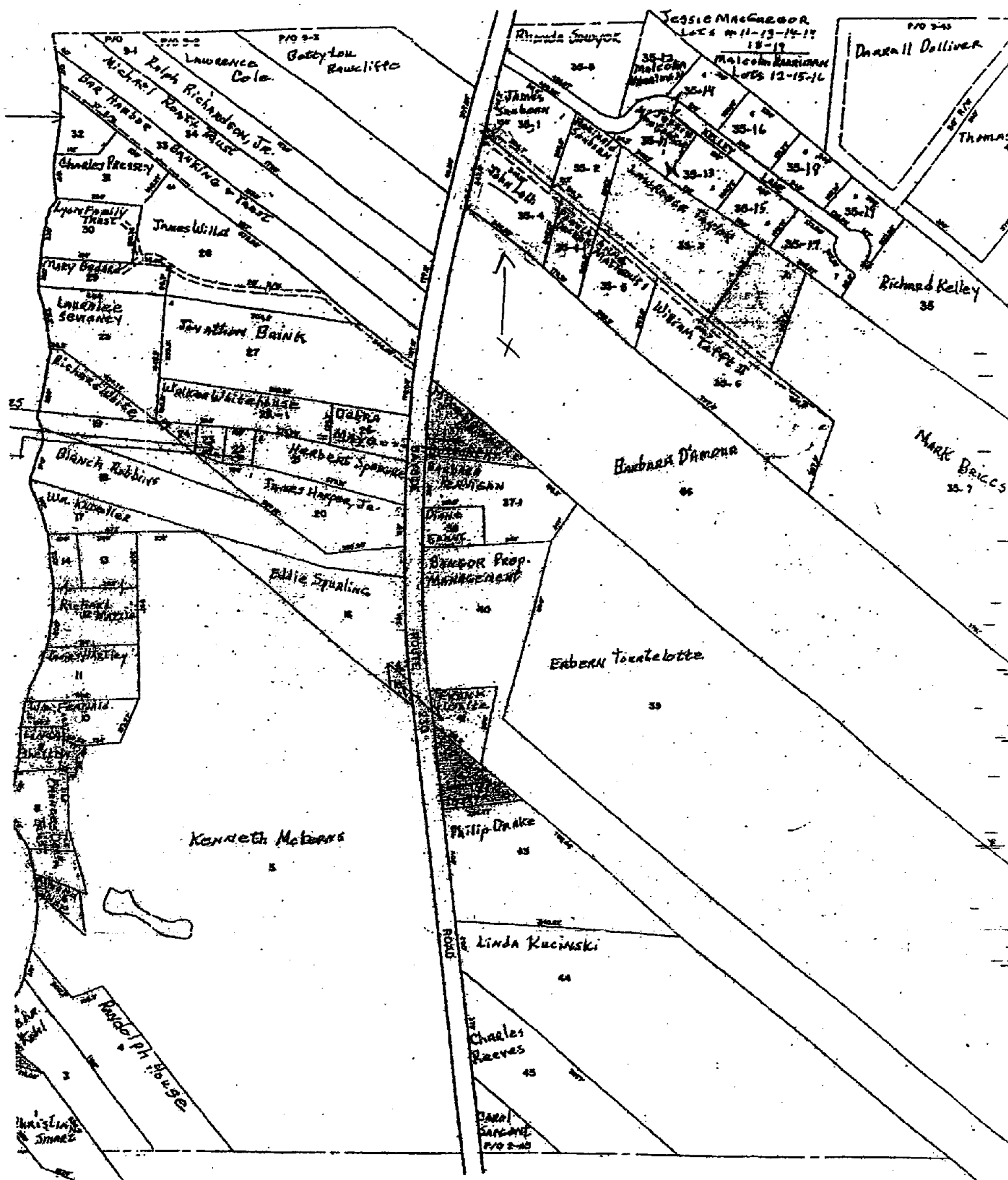
Beginning at a No. 5 rebar with surveyor's cap ID No. 1207 found, said rebar being on the south line of a forty (40) foot right of way leading Westerly to Route #230 and marking the northeast corner of Lot #4, as shown on a subdivision plan entitled "Redfern Woods" dated October 12, 1988 and recorded in File 22, Page 72 of the Hancock County, Maine, Registry of Deeds; thence following the east line of said lot, South thirty four degrees fifteen minutes West (S. 34°-15' W.) two hundred forty-six and eighty seven one-hundredths (246.87) feet to a No. 5 rebar with surveyor's cap ID No. 1207 found, said rebar marking the southeast corner of said Lot #4; thence following the south line of said lot North thirty three degrees thirty three minutes fifty one seconds West (N. 33°-33'-51" W.) One hundred seventy five and twenty one one-hundredths (175.21) feet to a No. 6 rebar with surveyor's cap ID No. 1064 set; thence North thirty four degrees fifteen minutes East (N. 34°-15' E.) two hundred forty six and eighty eight one-hundredths (246.88) feet to a No. 6 rebar with surveyor's cap ID No. 1064 set, said rebar being on the south line of said forty (40) foot right of way; thence following said south line South thirty three degrees thirty three minutes thirty five seconds East (S. 33°-33'-35" E.) one hundred seventy five and twenty two one-hundredths (175 .22) feet to the place of beginning.

Also grant a forty (40) foot right of way, for all purposes of a way, including the passage of utilities either above or below ground, to allow access to the above described lot from Route #230, said right of way shown on said Redfern Woods Subdivision Plan.

Roy.d102

HANCOCK COUNTY

#1



DATE OF AERIAL PHOTOGRAPHY 8-8-86
 DATE OF COMPLETION 4-1-87
 DATE OF REVISIONS _____

For Recreational Purposes
 Not to be used for Construction

EASTERN MAPPING SERVICES
 115 North Rd., Newburgh, ME 04244
 For Copies Call: 207-834-2777
 Update: April 01, 2001

MAP
 5/35-4
 JAMES