

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: NORWAY DRIVE, BAR HARBOR, ME 04609

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: Banger Hydre Easement, Road A.O.W., Restrictive covenants
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: Except town setbacks from wetlands
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: PORTION OF LARGER PIECE IS BEING OFFERED
What is your source of information: OWNER
- 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 Preliminary
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: Yes No
Additional Information: _____

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

Stephen Cough 4/30/10 Ann A Cough 4-30-10
SELLER DATE SELLER DATE
STEPHEN COUGH ANN A COUGH

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 04609

Phone: 2072883334

Fax: (207) 288-3550

Connie Shea



COUGH

QUITCLAIM DEED

MARLY SACHSMAN, with a mailing address of P. O. 74 Sullivan, ME 04664 for consideration paid, grant to **STEVE COUGH** and **ANN COUGH**, with a mailing address of P. O. Box 177, Hulls Cove, ME 04644, as **JOINT TENANTS** with **QUITCLAIM COVENANT**, a certain lot or parcel of land, situated on the westerly side of Norway Drive, in Bar Harbor, Hancock County, State of Maine, together with any and all improvements thereon, bounded and described as follows, to wit:

Beginning at a point on the northwesterly side of Norway Drive, so called, which point marks the northeasterly corner of a parcel of land conveyed to Charles W. Sawyer in a deed dated December 31, 1996 and recorded at the Hancock County Registry of Deeds in Book 2630, Page 353, said point is further described as being N 18° 04' 54" W, a distanced of 712.03 feet from the northeasterly corner of a parcel of land in a deed from A. Joseph James and Marly Sachsman to Charles W. Sawyer, Jr. dated April 26, 1995 and recorded at the Hancock County Registry of Deeds in Book 2380, Page 1;

Thence S 63° 46' 15" W by and along the northwesterly boundary of land of said Charles W. Sawyer, Jr., a distance of 1092.08 feet to the northwesterly corner of land conveyed to said Sawyer;

Thence N 32° 46' 05" W by and along the northeasterly line of land now or formerly of Paul Henderson et al as described in a deed recorded at said Hancock County Registry of Deeds in Book 1286, Page 261, a distance of 7.82 feet to a pile of stones found at a corner of land of said Henderson;

Thence N 21° 38' 27" E by and along the southeasterly line of land of said Paul Henderson et al as described in said deed recorded in Book 1286, Page 261, a distance of 560.83 feet to a point on the southeasterly line of land of said Henderson;

Thence N 62° 29' 14" E, a distance of 782.00 feet to an iron pipe found on the westerly side of Norway Drive;

Thence S 11° 04' 22" E by and along the westerly sideline of said Norway Drive, a distance of 67.64 feet to an angle point in said sideline;

Thence S 18° 57' 52" E by and along the westerly sideline of said Norway Drive, a distance of 184.52 feet to a point of curvature in said sideline;

Thence running in a southerly direction by and along the westerly sideline of said Norway Drive following a curve to the right, which curve has a radius of 310.25 feet, an arc distance of 150.11 feet to a point of tangency in said sideline;

Thence S 8° 45' 28" E by and along the westerly sideline of said Norway Drive, a distance of 17.73 feet to the point of beginning.

EXCEPTING AND RESERVING to A. Joseph James, III his heirs and assigns, a right of way for ingress and egress by foot and vehicles and the right to install utilities on and over the following described 33 foot wide strip of land:

Beginning at an iron pipe found on the westerly side of said Norway Drive, said pipe is further described as being the most northerly corner of the above described parcel of land;

Thence S 11° 04' 22" E by and along the westerly sideline of said Norway Drive, a distance of 34.41 feet to a point on said sideline;

MAINE REAL ESTATE
TRANSFER TAX PAID

Thence S 62° 29' 14" W parallel to and 33 feet to a point on the northwesterly line of the above described parcel, a distance of 100.00 feet to a point;

Thence N 27° 30' 46" W a distance of 33 feet to a point of the northwesterly line of the above described premises;

Thence N 62° 29' 14" E by and along the northwesterly line of the above described parcel, a distance of 109.74 feet to the point of beginning.

The above described lot or parcel of land containing 8.554 acres, more or less, is a portion of the same premises as conveyed by Alfred Joseph James, III to the Grantor herein by deed dated September 22, 2004 and recorded in the Hancock County Registry of Deeds in Book 4025,

Page 9.

Bearings referenced herein are oriented to magnetic north. The description contained herein is based on a survey by PLISGA & DAY, Land Surveyors; said survey is further identified as Project No. 96320.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 24th DAY OF JANUARY, 2005.

WITNESS: _____

Marly Sachsman
MARLY SACHSMAN

STATE OF MAINE
COUNTY OF HANCOCK ss

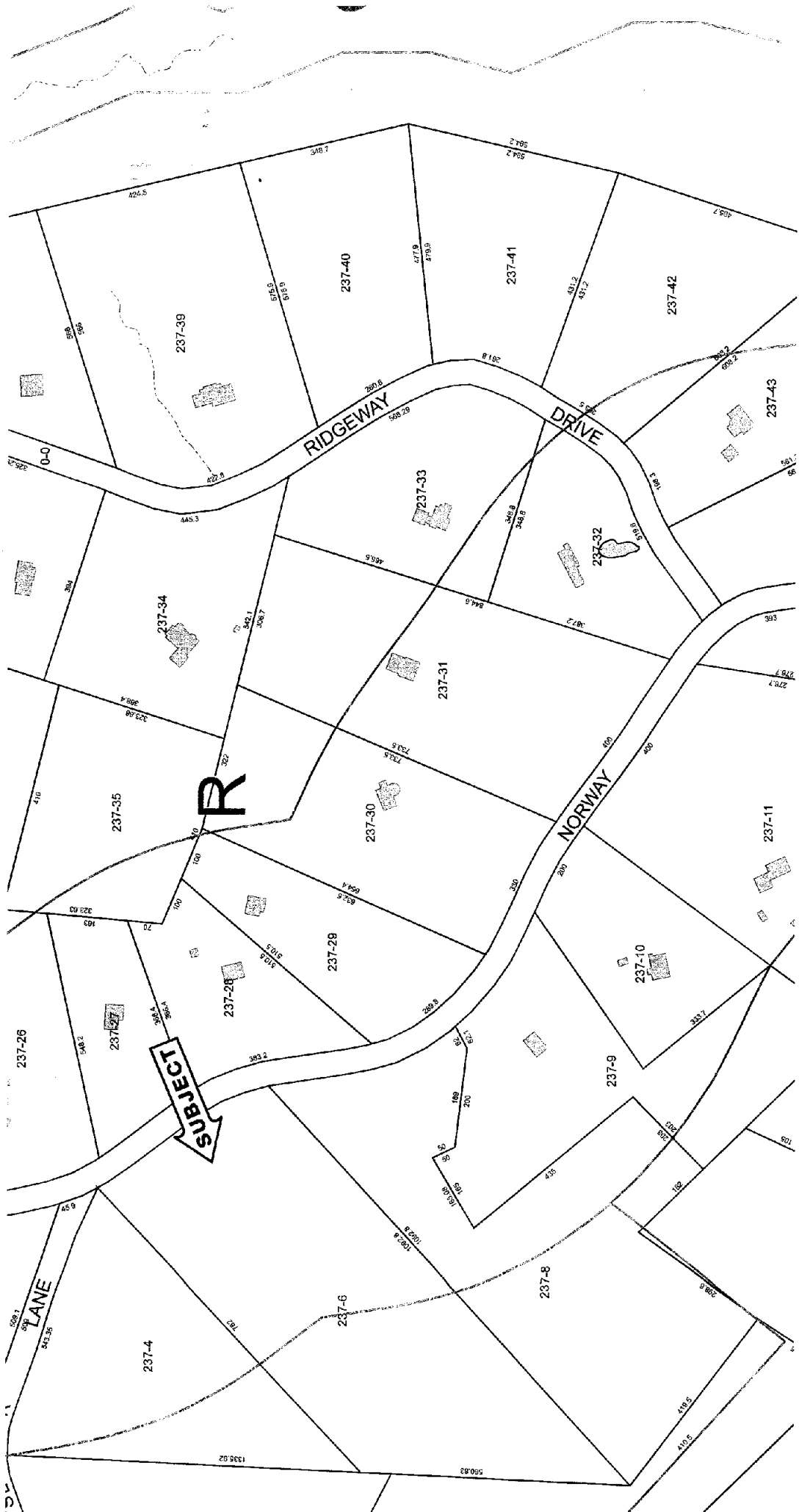
January 24, 2005

Personally appeared before me, the above-named, Marly Sachsman, and acknowledged the forgoing instrument to be her free act and deed.

[Signature]
Attorney at Law/Notary Public

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

Ret: T+B Title of
E115



SUBJECT

R

LANE

RIDGEWAY DRIVE

NORWAY DRIVE

237-4

237-6

237-8

237-9

237-10

237-11

237-28

237-28

237-27

237-35

237-34

237-30

237-31

237-33

237-32

237-39

237-40

237-41

237-42

237-43

0-0

237-26

237-3

237-38

237-27

237-5

237-7

237-1

237-2

237-12

237-13

237-14

237-15

237-16

237-17

237-18

237-19

237-20

237-21

237-22

237-23

237-24

237-25

237-1

237-2

237-3

237-4

237-5

237-6

237-7

237-8

237-9

237-10

237-11

237-12

237-13

237-14

237-15

237-16

237-17

237-18

237-19

237-20

237-21

237-22

237-23

237-24

237-25

237-26

237-27

237-28

237-29

237-30

237-31

237-32

237-33

237-34

237-35

237-36

237-37

237-38

237-39

237-40

237-41

237-42

237-43

237-44

237-45

237-46

237-47

237-48

237-49

237-50

237-51

237-52

237-53

237-54

237-55

237-56

237-57

237-58

237-59

237-60

237-61

237-62

237-63

237-64

237-65

237-66

237-67

237-68

237-69

237-70

237-71

237-72

237-73

237-74

237-75

237-76

237-77

237-78

237-79

237-80

237-81

237-82

237-83

237-84

237-85

237-86

237-87

237-88

237-89

237-90

237-91

237-92

237-93

237-94

237-95

237-96

237-97

237-98

237-99

237-100

237-101

237-102

237-103

237-104

237-105

237-106

237-107

237-108

237-109

237-110

237-111

237-112

237-113

237-114

237-115

237-116

237-117

237-118

237-119

237-120

237-121

237-122

237-123

237-124

237-125

237-126

237-127

237-128

237-129

237-130

237-131

237-132

237-133

237-134

237-135

237-136

237-137

237-138

237-139

237-140

237-141

237-142

237-143

237-144

237-145

237-146

237-147

237-148

237-149

237-150

237-151

237-152

237-153

237-154

237-155

237-156

237-157

237-158

237-159

237-160

237-161

237-162

237-163

237-164

237-165

237-166

237-167

237-168

237-169

237-170

237-171

237-172

237-173

237-174

237-175

237-176

237-177

237-178

237-179

237-180

237-181

237-182

237-183

237-184

237-185

237-186

237-187

237-188

237-189

237-190

237-191

237-192

237-193

237-194

237-195

237-196

237-197

237-198

237-199

237-200

237-201

237-202

237-203

237-204

237-205

237-206

237-207

237-208

237-209

237-210

237-211

237-212

237-213

237-214

237-215

237-216

237-217

237-218

237-219

237-220

237-221

237-222

237-223

237-224

237-225

237-226

237-227

237-228

237-229

237-230

237-231

237-232

237-233

237-234

237-235

237-236

237-237

237-238

237-239

237-240

237-241

237-242

237