

# 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: 21 Mitchell Rd, Mount Desert, ME 04660

## SECTION I. WATER SUPPLY

TYPE OF SYSTEM:  Public  Private  Seasonal Lake  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: Water is pumped from Lake

## 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: up hill on east side OR  Unknown Date of Installation: 1986

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: Up Hill, across road

Date of installation of leach field: 1986 Installed By: Doug Gott

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? Yes

SOURCE OF INFORMATION: Owner

COMMENTS: Septic tank, with pump and leachfield are located up hill from house

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

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

8/2008 Page 1 of 3 - SPD Buyer(s) Initials G.E.W. 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)	Electric	Wood Stove		
Age of system(s)/source(s)	1986			
Name of company that services system(s)/source(s)	<del>ROBERT GAUVES</del>			
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      Sleeved:  Yes  No  
 Chimney(s) Lined:  Yes  No  Unknown      Age: 1986      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: \_\_\_\_\_ G.E.W.

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 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: \_\_\_\_\_

• Year Built: 1986 How long has Seller owned it: 1986

• Roof: Year Built - Structure: 1986 Age - Shingles: 22yrs

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.

Gene Walls  
SELLER

June 30, 2009  
DATE

Peggy Walls  
SELLER  
Peggy Walls

June 30, 2009  
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**

KNOW ALL PERSONS, that We, **GRANVILLE E. WALLS** and **MARJORIE A. WALLS**, of Southwest Harbor, Hancock County, Maine for consideration paid,

grant to

**GRANVILLE E. WALLS** and **MARJORIE A. WALLS**, Trustees, or their successors in trust, under the **GRANVILLE EUGENE WALLS LIVING TRUST** dated September 30, 2003, and to **MARJORIE A. WALLS**

and **GRANVILLE EUGENE WALLS** Trustees, or their successors in trust, under the **MARJORIE A. WALLS LIVING TRUST** dated September 30, 2003,

as **TENANTS-IN-COMMON**, with **QUITCLAIM COVENANT**, certain lots or parcels of land situated in the Towns of Mt. Desert and Southwest Harbor, Hancock County, Maine bounded and described as follows:

Being all the same premises conveyed in deed from Granville E. Walls to Granville E. Walls and Marjorie A. Walls, as joint tenants, dated May 12, 1989 and recorded May 22 1989 in the Hancock County Registry of Deeds in Book 1752 and Page 179.

Witness my hand this 30th day of September 2003.

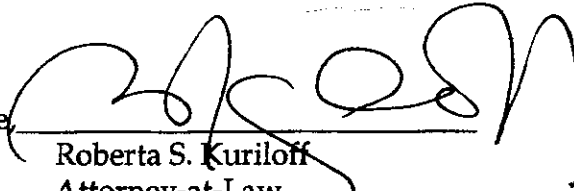
  
GRANVILLE EUGENE WALLS

  
MARJORIE A. WALLS

State of Maine  
Hancock County, ss.:

Dated: September 30, 2003

Personally appeared the above-named Granville Eugene Walls and Marjorie A. Walls and acknowledged the foregoing instrument to be their free act and deed.

Before me   
Roberta S. Kuriloff  
Attorney-at-Law

HANCOCK COUNTY

Ret: R. Kuriloff

STATUTORY SHORT FORM QUIT-CLAIM DEED WITH COVENANT

I, **GRANVILLE E. WALLS**, of Manset in the Town of Southwest Harbor, County of Hancock, State of Maine, for consideration paid, **GRANT** to **GRANVILLE E. WALLS** and **MARJORIE A. WALLS**, husband and wife, both of Manset in the Town of Southwest Harbor, County of Hancock, State of Maine, with Quit-Claim Covenant, as Joint Tenants, certain lots or parcels of land, situated in Manset in the Town of Southwest Harbor and one certain lot or parcel of land situated in the Town of Mount Desert, County of Hancock, State of Maine, bounded and described as follows, viz:

FIRST PARCEL: The same premises described in a deed from Howard E. Robinson to Granville E. Walls and Elizabeth J. Walls dated May 31, 1966 and recorded in the Hancock County Registry of Deeds in Book 1020, Page 461. Being the first parcel described in a deed from Elizabeth J. Walls, a.k.a Elizabeth Jean Middleton, to Granville E. Walls dated November 29, 1972 and recorded in said Registry in Book 1157, Page 229.

SECOND PARCEL: The same premises described in a deed from the Town of Southwest Harbor to Granville E. Walls and Elizabeth Jean Middleton Walls dated October 30, 1962 and recorded in the Hancock County Registry of Deeds in Book 996, Page 24. Being a portion of the second lot described in a deed from Elizabeth H. Allen, Elizabeth J. Walls dated August 31, 1973 and recorded in said Registry in Book 1176, Page 56. Also being the second parcel described in a deed from Elizabeth J. Walls to Granville E. Walls dated November 29, 1972 and recorded in the Hancock County Registry of Deeds in Book 1157, Page 229.

THIRD PARCEL: The same premises described in a deed from Audrey E. Mayo to Granville E. Walls and Elizabeth J. Walls dated June 5, 1962 and recorded in the Hancock County Registry of Deeds in Book 910, Page 48. Being all of the first parcel and a portion of the second parcel described in a deed from Elizabeth J. Allen, formerly Elizabeth J. Walls to Granville E. Walls dated August 31, 1973 and recorded in said Registry in Book 1176, Page 56. Also being the third parcel described in a deed from Elizabeth J. Walls to Granville E. Walls dated November 29, 1972 and recorded in said Registry in Book 1157, Page 229.

FOURTH PARCEL: The same premises described in a deed from the Town of Southwest Harbor to Granville E. Walls and Elizabeth J. Walls dated August 21, 1966 and recorded in the Hancock County Registry of Deeds in Book 910, Page 52. Being the fourth parcel described in a deed from Elizabeth J. Walls to Granville E. Walls dated November 29, 1972 and recorded in said Registry in Book 1157, Page 229.

FIFTH PARCEL: The same premises described in a deed from Bessie M. Noyes and George A. Noyes to

EX 1752PG180

Granville Walls and Elizabeth Walls dated November 21, 1961 and recorded in the Hancock County Registry of Deeds in Book 910, Page 50. Being the fifth parcel described in a deed from Elizabeth J. Walls to Granville E. Walls dated November 29, 1972 and recorded in said Registry in Book 1157, Page 229.

SIXTH PARCEL: The same parcel described in a deed from James W. Hancock and Eleanor E. Hancock to Granville E. Walls dated May 24, 1955 and recorded in the Hancock County Registry of Deeds in Book 770, Page 482. Being the sixth parcel described in a deed from Elizabeth J. Walls to Granville E. Walls dated November 29, 1972 and recorded in said Registry in Book 1157, Page 229.

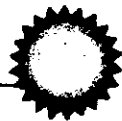
SEVENTH PARCEL: The same parcel situated in the Town of Mount Desert described in a deed from Richard A. Smith to Granville E. Walls and Elizabeth M. Walls, acknowledged on March 28, 1969 and recorded in the Hancock County Registry of Deeds in Book 1076, Page 571. Being the seventh parcel described in a deed from Elizabeth J. Walls to Granville E. Walls dated November 29, 1972 and recorded in said Registry in Book 1157, Page 229.

EIGHTH PARCEL: The same two parcels described in a deed from Jessie B. Hamblen to Eugene Walls dated October 18, 1977 and recorded in the Hancock County Registry of Deeds in Book 1301, Page 588.

NINTH PARCEL: The same premises described in a deed from John W. Maines to Granville E. Walls and Marjorie A. Walls dated August 4, 1987 and recorded in the Hancock County Registry of Deeds in Book 1650, Page 519.

WITNESS my hand and seal this 12 day of May, 1989.  
WITNESS:

Cecilia H. [Signature] Granville E. Walls



STATE OF MAINE

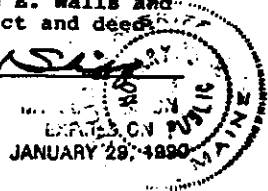
HANCOCK, ss.

May 12, 1989

Personally appeared the above named Granville E. Walls and acknowledged the above instrument to be his free act and deed.

Before me, Cecilia H. [Signature]  
Name:

Notary Public



HANCOCK, SS. REC'D

MAY 22 1989 AT 1 34 PM

Wern Neck

POND

