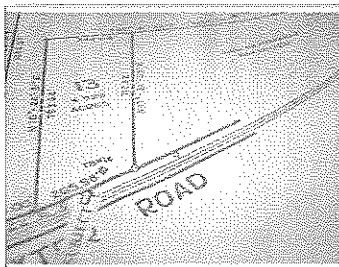


Land - PUBLIC SYNOPSIS



MLS#: 965944 **Status:** Current **Kickout:** No
L 10-13 Dexter Road, Cambridge, ME 04923 **List Price:** \$ 25,900

Directions: From Dexter RT 23 N, take left onto Cambridge Road, land is on the right after Bailey Road

Dockominium: N **Assoc. Fee /Mo:**
Neigh'd/Assoc:

General/Land Information

Lot Size (Acr)+/-: 4.930 **Road Frontage+/-:** 265 **Surveyed/Seasonal:** Yes/No
Amt Wtr Frntge+/-: **Water Body:** **Zoning:** Residential
WF Owned/Shared+/-: / **WtrFr:** No

Remarks

This 4.93+/- acre lot offers a great spot to build your new home or get-a-way in a nice woodland setting! Located on a paved road, with power available and long driveway all in. A must see! Broker owned

Property Features - NOTE: Check Detail Reports for complete list of Features.

Site: Wooded, Rolling/Sloping
Driveway: Gravel
Parking:
Location: Rural
Uses: Residential, Recreational
Restrictions:
Rec. Water:
Roads: Paved, Public
Transportation:
Electric: At Street
Gas: No Gas
Sewer: No Sewer
Water: No Water

Tax/Deed/Community Information

Book/Page/Partial: 3001/318/Yes **Map/Block/Lot:** 7/10-13 **Tax Amount/Yr:** \$ 0 / (2009)
Tax Reduction: No **School:** SAD 4

Off Market Information

Information Provided by: Lea Worster LCW 006338



Office: Maine Choice Realty 1906
Agent Phone: 207-270-0211
Email: lea@mainechoice Realty.us

Office: 207-368-4333
Agent Cell: 207-270-0211
Virtual Tour:

LAini: LCW **List Office:** Maine Choice Realty



The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright 2010 MREIS, Inc.

Printed: 03/10/10



SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: L 10-13 Dexter Road, Cambridge, ME 04923

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? N/A
What materials are, or were, stored in the tank(s)? N/A
Age of tank(s): N/A Size of tank(s): N/A
Location: N/A
Have you experienced any problems such as leakage? N/A
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: Information provided to the best of the seller's knowledge
- B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):
N/A 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: Deed Covenants
What is your source of information: Sellers
- Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
IF YES: Explain: N/A
What is your source of information: Sellers
- 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: N/A
What is your source of information: Sellers/Deed
- 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: N/A
- Has property ever been soil tested? Yes No Unknown If YES, are the results available? Yes No
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: Property broker owned

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

Keith D. Worster 03/09/2010
SELLER DATE

Lea C. Worster 03/09/2010
SELLER DATE

Keith D. Worster

Lea C. Worster

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

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Maine Choice Realty, Inc. P.O. Box 516 Newport, ME 4953
Phone: (207)368-4333

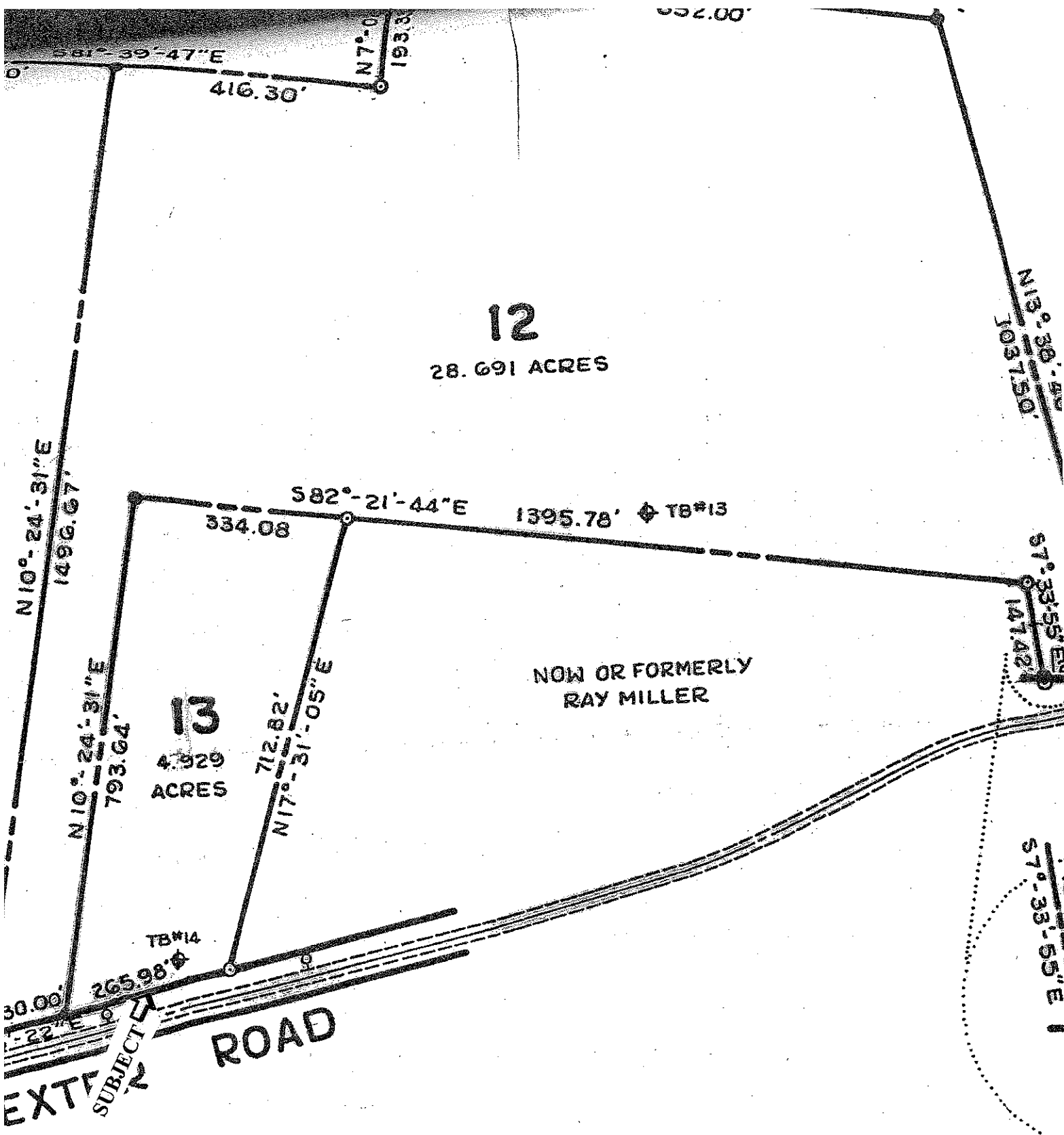
Fax: 2073684533

Lea Worster

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026

www.zipLogix.com





12

28.691 ACRES

13

4.929 ACRES

NOW OR FORMERLY
RAY MILLER

EXTENSION ROAD

THAT AFTER REVIEWING
OWN BY THIS PLAN AND
OF THE CRITERIA SET
SECTION 4956 (AS

LEGEND:

⊙ UTILITY POLE

BK3001PG318

WARRANTY DEED

013570

ROBERT T. SMITH and JOYCE A. SMITH, of Greenwood, South Carolina, for consideration paid, grant to KEITH D. WORSTER and LEA C. WORSTER, husband and wife, both of Dexter, County of Penobscot, State of Maine (mailing address: 63 Jennings Hill Road, Dexter, Maine 04930), as joint tenants, with warranty covenants, the land in Cambridge, Somerset County, Maine, described as follows:

TRANSFER TAX PAID

A certain lot or parcel of land situated in the Town of Cambridge, County of Somerset and State of Maine, bounded and described as follows:

Being Lots No. 12 and 13 as depicted on an approved and recorded subdivision plan entitled "Final Plan of Valley View Subdivision for Peter M. Brower", dated August 29, 1984, prepared by Plisga & Day, Stanley Plisga, RLS, and recorded in Somerset County Registry of Deeds in Plan File B-85-082 on August 6, 1985. Containing 33.6 acres, more or less.

The above described premises are subject to the following restrictions, which together with the following rights, shall be in the nature of covenants running with the land:

1. Each lot may be used only for a single family dwelling house, garage, guest house or non-commercial purpose, terraces, decks, patios, storage buildings, boat sheds, and other customary accessory uses.
2. No trade or business use may be conducted on any lots, with the exception of an in-home business, a business which is not connected outside the home.
3. No structure of a temporary character, trailer, basements, sheds, shacks and garages or other forms of mobile dwelling or out buildings shall be used at any time as a residence; provided, however, that nothing herein contained shall restrict an owner of a property from camping on his or her lot using any recreational camping equipment or vehicle. This may only be done on a seasonal basis and under no circumstances be called a residence.
4. No further subdivision of any of the parcels within this subdivision may be undertaken at any time, without the approval of the Town of Cambridge.
5. All structures erected on said lots shall be finished with clapboards, log siding, stone, masonry or other finished siding which shall be compatible with surrounding dwellings.
6. All lots and all structures built thereon are subject to and shall comply with all zoning laws and all rules and regulations and ordinances of the municipality, county and state, relative to the construction and use of the buildings, sewerage disposal, national flood insurance program (if applicable), and all other uses of the property.
7. All lot owners shall locate their respective subsurface sewerage disposal systems where designated in said plan, unless alternate sites are located under the Maine State Plumbing Code Standard.
8. All lots shall have 25' setback (sidelines) and a minimum of 75' setback from the edge of the road, right of way.
9. Any building shall be completed within one (1) year after commencement of construction.

BK 300 | PG 3 | 9

10. Minimum floor area of any dwelling shall be 600 square feet exclusive of porch area, garage and out buildings.

11. All lawns, or other suitable landscape areas shall be maintained in an attractive manner, no trash, waste, filth, tools, junked cars, appliances or refuse shall be allowed to accumulate on the lot and exterior of the residence in such a manner as to give an unsightly appearance, to create a nuisance or depreciate the subdivision. All clotheslines shall be placed behind one's residence so as not to cause an unsightly area.

12. Mobile homes may be used if they have a minimum of 500 square feet of floor space and are placed on a permanent curvent block, masonry or cement foundation.

For grantors' source of title, reference is made to warranty deed from Peter M. Brower dated December 2, 1987 and recorded in Book 1397, Page 107 of the Somerset County Registry of Deeds.

WITNESS our hands and seals this 26 day of August, 2002.

[Signature]

Robert T. Smith
Robert T. Smith

[Signature]

Joyce A. Smith
Joyce A. Smith

STATE OF SOUTH CAROLINA
Greenwood, ss.

26 AUGUST, 2002

Personally appeared the above named Robert T. Smith and Joyce A. Smith and acknowledged the foregoing instrument to be their free act and deed.

Before me

Karen O. Crook
Notary Public
Karen O. Crook

SEAL

My Commission Expires October 5, 2011.

RECEIVED SOMERSET SS

2002 SEP -4 AM 8:30

Diane M. Hodin
REGISTER