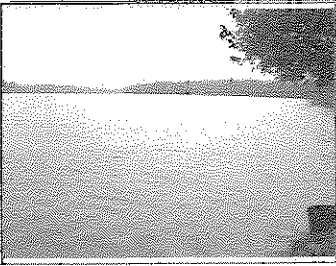


Land - PUBLIC SYNOPSIS



MLS#: 903181 **Status:** Current
 0 Halls Bridge Road Canaan, ME 04924

Kickout: No
List Price: \$59,900

Directions: Rt 2 to Canaan, right onto RT 23 North, just after bridge take right onto Halls Bridge Road, land is on the left. water front easier to view off Hubbard Road after last camp

Dockominium: N
Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Lot Size (Acr)+/-: 25.000	Road Frontage+/-: 400	Surveyed/Seasonal: Yes/No
Flood Zone: Unknown	Water Body: Sibley Pond, Pond	Zoning: Shoreland, Res
Amt Wtr Frntge+/-: 400	WF Owned/Shared+/-: 400/ 0	WtrFrft: Yes

Remarks

Nice 25 acre wooded parcel with 400 feet of road frontage and 400 feet of water frontage on Sibley Pond. Land slopes nicely away from the water. Nice place for your new home or get away and you can have both acreage and waterfront.

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

Site: Rolling/Sloping, Scenic View, Wooded
Driveway: No Driveway
Parking:
Location: Rural
Uses: Recreational, Residential
Restrictions:
Rec. Water:
Roads: Association, Gravel/Dirt Road
Transportation:
Electric: At Street
Gas: No Gas
Sewer: No Sewer
Water: No Water

Tax/Deed/Community Information

Book/Page/Partial: 840/1192/No	Map/Block/Lot: 10/32	Tax Amount/Yr: \$ 360 / (2007)
Tax Reduction: No	School: SAD 54	

Off Market Information

Information Provided by: Lea Worster LCW 006338



Office: Maine Choice Realty 1906
Agent Phone: 207-924-7541
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 2008 MREIS, Inc.

Printed: 07/22/08



SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: 0 Halls Bridge Road, Canaan, ME 04924

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 by sellers to the best of their 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: N/A

What is your source of information: Sellers, deed

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown

IF YES: Explain: Shoreland zoning and resource protection by water frontage

What is your source of information: Town maps, 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: 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: Land is 25 +/- acres and has 400+/- feet of water frontage on Sibley Pond
Information provided by sellers to the best of their knowledge

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

Jacques Rathle 10/19/2009
SELLER DATE

Jacques M. Rathle

Carolyn Rathle 10/19/2009
SELLER DATE

Carolyn A. Rathle

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

Maine Choice Realty P.O. Box 516, Newport ME 04953
Phone: 2073684333 Fax: (207) 368-4533

Lea Worster



Knows all Affen by these Presents,

THAT We, KENNETH L. REED, II and LAVERNE A. REED, husband and wife, both of Norridgewock, County of Somerset and State of Maine,

In consideration of One Dollar and Other Valuable Considerations,

paid by JACQUES H. RATHLE and CAROLYN A. RATHLE, husband and wife, both of 261 Glen Hill Drive, Cranston, County of Providence, State of Rhode Island,

the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Jacques H. Rathle and Carolyn A. Rathle as joint tenants and not as tenants in common, and their heirs and assigns and the survivor of them and the heirs and assigns of the survivor of them, forever,

A certain lot or parcel of land situated in Canaan, County of Somerset and State of Maine, bounded and described as follows, to-wit: Bounded on the north by land formerly owned by Ephraim Humphrey and land of Selden Fitzgerald; on the east by Sibley Pond and land formerly of one Marsh and later owned or occupied by Frank E. VanAuker; on the South by land formerly of S. C. Burrill now supposed to be owned or occupied by Charles Jewell; and on the West by land now or formerly of Selden Fitzgerald and land formerly of Charlea Horne; containing twenty-five (25) acres, more or less.

Being the same premises conveyed by Ivory E. Burrill to said Kenneth L. Reed, II and Laverne A. Reed by deed dated September 17, 1977, recorded in Somerset County Registry of Deeds, Book 834, Page 566.

The above-described premises are more particularly bounded and described as follows, to-wit: Commencing at the northwest corner of land now or formerly owned by Charles Jewell; thence easterly by said Jewell's north line two thousand six hundred ninety-two (2,692) feet, more or less, to the westerly shore of Sibley Pond; thence northerly by the westerly shore of said pond four hundred (400) feet, more or less, to the southeast corner of land now occupied by Horace J. Fortier, Jr.; thence by said Fortier's lot to the southwest corner of said Fortier lot; thence westerly by land now owned or occupied by one Plummer a distance of two thousand six hundred twenty-seven (2,627) feet, more or less, to the easterly bound of land now owned or occupied by one Elthall; thence southerly by said Elthall land four hundred two (402) feet, more or less, to the point of beginning.

EX-810 04/11/93

TO HAVE AND TO HOLD the aforementioned and bargained premises, with all the privileges and appurtenances thereto to the said Jacques M. Rathle and Carolyn A. Rathle as joint tenants and not as tenants in common and their heirs and assigns of the survivor of them, to them and their use and behoof forever.

AND we do COVENANT with the said Jacques M. Rathle and Carolyn A. Rathle their heirs and assigns, and the survivor of them and the heirs and assigns of the survivor of them, that we are lawfully seized in fee of the premises, that they are free of all incumbrances;

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will WARRANT AND DEFEND the same to the said Jacques M. Rathle and Carolyn A. Rathle, their heirs and assigns, and the survivor of them and the heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said Kenneth L. Reed, Jr. and Laverne A. Reed, husband and wife, who

joining in this deed as Grantor's, and relinquishing and conveying our rights by descent and all other rights in the above described premises, have hereto set our hands and seals this sixth day of May in the year of our Lord one thousand nine hundred and seventy-four.

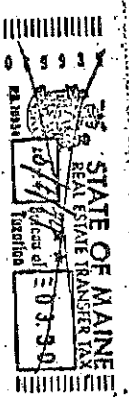
Signed, Sealed and Delivered in Presence of
[Signature]

[Signature]
Kenneth L. Reed, Jr.



Somerset County
RECEIVED MAY 6 1974 AT 3 44/58 PM
and recorded from the original

STATE OF MAINE
Above named Kenneth L. Reed, Jr. and Laverne A. Reed, his act and deed, before me, *[Signature]* Notary of the Peace
MAY 6, 1974. Personally appeared the



signed in Book _____ Page _____
Notary

