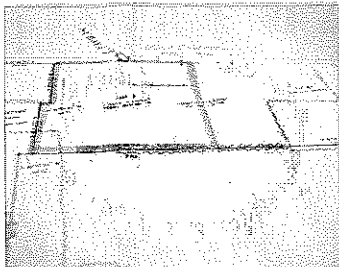


Land - PUBLIC SYNOPSIS



MLS#: 938055 **Status:** Current **Kickout:** No
L 51 Dunn Road Dexter, ME 04930 **List Price:** \$ 64,900

Directions: RT 7 North to Dexter, take right onto Rt 94 towards Garland, take right onto Pullen Road, then right onto Dunn Road (discontinued), land is on the left

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

General/Land Information

| | | |
|----------------------------------|------------------------------|-----------------------------------|
| Lot Size (Acr)+/-: 11.000 | Road Frontage+/-: 728 | Surveyed/Seasonal: Yes/Yes |
| Flood Zone: No | Water Body: | Zoning: Residential |
| Amt Wtr Frntge+/-: | WF Owned/Shared+/-: / | WtrFr: No |

Remarks

Beautiful 11 acre parcel with appox 5 acres in woods and the rest is nice fields. Great spot for your new home or get-a-way. Owner Financing available to qualified buyer.

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

Site: Agriculture, Harvestable Crops, Open, Right of Way, Wooded, Rolling/Sloping
Driveway: Gravel
Parking:
Location: Rural
Uses: Development Potential, Recreational, Residential
Restrictions:
Rec. Water:
Roads: Right Of Way, Seasonal
Transportation:
Electric: At Street
Gas: No Gas
Sewer: No Sewer
Water: No Water

Tax/Deed/Community Information

| | | |
|---------------------------------------|------------------------------|---------------------------------------|
| Book/Page/Partial: 10281/41/No | Map/Block/Lot: 401/51 | Tax Amount/Yr: \$ 223 / (2008) |
| Tax Reduction: No | School: SAD 46 | |

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



SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: L 51 Pullen Road, Dexter, ME 04930

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.):
- 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: R.O. W. to property on discontinued part of Dunn Road

What is your source of information: Seller/ Deed

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: Seller

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: Seller

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: Seller

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: Nice parcel with approx 5+/- in woods

Spring on property approx location marked "x" on map of property

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

Everette Pullen 06/13/2009
SELLER DATE

Everette Pullen

Arlene J. Pullen 06/13/2009
SELLER DATE
Arlene Pullen

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

Lea Worster

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



Everette and A

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That We, SCOTT H. BROWN and LORI D. BROWN, of Mansfield, County of Bristol, Commonwealth of Massachusetts, with a mail address of 58 Chapbell Street, Mansfield, MA 02048 for consideration paid, GRANT to EVERETT S. PULLEN and ARLENE L. PULLEN of Dexter, County of Penobscot, State of Maine, with a mail address of P.O. Box 42, Dexter, ME 04930 as JOINT TENANTS, with rights of survivorship, with WARRANTY COVENANTS, the real estate located in Dexter, County of Penobscot, State of Maine, bounded and described as follows:

Certain real estate situated in the Town of Dexter, Penobscot County, State of Maine, being part of Lot 16 Range 2 of said town, and being Lot 5 as shown on a survey by Gregory Crispell, Land Surveyor, titled "Standard Boundary Survey of Lots 4 and 5 in Country View Acres, Dexter, Maine," dated September 1986 and recorded in the Penobscot County Registry of Deeds in File Cabinet C34-86, bounded and described as follows:

Beginning at an iron rod located on the southerly sideline of the Dunn Road, so-called, said rod being located N 81° 51' 49" W 1137.66 feet from an iron rod set at the intersection of the southerly sideline of the Dunn Road and the southwesterly sideline of the Pullen Road, so-called; thence S 8° 02' 11" E 656.23 feet to an iron rod set in a stone wall; thence N 80° 10' 52" W along said stone wall and a continuation thereof 772.99 feet to an iron rod set, thence N 9° 49' 08" E 323.44 feet to an iron rod set; thence S 80° 10' 52" E 44.70 feet to an iron rod set; thence N 8° 02' 11" E 310.30 feet to an iron rod set on the southerly sideline of the Dunn Road; thence S 81° 57' 49" E along said sideline 717.88 feet to the point of beginning, containing 11.00 acres.

Also conveying any right title and interest to that portion of the south half of the Dunn Road which abuts the above described parcel.

The Dunn Road, so-called is a discontinued town road.

For grantors' source of title reference is hereby made to deed from Everett S. Pullen and Arlene L. Pullen to Scott H. Brown and Lori D. Brown dated October 24, 1986 and recorded in the Penobscot County Registry of Deeds in Book 3918, page 135.

This conveyance is made expressly subject to the real estate taxes assessed against said premises for the current municipal year, which taxes are to be prorated between the parties hereto as of the date of delivery of this deed.

GRANTEES' ADDRESS: P.O. Box 42, Dexter, ME 04930

WITNESS my hand and seal this 12th day of January, 2006.

Signed, Sealed & Delivered
in presence of

Karen Ludwig
Witness

Scott H. Brown
Scott H. Brown

Karen Ludwig
Witness

Lori D. Brown
Lori D. Brown

STATE OF ~~MAINE~~ MASSACHUSETTS
COUNTY OF BRISTOL 1-12, 2006

Then personally appeared the above-named Scott H. Brown and Lori D. Brown and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Maine Real Estate
Transfer Tax Paid

Helen P. Christian
Notary Public/~~Attorney at Law~~

Helen P. Christian
Typed or Printed Name

PENOBSCOT COUNTY, MAINE

Susan F. Beatty
Register of Deeds

MY COMMISSION EXPIRES
NOVEMBER 07, 2008



SUBJECT

Dunn Road was voted to be discontinued in this area by the Town of Dexter in March 1973

DUNN ROAD

FULLEN ROAD

8.33 Acres
To Be Conveyed By Everett & Arlene Pullen

Lot #5
(Scott & Lori Brown)
Book 3818, Page 135

"COUNTRY VIEW ACRES"
Plan File C 34-85

Lot #4
18.08 Acres Remaining

14.5 Acres Woods

61.60 Acres
Remaining Land Of Everett & Arlene Pullen

30.6 Acres
To Be Conveyed By Everett & Arlene Pullen To An Abutting Land Owner to South

33 Acres Woods

Lot 15, Range 2, Sec. 16
Lot 16, Range 2, Sec. 16

Range 2
Range 1

(Joseph Bartucca)
Book 4446, Page 32

(Everett & Arlene Pullen)
Book 2252, Page 282

(Donald & Joan Reed)
Book 2583, Page 161

(Vign)



LEGEND

- #5 Rebar set w/yel. cap ⊙
- Inscribed PL52308
- Iron rod found •
- Stone wall ○○○○○○
- Rail fence —+—+—+—+—
- Wire fence —x—x—x—x—

