

Land - AGENT SYNOPSIS



MLS#: 974303 Status: Current Kickout: No
 L 78-1B Stage Road, Etna, ME 04434 List Price: \$ 39,900
 Original Price: \$ 39,900
 List Date: 05/04/10
 Directions: Dockominium: N
 From Newport heading East on RT 2 land is on the left across from the West Etna Road
 Neigh'd/Assoc: Assoc. Fee /Mo:

General/Land Information

Lot Size (Acr)+/-: 5.000 Road Frontage+/-: 264+/- Surveyed/Seasonal: Yes/No
 Water Body: Zoning: Res/Comm
 Amt Wtr Frntge+/-: WF Owned/Shared+/-: / WtrFr: No

Remarks

Nice 5 acres with 264+/- feet of road frontage on Rt 2. Great spot for your new home or business. Easy access to Bangor or Newport.

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

Site: Level, Rolling/Sloping, Wooded
 Driveway: No Driveway
 Parking:
 Location: Rural
 Uses: Commercial, Mixed Use, Residential
 Restrictions:
 Rec. Water:
 Roads: Paved, Public
 Transportation: Major Road Access
 Electric: At Street
 Gas: No Gas
 Sewer: No Sewer
 Water: No Water

Tax/Deed/Community Information

Book/Page/Partial: 9774/186/Yes Map/Block/Lot: 7/78-1 Tax Amount/Yr: \$ 537 / (2009)
 Tax Reduction: No School: RSU, 19

Off Market Information

DOM: 21 Expiration Date: 11/18/10

Listing Contact Information

List Office: Prudential Northeast Properties, 1723 Office: 207-368-4400
 List Agent: Lea Worster 006338 List Agent Ph: 207-368-4400
 List Agt Email: worster@myfairpoint.net List Agt Cell: 207-270-0211
 CoList Agent: CoList Agt Ph:
 CoList Email: CoList Agt Cell:
 Show Intr: Call Listing Broker, Sign On Property SAF/BAF/TBF: / 4.00% / 4.00%
 Virtual Tour:
 Internal Taxes are for the whole parcel
 Rmks /Continge

Information Printed by: Lea Worster 006338

Printed: 05/25/10



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

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SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: L 78-1B Stage Road, Etna, ME 04434

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: N/A
What is your source of information: Seller
- 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: 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: N/A

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

SELLER Andrew W. Graves 05/18/2010 DATE

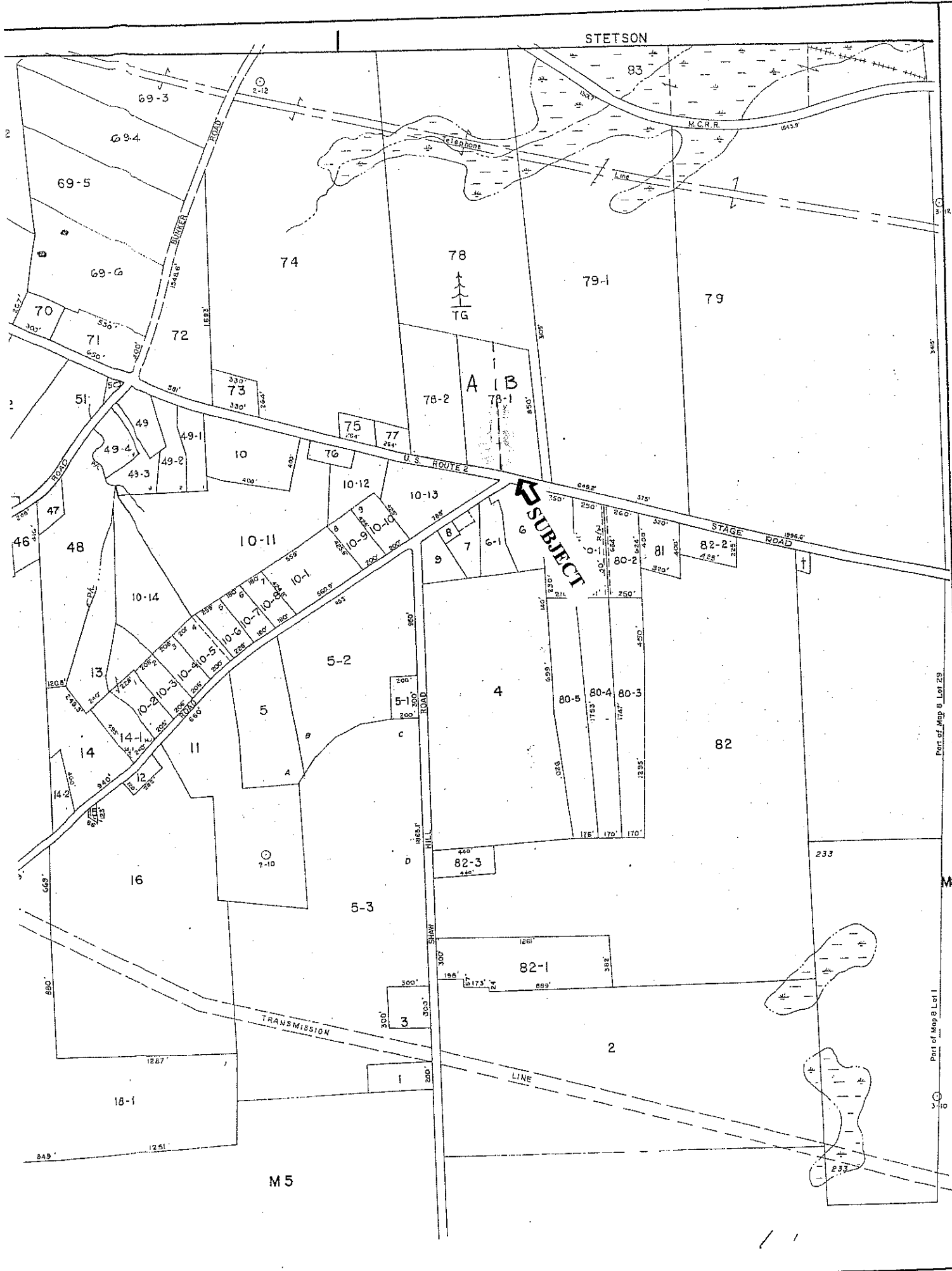
SELLER Andrew W. Graves 5/19/2010 DATE

Andrew W. Graves

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 _____

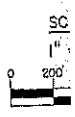
BUYER _____ DATE _____



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NOTE:
FOR A1
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FOR CC

Part of Map 8 Lot 29

M8

Part of Map 9 Lot 1

3-10

M5

11

WARRANTY DEED

I, ELTON N. NASON, of Newport, County of Penobscot and State of Maine (mailing address: 47 Nason Road, Newport, ME 04953), for consideration paid, grant to ANDREW W. GRAVES, also of said Newport, County of Penobscot and State of Maine (mailing address: P.O. Box 11, Newport, ME 04953-0011), with WARRANTY COVENANTS, a certain lot or parcel of land, situated in Etna, County of Penobscot and State of Maine, more particularly bounded and described in Schedule A attached hereto and made a part hereof.

WITNESS my hand and seal this ninth day of March, 2005.

Signed, Sealed and Delivered
in presence of:

Mary Ellen Tardy
Witness

Elton N. Nason
Elton N. Nason

STATE OF MAINE

PENOBSCOT, ss.

March 9, 2005

Personally appeared the above-named, Elton N. Nason, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Mary Ellen Tardy
Mary Ellen Tardy, Notary Public
Commission Expires: 04/04/06



SCHEDULE A

A certain lot or parcel of land situated in Etna, County of Penobscot and State of Maine, further bounded and described as follows:

BEGINNING at a #6 iron rebar capped PLS2194 set in the northerly line of U.S. Route #2, so-called, at a point located sixty (60) feet westerly of the easterly line of the land described in the Warranty Deed given by Bill and Barb Courley, Inc. to Andrew W. Graves, dated November 24, 1999 and recorded at the Penobscot County Registry of Deeds in Book 7238, Page 71;

THENCE N 05° 24' 39" E and generally parallel with and sixty (60) feet from the easterly line of said Graves, nine hundred fifty (950) feet, to a #6 iron rebar capped PLS2194;

THENCE N 69° 11' 22" W and generally parallel with the northerly line of said U.S. Route #2, five hundred seventeen and one one-hundredth (517.01) feet to a #6 iron rebar capped PLS2194;

THENCE S 05' 52' 50" W along the easterly line of land conveyed by Andrew W. Graves to Lawrence F. Emery and Maureen M. Emery by Warranty Deed dated February 10, 2003 and recorded at the Penobscot County Registry of Deeds in Book 8588, Page 32, nine hundred forty-seven and eighty-nine one-hundredths (947.89) feet to a #6 iron rebar capped PLS2194 set in the northerly sideline of said U.S. Route #2;

THENCE S 69° 11' 22" E, along said northerly line of U.S. Route #2, five hundred twenty-five and seven one-hundredths (529.07) feet, to the point of beginning.

Containing 10.96 acres, more or less.

Meaning and intending hereby to describe and convey all and the same premises as conveyed by Andrew W. Graves to Elton N. Nason by Warranty Deed dated March 9, 2005, to be recorded at the Penobscot County Registry of Deeds immediately precedent hereto.

"Maine Real Estate
Transfer Tax Paid"

PENOBSCOT COUNTY, MAINE

Susan F. Billey
Register of Deeds