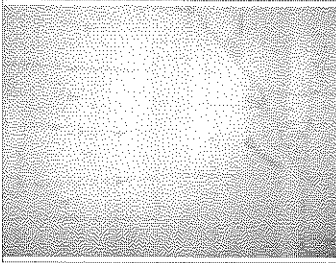


**Land - PUBLIC SYNOPSIS**



**MLS#:** 910097      **Status:** Current      **Kickout:** No  
 L018 Oliver Hill Road Garland, ME 04939      **List Price:** \$ 35,900

**Directions:** Rt 7 to Dexter, take right onto Rt 94 follow into Garland, at intersection in front of store, take left go straight onto Oliver Hill Road 1.8 miles, R.O.W. is on the left, land is about 300' up R.O.W.

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

**General/Land Information**

<b>Lot Size (Acr)+/-:</b> 48.000	<b>Road Frontage+/-:</b>	<b>Surveyed/Seasonal:</b> No/Yes
<b>Flood Zone:</b> Unknown	<b>Water Body:</b>	<b>Zoning:</b> Residential
<b>Amt Wtr Frntge+/-:</b>	<b>WF Owned/Shared+/-:</b> /	<b>WtrFrT:</b> No

**Remarks**

Great spot for your get-a-way, 48 acres of nicely wooded land w/ a 16'x20' camp on it. Camp needs attention, but offers much potential. Great Buy!

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

**Site:** Right of Way, Wooded  
**Driveway:** No Driveway  
**Parking:**  
**Location:** Rural  
**Uses:** Recreational, Residential  
**Restrictions:**  
**Rec. Water:**  
**Roads:** Right Of Way  
**Transportation:**  
**Electric:** At Street  
**Gas:** No Gas  
**Sewer:** No Sewer  
**Water:** No Water

**Tax/Deed/Community Information**

<b>Book/Page/Partial:</b> 2736/186/No	<b>Map/Block/Lot:</b> 8/18	<b>Tax Amount/Yr:</b> \$ 385 / (2008)
<b>Tax Reduction:</b> No	<b>School:</b> SAD 48	

**Off Market Information**

**Information Provided by: Lea Worster LCW 006338**



<b>Office:</b> Maine Choice Realty 1906	<b>Office:</b> 207-368-4333
<b>Agent Phone:</b> 207-270-0211	<b>Agent Cell:</b> 207-270-0211
<b>Email:</b> lea@mainechoice Realty.us	<b>Virtual Tour:</b>

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



# SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: M 08, L018 Off Oliver Hill Road, Garland, ME 04939

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

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: 16' x 20' Cabin No elect, water, sewer. poor condition

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

Michael Beresford 09/08/2008  
SELLER DATE

Margaret Beresford 09/09/08  
SELLER DATE

Michael Beresford

MARGARET BERESFORD

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

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Michael Beresford

7/ ✓  
**Warranty Deed**

From GUILFORD LAND CORPORATION  
To MICHAEL G. BERESFORD ET UX.

**Registry of Deeds**

STATE OF MAINE  
~~DISCATAQUIS~~, ss.

*Penobscot*

Received April 19, 1977  
at 1:50 m. P.M., and recorded in  
Vol. 2736 Page 186

Attest:

*Shirley M. Hated*  
Register

*Pix  
Jan 19 1977  
white*

FROM THE OFFICE OF:  
**G. W. & H. M. HAYES**  
ATTORNEYS AND  
COUNSELORS AT LAW  
5 LINCOLN STREET  
DOVER-FOXCROFT, MAINE  
04426

*1-50*

04801  
Know all Men by these Presents,

THAT GUILFORD LAND CORPORATION, a corporation organized and existing under the laws of the State of Maine and having an established place of business in Guilford, County of Piscataquis and State of Maine,

in consideration of one dollar and other valuable considerations,

paid by MICHAEL G. BERESFORD and MARGARET C. BERESFORD, husband and wife, both of 7396 Big Bend Blvd. Webster Groves, St. Louis, Missouri 63119,

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said Michael G. Beresford and Margaret C. Beresford, as joint

tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon situated in Garland, County of Penobscot, said State of Maine, being part of the C.C. Hayden farm, formerly the George Walker farm and also being part of Town Lot 7, Range 8, more specifically bounded as follows: on the north by land now or formerly of Edward Scott; on the west by land now or formerly of Elmer F. Barrows, on the south by land now or formerly of Edward Scott and on the east by land conveyed by Winifred C. Hayden to Herbert L. Allen by deed dated September 13, 1960, recorded in Penobscot Registry of Deeds.

Also granting unto said grantees herein, their heirs and assigns a right of way at all times and for all purposes between the Dover Road and said granted premises as said way now exists, running in a westerly direction from said Dover Road to the stone wall marking the boundary between the real estate hereby conveyed and land of Edward Scott; thence southerly along the easterly side of said stone wall to a gap in said stone wall, and thence westerly through said gap in said stone wall to said land of the said Grantees.

For grantors' source of title reference is made to deed to it from Winifred C. Hayden dated September 11, 1969, recorded in said Registry of Deeds, Vol. 2167, Page 592.

This deed is given to correct an error in the description of a prior deed given by this grantor to these grantees, dated July 9, 1971, recorded in said Registry, Vol. 2220, Page 118.

TO HAVE AND TO HOLD the aforegranted premises, with all the privileges and appurtenances thereof, to the said Grantee s, as joint tenants and not as tenants in common,

their heirs and assigns, to their use and behoof forever. And it do es covenant with the said Grantee s, their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances;

that it has ~~have~~ good right to sell and convey the same to the said Grantees, and that it and its successors ~~=heirs~~ shall and will warrant and defend the same to the said Grantee s, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Guilford Land Corporation has caused its corporate to be hereto affixed and these presents to be subscribed in its name and behalf by Edward A. Bligh, its President, hereto duly authorized,

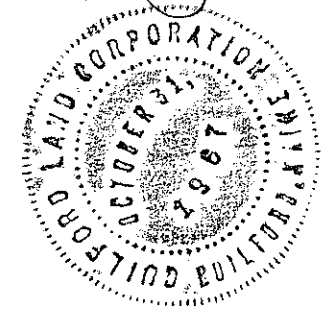
~~in testimony of~~ ~~relinquishment of~~ ~~right of Dower or title by descent in~~  
~~the above described premises, for the consideration aforesaid, have hereunto set~~ ~~hand~~  
and seal, this 8<sup>th</sup> day of April in the year of our Lord  
one thousand nine hundred and seventy-seven.

Signed, sealed and delivered in presence of

GUILFORD LAND CORPORATION

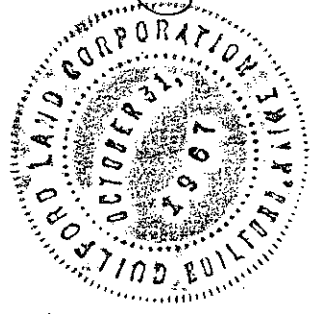
James [Signature]

by [Signature]  
Edward A. Bligh, Its President



James Whitely

by Edward A. Bligh  
Edward A. Bligh, Its President



STATE OF MAINE

PISCATAQUIS, ss.

April 8, 19 77

Personally appeared the above named Edward A. Bligh

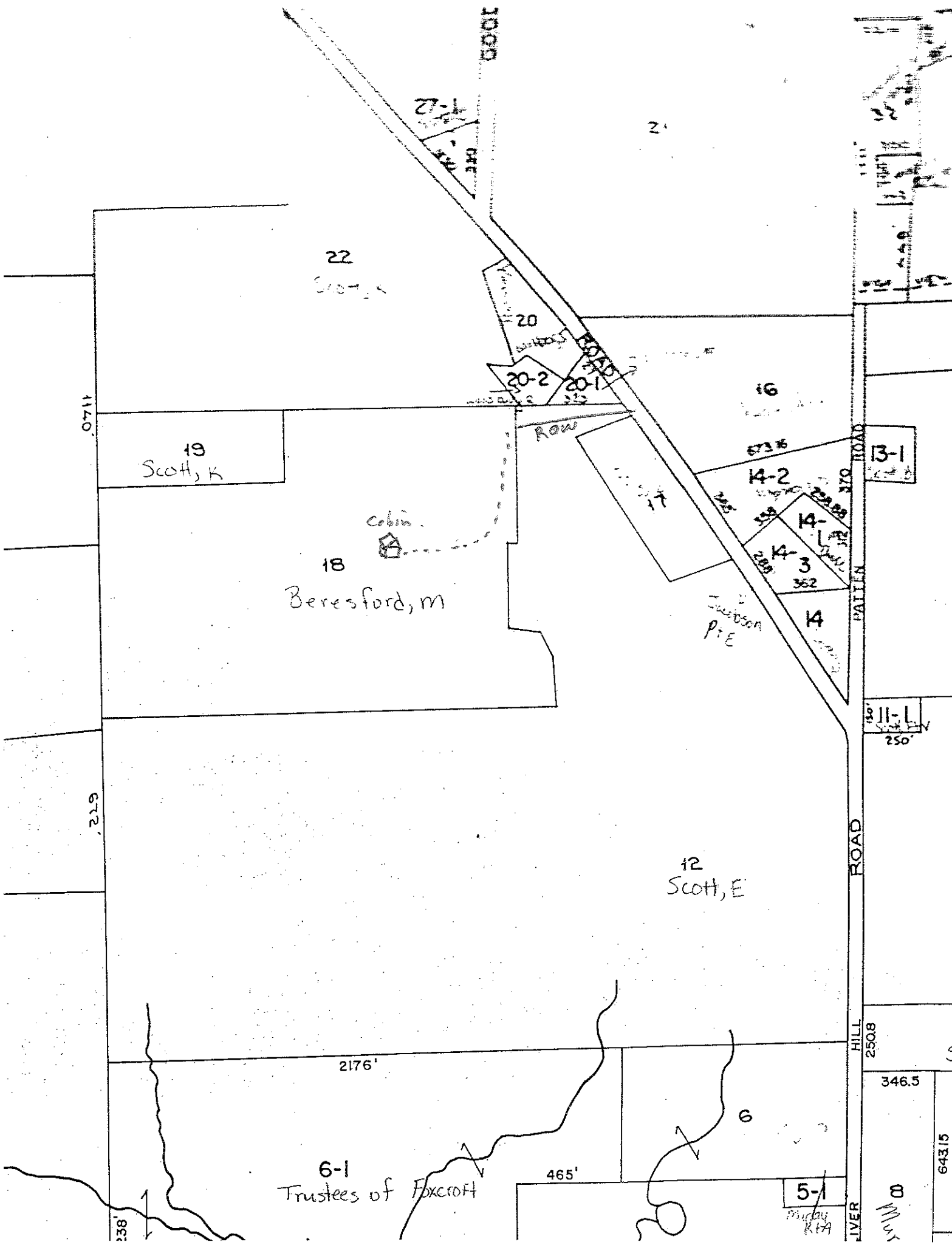
and acknowledged the above instrument to be his free act and deed, in his said capacity  
and the free act and deed of said Guilford Land Corporation

Before me,

James Whitely

Justice of the Peace  
~~Notary Public~~

PENOBSCOT, SS. REC'D APR 19 1977 / 5:50 PM



22  
Scott, K

19  
Scott, K

18  
Beresford, M  
Cabin

20  
20-2  
20-1

16

14-2

14-1

14-3

14

Scottson  
Pie

13-1

12  
Scott, E

6-1  
Trustees of Foxcroft

5-1  
Murray  
RTA

HILL ROAD  
LIVER HILL ROAD

1170

619

238

2176'

465'

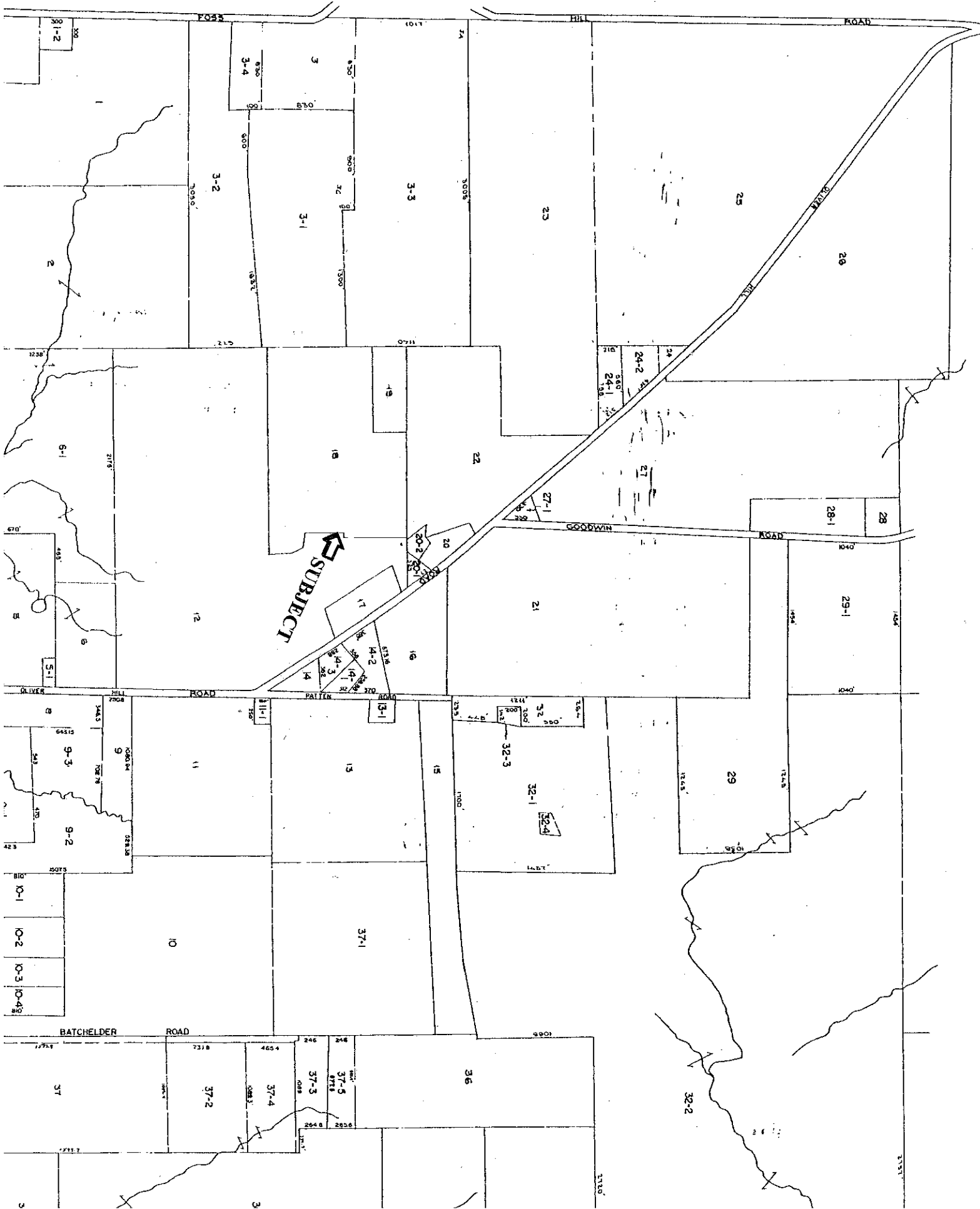
2508

346.5

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Murray  
RTA



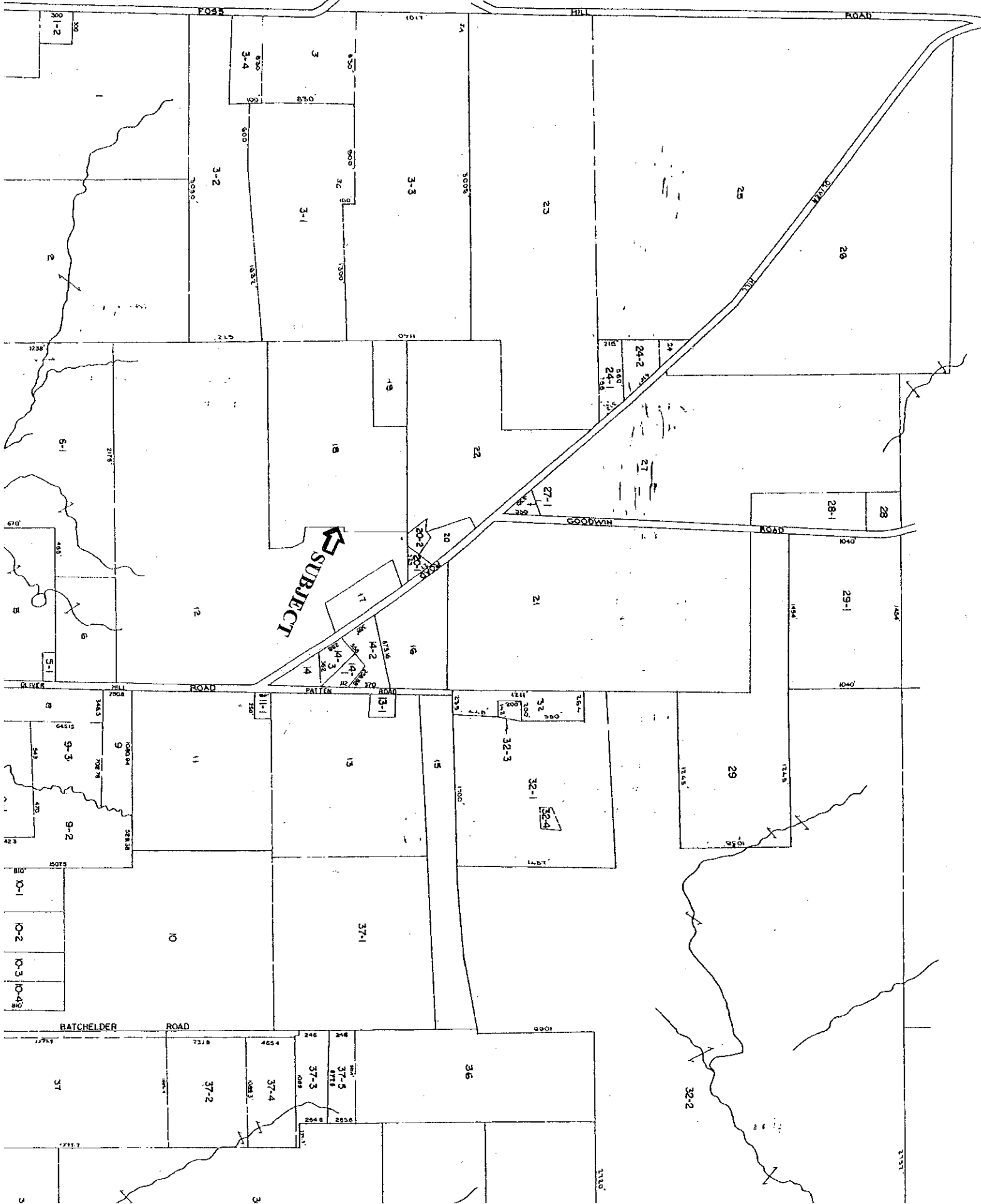
**SUBJECT**

HILL ROAD

GOODWIN ROAD

PATTEN ROAD

BATCHELDER ROAD



**SUBJECT**

HILL ROAD

GOODWIN ROAD

PATTEN ROAD

BATCHELDER ROAD