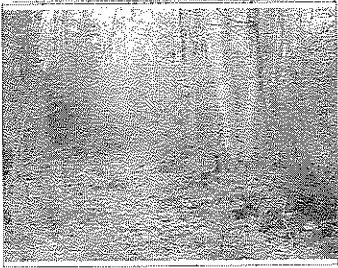


**Land - PUBLIC SYNOPSIS**



**MLS#:** 847765      **Status:** Current      **Kickout:** No  
**0 Sebec Shore Road Guilford, ME 04443**      **List Price:** \$ 8,000

**Directions:** From Guilford go east towards Dover on Route 15 for about 3 miles. Go left onto Sebec Shore Rd. Lot is on the right just past 4 corners.

**Neigh'd/Assoc:**

**Assoc. Fee /Mo:**

**General/Land Information**

<b>Lot Size (Acr)+/-:</b> 1.000	<b>Road Frontage+/-:</b> 208	<b>Surveyed/Seasonal:</b> Yes/No
<b>Flood Zone:</b> No	<b>Water Body:</b>	<b>Zoning:</b> Residential
<b>Amt Wtr Frntge+/-:</b>	<b>WF Owned/Shared+/-:</b> /	<b>WtrFrT:</b> No

**Remarks**

Nice 1 acre building lot close to Sebec Lake. Lot is wooded with cart path. High dry lot. Priced to sell!

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

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

**Tax/Deed/Community Information**

<b>Book/Page/Partial:</b> 751/72/No	<b>Map/Block/Lot:</b> 3/40	<b>Tax Amount/Yr:</b> \$ 8 / (0607)
<b>Tax Reduction:</b> No	<b>School:</b> SAD 4	

**Off Market Information**

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



**Office:** Maine Choice Realty 1906  
**Agent Phone:** 2079247541  
**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 USE

PROPERTY LOCATED AT: Sebec Shores Road, Map 3 Lot 40, Guilford, ME 04443

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? IF YES: Are tanks in current use? IF NO above: How long have tank(s) been out of service? What materials are, or were, stored in the tank(s)? Age of tank(s): Size of tank(s): Location: Have you experienced any problems such as leakage? Are tanks registered with the Dept. of Environmental Protection? If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Comments: Information provided by the sellers to the best of their knowledge
B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.): Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials?

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?

- IF YES: Explain: What is your source of information: Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? IF YES: Explain: What is your source of information: Is the subject property the result of a division of property within the last five years (for example, subdivision)? IF YES: Explain: What is your source of information: 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? IF YES: Explain: Has property ever been soil tested? Are mobile/manufactured homes allowed? Has the property been surveyed? ATTACHMENTS: Additional Information: Information provided by the 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. Joseph Allen Callicut 03/10/2008 SELLER DATE Johnny Ivy Callicut Jr. 03/10/2008 SELLER DATE

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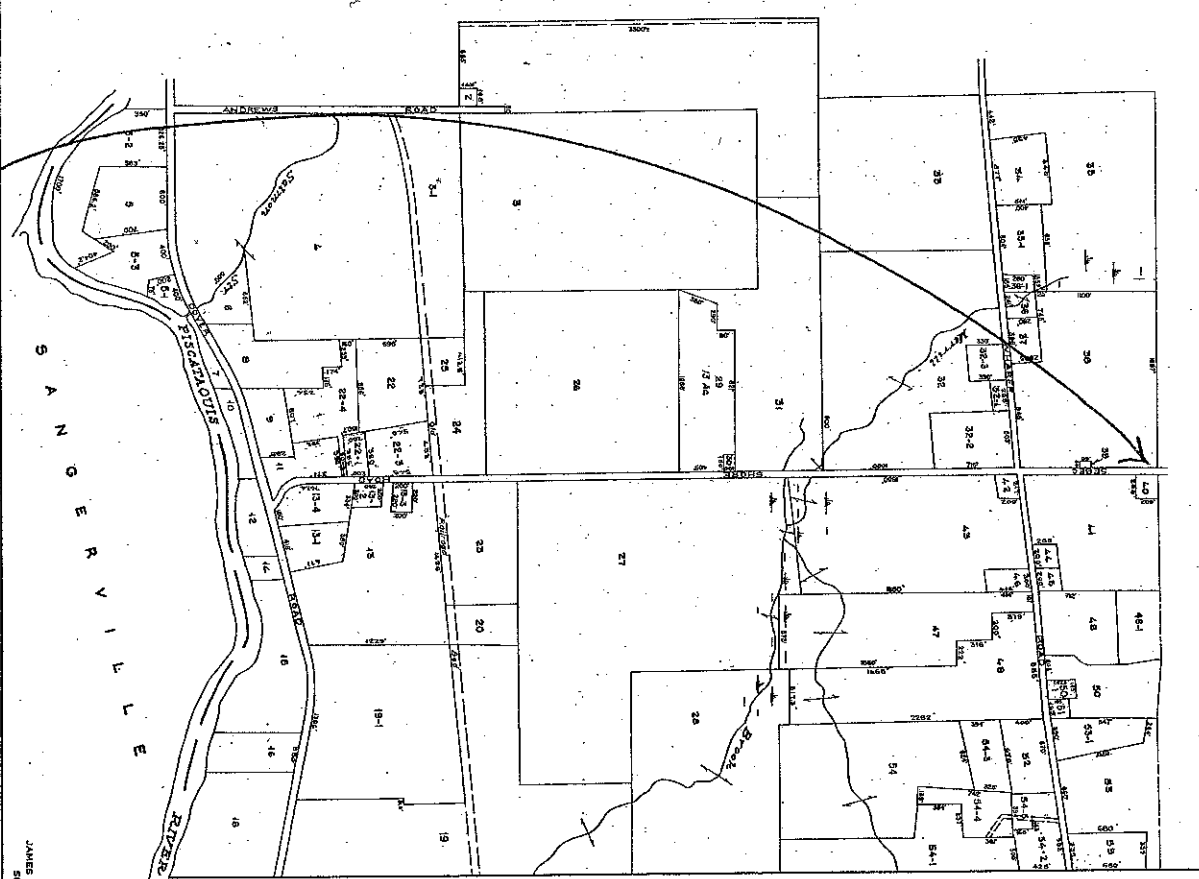
Maine Choice Realty P.O. Box 516, Newport ME 04953 Phone: 2073684333 Fax: (207) 368-4533

Lea Worster

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035, (800) 383-9805 www.zipform.com



**LEGEND**  
 PARCEL NUMBERS ..... 1  
 ADJACENT PARCELS ..... 2  
 PROPERTY LINES ..... 3  
 FOR Assessment Purposes  
 NOT to be used for Contingency



PREPARED BY  
**TOWN OF GUILFORD**  
 FEDERALBANK COUNTY, MAINE  
 PREPARED BY  
 JAMES W. SEWELL COMPANY  
 SCALE 1 INCH = 2000 FEET

*Subject  
 Lot  
 100 ft from  
 Road*

07516072

MAINE SHORT FORM

07103

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT I, DONALD MANKOWSKI, of the Town of East Hampton, County of Middlesex and State of Connecticut,

FOR VALUABLE CONSIDERATION, QUIT-CLAIM TO

DONALD MANKOWSKI and VIRGINIA MANKOWSKI both of the Town of East Hampton, County of Middlesex and State of Connecticut, as joint tenants with rights of survivorship,

the land in Guilford, County of Piscataquis and State of Maine as follows:

A CERTAIN LOT OR PARCEL OF LAND situated in the Town of Guilford, County of Piscataquis, State of Maine being a one (1) acre plot situated on the north-westerly corner of the premises now owned by DONALD MANKOWSKI. Being a portion of Lot one (1) Range three (3) of land in said Guilford bounded and described in the Piscataquis Register of Deeds, Volume 338, Page 83: more particularly the said (1) acre lot commences at a point at the Northwesterly corner of said premises owned by Mankowski and bounded to the North by the heirs of Hastings S. Brown, now or formerly, commencing from the Northwest corner at the Sebac Shore Road and traveling along the so-called Brown boundary two hundred eight feet (208) in an easterly direction; hence at a right angle in a straight line in a southerly direction two hundred feet (200); hence at a right angle two hundred eight feet (208) to the Sebac Shore Road in a Westerly direction; hence in a straight line back to the point of beginning two hundred feet (200). Also being a portion of the said premises described in the Piscataquis Registry of Deed Book 369, Page 433.

Being the same premises conveyed to DONALD MANKOWSKI by Quit-Claim deed dated July 3, 1986 and recorded July 16, 1986 in Book 606, Page 442 of the Piscataquis County Registry of Deeds.

WITNESS my hand this 29th day of November, 1989.

*Carrie A. Bellody*  
CARRIE A. BELLODY

*Donald Mankowski*  
DONALD MANKOWSKI

*Maureen A. Bellody*  
Maureen A. Bellody

STATE OF CONNECTICUT )  
COUNTY OF TOLLAND ) ss: Vernon

On November 29, 1989, personally appeared the above-named DONALD MANKOWSKI and acknowledged the foregoing instrument to be his Free act and deed, before me.

PISCATAQUIS, SS. REG'D  
89 DEC -4 AM 9:43

*Michael E. Keller*  
Michael E. Keller  
Commissioner of the Superior Court

ATTEST:  
*Annelle P. Collier*  
Register of Deeds

*Maureen A. Bellody*  
Maureen A. Bellody  
Notary Public/My Commission Expires: 3/31/92