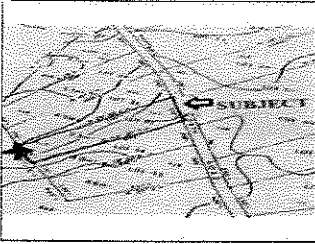


Land - PUBLIC SYNOPSIS



MLS#: 887055 Status: Current Kickout: No
 L 51 North Road Harmony, ME 04942 List Price: \$ 12,900

Directions: Rt 150 into Harmony from Cambridge, take right onto North Road, land is on the left

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

General/Land Information

Lot Size (Acr)+/-: 4.300 Road Frontage+/-: 250 Surveyed/Seasonal: Yes/No
 Flood Zone: No Water Body: Zoning: Residential
 Amt Wtr Frmtg+/-: WF Owned/Shared+/-: / WtrFr: No

Remarks

Nicely wooded country lot in a convenient location on a paved town maintained road. Great for your new home or get-a-way. This 4.3 acre lot is all surveyed and just waiting for you. Come take a look today. Priced to sell!

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

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

Tax/Deed/Community Information

Book/Page/Partial: 1646/283/No Map/Block/Lot: 4/51 Tax Amount/Yr: \$ 126 / (2007)
 Tax Reduction: No School: SAD 4

Off Market Information

Information Provided by: Maine Choice Realty SN 600070

Office: Maine Choice Realty 1906 Office: 207-368-4333
 Agent Phone: 207-368-4333 Ext.221 Agent Cell:
 Email: sam@mainechoicerealty.us Virtual Tour:

LAini: LCW List Office: Maine Choice Realty



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 Printed: 04/13/09



SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: North RD Map# 4, Lot# 51, Harmony, ME 04942

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? NA
What materials are, or were, stored in the tank(s)? NA
Age of tank(s): NA Size of tank(s): NA
Location: NA
Have you experienced any problems such as leakage? NA
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: NA

What is your source of information: OWNER

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

IF YES: Explain: NA

What is your source of information: OWNER

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: NA

What is your source of information: OWNER, 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: NA

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: Information provided to the best of the seller's knowledge

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

Robert McDonald 04/04/2010
SELLER DATE SELLER DATE

Robert McDonald

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: (207) 368-4333

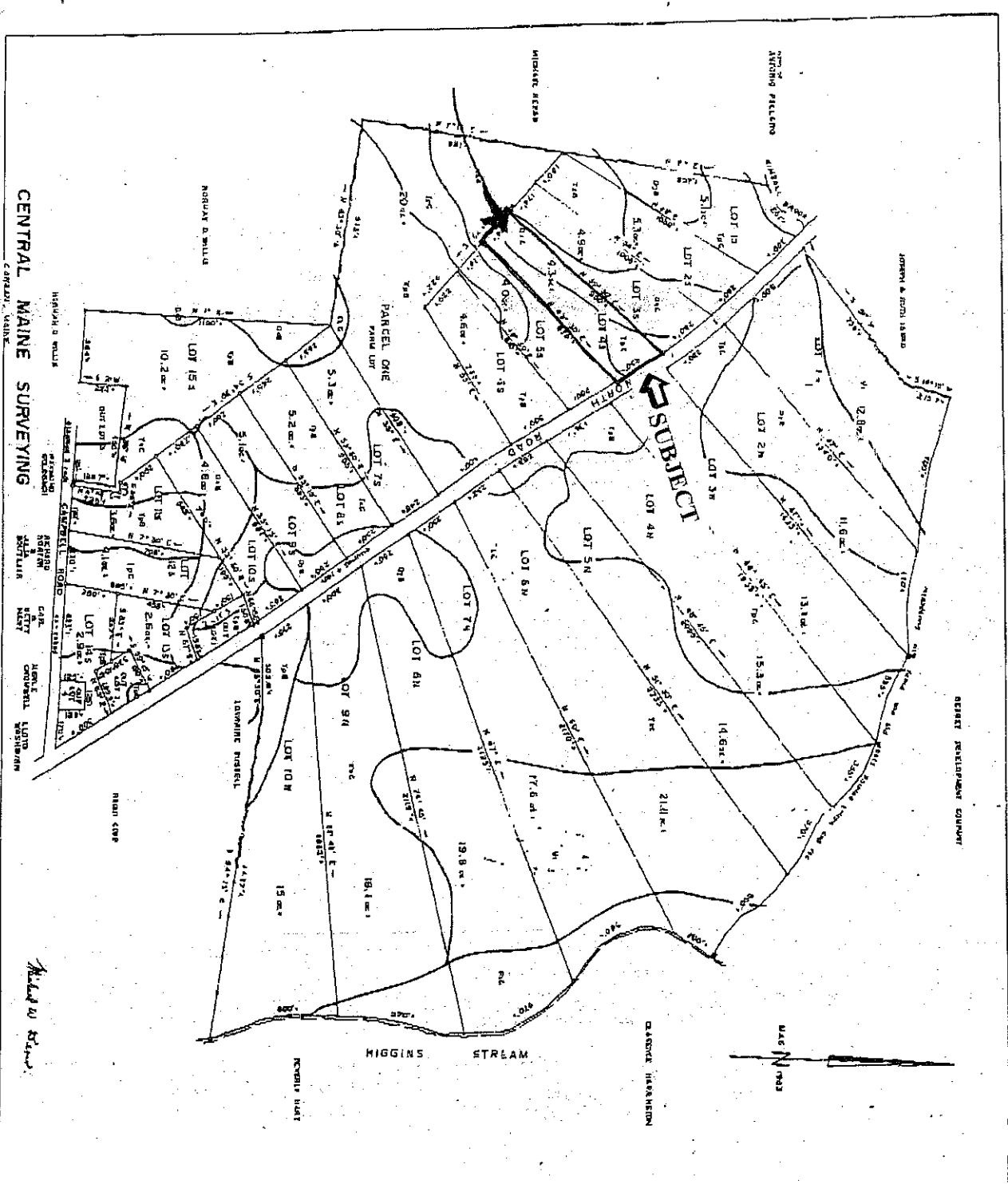
Fax: (207) 368-4533

Lea Worster



T4548665

CENTRAL MAINE SURVEYING
CARROLL, VERMONT



Handwritten signature

14000

AMENDED PLAN OF
HARMONY
 SUBDIVISION
 FOR PETER BRONER

DATE: OCT. 1903
 SCALE: 1" = 200'
 TOWN OF: HARMONY
 COUNTY OF: SOMERSET
 STATE OF: MAINE

LEGEND

12 ac. (lands 101) 120.0 ac. (lands 101) 247.0 ac. (lots)

NOTE

All lots heretofore and hereafter...
 LOT 101 & 102...
 LOT 103 & 104...
 LOT 105 & 106...
 LOT 107 & 108...
 LOT 109 & 110...

Soil Type Legend

D1 - Darker very heavy silt loam 1 to 20% clay
 S1 - Silty clay loam 0 to 10% clay
 S2 - Silty clay loam 10 to 20% clay
 S3 - Silty clay loam 20 to 30% clay
 S4 - Silty clay loam 30 to 40% clay
 S5 - Silty clay loam 40 to 50% clay
 S6 - Silty clay loam 50 to 60% clay
 S7 - Silty clay loam 60 to 70% clay
 S8 - Silty clay loam 70 to 80% clay
 S9 - Silty clay loam 80 to 90% clay
 S10 - Silty clay loam 90 to 100% clay

As shown upon Town of Harmony

DATE: _____

MADE: _____

BK 1646 PG 283

WARRANTY DEED

When Read Please
Transfer Tax Paid

Know all Persons by these Presents,

12586

That HARMONY ASSOCIATES, A Massachusetts Limited Partnership, authorized to do business in the State of Maine, with an office at Newport, Penobscot County, State of Maine

in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS

paid by ROBERT McDONALD, of Revere, Suffolk County, Commonwealth of Massachusetts

whose mailing address is 117 Centennial Avenue
Revere, MA 02151

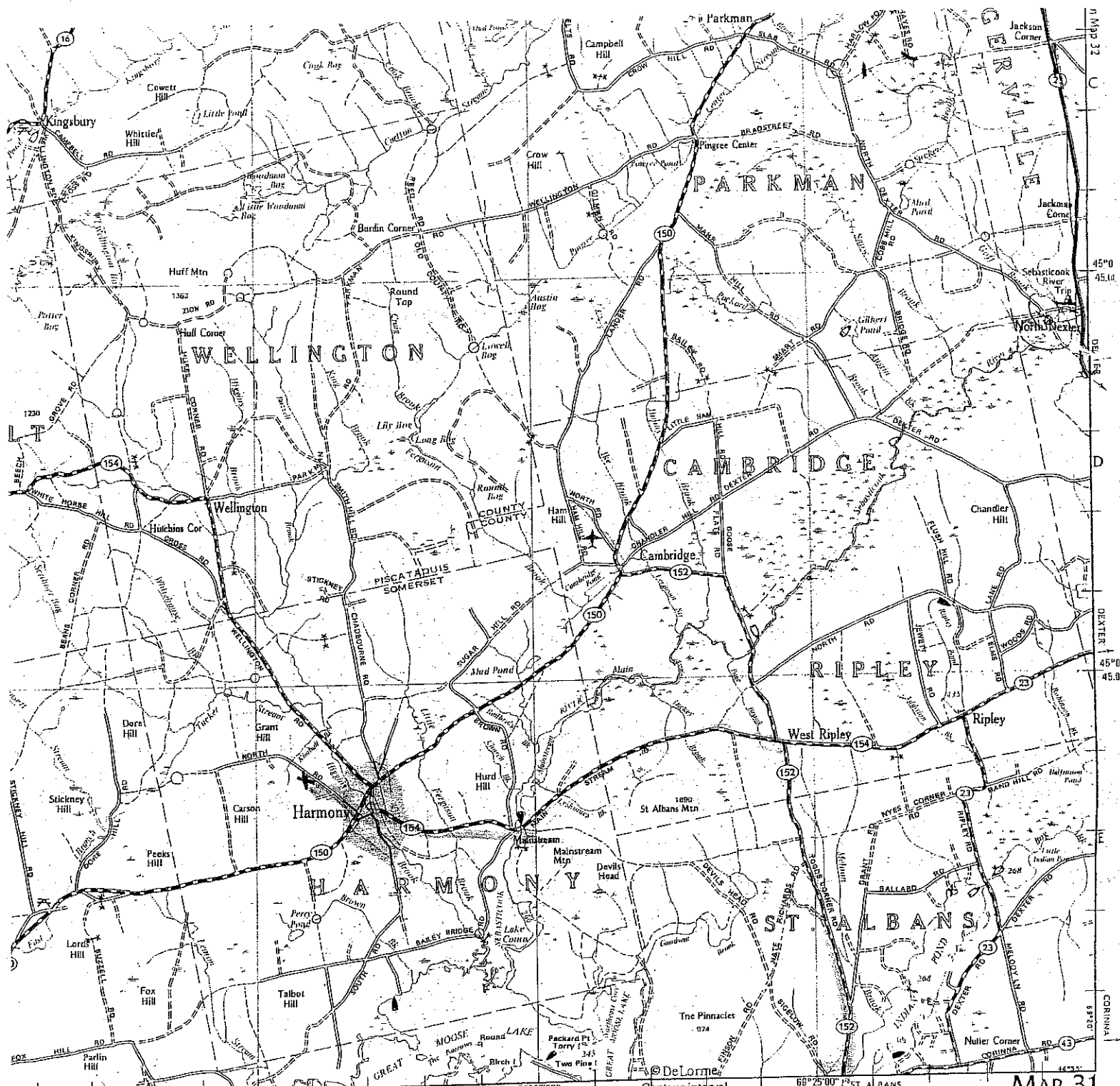
the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said ROBERT McDONALD, his

heirs and assigns forever,

A certain lot or parcel of land situated in Harmony, Somerset County, and State of Maine, located on the northerly or northeasterly side of the North Road, so-called, and being more particularly described as follows:

Being Lot 4S on an approved amended subdivision plan prepared by Michael W. Demb, Registered Land Surveyor, dated October, 1983, and recorded in the Somerset County Registry of Deeds in Plan File D-83-157, amending a plan prepared by Kolman Timberland Consultants, Inc., dated May, 1973, and recorded in said Registry in Plan Book 20, Page 28. Containing 4.3 acres, more or less, and having 250 feet, more or less, of frontage on the North Road, so-called.

This deed is given in full satisfaction of a Contract for Deed between the parties dated August 22, 1987.



HARTLAND Continue on Map 21 69°30'00" 69.5000° © DeLorme Contour interval 80 feet (24.4 meters) 68°25'00" 69.4167° ST ALBANS MAP 31