

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: L35 (PO) Todds Corner Road, Saint Albans, ME 04971

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: M/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 by 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? Yes No Unknown

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: Information provided by 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.

Pam B. Bloom 05/18/2010 11/03/2009
SELLER DATE SELLER DATE
Eva C. Baird

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

RELEASE DEED

HERBERT J. BAIRD and EVA C. BAIRD, both of St. Albans, Somerset County, State of Maine, for consideration paid, release to RACHEL E. BRYANT, of St. Albans, Somerset County, State of Maine, with quitclaim covenants, the land in St. Albans, Somerset County, Maine, described as follows:

A certain lot or parcel of land, with the buildings thereon, situate in St. Albans, Somerset County, State of Maine, bounded and described as follows:

Commencing at an iron rod with survey cap 444 situate on the westerly side of the road leading from St. Albans Village to Todd's Corner, also known as the North Road in the southeast corner of land of Herbert J. Baird and Eva C. Baird as described in deed in Somerset Registry of Deeds in Book 1164, Page 281; thence S 07° 25' 15" W along said road a distance of five hundred eight and seventy-six hundredths feet (508.76'), more or less, to an iron rod set in a rock wall; thence N 81° 56' 13" W partly along said rock wall a distance of two hundred eighty feet (280'), more or less, to an iron rod; thence N 05° 23' 12" E a distance of four hundred ninety-six and four hundredths feet (496.04'), more or less, to an iron rod with survey cap 444 set in a rock wall; thence S 84° 28' 56" E a distance of two hundred ninety-seven and seventy-five hundredths feet (297.75'), more or less, to the point of beginning.

Said metes and bounds description is depicted on the standard boundary survey for Carroll E. Bryant, St. Albans, Somerset County, Maine, November 9, 1987, performed and prepared by Smith's Land Surveys, Inc.

Meaning and intending hereby to release all right, title, and interest, if any, in the above described property which we may have acquired by deed from Keith M. Osborne, which was recorded in Book 1164, Page 281 in the Somerset County Registry of Deeds prior to the recording of this deed. This deed is given for the purpose of confirming the location of the boundary line between the land of the Grantees as conveyed to Carroll E. Bryant by deed from Cedric E. Bryant, dated October 14, 1978, recorded in said Registry in Volume 900, Page 211 and the land of the Grantors as conveyed to Herbert J. Baird and Eva C. Baird by deed from Keith M. Osborne which was

recorded in Volume 1164, Page 281.

The Grantees' mailing address is P. O. BOX 3725,
St. Albans, Maine 04971.

WITNESS our hands and seals this _____ day of December,
1987.

WITNESSES:

Mary Ellen Coates

Herbert J. Baird
Herbert J. Baird

Paul J. Cooper

Eva C. Baird
Eva C. Baird

STATE OF MAINE
SOMERSET, ss.

December , 1987

Then personally appeared the above named HERBERT J.
BAIRD and EVA C. BAIRD and acknowledged the foregoing instrument
to be their free act and deed.

Before me,

Fred J. Cooper
Notary Public

Print Name: Fred J. Cooper

Exp. 1988

RELEASE DEED

HERBERT J. BAIRD and EVA C. BAIRD, both of St. Albans, Somerset County, State of Maine, for consideration paid, release to RACHEL E. BRYANT, of St. Albans, Somerset County, State of Maine, with quitclaim covenants, the land in St. Albans, Somerset County, Maine, described as follows:

A certain lot or parcel of land, with the buildings thereon, situate in St. Albans, Somerset County, State of Maine, bounded and described as follows:

Commencing at an iron rod with survey cap 444 situate on the westerly side of the road leading from St. Albans Village to Todd's Corner, also known as the North Road in the southeast corner of land of Herbert J. Baird and Eva C. Baird as described in deed in Somerset Registry of Deeds in Book 1164, Page 281; thence S 07° 25' 15" W along said road a distance of five hundred eight and seventy-six hundredths feet (508.76'), more or less, to an iron rod set in a rock wall; thence N 81° 56' 13" W partly along said rock wall a distance of two hundred eighty feet (280'), more or less, to an iron rod; thence N 05° 23' 12" E a distance of four hundred ninety-six and four hundredths feet (496.04'), more or less, to an iron rod with survey cap 444 set in a rock wall; thence S 84° 28' 56" E a distance of two hundred ninety-seven and seventy-five hundredths feet (297.75'), more or less, to the point of beginning.

Said metes and bounds description is depicted on the standard boundary survey for Carroll E. Bryant, St. Albans, Somerset County, Maine, November 9, 1987, performed and prepared by Smith's Land Surveys, Inc.

Meaning and intending hereby to release all right, title, and interest, if any, in the above described property which we may have acquired by deed from Keith M. Osborne, which was recorded in Book 1164, Page 281 in the Somerset County Registry of Deeds prior to the recording of this deed. This deed is given for the purpose of confirming the location of the boundary line between the land of the Grantees as conveyed to Carroll E. Bryant by deed from Cedric E. Bryant, dated October 14, 1978, recorded in said Registry in Volume 900, Page 211 and the land of the Grantors as conveyed to Herbert J. Baird and Eva C. Baird by deed from Keith M. Osborne which was

recorded in Volume 1164, Page 281.

The Grantees' mailing address is P. O. BOX 3725,
St. Albans, Maine 04971.

WITNESS our hands and seals this day of December,
1987.

WITNESSES:

Mary Ellen Cooper
Fred J. Cooper, Jr.

Herbert J. Baird
Herbert J. Baird
Eva C. Baird
Eva C. Baird

STATE OF MAINE
SOMERSET, ss.

December , 1987

Then personally appeared the above named HERBERT J.
BAIRD and EVA C. BAIRD and acknowledged the foregoing instrument
to be their free act and deed.

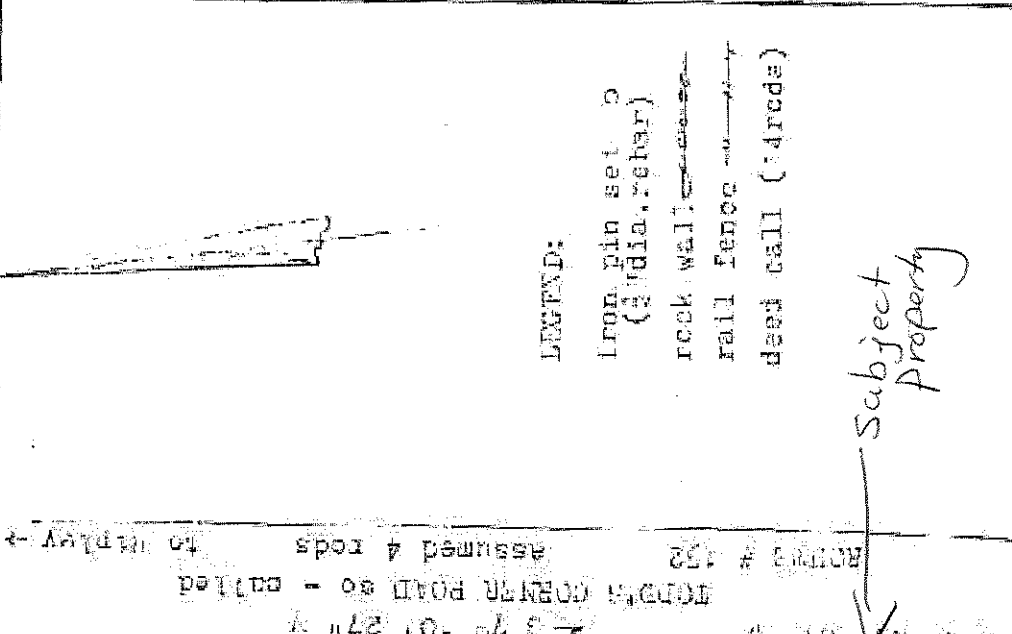
Before me,

Fred J. Cooper
Notary Public

Print Name:

Fred J. Cooper

Exp. 1988



BRASS ROAD so-called assumed 3 rods

3 82° 44' 24" E → 589.09' ±

Parcel 1 of Book 1164 Page 281

3.55ac.±

(30 rods plus 100')

342.29' ±

← N 83° 37' 49" W

Parcel 1 of Book 1164 Page 281

1.73ac.±

(343')

line flagged 297.38' ±

← N 83° 33' 36" W

11 9° 50' 40" S →
 263.5' ±
 Line Rod spotted

100.00' ±

← N 82° 36' 54" W

235.03' ±
 (235')
 297.38' ±

235.03' ±
 (235')

(14 rods)

299.40' ±

TODD'S CORNER ROAD so-called assumed 4 rods
 ROW # 152
 to display →

DETECTED:

- Iron pin set (2 dia. rebar)
- rock wall
- rail fence
- dead call (14 rods)

Subject Property

CENTRAL MAINE SURVEYING
 CANAAN, MAINE

SURVEYOR: Property of Herbert J. Baird and Eva C. Baird

TOWN: St. Albans COUNTY: Somerset

DATE: JUNE 24, 1927 SCALE: 1" = 100'

NOTE: This plan depicts a standard boundary survey of the property conveyed in Book 1164 Page 281 of the Somerset County Registry of Deeds and conforms with Condition III of the State of Maine Rules and Regulations for Registered Land Surveyors; Rule 12

Michael W. Deane

Michael W. Deane RLS # 417