

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: PO L 41 Golf Course Road, Newport,

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: Part of Lot 41
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 Jeffrey Peabody DATE _____

SELLER Newport Country Club, Inc 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 _____

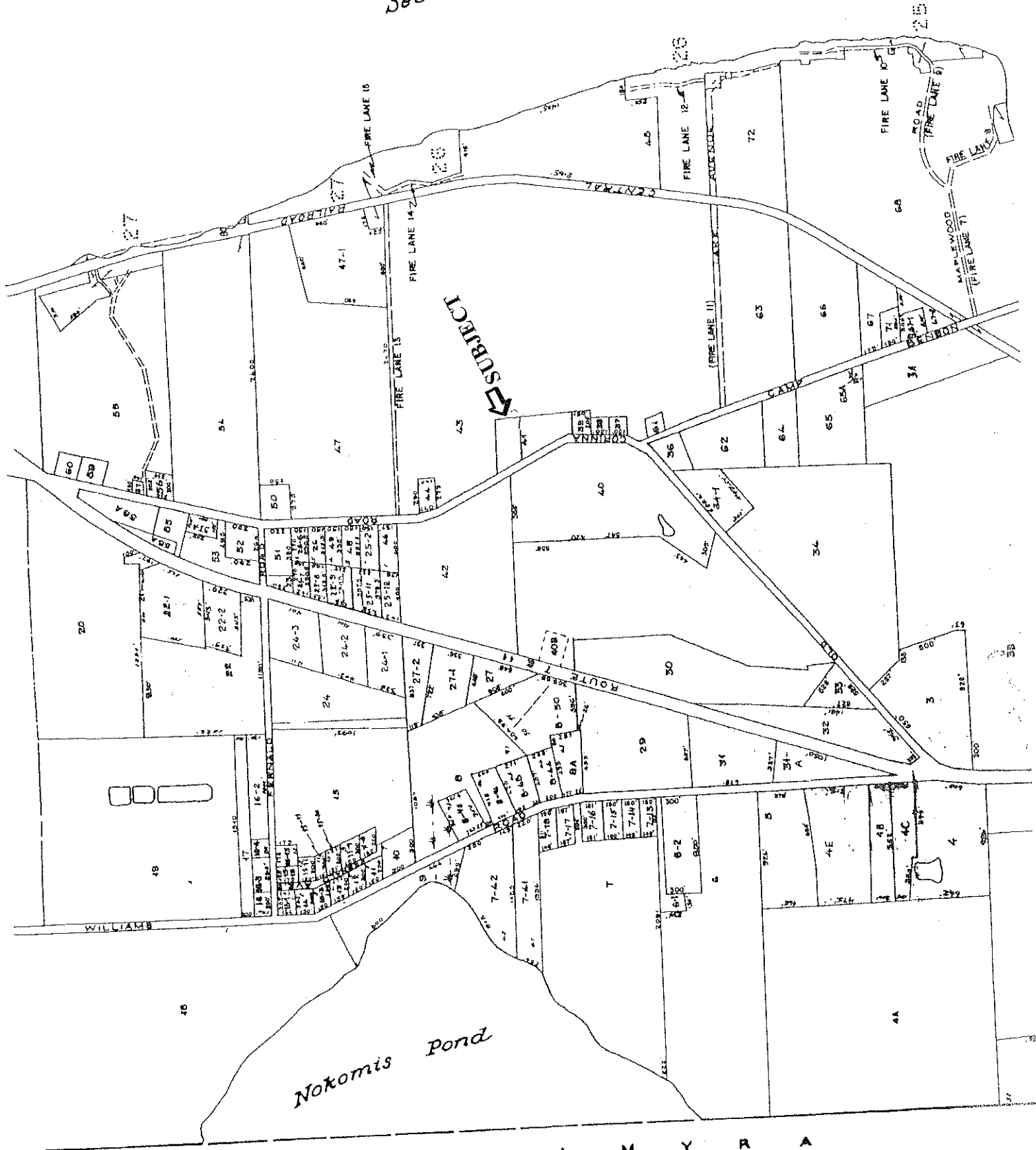
Maine Association of REALTORS®/Copyright © July 2006. All Rights Reserved

Prudential Northeast Properties 158 Main Street Newport, ME 04953
Phone: (207)368-4400 Fax: 2073684888 Lea Worster



Sebasticook

Lake



WARRANTY DEED

Raymond J. McManus and Maxine E. McManus, husband and wife, both of Carver, County of Plymouth, Commonwealth of Massachusetts for consideration paid, grant to **New Port Country Club, Inc.**, a Maine corporation duly organized and existing at law having a principle place of business in Newport, County of Penobscot, State of Maine, with Warranty Covenants, the land situated in Newport, Penobscot County, Maine, described as follows:

All those certain lots or parcels of land, together with the building located thereon, situated in the Town of Newport, County of Penobscot, State of Maine and being further bounded and described as follows, to wit:

PARCEL I With buildings located thereon and beginning at a point in the westerly sideline of Old Route No. 7, said point also being in the Southeasterly corner of a lot of land now or formerly of David E. Rowe; thence North Eighty-Two Degrees Thirty Minutes West (N 82° 30' W) Five Hundred Fifty-Eight Feet (558') to a point; thence South Twelve Degrees Thirty Minutes West (S 12° 30' W) Four Hundred Twenty Feet (420') to a point; thence South Two Degrees Fifteen Minutes West (S 2° 15' W) Five Hundred Forty-Seven Feet (547') to a point; thence South Twenty-Three Degrees West (S 23° W) Four Hundred Forty-Three Feet (443') to a point; thence South Sixteen Degrees East (S 16° E) Three Hundred Five Feet (305') to the said sideline of Old Route No. 7; thence Two Thousand Eighty-Four Feet (2,084') by and along the sideline of Old Route No. 7 back to the place and point of beginning; containing Seventeen (17) acres, more or less.

Part of
05 →

PARCEL II On the West by the road leading from Rowe's Corner, so-called, in said Newport to Corinna; on the North and East by land formerly owned by William H. Miles and later owned or occupied by Fred E. Miles; on the South by land formerly of John T. Gilman, now or formerly owned and occupied by J. Walter Anderson; containing Five (5) acres, more or less.

PARCEL III Being a small strip of land abutting the Southerly boundary of Parcel II above and taken from the Northwesterly part of

the premises described and conveyed to J. Walter Anderson by Warranty Deed of William H. Smith dated April 23, 1928 and recorded in said Registry in Book 1017, Page 287 and being further described as follows: Commencing on the Easterly line of the highway leading from Newport to Dexter, formerly designated State Highway No. 7, and at the Southwest corner of the parcel conveyed and described in Parcel II above; thence Easterly on the Southerly line of said Parcel II above to the Southeast corner thereof; thence Southerly on an extension of the Easterly line of said Parcel II above Sixty-Five Feet (65') to a stake; thence Westerly and parallel with the first bound and Sixty-Five Feet (65') distance therefrom to the Easterly line of the aforesaid highway; thence Northerly along the Easterly line of said highway back to the place and point of beginning.

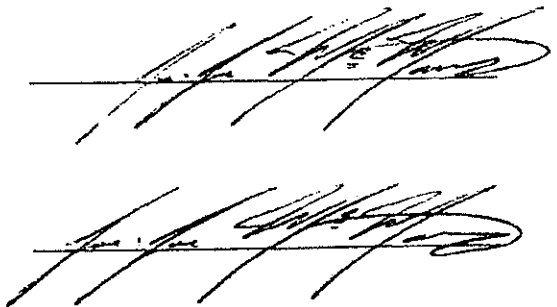
Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

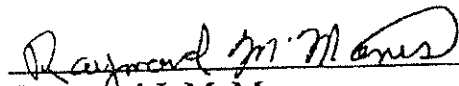
Raymond J. McManus and Maxine E. McManus, husband and wife, release all rights by joining herein as grantors, assent and consent to the conveyance and release and waive all rights in and to the above described property.


Being all and the same premises described in a deed from Carver Package Store, Inc. to Raymond J. McManus and Maxine E. McManus dated December 27, 1988, recorded in the Penobscot County Registry of Deeds in Volume 4372, Page 318.

WITNESS our hands and seals this 1st day of MAY, 2003.

WITNESS




Raymond J. McManus


Maxine E. McManus

STATE OF ~~MAINE~~ Massachusetts
~~Penobscot~~ ~~Penobscot~~ ss

5/1, 2003

Then personally appeared the above named Maxine E. McManus and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Quiles B. Gase
Notary Public

My Commission Expires Nov. 13. 2009



Jennifer L. Jesse
Please print name

c:\data\cases\24985r\ Warranty Deed

"Maine Real Estate
Transfer Tax Paid"

PENOBSCOT COUNTY, MAINE

Susan F. Bulay
Register of Deeds