

Land - PUBLIC SYNOPSIS



MLS#: 956282 **Status:** Current **Kickout:** No
PO L41-3 Golf Course Road, Newport, ME 04953 **List Price:** \$ 20,000

Directions: From Newport, RT 7 North take right onto Golf Course Road, Land on right

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

General/Land Information

Lot Size (Acr)+/-: 0.300 **Road Frontage+/-:** 85 **Surveyed/Seasonal:** Yes/No
Amt Wtr Frntge+/-: **Water Body:** **Zoning:** Residential
WF Owned/Shared+/-: / **WtrFrnt:** No

Remarks

Nice lot with water views, great location for a new home or get-a-way, close to lakes, ITS trails, shopping and all area amenities. Soil tested and building permit.

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

Site: Level, Open, Scenic View
Driveway: Gravel
Parking:
Location: Rural, Near Shopping, Near Country Club
Uses: Recreational, Residential
Restrictions:
Rec. Water:
Roads: Paved, Association
Transportation: Major Road Access
Electric: At Street
Gas: No Gas
Sewer: No Sewer, Soil Test Available
Water: No Water

Tax/Deed/Community Information

Book/Page/Partial: 8709/52/Yes **Map/Block/Lot:** 7/41 **Tax Amount/Yr:** \$ 0 / (2009)
Tax Reduction: No **School:** RSU 19

Off Market Information

Information Provided by: Lea Worster LCW 006338



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

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



The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright 2009 MREIS, Inc.

Printed: 11/17/09



SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: PO Lot 41-3 Golf Course Road, Newport, ME 04953

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: 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: Building permit in place,

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

SELLER
Jeffrey Peabody

11/15/2009
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

Maine Choice Realty P.O. Box 516, Newport ME 04953
Phone: 2073684333

Fax: (207) 368-4533

Lea Worster

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com



REPLACED
William H. Miles
now
David Rowe
Vol.1989 Pg.5

4° 22' 43" W →

617.34' total

3.50

336.63'

William Miles
to
Jonathan Dickey
Vol.418 Pg.429
original division (1871)

4.2 Acres
(II & III TOTAL)

Large elm stump

47.59
Vol.3639 Pg.57
Parcel II

47.59
Vol.3639 Pg.57
Parcel III

original deed
ANDERSON
to
HAWTHORNE
Vol.1548 Pg.73

Hobart
Vol.2897

stake on ground
150' meas.

spike found
150' meas.

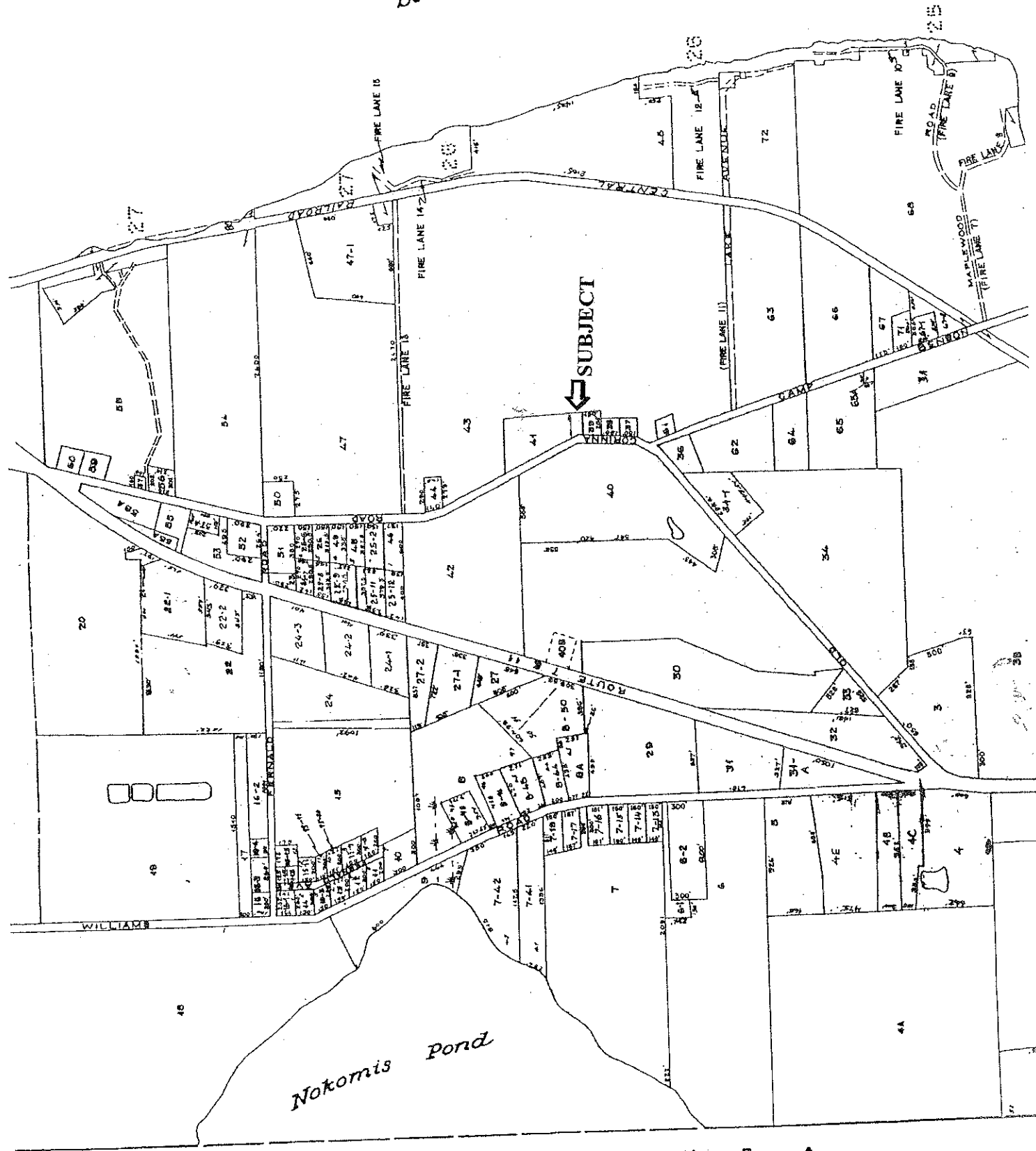
N 83° 30' W 164.58'

50.10' SUBJECT

41° 11' 11" N

to ROWE

Sebasticook Lake



AMERBET CO.

P A L M Y R A

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.

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

This
Parcel →

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.

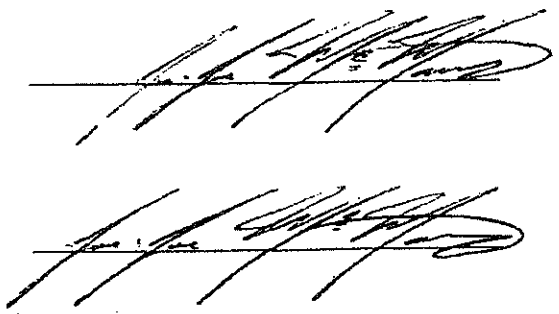
Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

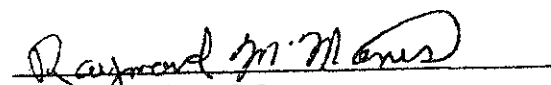
Raymond J. McManus and Maxine E. McManus, husband and wife, release all rights by joining herein as grantors, assent and consent to the conveyance and release and waive all rights in and to the above described property.

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 15 day of MAY, 2003.

WITNESS




Raymond J. McManus


Maxine E. McManus

STATE OF ~~MAINE~~ Massachusetts
Penobscot ~~Plymouth~~ 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 R. Jesse
Notary Public

My Commission Expires Nov. 13. 2009



Jennifer L. Jesse
Please print name

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

"Maine Real Estate
Transfer Tax Paid"

PENOBSCOT COUNTY, MAINE

Susan F. Beatty
Register of Deeds