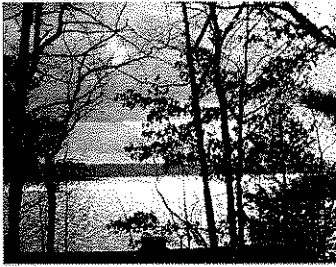


Land - PUBLIC SYNOPSIS



MLS#: 965317 Status: Current
 PO L15 Levelful Lane, Newport, ME 04953

Kickout: No
 List Price: \$ 29,900

Directions: From Newport, go Rt#7 N. take right onto County Woods Road, go to end, go straight onto Rt 222, take right on Durham Bridge Rd., Go approx 2 miles, Levelful Laane on right, property on right

Dockominium: N
 Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Lot Size (Acr)+/-: 2.630	Road Frontage +/-: 200	Surveyed/Seasonal: Yes/Yes
Amt Wtr Frntge +/-:	Water Body:	Zoning: Residential
	WF Owned/Shared +/-: /	WtrFrft: No

Remarks

Nicely wooded 2.63 acre lot with great views of Sebacook Lake, offers privacy, but easily assessable and close to town amenities. Beautiful spot to build your new home or get-a-way! More land available.

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

Site: Right of Way, Scenic View, Rolling/Sloping, Wooded
 Driveway: No Driveway
 Parking:
 Location: Rural
 Uses: Recreational, Residential
 Restrictions:
 Rec. Water: Nearby, Water View
 Roads: Gravel/Dirt Road, Dead End, Right Of Way
 Transportation:
 Electric: At Street
 Gas: No Gas
 Sewer: No Sewer
 Water: No Water

Tax/Deed/Community Information

Book/Page/Partial: 10502/48/Yes	Map/Block/Lot: 8/POL15	Tax Amount/Yr: \$ 0 / (2010)
Tax Reduction: No	School: RSU 19	

Off Market Information

Information Provided by: Lea Worster LCW 006338



Office: Prudential Northeast Properties 1723
 Agent Phone: 207-368-4400
 Email: lworster@myfairpoint.net

Office: 207-368-4400
 Agent Cell: 207-270-0211
 Virtual Tour:

LAini: LCW List Office: Prudential Northeast Properties



SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: P.O. Lot 15 Lovellful Lane, 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 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: Right of way in Place
 What is your source of information: Sellers/Deed
- 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: Sellers
- 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: ### Sold another lot L.W.
 What is your source of information: Sellers
- 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: Water View, electric at street

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

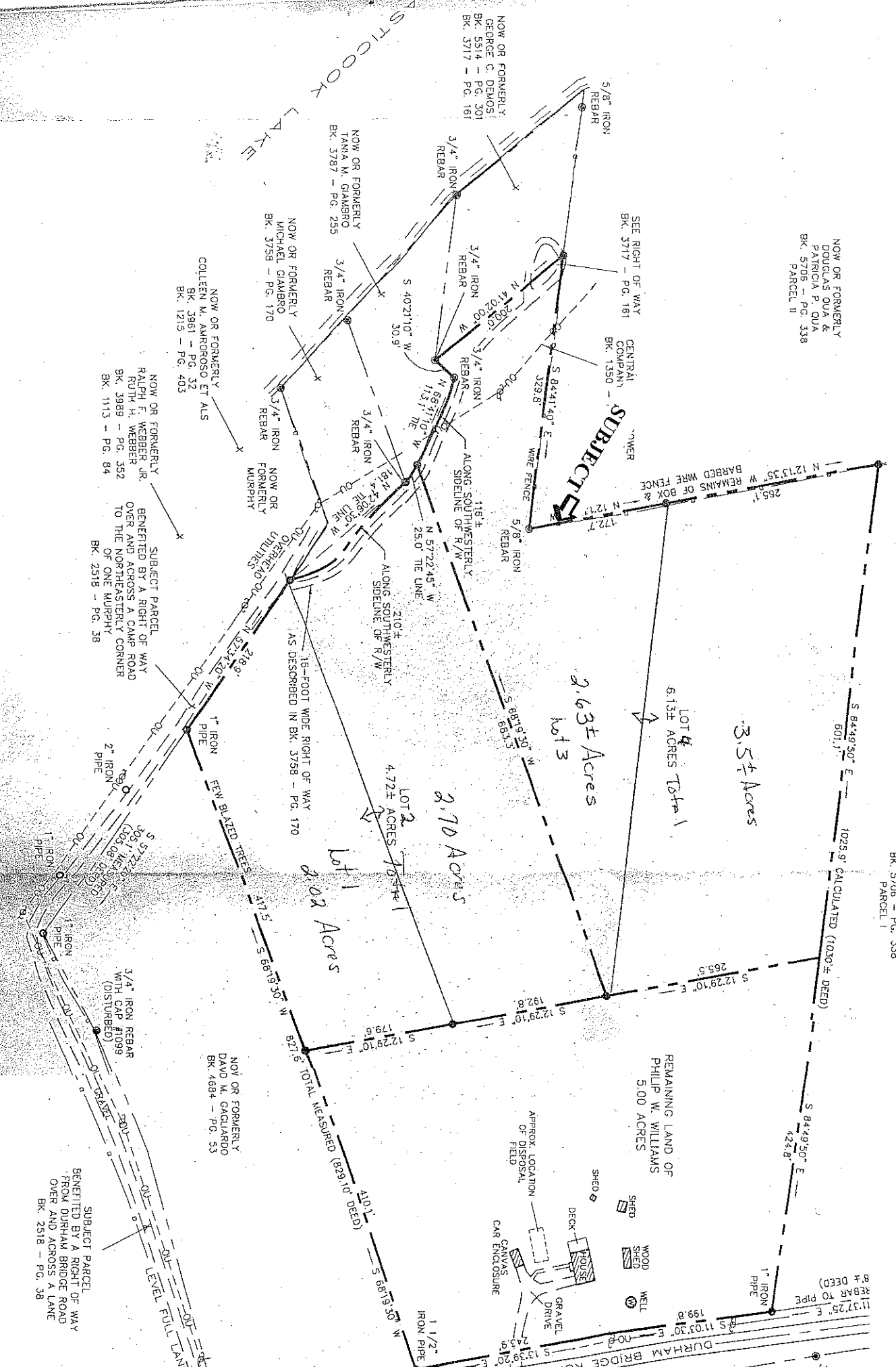
Philip W. Williams 5/18/2010 Lucille M. Williams 5/18/2010
 SELLER Philip W. Williams DATE SELLER Lucille M. Williams DATE

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 _____



N PIPE/PIN FOUND (AS NOTED)
REBAR WITH CAP LABELED
SEE PGS. 231-232 SET



NOW OR FORMERLY
DORCAS OUA &
PATRICIA P. OUA
BK. 5706 - PG. 338
PARCEL II

SEE RIGHT OF WAY
BK. 3717 - PG. 161

CENTRAL
COMPANY
BK. 1350

NOW OR FORMERLY
GEORGE C. DEMOS
BK. 5314 - PG. 301
BK. 3717 - PG. 161

NOW OR FORMERLY
TANIA M. GIAMBRIO
BK. 3787 - PG. 255

NOW OR FORMERLY
MICHAEL GIAMBRIO
BK. 3758 - PG. 170

NOW OR FORMERLY
COLLEEN M. AMOROSO ET ALS
BK. 3961 - PG. 32
BK. 1215 - PG. 403

NOW OR FORMERLY
RALPH F. WEBBER JR.
RUTH H. WEBBER
BK. 3989 - PG. 352
BK. 1113 - PG. 84

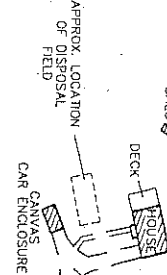
SUBJECT PARCEL
BENEFITED BY A RIGHT OF WAY
OVER AND ACROSS A CAMP ROAD
TO THE NORTHEASTERLY CORNER
OF ONE MURPHY
BK. 2518 - PG. 38

NOW OR FORMERLY
DAVID M. CAQUARRO
BK. 4684 - PG. 53

SUBJECT PARCEL
BENEFITED BY A RIGHT OF WAY
FROM DURHAM BRIDGE ROAD
OVER AND ACROSS A LAKE
BK. 2518 - PG. 38

BK. 5706 - PG. 338
PARCEL I

REMAINING LAND OF
PHILIP W. WILLIAMS
5.00 ACRES



2.63± Acres
Lot 3
6.13± ACRES Total
3.5± Acres
2.70 Acres
Lot 2
2.02 Acres
Lot 1

16'-FOOT WIDE RIGHT OF WAY
AS DESCRIBED IN BK. 3758 - PG. 170

ALONG SOUTHWESTERLY
SIDELINE OF R/W
210±

ALONG SOUTHWESTERLY
SIDELINE OF R/W
116±

ALONG SOUTHWESTERLY
SIDELINE OF R/W
113±

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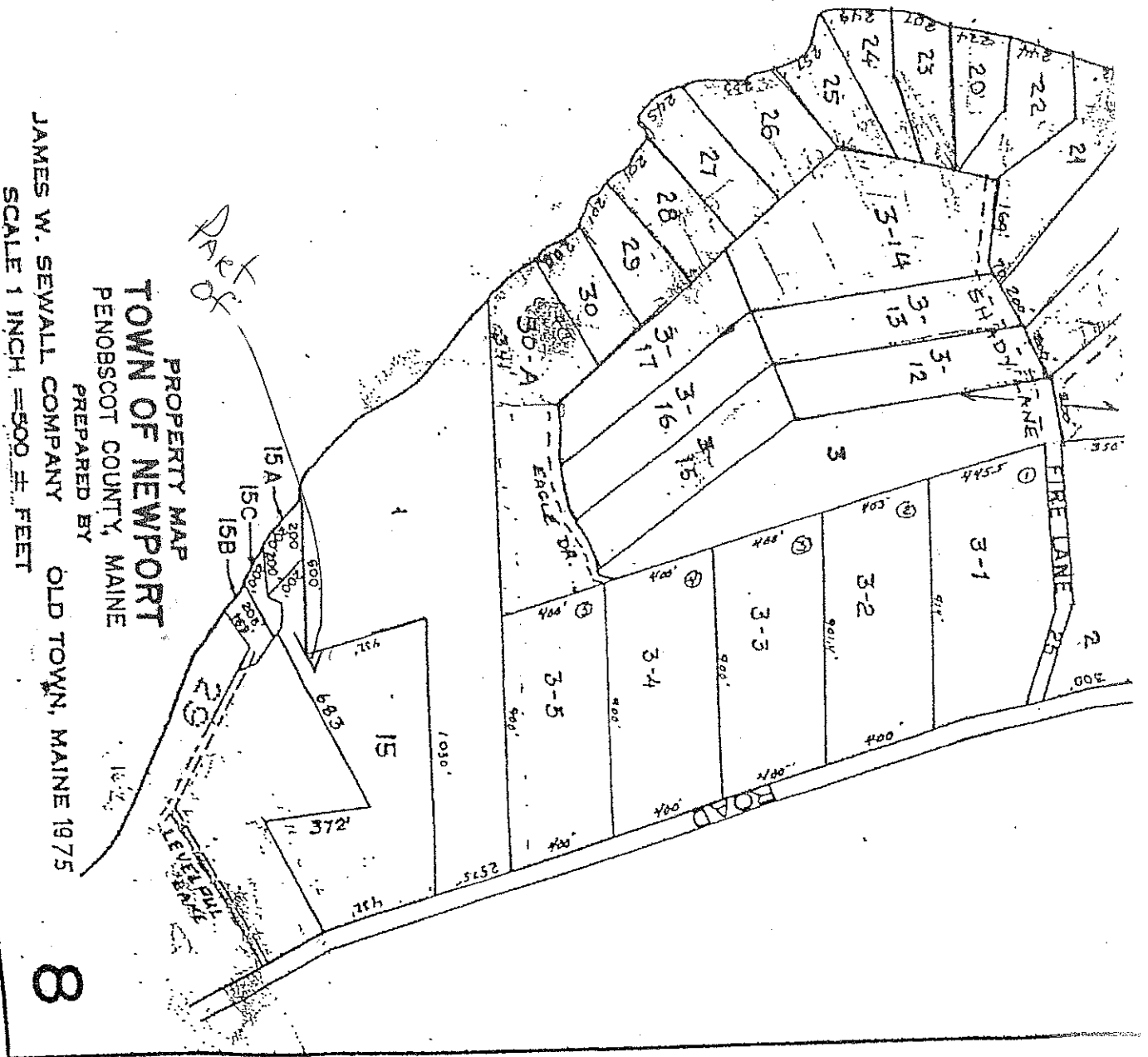
ALONG SOUTHWESTERLY
SIDELINE OF R/W
113±

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ALONG SOUTHWESTERLY
SIDELINE OF R/W
113±



PROPERTY MAP
 TOWN OF NEWPORT
 PENOBSCOT COUNTY, MAINE
 PREPARED BY
 JAMES W. SEWALL COMPANY
 OLD TOWN, MAINE 1975
 SCALE 1 INCH = 500 FEET

WARRANTY DEED

I, PHILIP W. WILLIAMS, of Newport, County of Penobscot and State of Maine (mailing address: 432 Durham Bridge Road, Newport, ME 04953), for consideration paid, grant to PHILIP W. WILLIAMS and LUCILLE M. WILLIAMS, both of Newport, County of Penobscot and State of Maine (mailing address: 432 Durham Bridge Road, Newport, ME 04953), as joint tenants, with WARRANTY COVENANTS, a certain lot or parcel of land situated in Newport, County of Penobscot and State of Maine, further bounded and described in Schedule A attached hereto and made a part hereof.

WITNESS my hand and seal this 21st day of June, 2006.

Signed, Sealed and Delivered
in presence of:

Charles W. Cox
Witness

Philip W. Williams
Philip W. Williams

STATE OF MAINE

PENOBSCOT, ss.

June 21, 2006

Personally appeared the abovenamed, Philip W. Williams, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Charles W. Cox
Notary Public/Attorney at Law
Name: Charles W. Cox
My Commission Expires: 11/11/07

SCHEDULE A

A certain lot or parcel of land together with the buildings there on in the town of Newport, County of Penobscot and State of Maine, bounded and described as follows:

Beginning at a 1 1/2" iron pipe located on the west side of the Durham Bridge Road, so-called and marking the southeasterly corner of the land described in a deed from Irene B. Williams and Philip W. Williams to Philip W. Williams dated July 3, 1997 and recorded in the Penobscot County Registry of Deeds in Book 6434, Page 179, this point also being the northeasterly corner of land of David Gagliardo recorded in Book 4684, Page 53.

Thence South sixty-eight degrees nineteen minutes thirty seconds West (S 68° 19' 30" W) along Gagliardo's line a distance of four hundred ten and one hundredth feet (410.01') to a 5/8" rebar capped A/E PLS 2311;

Thence North twelve degrees twenty-nine minutes ten seconds West (N 12° 29' 10" W) through land of Philip Williams a distance of one hundred seventy-nine and six tenths feet (179.6') to another rebar capped A/E PLS 2311;

Thence continuing North twelve degrees twenty-nine minutes ten seconds West (N 12° 29' 10" W) through land of Williams a distance of one hundred ninety-two and eight tenths feet (192.8') to another iron rebar capped A/E PLS 2311;

Thence continuing North twelve degrees twenty-nine minutes ten seconds West (N 12° 29' 10" W) through land of Williams a distance of two hundred sixty-five and five tenths feet (265.5'), more or less to a point in the north bound of said land conveyed to Philip Williams in Book 6434, Page 179, being also the south bound of land described in a deed of Douglas Qua as described as Parcel 1 in Book 5706, Page 338;

Thence South eighty-four degrees forty-nine minutes fifty seconds East (S 84° 49' 50" E) along Qua's south bound a distance of four hundred twenty-four and eight tenths feet (424.8') to a 1" iron pipe in the west bound of the Durham Bridge Road, so-called;

Thence south along the west bound of the Durham Bridge Road a distance of four hundred forty-four feet (444'), more or less to the point of beginning.

EXCEPTING AND RESERVING a 30' wide right of way for all purposes of a way including utility services leading westerly from the Durham Bridge Road, so-called to the land owned by Philip W. Williams located east of the parcel herein conveyed and being all the remaining land described in a deed from Philip W. Williams and Irene B. Williams, Book 6434, Page 179, the north edge of this right of way being the south bound of said land of Qua.

Being a portion of the premises conveyed to Philip W. Williams by deed of Irene B. Williams and Philip W. Williams dated July 3, 1997 and recorded in the Penobscot County Registry of Deeds in Book 6434, Page 179.

This description is based upon a survey done for Philip Williams by Ames A/E Architects and Engineers, John H. Allen, PLS 2311 and dated June 7, 2006.