

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: L 20 Shady 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.

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.

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: Road is R.O.W. see deed and Maintenance agreement

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

IF YES: Explain: Shoreland Zoning

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: 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: 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.

William H. Lombard 05/18/2010 X
SELLER DATE SELLER DATE

William H. Lombard

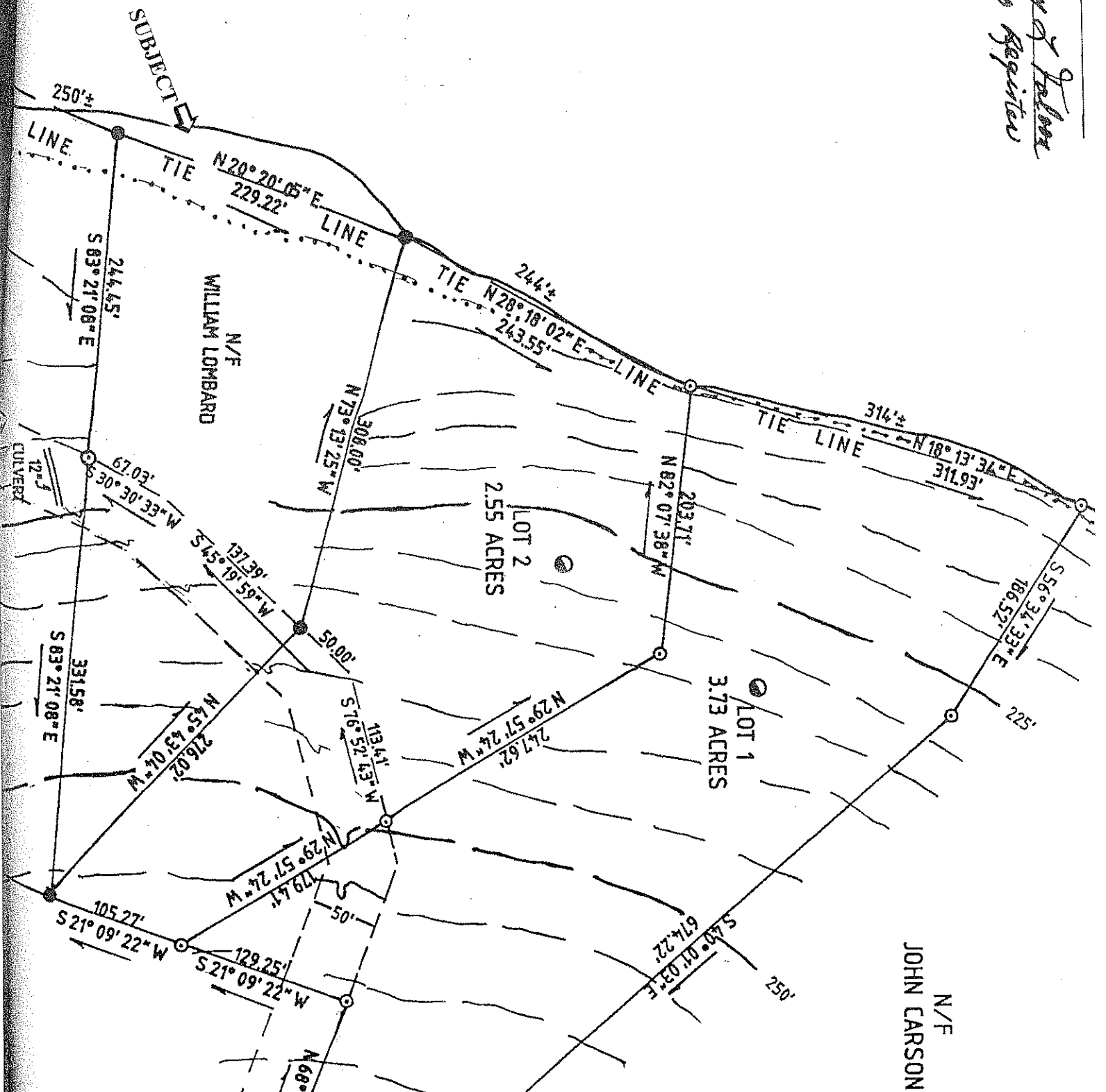
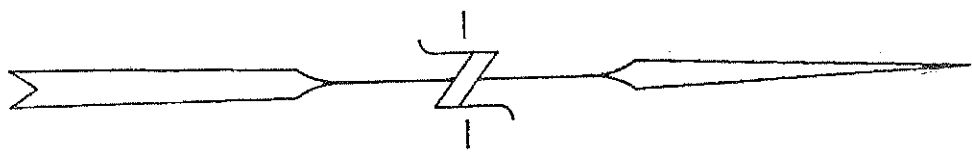
I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

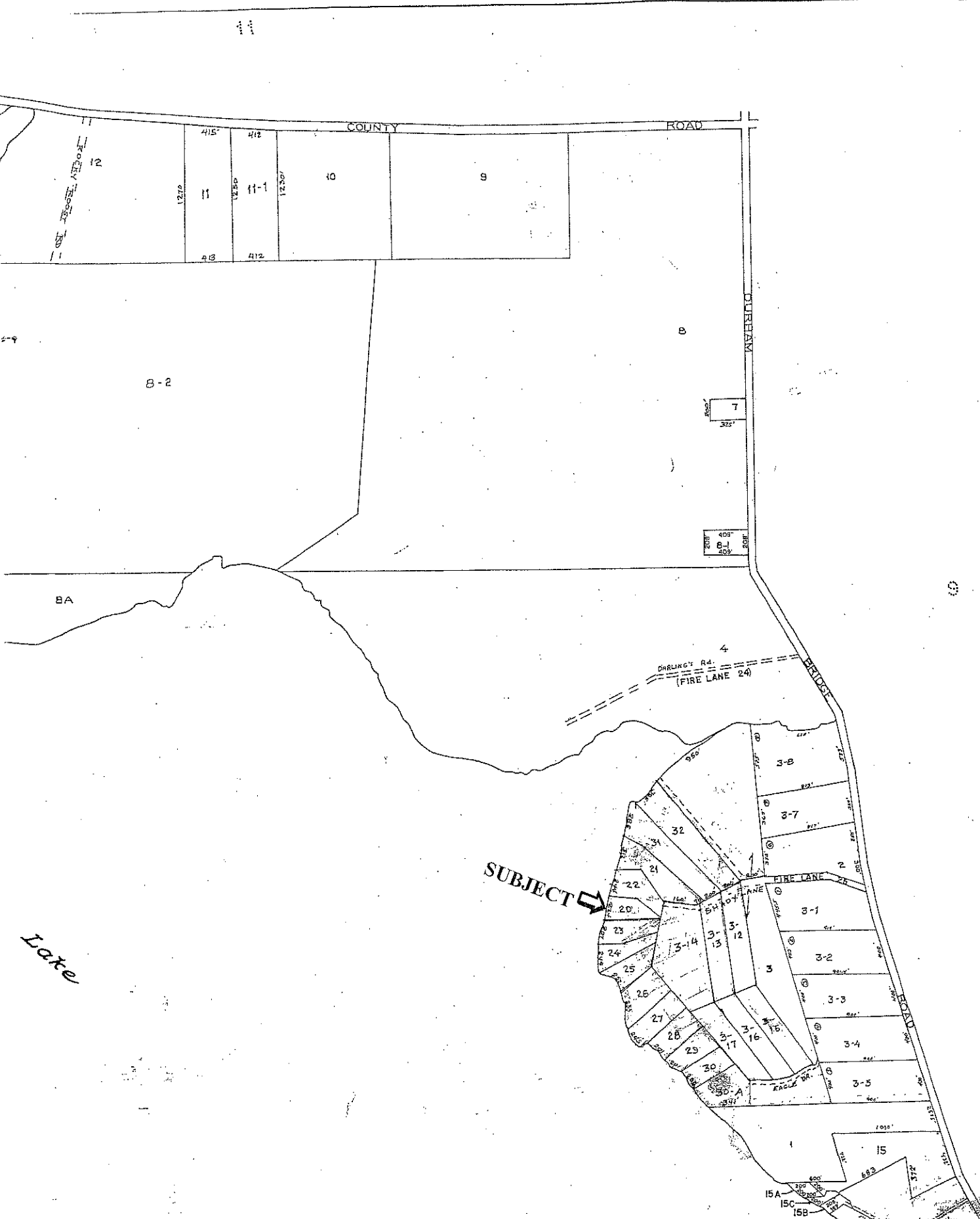
BUYER DATE BUYER DATE



REGISTRAR'S ATTEST:

James J. Palmer
City Registrar





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

WILLIAM R. RHEA, of Freeport, in the County of Cumberland and State of Maine, for consideration paid, grant to WILLIAM H. LUMBARD, whose mailing address is 14 Bemis Circle, Tewksbury, MA 01876, with warranty covenants, the following land:

A certain lot or parcel of land situated in the Town of Newport, County of Penobscot and State of Maine, and bounded and described as follows:

Beginning at a 5/8 inch rebar set in the westerly sideline of land of Gene M. O'Loughlin, which rebar is located South 21° 09' 22" West a distance of 234.52 from a 5/8 inch rebar set in the northerly sideline of Shady Lane at the northwesterly corner of land of Gene M. O'Loughlin and the southwest corner of land conveyed by Gene M. O'Loughlin to Edward F. Libby by deed recorded in the Penobscot County Registry of Deeds in Book 7813, Page 206; thence North 83° 21' 08" West by other land of William R. Rhea a distance of 576.03 feet to a 5/8 inch rebar set in the ground near the shore of Sebasticook Lake; thence northerly along the shore of Sebasticook Lake to a point lying North 73° 13' 25" West from a 5/8 inch rebar set in the ground and located N 20° 20' 05" East a distance of 229.22 feet from the last mentioned 5/8 inch rebar; thence South 73° 13' 25" East to a 5/8 inch rebar set in the ground; thence continuing thence South 73° 13' 25" East a distance of 308.00 feet to a 5/8 inch rebar set in the ground at the westerly side of a 50 foot wide right of way; thence South 45° 43' 04" East a distance of 276.02 feet to a 5/8 inch rebar set in the westerly sideline of land of Gene M. O'Loughlin and the point of beginning.

Also hereby conveying all right, title and interest of the Grantor in the land lying between the above described premises and the low water mark of Sebasticook Lake.

The above premises are conveyed together with a right of way in common with others for ingress and egress and installation of utility services from Durham Bridge Road down Shady Lane as it now exists.


Excepting and reserving to the Grantor, his heirs and assigns, a right of way in common with others for ingress and egress and installation of utility services, and reserving the right to grant similar rights to others, in a strip of land 50 feet in width, the westerly sideline of which is a line described as follows: Beginning at a 5/8 inch rebar set in the ground at other land of William R. Rhea, which rebar is located North 45° 43' 04" West a distance of 276.02 feet from the point of beginning of the above described parcel; thence South 45° 19' 59" West a distance of 137.39; thence South 30° 30' 33" West a distance of 67.03 feet to a 5/8 inch rebar set in the ground at land of Edward F. Libby. Said 50 foot wide strip is a continuation of Shady Lane.

This conveyance is made subject to and with the benefit of an agreement between William R. Rhea and Edward F. Libby entitled Agreement Relating To Utility Line Installation, to be recorded in the Penobscot County Registry of Deeds.

As part of the consideration for this conveyance, the Grantee, for himself and his heirs and assigns, covenants and agrees with the Grantor, his heirs and assigns, that the Grantee will participate with the owners of other buildable lots located along Shady Lane that may in the future be created by either William R. Rhea or Edward F. Libby in the maintenance of the access road known as Shady Lane, in accordance with the terms of a Road Maintenance Agreement, a copy of which is attached hereto as Exhibit A. This covenant shall not be interpreted to require the Grantee, his heirs and assigns, to contribute to any future expansion of or improvement to the access road as presently existing. This conveyance is made subject to the Protective Covenants set forth in Exhibit B attached hereto.

Being a portion of the land conveyed to William R. Rhea by deed of Arthur E. Sims and Thomas M. Tetrault dated August 3, 2001, and recorded in the Penobscot County Registry of Deeds in Book 7813, Page 200.

In witness whereof, William R. Rhea has signed this instrument this 5th day of September, 2001.


William R. Rhea

State of Maine
York, ss

September 5, 2001

Personally appeared before me the above named William R. Rhea and acknowledged the foregoing instrument to be his free act and deed.



Notary Public
David J. Jones
my commission expires 12/15/06

EXHIBIT B

PROTECTIVE COVENANTS

1. No mobile homes shall be allowed on the premises. Campers or trailers must be removed from the premises between December 1 and May 1 unless stored in conjunction with a primary residence.
2. Each lot shall be used for single family residential or recreational purposes. No commercial development shall be allowed.
3. No unregistered motor vehicles, and no trash, junk or debris is allowed to remain on said premises.
4. All structures on the parcel hereby conveyed shall have quality exterior finish such as clapboard siding, log siding, shingles, masonry, or equal quality finish.
5. All primary residential structures shall contain no less than 600 square feet of living area.
6. All structures erected on any parcel shall be promptly and expeditiously completed to their exterior including painting, stain or varnish on any exterior surface above the foundation within 18 months after construction is commenced.
7. Each lot owner shall agree to share the costs of maintaining Shady Lane in an equitable fashion with other property owners utilizing the road and shall abide by the terms of the Road Maintenance Agreement for Shady Lane.

PENOBSCOT COUNTY, MAINE

Susan F. Bulay
Register of Deeds