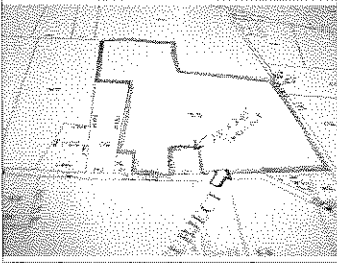


Land - PUBLIC SYNOPSIS



MLS#: 936643 **Status:** Current **Kickout:** No
PO L 52 Warren Hill Road Palmyra, ME 04965 **List Price:** \$ 99,900

Directions: Rt 2 W to Palmyra, take right onto Rt 151, bear left at Y, land is on the left on both Warren Hill Rd and Raymond Road

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

General/Land Information

Lot Size (Acr)+/-: 74.000	Road Frontage+/-: 2,200	Surveyed/Seasonal: No/No
Flood Zone: Unknown	Water Body:	Zoning: Residential
Amt Wtr Frntge+/-:	WF Owned/Shared+/-: /	WtrFrT: No

Remarks

Rare find! Beautiful 74+/- acres of fields and woods. With 2200+/- feet of road frontage this land is perfect for farming, developing, or just a great place to have your own piece of Maine. It's one of the best buys around at \$99,900.

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

Site: Agriculture, Open, Pasture/Field, Rolling/Sloping, Wooded
Driveway: No Driveway
Parking:
Location: Rural
Uses: Development Potential, Residential, Recreational
Restrictions:
Rec. Water:
Roads: Paved, Public
Transportation:
Electric: At Street
Gas: No Gas
Sewer: No Sewer
Water: No Water

Tax/Deed/Community Information

Book/Page/Partial: 3582/228/Yes	Map/Block/Lot: 9/52	Tax Amount/Yr: \$ 0 / (TBD)
Tax Reduction: No	School: SAD 48	

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



SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: PO L 52 Warren Hill Road, Palmyra, ME 04965

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 sellers 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/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: Seller/Town

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: a 1.1 acre parcel w/building recently sold off

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:

Additional Information: Information provided to the best of the sellers knowledge

Property contains approx. 74 acres +/-, has not been surveyed

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

X [Signature] 06/06/2009 X [Signature] 06/06/2009

SELLER DATE SELLER DATE

Karen Adamshack Phillip R. Karnoff

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 _____

Doc #: 16419
Br: 3582 Page: 228

TRANSFER TAX PAID

DEED OF SALE

BY PERSONAL REPRESENTATIVE

KNOW ALL MEN BY THESE PRESENTS That I, JUNE M. FISKE, of Old Town, County of Penobscot, State of Maine, duly appointed and acting personal representative of the Estate of KUNIKO K. MILLETT, deceased (testate), as shown by the probate records of the County of Somerset, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale and by the power conferred by the Probate Code, and every other power, for consideration paid, GRANTS to PHILLIP R. KARNOFF and KAREN ADAMSHACK, as JOINT TENANTS, with rights of survivorship, both of Redding, County of Fairfield, State of Connecticut, with a mailing address of: 45 Sunset Hill Road, Redding, CT 06896, the real property in Palmyra, County of Somerset, State of Maine, bounded and described in Exhibit A, attached hereto and made a part of:

Meaning and intending to convey all and the same premises described in the warranty deed from Emma Dickerman to Francis D. Millett, Jr. and Kuniko K. Millett, dated March 16, 1968 and recorded March 20, 1968 in Somerset County Registry of Deeds in Book 777, Page 760; and deed from Sewall Millett to Francis D. Millett, Jr. and Kuniko K. Millett, dated April 23, 1969 and recorded May 14, 1969 in the Somerset County Registry of Deeds in Book 787, Page 556. Francis D. Millett, Jr. deceased on September 3, 1990 and Kuniko K. Millett deceased on May 17, 2005, testate, late of Palmyra, Maine, whose estate was duly probated on June 16, 2005 as shown by the records of Somerset County Probate Court, Docket Number 2005-179.

Doc #: 16417
Sh: 3582 Pg: 229

WITNESS my hand and seal this: 27 day of Oct, 2005.

Signed, Sealed and delivered
in the presence of

Estate of Kuniko K. Millett

[Signature]
Witness

[Signature]
By June M. Fiske, Personal
Representative

STATE OF MAINE

COUNTY OF PENOBSCOT

Oct 27, 2005

Personally appeared the above named JUNE M. FISKE, in her said capacity
and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]
Notary Public/Attorney-at-Law
JAMES L PEAKES
Typed or Printed Name

Doc #: 16417
Bk: 3582 Pg: 230

EXHIBIT A

PARCEL 1: A certain lot or parcel of land with the buildings thereon, situated in the Town of Palmyra, County of Somerset and State of Maine, bounded and described as follows, to-wit:

Beginning at a point ten (10) rods westerly of the northwest corner of land now owned by Harry Clark on the road leading from Hartland Village to Palmyra Village; thence westerly along the south line of said road four hundred sixty (460) feet to an iron rod set in the ground, being the northwest corner of the parcel hereby described; thence southerly three hundred fifty (350) feet to an iron rod set to mark the southwest corner of this parcel; thence easterly parallel with said road two hundred eighty (280) feet to another iron rod set to mark a southeast corner of this parcel; thence northerly one hundred (100) feet to another iron rod set to mark the next corner of this parcel; thence easterly parallel with said road one hundred eighty (180) feet; thence northerly in a straight line to point of beginning.

PARCEL 2: A certain lot or parcel of land situate in said Palmyra, on the southerly side of the public highway leading from Hartland Village over the Warren Hill, so-called, bounded and described as follows, viz:

On the North by the above named public highway, on the East by land formerly owned by K. T. Folsom and E. H. Folsom, and later owned by Robert Goforth and by land formerly owned or occupied by Miles Butler, on the South by land formerly of C. R. McCrillis, later owned by Sandy C. Hersey, on the West by the road running from the Gale Schoolhouse past C. R. McCrillis place formerly to Wights Corner, so called, being the same premises conveyed to M. B. Lowe and Ellen F. Lowe by Oscar Farnum by his warranty deed dated September 1, 1877, and recorded in Somerset County Registry of Deeds in Book 155, Page 487. Further excepting from the above-described premises a lot described in a warranty deed from Grace C. Goforth, trustee, to Linwood B. Perkins and Barbara Ann Crummett (formerly Barbara Ann Perkins), dated October 24, 1967, and recorded in Book 775, page 231, Somerset County Registry of Deeds.

For Grantor's source of title as to Parcel One, reference is made to a Warranty Deed from Emma Dickerman to Francis D. Millett, Jr. and Kuniko K. Millett, dated March 16, 1968, and recorded in Book 777, Page 760, of the Somerset County Registry of Deeds.

For Grantor's source of title as to Parcel Two, reference is made to a Warranty Deed from Sewell Millett to Francis D. Millett, Jr. and Kuniko K. Millett, dated April 23, 1969, and recorded in Book 787, Page 556, of the Somerset County Registry of Deeds.

Francis D. Millett, Jr. died leaving Kuniko K. Millett as the surviving joint tenant. Kuniko K. Millett died on May 17, 2005.

Received
Recorded Register of Deeds
Oct 31, 2005 10:43:10A
Somerset County
Blaine H. Godin

