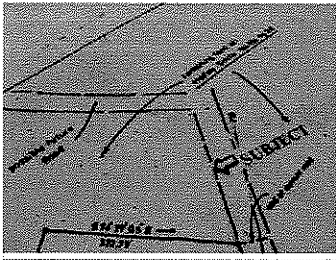


Land - PUBLIC SYNOPSIS



MLS#: 977836 Status: Current
 PO L 76 Anderson Road, Palmyra, ME 04965

Kickout: No
 List Price: \$ 19,900

Directions: From Newport, TR100 Towards Pittsfield, right onto Anderson Road, directly after Millennium

Dockominium: N
 Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Lot Size (Acr)+/-: 1.670	Road Frontage+/-: 225	Surveyed/Seasonal: No/No
Amt Wtr Frntge+/-:	Water Body:	Zoning: Commercial
	WF Owned/Shared+/-: /	WtrFr: No

Remarks

Great spot to build, 1.67 acre lot in a commercial location with 225 feet of road frontage on the Anderson Road, Close to I 95 and all amenities. Exceptionally Priced at \$19,900 * More land available with GREAT exposure on I-95 for your commercial venture

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

Site: Corner Lot, Level, Wooded
 Driveway: No Driveway
 Parking:
 Location: Near Shopping, Interior Lot
 Uses: Commercial, Mixed Use
 Restrictions:
 Rec. Water:
 Roads: Gravel/Dirt Road, Paved, Dead End
 Transportation: Major Road Access
 Electric: At Street
 Gas: No Gas
 Sewer: No Sewer
 Water: No Water

Tax/Deed/Community Information

Book/Page/Partial: 836/312/Yes	Map/Block/Lot: 5/76	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



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 2010 MREIS, Inc.

Printed: 06/01/10



SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: PO L 76 Anderson 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.

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? IF YES: Are tanks in current use? IF NO above: How long have tank(s) been out of service? What materials are, or were, stored in the tank(s)? Age of tank(s): Location: Have you experienced any problems such as leakage? Are tanks registered with the Dept. of Environmental Protection? If tanks are no longer in use, have tanks been abandoned according to D.E.P.? 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.): Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials?

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? Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Is the subject property the result of a division of property within the last five years (for example, subdivision)? 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? Has property ever been soil tested? Are mobile/manufactured homes allowed? Has the property been surveyed? ATTACHMENTS: Additional Information: Survey to be done at time of sale

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. Hadley E. Smith 05/28/2010 SELLER DATE SELLER 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

Know all Men by these Presents

00240

That I, Charles H. Anderson of Palmyra, County of Somerset, State of Maine,

in consideration of one dollar and other valuable considerations paid by Charles H. Anderson of Palmyra, said County and State, and Arthur W. Anderson of 53 Mohawk Road, Greenburg, State of Pennsylvania, the receipt whereof I do hereby acknowledge, do hereby give, grant,

bargain, sell and convey unto the said Charles H. Anderson and Arthur W. Anderson,

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

the following real estate situated in Palmyra, County of Somerset, Maine:

Parcel 1. Beginning on the highway leading from Newport to Detroit at the southwest corner of land formerly owned by David Larry; thence north by said Larry land to the Albert Wyman farm now owned by Frank L. Brewer; thence west by the south line of said Wyman farm to land of Howard Smith; thence southerly by land of Smith, by land formerly owned by James E. Smith now of Wilbur A. Smith, and southerly and southeasterly by land now of L. A. Irish, to the above mentioned highway; thence northeasterly by said highway to the place of beginning, containing fifty acres, more or less.

Parcel 2. Beginning at the northeast corner of the lot of land above described; thence north parallel with the east line of the former Albert Wyman farm now owned by Frank L. Brewer thirty seven (37) rods; thence westerly parallel with the south line of said Wyman farm about ninety (90) rods to land formerly owned by Samuel Pray; thence southerly on said Pray land thirty seven (37) rods to the southwest corner of said Wyman farm; thence easterly on the south line of the Wyman farm to the place of beginning, containing twenty (20) acres, more or less.

Excepting and reserving from the above described premises the rights of the Central Maine Power Company to convey electricity by pole line over and across the same as provided by agreement dated December 28, 1925 and recorded in Somerset County Registry of Deeds in Book 391, Page 179.

The above described parcels of land are the same conveyed to the said Letitia V. Towle by deed of Frank Emerson Jr. and Evangeline Emerson by deed dated October 31, 1925 and recorded in said Registry in Book 383, Page 389.

Being the same premises conveyed to The Federal Land Bank of Springfield by Letitia V. Towle by deed dated April 4, 1935 and recorded in said Registry in Book 424, Page 506.

Being the same premises conveyed to the Grantor by deed of The Federal Land Bank of Springfield dated February 28, 1942 and recorded in the Somerset County Registry of Deeds, Vol. 467, Page 54.

The purpose of this deed is to create a joint tenancy in Charles H. Anderson and Arthur W. Anderson.

The consideration is less than One Hundred Dollars (\$100.00).

BOOK 634 PAGE 312

BOOK 834 PAGE 313

Do Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **Charles H. Anderson and Arthur W. Anderson,**

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And I do COVENANT with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all incumbrances,

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that I and my heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Charles H. Anderson, being a widower and unmarried,

~~acknowledging and certifying~~ ~~that he is the sole and lawful owner of the premises~~
I, the said Charles H. Anderson, have hereunto set my hand and seal this 11th day of September in the year of our Lord one thousand nine hundred and seventy-three.

Signed, Sealed and Delivered
in presence of
Joseph T. Walsh

Charles H. Anderson

State of Maine,
Penobscot

ss. 9-11, 1973

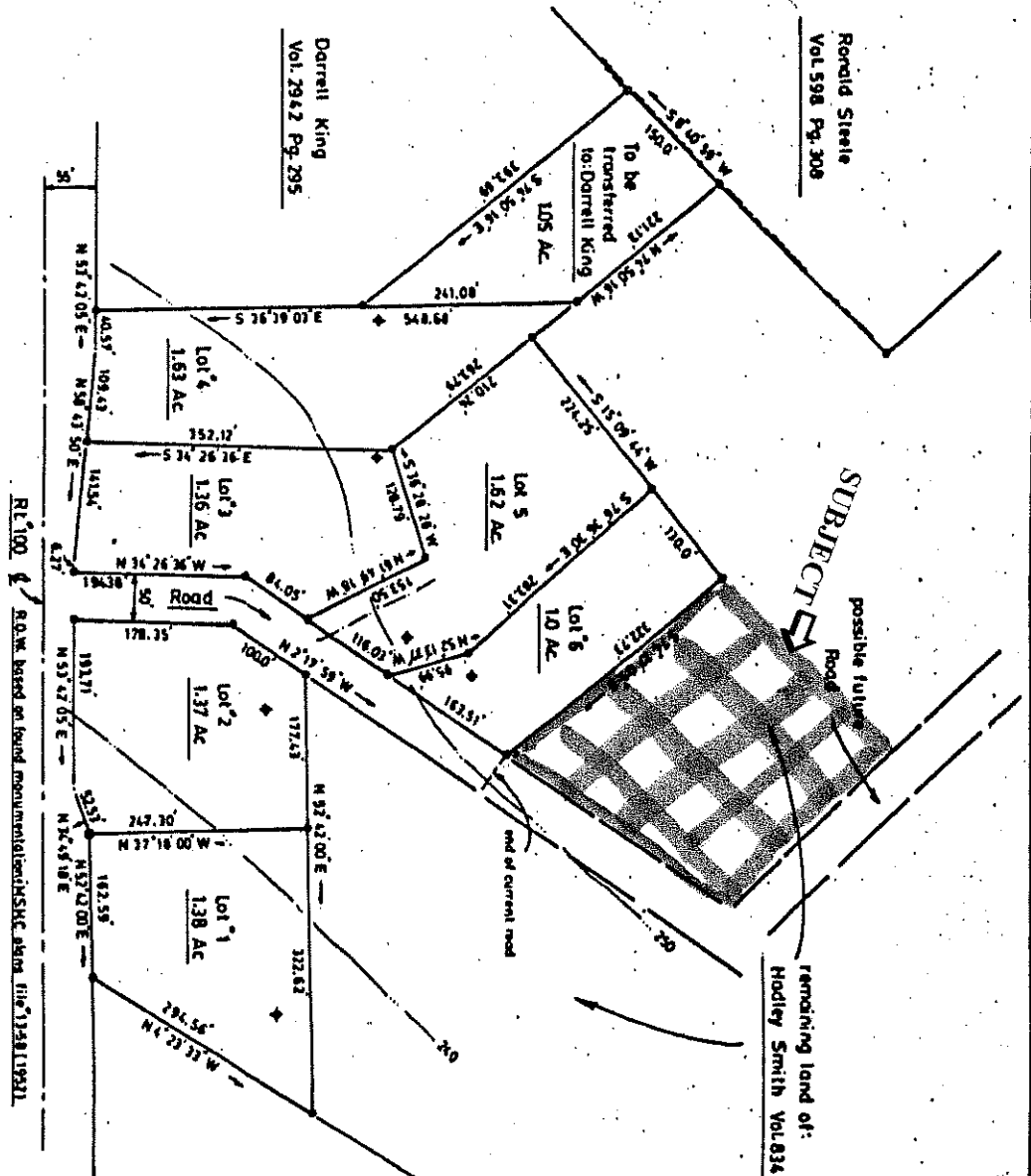
Personally appeared the above named
Charles H. Anderson

and acknowledged

the foregoing instrument to be his free act and deed.

Somerset County
RECEIVED SEP 14 1973 AT 8 H 30 A.M.
and recorded from the original

Before me,
Joseph T. Walsh
Justice of the Peace Notary Public
ATTORNEY AT LAW



Ronald Steele
Vol. 598 Pg. 308

Darrell King
Vol. 2842 Pg. 295

SUBJECT
possible future
Road
remaining land of:
Hodley Smith Vol. 834 Pg. 312

James Spraggin
Vol. 2743 Pg. 35

NOTE:

This plan represents a Category I, Condition III Standard Boundary Survey as set forth by the State Board of Registration for Land Surveyors. The Survey is for monumentation found, corners found or set and to deeds as noted only.
Exceptions:

Prepared by: John K. Olsen, P.L.S. # 1098 - Land Surveyor - Dismont, ME 04932

Approved by the Town of Palmyra Planning Board

John K. Olsen
John K. Olsen
John K. Olsen
John K. Olsen
John K. Olsen
Date: 11-14-02

RECORDED
Time: 11 AM
November 14, 2002
Plan File #2002-117
Received \$13. check

L. Price
Sommerset Registry of Deeds

Legend:

- ◆ - set by Robert Vile - Licensed Site Evaluator
- - contour lines, 10' intervals from USGS map
- - Newport Quadrangle
- - 5' rebar to be set
- - iron rod found
- ⊗ - MSHC monument found
- ⊙ - stone well
- — — - centerline of road

Nokomis Park II Subdivision

Route 100 - Palmyra
Sommerset County - Maine

Plan #	11-05-02	Deed ref:	pa Vol. 834 Pg. 312
Owner:	Hodley E. Smith - 211 Smith Rd Palmyra, Maine 04965		
p/o Tax map 5 Lot 76			