

Land - PUBLIC SYNOPSIS



MLS#: 967375 Status: Current Kickout: No
 L 3-002 South Sangerville Grange Road, Sangerville, ME 04479 List Price: \$ 59,900

Directions: RT 7 N to left onto Silver's Mills Road, then right onto East Sangerville Grange Road, land is on the right

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

General/Land Information

Lot Size (Acr)+/-: 32.800 Road Frontage+/-: Surveyed/Seasonal: Yes/No
 Amt Wtr Frntge+/-: Water Body: Zoning: Residential
 WF Owned/Shared+/-: / WtrFrt: No

Remarks

Nice woodland parcel lined with towering pines.Great spot for your new home or get-a-way or maybe just an investment for your future. You decide... but don't miss out on this opportunity, located in a country setting,yet convenient to amenities

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

Site: Wooded, Level, Rolling/Sloping
 Driveway: Gravel
 Parking:
 Location: Rural
 Uses: Recreational, Residential, Timberland
 Restrictions:
 Rec. Water:
 Roads: Gravel/Dirt Road
 Transportation:
 Electric: At Street
 Gas: No Gas
 Sewer: No Sewer
 Water: No Water

Tax/Deed/Community Information

Book/Page/Partial: 492/461/No Map/Block/Lot: 3/3-002 Tax Amount/Yr: \$ 271 / (2009)
 Tax Reduction: Yes School: SAD 4

Off Market Information

Information Provided by: Lea Worster LCW 006338



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SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: L-3-002 South Sangerville Grange Rd, Sangerville, ME 04479

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.) :
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.

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: Sellers
- 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: N/A
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: Tree Growth
- 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: Nice growth of pines on the property

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

SELLER Brent A. Mullis 05/18/2010 DATE SELLER Patricia S. Mullis 05/18/2010 DATE

Brent A. Mullis

Patricia S. Mullis

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 _____

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WARRANTY DEED

Know all Men by these Presents

BOOK
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That I, CLAYTON E. CHANDLER, of Dexter, County of Penobscot, and State of Maine,

in consideration of one dollar and other valuable consideration paid by BRENT A. MULLIS and PATRICIA S. MULLIS, both of Corinna, County of Penobscot and State of Maine, (Mailing address: RD #1, Box 196B, Corinna, Maine, 04928)

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Brent A. Mullis and Patricia S. Mullis

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, certain real estate situated in Bangorville, County of Piscataquis and State of Maine, and being a part of the home-
stead farm of the late Wesley B. Harris and bounded and described as follows, to wit:

Starting at a point where the east line of the Center County Road leading from Gilman's Corner north to Lane's Corner intersects with the south line of land formerly of M.C. Bailey now of D. Grant; thence southerly along the east line of said Center County Road eight hundred forty feet (840'), more or less to the point of beginning of the parcel hereinafter conveyed; thence N 83° 15' E, two hundred fifty feet (250'), more or less; thence N 11° 45' E, two hundred five feet (205'), more or less; thence S 82° E, twenty-one hundred sixty feet (2160'), more or less, to the westerly line of land of G. Ellma; thence northerly along the westerly line of said Ellma land five hundred sixty feet (560'), more or less, to the south line of land of D. Grant (which is also the south line of Lot 34, Range 10); thence N 82° W, twenty-four hundred thirty feet (2430'), more or less, to an iron pin (said iron pin is one hundred forty-one feet (141'), more or less from the easterly line of said Center County Road). Thence S 34° 30' E, three hundred forty-eight feet (348'), more or less to an iron pin; thence S 11° 45' W, four hundred sixty-six feet (466'), more or less, to an iron pin; thence S 83° 15' W two hundred eight feet (208'), to an iron pin set in the easterly line of said Center County Road; thence southerly on the easterly line of said Center County Road to the point of beginning.

Meaning, intending, and hereby conveying a part and only a part of same real estate conveyed by Roy W. Nelson, et al. to Clayton E. Chandler by deed dated October 24, 1953 and recorded in Piscataquis Registry of Deeds Vol. 311, Page 456.

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To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Brett A. Mullin and Patricia S. Mullin

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 Clayton E. Chandler and Loraine K. Chandler, wife of the said Clayton E. Chandler,

joining in this deed as Grantor, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this seventeenth day of January in the year of our Lord one thousand nine hundred and eighty,

Signed, Sealed and Delivered

in presence of

Clayton E. Chandler
Loraine K. Chandler

Clayton E. Chandler
Clayton E. Chandler

Loraine K. Chandler
Loraine K. Chandler

State of Maine,
Piscataquis

ss. January 17, 1980

Personally appeared the above named
--Clayton E. Chandler--

the foregoing instrument to be his free act and deed. and acknowledged

Before me,

Clayton E. Chandler
Notary Public

PISCATAQUIS, SS. received January 21, 1980 at 9h 30m A.M.

