

Land - PUBLIC SYNOPSIS



MLS#: 958200 **Status:** Current **Kickout:** No
 152 Todds Corner Road, Saint Albans, ME 04971 **List Price:** \$ 27,500

Directions: From Corinna, Rt 43 to Saint Albans, at light take right, follow out Todds Corner Road, past Snow Devils Club house, land on left

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

General/Land Information

Lot Size (Acr)+/-: 10.000 **Road Frontage+/-:** 571 **Surveyed/Seasonal:** Yes/No
Amt Wtr Frntge+/-: **Water Body:** **Zoning:** Residential
 WF Owned/Shared+/-: / **WtrFrnt:** No

Remarks

Nicely priced 10 acre lot with 571 feet of road frontage on a paved road. High land with a combination of woods, field and some wet land, surveyed and soil tested.

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

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

Tax/Deed/Community Information

Book/Page/Partial: 3054/201/Yes **Map/Block/Lot:** 18/13-4A **Tax Amount/Yr:** \$ 237 / (2009)
Tax Reduction: No **School:** SAD 48

Off Market Information

Information Provided by: Lea Worster LCW 006338



Office: Maine Choice Realty 1906
Agent Phone: 207-270-0211
Email: lea@mainechoice Realty.us

Office: 207-368-4333
Agent Cell: 207-270-0211
Virtual Tour:

LAini: LCW **List Office:** Maine Choice Realty



SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: 152 Todds Corner Road, Saint Albans, ME 04971

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 furnished 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.):
 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: Subdivided in 2005+/-
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: Yes No
Additional Information: _____

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

SELLER Justin O. Humphrey 12/14/2009 DATE Shizuko M. Humphrey 12/14/2009 DATE
Justin O. Humphrey Shizuko M. Humphrey

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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Lea Worster

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com



Justin Humphrey

Doc# 19100
Bk# 305# Pg# 201

NO TRANSFER TAX

RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS, That I, RANDOLPH A. ROYAL and BRENDA J. ROYAL, both of St. Albans, County of Somerset, State of Maine, RELEASE to JUSTIN O. HUMPHREY of St. Albans, County of Somerset, State of Maine, the real estate located in St. Albans, County of Somerset, State of Maine, described as follows, to wit:

A certain parcel of land, being 17.13 acres of land situated in St. Albans, Somerset County, State of Maine, being Lot 4 as described in Plan of Subdivision for Justin O. Humphrey, dated July, 1988, prepared by William E. Webber, R.L.S.

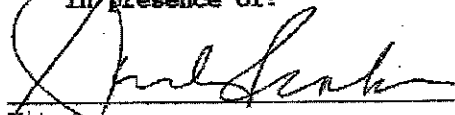
Meaning and intending to convey all and the same premises described in the deed of Justin O. Humphrey to Randolph A. Royal and Brenda J. Royal, dated January 7, 1999 and recorded in Somerset County Registry of Deeds in Book 2513, Page 326.

This deed is given in lieu of foreclosure.


GRANTEES' ADDRESS: PO Box 84, St. Albans, ME 04971

WITNESS our hand(s) and seal(s) this 12th day of December, 2002.

Signed, Sealed & Delivered
in presence of:




Witness



RANDOLPH A. ROYAL



Witness



BRENDA J. ROYAL

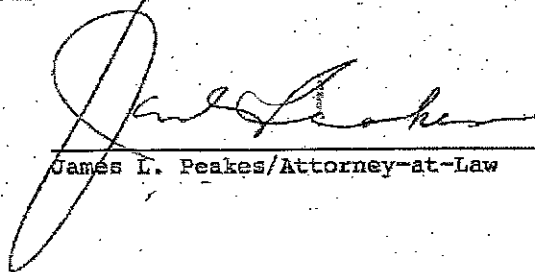
STATE OF MAINE
PENOBSCOT, ss.

December 12, 2002

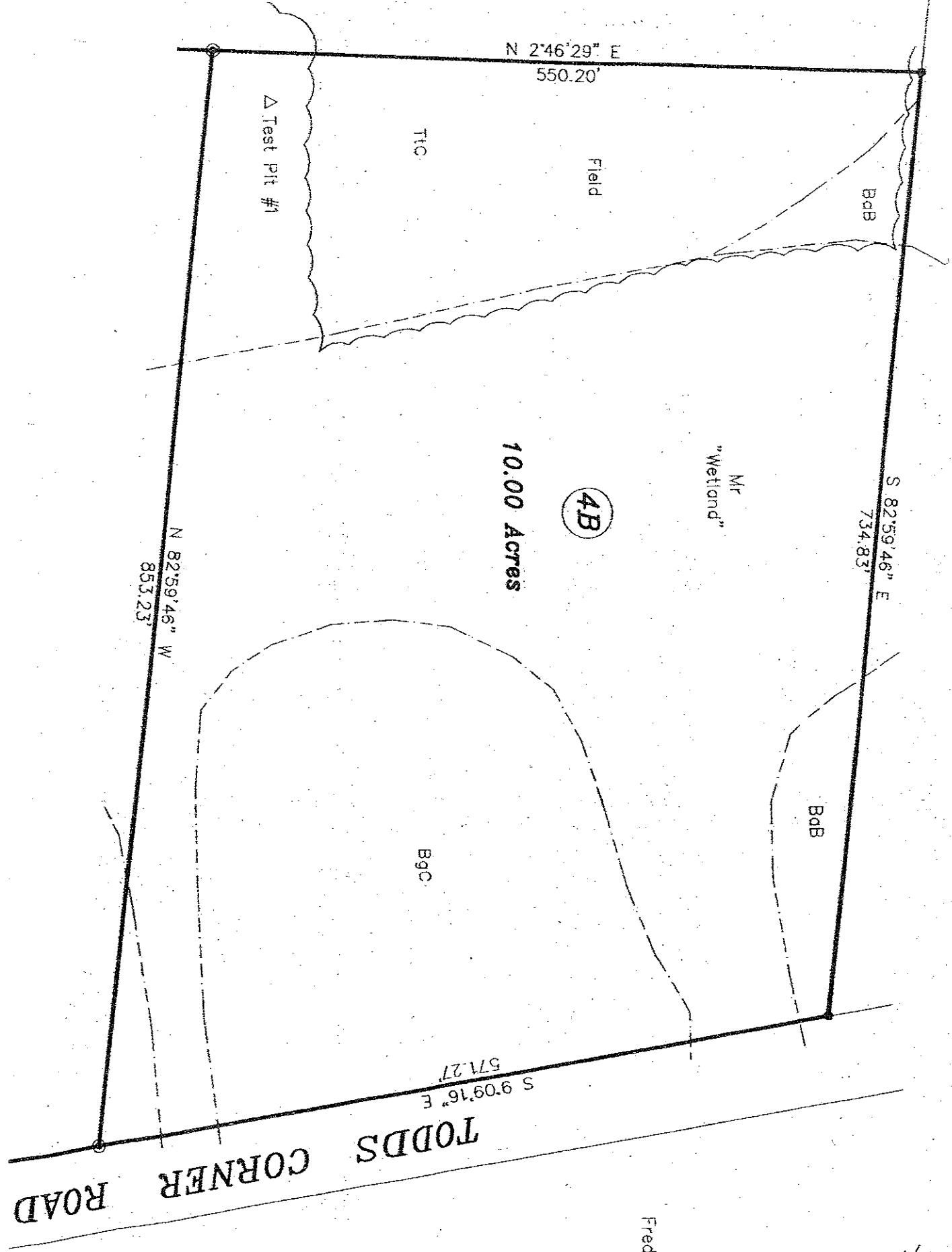
Then personally appeared the above-named RANDOLPH A. ROYAL and BRENDA J. ROYAL and acknowledged the foregoing instrument to be their free act and deed,

Before me,

Received
Recorded Register of Deeds
Dec 24, 2002 09:25:27A
Somerset County
Diane H Godin



James L. Peakes/Attorney-at-Law



Frederick Jones

Frederick Arnold

Stephen V

Mildi

N 2°46'29" E
550.20'

Δ Test Pit #1

T1C

Field

BdB

10.00 Acres

(4B)

Mr
"Wetland"

S 82°59'46" E
734.83'

N 82°59'46" W
853.23'

BdB

B9C

S 9°09'16" E
571.27'

TODDS CORNER ROAD

Duina
Mack
Hornitees

N 2° 45' 19" E
550.20'

Field

10,00
Acres

N 77° 11' 65" 08 N
853.23'

S 82° 59' 46" E
734.63'

Jones

Humphrey

S 71° 27'
59° 09' 16" E

TODDS CORNER ROAD

R1 152 ST. Albans

Surveyed - soil Tested

Robert Vile
Licensed Site Evaluator
Certified Soil Scientist

PO Box 114, Cates Road
Dixmont, Maine 04932

Telephone
(207)234-2451

PRELIMINARY SOIL INVESTIGATION REPORT

Date: August 7, 2005

Applicant: Justin Humphrey
168 Ripley Rd.
St. Albans, Me. 04971

Land Description:

Size of Lot: +/- 10 Acs.
Owner: J. Humphrey

Road: Rt. 152
Town: St. Albans

Purpose: To identify soils on the property as defined by the State of Maine Subsurface Wastewater Disposal Rules.

Date of investigation: 8-3-05

Method of investigation:

Hand Auger (X) & Test Pit (X)

Method of ground control: Hand compass and tape measure.

Findings:

- 1) (X) Suitable Soils () No Suitable Soils
- 2) Soils Identified : 1C with a 15" limiting factor; seasonal water table.
- 3) Location of Soil Test : See attached sketch.

Recommended disposal area for a three bedroom home: 20'x55' stone bed or 24 High Capacity Infiltrators.

All permits and or notifications required prior to construction are the responsibility of the owner. If I can assist in the septic system design or you have any other questions regarding the investigation please feel free to contact me at the above number.

Robert G. Vile Jr. Lic. #S204
Robert G. Vile Jr.

8-7-05
Date

Soil TEST LOCATION

± 10 Acre lot; RT. 152 ST. ALBANS
FOR

Justin Humphrey

8-3-05

