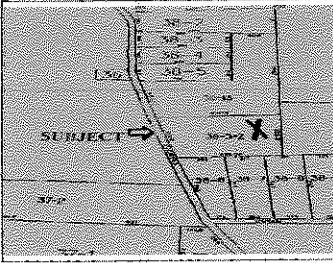


Land - PUBLIC SYNOPSIS



MLS#: 852371 **Status:** Current **Kickout:** No
 0 Palmyra Road Saint Albans, ME 04971 **List Price:** \$ 34,900

Directions: RT 2 W from Newport, turn right onto Rt 151, go straight, approx. 3 miles on right

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

General/Land Information

Lot Size (Acr)+/-: 11.050	Road Frontage+/-: 510	Surveyed/Seasonal: Yes/No
Flood Zone: Unknown	Water Body:	Zoning: Residential
Amt Wtr Frntge+/-:	WF Owned/Shared+/-: /	WtrFrT: No

Remarks

Excellent opportunity, a beautiful spot to build your new home or get-a-way on this 11.02 acre lot, mostly open field with 510 feet of road frontage on a paved road, soil tested and design all done

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

Site: Open, Level
Driveway: No Driveway
Parking:
Location: Rural
Uses: Recreational, Residential
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: 3643/239/No	Map/Block/Lot: 2/38-5-2	Tax Amount/Yr: \$ 0 / (2006)
Tax Reduction: No	School: SAD 48	

Off Market Information

Information Provided by: Lea Worster LCW 006338



Office: Maine Choice Realty Inc. 1906	Office: 207-368-4333
Agent Phone: 207-924-7541	Agent Cell: 207-270-0211
Email: lea@mainechoicerealty.us	Virtual Tour:

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



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 2007 MREIS, Inc.

Printed: 06/23/07



SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Palmyra 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? NA
What materials are, or were, stored in the tank(s)? NA
Age of tank(s): NA Size of tank(s): NA
Location: NA
Have you experienced any problems such as leakage? NA
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 by sellers to the best of their 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: NA

What is your source of information: Seller

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

IF YES: Explain: NA

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: NA

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: Seller

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: Information provided by sellers to the best of their knowledge

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

Jason Rice 06/23/2007
SELLER DATE
Jason Rice

Cheryl Rice 06/23/2007
SELLER DATE
Cheryl Rice

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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Maine Choice Realty P.O. Box 516, Newport ME 04953
Phone: 2073684333 Fax: (207) 368-4533

Lea Worster



Warranty Deed


I, Anthony J. Tibbetts, of 66 Benton Avenue, Winslow, ME 04901, in consideration of one dollar and other valuable consideration paid by Jason T. Rice and Cheryl M. Rice of 32 Hanson Drive, St. Albans, ME 04971, the receipt whereof we acknowledge, do hereby give, grant, bargain, sell and convey unto the said Jason T. Rice and Cheryl M. Rice, as Joint Tenants, with Warranty Covenants, a certain lot or parcel of land situated in St. Albans, Somerset County, Maine, bounded and described as follows, to-wit:

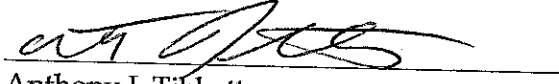
Beginning at a point marked by a one-half inch iron pin at the northwesterly corner of land now or formerly owned by Francis L. Thody as conveyed by deed recorded in the Somerset Registry of Deeds in Book 1504, Page 329, and depicted on a survey plan of "Western View Acres" dated November 21, 1988 and recorded in said Registry at Index No. 89-010; thence South 83° 11' 24" East along the northerly boundary of Lots 1, 2 and 3 of said survey eight hundred fifty-six and 98/100th (856.98) feet to a point marked by an iron pin; thence North 10° 57' 36" East five hundred twenty-five (525) feet to a point marked by a third iron pin; thence North 85° 06' 16" West one thousand forty and 91/100th (1,040.91) feet to a point marked by a fourth iron pin on the easterly sideline of the Palmyra Road; thence South 9° 44' 56" East five hundred ten (510) feet along said Road sideline to the point of beginning, containing 11.05 acres, more or less.

Being all and the same premises conveyed to Anthony J. Tibbetts by deed of Yankee Realty dated May 29, 2001 and recorded in the Somerset Registry of Deeds in Book 2808, Page 180, as corrected by a deed recorded immediately prior hereto.

I, Anthony J. Tibbetts, release all rights in the above described premises.

In Witness Whereof, I, Anthony J. Tibbetts, have hereunto set my hand this 3 day of March, 2006.

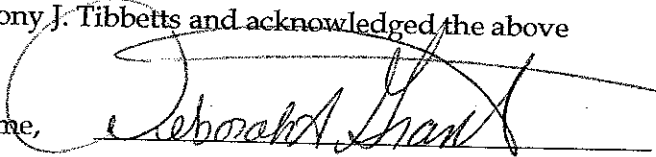

Witness


Anthony J. Tibbetts

State of Maine
County of Somerset, ss.

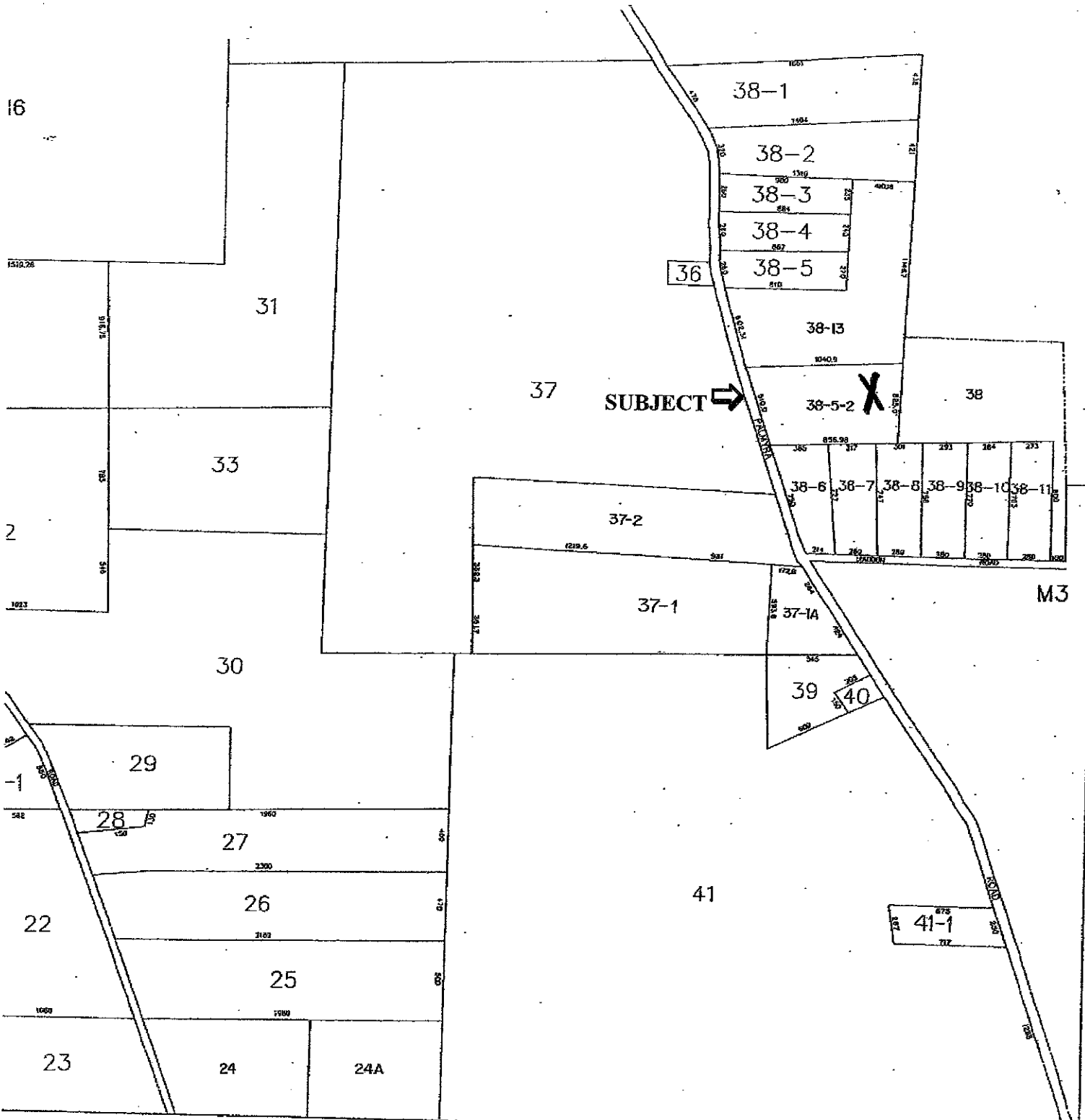
March 3, 2006

Personally appeared the above named Anthony J. Tibbetts and acknowledged the above instrument to be his free act and deed.

Before me, 
- Notary Public

Deborah A. Grant, Notary Public
State of Maine
My Commission Expires 3/31/2009

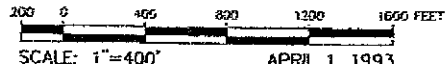
Received
Recorded Register of Deeds
Mar 13, 2006 09:02:36A
Somerset County
Diane M Godin



PALMYRA

UPDATED TO APRIL 1, 2005
 BY: AERIAL SURVEY & PHOTO, INC.
 NORRIDGEWOCK, MAINE 04957
 TEL: 207-634-2006

PROPERTY MAP
 TOWN OF ST. ALBANS
 SOMERSET COUNTY, MAINE



SCALE: 1"=400' APRIL 1, 1993