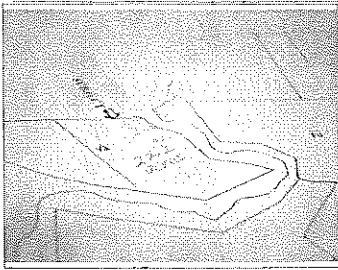


Land - PUBLIC SYNOPSIS



MLS#: 929603 **Status:** Current **Kickout:** No
 (#n), PO L 4 Mountain Road Saint Albans, ME 04971 **List Price:** \$ 29,900

Directions: From Bigelow Road in Saint Albans go to end, bear left onto L-2, about 2 miles go beyond gated road land is on the left

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

General/Land Information

Lot Size (Acr)+/-: 22.200	Road Frontage+/-:	Surveyed/Seasonal: Unknown/Yes
Flood Zone: Unknown	Water Body:	Zoning: Recreational
Amt Wtr Frntge+/-:	WF Owned/Shared+/-: /	WtrFrft: No

Remarks

The perfect spot for your get-a-way awaits you here on the 22.2 +/- acre parcel. Offers privacy, views and there's lots of gravel on this property.

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

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

Tax/Deed/Community Information

Book/Page/Partial: 2078/245/Yes	Map/Block/Lot: 13/4	Tax Amount/Yr: \$ 190 / (2008)
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



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Printed: 04/26/09



SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: L- 4 Mountain 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 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: Road into the property is a 50' R.O.W.

What is your source of information: _____

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

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: 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.

Timothy B. Bagley 04/20/2009
SELLER DATE

Deborah Bagley 4/25/09
SELLER DATE

Timothy Bagley

Deborah Bagley

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

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



Timothy and De

BH2078 PG245

WARRANTY DEED

Know all Persons by these Presents.

That I, JOHN G. GILBERT OF MOSCOW, COUNTY OF SOMERSET AND STATE OF MAINE

In consideration of One Dollar and Other Valuable Considerations

paid by **TIMOTHY R. BAGLEY and DEBORAH L. BAGLEY** 01089

whose mailing address is **204 Nokomis Road
St. Albans, Maine 04971**

(the receipt) whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Timothy R. Bagley and Deborah L. Bagley, as joint tenants and not as tenants in common, their heirs and assigns forever,

PARCEL ONE: A certain lot or parcel of land situated in the Town of St. Albans, County of Somerset and State of Maine, bounded and described as follows, to wit:

Beginning at a point in the center of an existing gravel road marking the northeasterly corner of this described lot.

Thence S 38 43'19" E passing through a 5/8" inch capped iron rebar set on the southerly side of the gravel road a distance of 776.95 feet along land retained by John G. Gilbert to a 5/8" inch iron rebar;

Thence N 60 15'52" E a distance of 265.00 feet along land retained by John G. Gilbert to a 5/8 inch iron rebar marking the northwest corner of land deeded to Joseph and Marjoria Vailancourt which deed is recorded in the Somerset County Registry of Deeds in Book 2850, Page 338.

Thence S 36 05'10" E a distance of 1564.49 feet along land of Vailancourt to a 5/8 inch iron rebar marking the southwest corner of the Vailancourt lot and land retained by John G. Gilbert;

Thence S 05-30'33" W a distance of 612.61 feet along land retained by Gilbert to a 5/8 inch iron rebar;

Thence S 89 32'41" W a distance of 1609.37 feet along land retained by Gilbert to a 5/8 inch iron rebar;

Please See Attached Descriptions

Land & Comp #3

DK 2078 PG 246

Thence N 17 35'53" E a distance of 1221.81 feet along land retained by Gilbert to a 5/8 inch iron rebar;

Thence N 20 29'11" W a distance of 617.38 feet along land retained by Gilbert to a 5/8 inch iron rebar;

Thence N 37 31'35" W a distance of 380.56 feet along land retained by Gilbert to a point in the center of above mentioned gravel road passing through a 5/8 inch iron rebar set on the southerly side of the gravel road. Said iron rebar being about 100 feet, more or less, northeasterly from the centerline of Goodwin Brook.

Thence following the center line of the gravel road N 36 25'42" E a distance of 78.87 feet, N 23 02'15" E a distance of 65.07 feet, N 04 58'38" E a distance of 75.18 feet and N 14 16'41" E a distance of 122.38 feet to the point of beginning containing 51.5 acres.

Excepting and reserving from said parcel of land is a 25 foot right-of-way along the above mentioned gravel road.

Also meaning and intending to convey a 25 foot right-of-way on the other side of the above mentioned exception.

Also meaning and intending to be conveyed with Parcel #1 is a 50 foot right-of-way over the existing gravel road to and from the Devils Head Road as shown on a plan by Pickett Land Survey, Inc.

PARCEL TWO: A certain lot or parcel of land situated in the Town of St. Albans, Somerset County, State of Maine, being bounded and described as follows, to wit:

Beginning at a capped 5/8" iron rebar set in the ground along the easterly line of a 50 foot right-of-way over an existing gravel road, said rebar being 100 feet, more or less, from the center of Goodwin Brook;

Thence, S 19 28'37" E a distance of 768.15 feet to a capped 5/8" iron rebar set in the ground;

Thence, S 17 35'54" W a distance of 1193.45 feet to a capped 5/8" iron rebar set in the ground;

Thence, S 29 10'55" W a distance of 1122.32 feet along a new blazed line to a 5/8" iron rebar set in the ground;

Thence, N 83 34'56" W a distance of 288.19 feet along a new blazed line to a 5/8" iron rebar set in the ground;

Thence, N 01 08'12" W a distance of 1032.51 feet along a new blazed line to an iron rebar set in the ground along the easterly line of a 50 foot right-of-way to be excepted and reserved later;

Just Land #4

BM2078 PG247

Thence, N 01-08'12" W a distance of 55.07 feet to the centerline of an existing gravel road;

Thence, N 01 08'12" W a distance of 61.45 feet to a capped 5/8" iron rebar set in the ground;

Thence, N 01 08'12" W a distance of 632.64 feet along a new blazed line to a 5/8" iron rebar set in the ground;

Thence, N 52 37'23" E a distance of 217.06 feet to a capped 5/8" iron rebar set in the ground;

Thence, N 31 45'15" E a distance of 247.79 feet to a capped 5/8" iron rebar set in the ground;

Thence, N 66 32'50" E a distance of 151.85 feet to the centerline of an existing gravel road and the start of a 50 foot right-of-way to be reserved;

Thence, N 66 32'50" E a distance of 235.51 feet to a 5/8" iron rebar set in the ground;

Thence, N 20 46'05" E a distance of 366.22 feet to a capped 5/8" iron rebar set in the ground along the easterly line of a 50 foot right-of-way;

Thence, N 28 17'56" E a distance of 225.24 feet along the easterly side of said right of way to the point of beginning. Area of said parcel being 40.5 acres. All bearings are observed magnetic North 1994. All capped 5/8" iron rebar have yellow plastic caps scribed JOHN M. PICKETT P.L.S. 351.

Excepting and reserving from said parcel of land is a 50 foot right-of-way over the existing gravel road and described by the centerline as follows:

Beginning at the centerline of an existing gravel road along the northerly line of the above described parcel of land, said point being N 66 32'50" E a distance of 151.05 feet from a capped 5/8" iron rebar set in the ground;

Thence, along the centerline of the existing gravel road the following courses:

S 24 03'53" W a distance of 166.73 feet to a point;
 S 08 15'56" W a distance of 156.84 feet to a point;
 S 24 07'01" W a distance of 222.38 feet to a point;
 S 13 41'04" W a distance of 207.35 feet to a point;
 S 28 46'39" W a distance of 310.50 feet to a point;
 S 20 39'04" W a distance of 78.29 feet to a point;
 S 25 51'52" W a distance of 24.13 feet to a point along the westerly line of the above described parcel and the end

BK2076 P6248

of the reserved right-of-way. Said point being S 01 08'12"
E a distance of 61.45 feet from a capped 5/8" iron rebar set
along the westerly right of way line and the westerly
boundary line.

Also meaning and intending to be conveyed with the
above described parcel of land is a 50 foot right of way
from the Devils Head Road to the above described parcel over
the existing gravel road.

The accuracy of the description of Parcels One and Two
above depend upon the accuracy of a plan entitled "Sketch
Plan for John G. Gilbert" by Pickett Land Survey, Inc. being
dated December 2, 1994 and to be recorded in the Somerset
County Registry of Deeds.

Meaning and intending to convey a portion of the
premises conveyed by Diamond Occidental Forest, Inc. to John
G. Gilbert in a quitclaim deed dated June 3, 1993 and
recorded in the Somerset County Registry of Deeds in Book
1891, Page 311.

BK2078 PG249

To have and to hold the aforesaid and bargained premises, with all the privileges and appurtenances thereof, to the said Timothy R. Bagley and Deborah L. Bagley, as joint tenants and not as tenants in common,

their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

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 Grantee and their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said John G. Gilbert

1658

~~Instrument/Notary Public~~

~~In testimony whereof, I have hereunto set my hand and seal this~~ 9th day of the month of January, A.D. 1995.

Signed, Sealed and Delivered in presence of

Rebecca A. Cayford
John G. Gilbert

State of Maine, County of Somerset ss. January 9th, 1995.

Then personally appeared the above named John G. Gilbert

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

Before me,

Rebecca A. Cayford
Notary Public
Attorney at Law

RECEIVED SOMERSET SS
RECORDED

95 FEB 15 AM 9:17

Margaret P. Kelly
RECORDED

Printed Name, Rebecca A. Cayford



LEGEND: PARCEL NUMBER..... 12
 ADJACENT MAP..... M5
 MATCH LINE.....

19