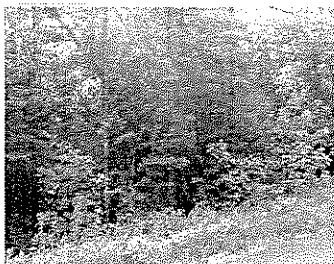


Land - PUBLIC SYNOPSIS



MLS#: 977862 Status: Current Kickout: No
 8 Reed Road, Wellington, ME 04942 List Price: \$ 23,000

Directions: RT#154 to Wellington, take right onto Parkman Rd, at 4 way take left onto Reed Road, land on the right

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

General/Land Information

Lot Size (Acr)+/-: 15.100 Road Frontage +/-: 620 Surveyed/Seasonal: No/No
 Amt Wtr Frntge +/-: Water Body: Zoning: Residential
 WF Owned/Shared +/-: / WtrFrft: No

Remarks

Nice lot in the country to build your home or get-a-way, Come take a look! Great price for 15 acres with 620 feet +/- of road frontage on a town maintained road.

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

Site: Level, Wooded
 Driveway: No Driveway
 Parking:
 Location: Rural
 Uses: Recreational, Residential, Mobile Homes Allowed
 Restrictions:
 Rec. Water:
 Roads: Public, Gravel/Dirt Road
 Transportation:
 Electric: At Street
 Gas: No Gas
 Sewer: No Sewer, Septic Needed On Site
 Water: No Water, Well Needed On Site

Tax/Deed/Community Information

Book/Page/Partial: 1128/59/Yes Map/Block/Lot: 12/10 Tax Amount/Yr: \$ 450 / (2009)
 Tax Reduction: No School: SAD 4

Off Market Information

Information Provided by: Lea Worster LCW 006338



Office: Prudential Northeast Properties 1723 Office: 207-368-4400
 Agent Phone: 207-368-4400 Agent Cell: 207-270-0211
 Email: lworster@myfairpoint.net Virtual Tour:

LAini: LCW List Office: Prudential Northeast Properties



SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: 8 Reed Road, Wellington, Maine 04942

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.):
 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: Seller
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: _____
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: _____
Additional Information: Information provided to the best of the seller's knowledge.

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

Annette Breault Menard 05/18/2010
SELLER Annette Breault Menard 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

BK1128PG056

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DEED OF DISTRIBUTION
By Personal Representative
(Testate)

KNOW ALL MEN BY THESE PRESENTS, That I, ANNETTE R. BREAULT, of P. O. Box 612, Glendale, County of Providence, State of Rhode Island 02826, duly appointed and acting Personal Representative of the Estate of WILLIAM F. BREAULT, JR., deceased, whose will was duly admitted to Probate in the Probate Court for the County of Piscataquis, Maine, by the power conferred by law, and every other power (in distribution of the estate), grants to ANNETTE R. BREAULT, of P. O. Box 612, Glendale, County of Providence, State of Rhode Island 02826, being the person entitled to distribution, the following described real estate:

PARCEL ONE:

A certain lot or parcel of land situated in WELLINGTON, County of Piscataquis, State of Maine, and being a part of Lot 119 in WELLINGTON, located on the easterly side of the Burdin Mills to Burdin Corner Road, and bounded and described as follows, to wit: Commencing at a stake at the southwest corner of land of International Paper Company on the northerly line of the Burdin Corner to Parkman Road, also being the point of beginning described in the deed from Winifred E. Reed to William A. Gourley and Irene D. Gourley, dated September 7, 1977, recorded in Piscataquis Registry of Deeds, Vol. 460, Page 254; thence N 10° E, five hundred ninety-four feet (594'), more or less, to an iron rod at the point of beginning of the parcel herein conveyed; thence N 83° 30' W seven hundred sixty-five feet (765'), more or less, to an iron rod; thence S 9° W two hundred thirty feet (230'), more or less, to a stake; thence N 87° W along the northerly line of land now or formerly of Winifred Reed five hundred thirty feet (530'), more or less, to an iron rod on the easterly side of the Burdin Mills to Burdin Corner Road; thence northerly along the easterly side line of said road

J.R.A.

BK112BPG057

six hundred twenty feet (620'), more or less, to an iron rod; thence S 87° E one thousand three hundred eighty feet (1,380'), more or less, to an iron rod; thence S 10° W along land of International Paper Company, four hundred thirty-six feet (436'), more or less, to the point of beginning, containing 15.1 acres, more or less.

The foregoing being all and the same premises conveyed to said decedent by deed of William A. Gourley et ux, dated February 21, 1978, recorded in Piscataquis Registry of Deeds, Vol. 466, Page 185.

PARCEL TWO:

Sold

A certain lot or parcel of land situated in WELLINGTON, County of Piscataquis, State of Maine, and being a part of Lot 119 in WELLINGTON, located on the easterly side of the Burdin Mills to Burdin Corner Road, and bounded and described as follows, to wit: Commencing at a stake at the southwest corner of land of International Paper Company on the northerly line of the Burdin Corner to Parkman Road, also being the point of beginning described in the deed from Winifred E. Reed to William A. Gourley and Irene D. Gourley, dated September 7, 1977, recorded in Piscataquis Registry of Deeds, Vol. 460, Page 254; thence N 10° E, one thousand thirty feet (1,030'), more or less, to an iron rod at the point of beginning of the parcel herein conveyed; thence N 87° W one thousand three hundred eighty feet (1,380'), more or less, to an iron rod on the easterly side line of the Burdin Mills to Burdin Corner Road; thence northerly along the easterly side line of said road four hundred seventy-five feet (475'), more or less, to an iron rod; thence S 87° E one thousand four hundred forty-seven feet (1,447'), more or less, to an iron rod; thence S 10° W along land of International Paper Company four hundred seventy-five feet (475'), more or less, to the point of beginning, containing 15.3 acres, more or less.

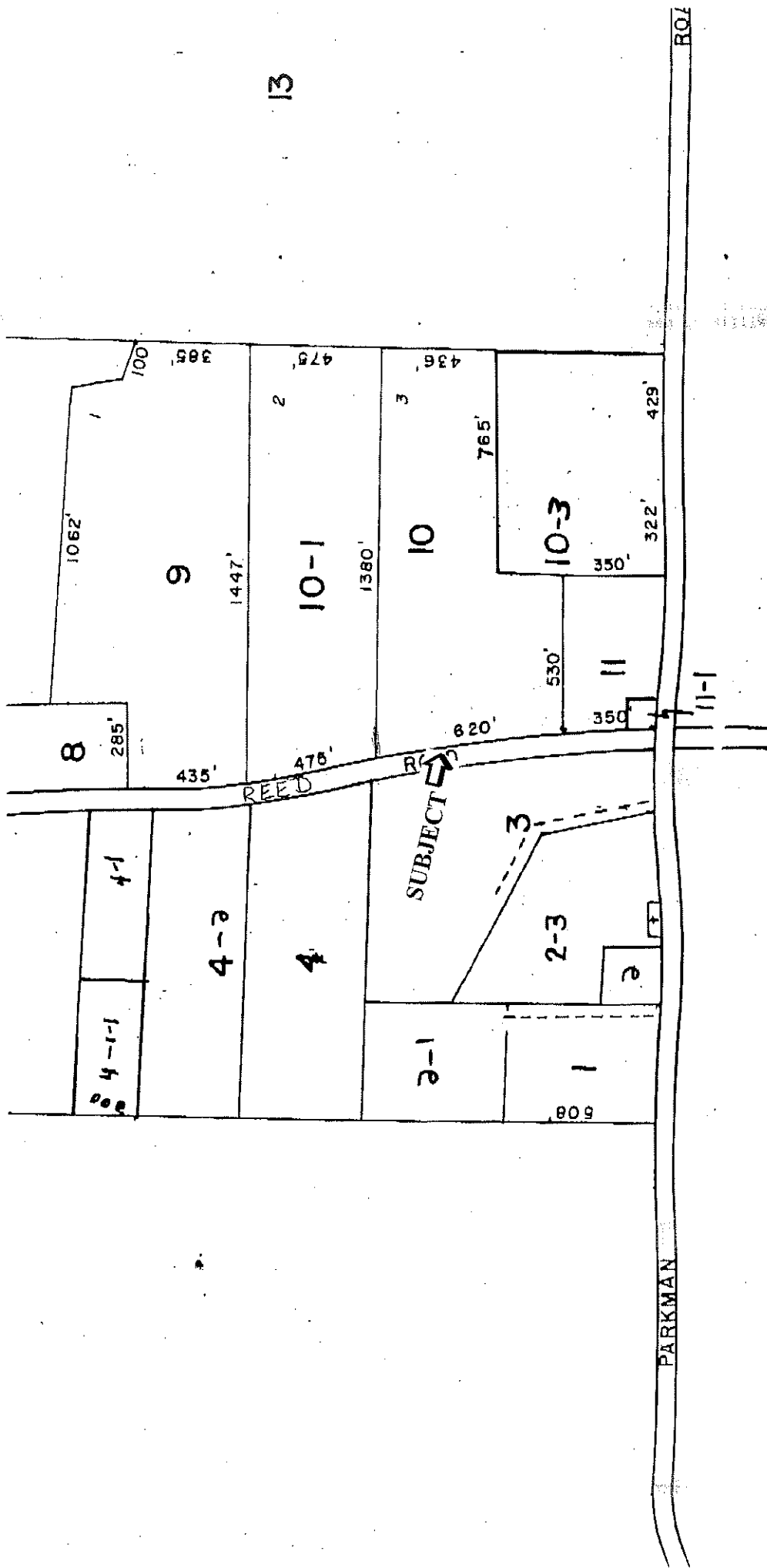
The foregoing being all and the same premises conveyed to said decedent by deed of William A. Gourley et ux, dated February 21, 1978, recorded in Piscataquis Registry of Deeds, Vol. 466, Page 187.

WITNESS my hand and seal this 28th day of April, 1998

Carol L. Conway
CAROL L. CONWAY
NOTARY PUBLIC
My Commission
expires: 8/10/2001

Annette R. Breault
Annette R. Breault
Personal Representative

13



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