

Single Family PUBLIC SYNOPSIS



MLS#: 960806
10 Elizabeth, Strong, ME 04983

Status: Current
Kickout: No
List Price: \$ 127,500

Directions: N on rte.145 first Left after post office, 1st house on the Left

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

General/Land Information

Style: Ranch
#Rooms: 5 #Bedrooms: 2 #Baths: F = 1 3/4 = 0 1/2 = 0
Foundation Sz /-: Year Built /-: 1963
SqFt Fin. Above Grade+/-: 1092 SqFt Fin. Below Grade+/-: 0 SqFt Fin. Total+/-: 1092
Source of Square Footage: Public Record

Color: Gray Lot Size (Acr) /-: 0.520 Road Frontage /-:
Surveyed: No Seasonal: No Zone: per town
Water Body:
WtrFrnt: No Amt Wtr Frntge /-: WF Shared /-: WF Owned /-:

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
Level:	1		1		1	1				1

Size:
Cathedral Ceil: No Skylight: No Fireplace: 0 Wood Stove: Yes Wood Stove HU: No
Appliances: Range-Electric, Refrigerator

Remarks

Completely renovated & updated including new wiring, new insulation, new bathroom, windows, sheet rock, flooring & fresh paint all through out in the last 5 years. Possible 3rd bdrm. New siding 2010. Comes w/wood pellet stove.

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

Site: Level, Open	Basement Info: Full
Driveway: Paved	Foundation Mtrls: Poured Concrete
Parking: Garage	Exterior: Vinyl Siding
Location: Intown	Roof: Shingle
Uses: Residential	Heat System: Forced, Hot Air, Stove
Restrictions:	Heat Fuel: Oil, Wood
Recreational Water:	Water Heater: Electric
Roads:Paved, Public	Cooling: A/C Units
Transportation:	Floors: Partially Carpeted, Vinyl, Other Flooring
Electric: 220 Volts, Circuit Breakers	Vehicle Storage: 1 Car, Detached, Garage
Gas: No Gas	Amenities:1ST Floor Bedroom, Laundry-1st Floor
Sewer: Private, Septic Existing On Site	Accessibility Amenities:
Water: Public	Equipment:
Construction: Wood Frame	

Tax/Deed/Community Information

Book/Page/Partial: 2577/1/No Map/Block/Lot: U02/09 Tax Amount/Yr: \$ 922 / (2009)
Tax Reduction: School: SAD 58

Off Market Information

Information Provided by: Kim Reynolds 009553 KRR



Office: Harris Real Estate 2084
Agent Phone: 207-779-9000

Office: 207-779-9000
Agent Cell: 207-462-9005

Email: kimreynolds@harrisrealestate.net Virtual Tour:

LAgini: List Office: Harris Real Estate



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Printed: 07/15/10



SELLER'S PROPERTY DISCLOSURE

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.

PROPERTY LOCATED AT: 10 Elizabeth Street Strong, ME 04983

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?
Pump: Yes No N/A Quantity: Yes No Unknown
Quality: Yes No Unknown

If YES to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? Yes No
IF YES: Date of most recent test: _____ Are test results available? Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
IF YES, are test results available? Yes No
What steps were taken to remedy the problem? _____

• IF PRIVATE:

INSTALLATION: Location: N/A
Installed BY: _____ DATE of Installation: _____

What is the source of your information: _____

USE: Number of Persons currently using system? _____

Does system supply water for more than one household? Yes No Unknown

COMMENTS: _____

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? _____

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gal. 1000 Gal. Unknown Other: 750 gallon

Tank Type: Concrete Metal Unknown Other: _____

Location: back of house OR Unknown Date of Installation: unknown

Date of Last Servicing: 02/05/2010 Name of Company Servicing Tank: Pond Septic Vac Service

Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: behind house

Date of installation of leach field: unknown Installed By: unknown

Date of Last Servicing: unknown Name of Service Company: unknown

Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem & what steps were taken to remedy: _____

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? Yes No
IF YES, is it available? _____

SOURCE OF INFORMATION: _____

COMMENTS: Septic system was designed for 2 bedroom home - owners recently converted OFFICE into 3rd bed

IS SYSTEM LOCATED IN A SHORELAND ZONE? Yes No Unknown

July 2006 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials SL WKR

Harris Real Estate P.O. Box 329, Farmington ME 04938
Phone: (207) 779-9000 Fax: (207) 779-9002

Harris Real Estate

PROPERTY LOCATED AT 10 Elizabeth Street Strong, ME 04983

SECTION III. HEATING SYSTEM(S)/SOURCE(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHA	Wood Pellet Stove		
Age of system(s)/source(s)	unknown	2-3 yrs. old		
Name of company that services system(s)/source(s)	Caldwell heating	N/A		
Date of most recent service call		N/A		
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	approx. 250 gallons	2 ton wood pellets		
Malfunction per system(s)/source(s) within past 2 years	NO	NO		
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown
 Chimney(s) Lined: metalbestos Yes No Unknown Age: unknown Last Cleaned: unknown
 Is more than one heat source vented through one flue? Yes No Unknown

COMMENTS:

SECTION IV. HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

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? _____
 What materials are, or were, stored in the tank(s)? N/A
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Have you experienced any problems such as leakage? _____
 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: _____

B. ASBESTOS - Current or previously existing:
 • as insulation on the heating system pipes or duct work? Yes No Unknown
 • in the siding? Yes No Unknown
 • in flooring tiles? Yes No Unknown
 • in the roofing shingles? Yes No Unknown
 • other: _____ Yes No Unknown
 IF YES: Source of Information: _____
 COMMENTS: _____

C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: 7/2010 By: Mark Sirois - Home Team Inspection Serv.
 Results: 5.5 pCi/l If applicable, What remedial steps were taken? owner will be installing air mitigation sp
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: _____

D. RADON/WATER - Current or previously existing:
 Has the property been tested? N/A Yes No Unknown
 IF YES: Date: _____ By: _____
 Results: _____ If applicable, What remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: _____

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)
 Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? Yes No Unknown
 Unknown but possible due to age
 IF YES, describe location and the basis for the determination: _____
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: Yes No
 IF YES, describe: _____
 Are you aware of any cracking, peeling or flaking paint? Yes No
 COMMENTS: _____

July 2006 Page 2 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials MS WJ

PROPERTY LOCATED AT 10 Elizabeth Street Strong, ME 04983

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:
TOXIC MATERIAL: Yes No Unknown OTHER: _____
LAND FILL: Yes No Unknown
RADIOACTIVE MATERIAL: Yes No Unknown

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V. GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: _____
What is your source of information: Deed

Are there any tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront? Yes No Unknown

IF YES: Explain: _____

• Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: N/A
• Age: Age of House: 1963 How long has Seller owned it: approx 3 months but ha
• Roof: Age - Structure: unknown Age - Shingles: unknown occupied for 4 1/2 yrs
Moisture or leakage: no
Comments: _____

• Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____
Moisture or leakage since you owned the property: Yes No Unknown Comments: _____
Knowledge of prior moisture or leakage: Yes No Unknown Comments: _____

• Mold: Has the property ever been tested for mold? Yes No Unknown If YES, are test results available? Yes No

• Electrical: Fuses Circuit Breaker Other: _____ Unknown

• Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

SECTION VI. ADDITIONAL INFORMATION

Listing agent is owner of this property

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

[Signature]
SELLER
[Signature]
SELLER

20100712
DATE
7/12/2010
DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER

DATE

BUYER

DATE

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, **SONJA E. WALKER** and **RANDY D. WALKER**, both of P.O. Box 234, Strong, Maine 04983, for consideration paid including natural love and affection hereby grant to **LANCE M. RYAN** and **SARAH A. RYAN**, both of P.O. Box 106, Strong, Maine 04983, with **warranty covenants**, as joint tenants, two certain abutting lots or parcels of land situated in **Strong**, Franklin County, State of Maine bounded and described as follows, to wit:-

PARCEL ONE: Beginning at an iron stake set in the ground on line of land now or formerly owned by Marvin A. and Ramona F. Timberlake one hundred fifty (150) feet, more or less, from the edge of a right of way; thence westerly along said Timberlakes' lot line one hundred (100) feet to an iron stake set in the ground; thence northerly one hundred fifty (150) feet to an iron stake set in the ground; thence easterly one hundred (100) to an iron stake set in the ground; thence southerly to the point of beginning.

The above described premises are a part and a part only of the Starbird Farm, so-called, bounded by Main Street on the east and by the Valley Brook on the north, in Strong Village.

Being all and the same premises conveyed by Strong Development Corp to Raymond E. Buxton and Ruth A. Buxton by deed dated July 8, 1969, recorded in the Franklin County Registry of Deeds in Book 420, Page 84.

PARCEL TWO: Beginning on the Southerly side of Elizabeth Street, so-called at an iron stake driven into the ground at the Northwesterly corner of **PARCEL ONE** above described; thence in a southerly direction one hundred fifty (150) feet along the line of **PARCEL ONE** to an iron stake driven into the ground at the southwestly corner of said **PARCEL ONE**; thence in a westerly direction fifty (50) feet to an iron stake driven into the ground; thence in a northerly direction one hundred fifty (150) feet to an iron stake driven into the ground on said street; thence in an easterly direction fifty (50) feet along said street to an iron stake driven into the ground at the point of beginning.

It is mutually agreed that no unsightly structures or mobile homes shall be located on the above mentioned property by the purchasers, their heirs or any other subsequent owner.

Said Parcels One and Two being all and the same premises described in a warranty deed from Ruth A. Buxton to Sonja E. Walker and Randy D. Walker dated March 11, 2005 recorded at Book 2577, Page 1, Franklin County Registry of Deeds.

'WITNESS our hands and seals this 31st day of March, A.D., 2010.

Sonja Walker
Sonja E. Walker

Randy D. Walker
Randy D. Walker

North, in Strong Village.

Being all and the same premises conveyed by Strong Development Corp to Raymond E. Buxton and Ruth A. Buxton by deed dated July 8, 1969, recorded in the Franklin County Registry of Deeds in Book 420, Page 84.

PARCEL TWO: Beginning on the Southerly side of Elizabeth Street, so-called at an iron stake driven into the ground at the Northwesterly corner of PARCEL ONE above described; thence in a southerly direction one hundred fifty (150) feet along the line of PARCEL ONE to an iron stake driven into the ground at the southwesterly corner of said PARCEL ONE; thence in a westerly direction fifty (50) feet to an iron stake driven into the ground; thence in a northerly direction one hundred fifty (150) feet to an iron stake driven into the ground on said street; thence in an easterly direction fifty (50) feet along said street to an iron stake driven into the ground at the point of beginning.

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WITNESS our hands and seals this 30th day of March, A.D., 2010.

Sonja Walker
Sonja E. Walker

Randy D. Walker
Randy D. Walker

March 22nd, 2010

State of Maine
Franklin, ss.

Personally appeared the above-named Sonja E. Walker and Randy D. Walker and acknowledged the foregoing to be their free act and deed, before me

[Signature]
Notary Public
Printed Name: Paul H. Mito
Comm. Expires 11/9/12

Ill:winword/ceeds/walker(ryan)deed

Book 3233 pg 97

Residential Real Property Disclosure Statement

MAINE WARNING: LEAD-BASED PAINT HAZARDS

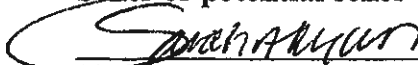

Any residence built before 1978 may contain lead sufficient to poison children and sometimes adults. LEAD poisoning poses a particular risk if you are pregnant or may become pregnant. LEAD poisoning in young children may produce permanent neurological damage, including learning disabilities, a reduced intelligence quotient (IQ), impaired memory and behavioral problems such as attention deficit hyperactive disorder and a propensity for violence.

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. The seller of any interest in real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

The only way to know with certainty whether lead-based paint hazards are present on the property is to test the property for the presence of lead.

Acknowledgement of State Disclosure Statement.

The signature below acknowledges that the seller or potential seller has disclosed to me information about lead-based paint hazards as required by 22 M.R.S.A. Section 1328. This acknowledgement does not constitute a waiver of any rights.

Seller or potential seller		Purchaser or potential purchaser	
	7/10/2010	_____	_____
Signature	Date	Signature	Date
Sarah A. Myan	_____	_____	_____
Name printed		Name printed	
	20/007/12	_____	_____
Signature	Date	Signature	Date
LANCE M. RYAN	_____	_____	_____
Name printed		Name printed	

**Acknowledgement of federal disclosure of information
on Lead-Based Paint and/or Lead-Based Paint Hazards**

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) SR Agent has informed the seller of the seller's obligations under 42 U.S.C.4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Sarah M. Allen _____ 7/17/2010 _____ *[Signature]* _____ 20100712
Seller Date Seller Date

Purchaser Date Purchaser Date

Sarah M. Allen _____ 7/17/2010 _____
Agent Date Agent Date

This form is provided in connection with the PROPERTY LOCATED AT _____