

Single Family PUBLIC SYNOPSIS



MLS#: 979850
 158 Davis Road, Farmington, ME 04938

Status: Current
Kickout: No
List Price: \$ 195,000

Directions: From Farmington Rt 27 towards New Sharon, Davis Rd across from Hammond Lumber

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

General/Land Information

Style: Ranch
#Rooms: 6 **#Bedrooms:** 3 **#Baths:** F = 1 3/4 = 1 1/2 = 1
Foundation Sz +/-: 28 x 43, 32 x 26 **Year Built +/-:** 1968
SqFt Fin. Above Grade +/-: 2036 **SqFt Fin. Below Grade +/-:** 0 **SqFt Fin. Total +/-:** 2036
Source of Square Footage: Seller

Color: **Lot Size (Acr) +/-:** 0.900 **Road Frontage +/-:**
Surveyed: Unknown **Seasonal:** No **Zone:** residential
Water Body:
WtrFrt: 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	1			
Size:										
Cathedral Cell:	No									
Skylight:	No									
Fireplace:				2						
Wood Stove:	No									
Wood Stove HU:	No									
Appliances:	Range-Gas, Refrigerator, Dishwasher									

Remarks

Spacious ranch home w/exceptional kitchen w/dining area & island, living room w/hardwood floors & fireplace, master bedroom w/bath, 2 other bedrooms, basement w/possibility to finish 2 rooms, atch 2 car garage & detch 2 car garage, ingrmd pool & hottub!!

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

Site: Rolling/Sloping	Basement Info: Full
Driveway: Paved	Foundation Mtrls:
Parking: 1-10Spaces, Garage, On Site, Paved	Exterior: Wood Siding, Brick
Location: Neighborhood	Roof: Shingle
Uses: Residential	Heat System: Baseboard, Hot Water, Multi-Zones
Restrictions:	Heat Fuel: Oil
Recreational Water:	Water Heater: Off Heating System
Roads: Public, Paved	Cooling: No Cooling
Transportation:	Floors: Fully Carpeted, Wood, Tile/Brick, Vinyl
Electric: Circuit Breakers	Vehicle Storage: 3+ Cars, Attached, Detached, Direct Entry to Living, Garage, Heat
Gas: Bottled	Amenities: 1ST Floor Bedroom, Deck, Hot Tub, Laundry-1st Floor, Master Bedroom w.
Sewer: Private	Accessibility Amenities:
Water: Public	Equipment:
Construction: Wood Frame	

Tax/Deed/Community Information

Book/Page/Partial: 2943/126/No **Map/Block/Lot:** U4/7 **Tax Amount/Yr:** \$ 2,600 / (2009)
Tax Reduction: **School:** RSU 9

Off Market Information

Information Provided by: Kim Reynolds 009553 KRR



Office: Harris Real Estate 2084 **Office:** 207-779-9000
Agent Phone: 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: 06/14/10



Bk 2943 Pg 126 #8552
08-24-2007 @ 01:34p

WARRANTY DEED

Joint Tenancy

We, Stephen C. Jones and Rhonda J. Jones, having a mailing address of 138 Dole Hill Road, Holden, Maine 04429, for consideration paid, grant to Raymond F. Vought and Clarissa S. Thompson, whose mailing address is General Delivery, Hancock Point, Maine 04640, with WARRANTY COVENANTS, as joint tenants, a certain lot or parcel of land, together with any buildings thereon, in the Town of Farmington, Franklin County, State of Maine, on the northwesterly side of the road leading northeasterly from U.S. Route 2 between Farmington Village and Farmington Falls, known as Woodland Road or Davis Road (sometimes called Flint Road), and being more particularly bounded and described as follows:

Maine Real Estate
Transfer Tax Paid

Beginning at an iron stake driven into the ground at a point two hundred fifty (250) feet, more or less, Northeasterly along said Road from the Easterly corner of land conveyed by Harvey W. Gilbert to Ross E. Fearon, et ux, by deed dated June 26, 1964, and recorded in Book 381, Page 540, of Franklin County Registry of Deeds; thence Northwesterly along a course running parallel to the Northeasterly line of said Fearon land two hundred twenty (220) feet, more or less, to an iron stake driven into the ground; thence Northeasterly one hundred fifty (150) feet, more or less, to an iron stake driven into the ground; thence Southeasterly two hundred twenty (220) feet, more or less, to an iron stake driven into the ground on said Road; thence Southwesterly one hundred fifty (150) feet, more or less, along said Road to the point of beginning.

Also, one other parcel of land situated in said Farmington in the County and State aforesaid; on the Northwesterly side of the road known as Woodland Road or Davis Road, sometimes called Flint Road, leading Northeasterly from U.S. Highway #2, and bounded and described as follows, to wit:-

Beginning on said Woodland Road at the Easterly corner of land conveyed by Harvey W. Gilbert to Thos. N. Rider, Jr., et ux, at and iron stake driven into the ground; thence Northwesterly along the Northeasterly line of said Rider land (passing through an iron stake driven into the ground at a point one hundred ten (110) feet, more or less, from the point of beginning) and continuing along the line of land of said Riders to the Northerly corner of said Rider's land, being a total distance of two hundred twenty (220) feet, more or less; thence Northeasterly thirty (30) feet, more or less, to an iron stake driven into the ground; thence Southeasterly two hundred twenty (220) feet, more or less, to an iron stake driven into the ground on said Woodland Road at a point thirty (30) feet, more or less, Northeasterly along said road from the point of beginning; thence Southwesterly thirty (30) feet, more or less, along said road to the point of beginning.

The above described real estate is subject to the following restrictions:

- (1) No building shall be erected, used or occupied upon the land hereby conveyed for any purpose other than as a private dwelling house, provided however, that this restriction shall not be construed as prohibiting the erection of such building appurtenant to a private dwelling house as shall be necessary to the enjoyment of said premises for strictly residential purposes.
- (2) No livestock, pigs or domestic fowl shall be kept on said premises.

- (3) No dwelling house shall be erected upon said premises at a cost of less than \$10,000.00.
- (4) No business, trade or manufacture of any kind, type, nature or description shall be conducted upon any part of said premises.
- (5) No mobile home or trailer shall be placed upon said premises.
- (6) No vehicle shall be placed upon or allowed to remain upon the premises for more than 24 hours, except such as or for the use and pleasure of the persons occupying said premises as a residence.

The foregoing restrictions shall be for the benefit of Harvey W. Gilbert, his heirs and assigns, and for the benefit of persons becoming owners of any land formerly belonging to the said Harvey W. Gilbert, and for the benefit of the owners of and land formerly owned by the said Harvey W. Gilbert, which lies adjacent to said Woodland or Flint Road or adjacent to any road now extending from or which shall hereinafter extend from said Woodland or Flint Road, and the grantees agree for themselves, their heirs and assigns and the survivor of them and the heirs and assigns of such survivor of them, that the foregoing restrictions may be enforced by a restraining order of the proper court or tribunal having jurisdiction thereof.

Meaning and intending to convey all and the same premises as described in a deed from Richard Buzzell and Mary S. Buzzell to Stephen C. Jones and Rhonda J. Jones, dated October 23, 1992, and recorded in the Franklin County Registry of Deeds in Book 1322, Page 153.

WITNESS our hands and seals this 21 day of August, 2007

Andrea L. Gauthier
Witness

Stephen C. Jones
Stephen C. Jones

Andrea L. Gauthier
Witness

Rhonda J. Jones
Rhonda J. Jones

STATE OF MAINE

FRANKLIN, SS.

August 21, 2007

Then personally appeared before me the above-named Stephen C. Jones and Rhonda J. Jones, and acknowledged the foregoing instrument to be their free act and deed,

Before me,

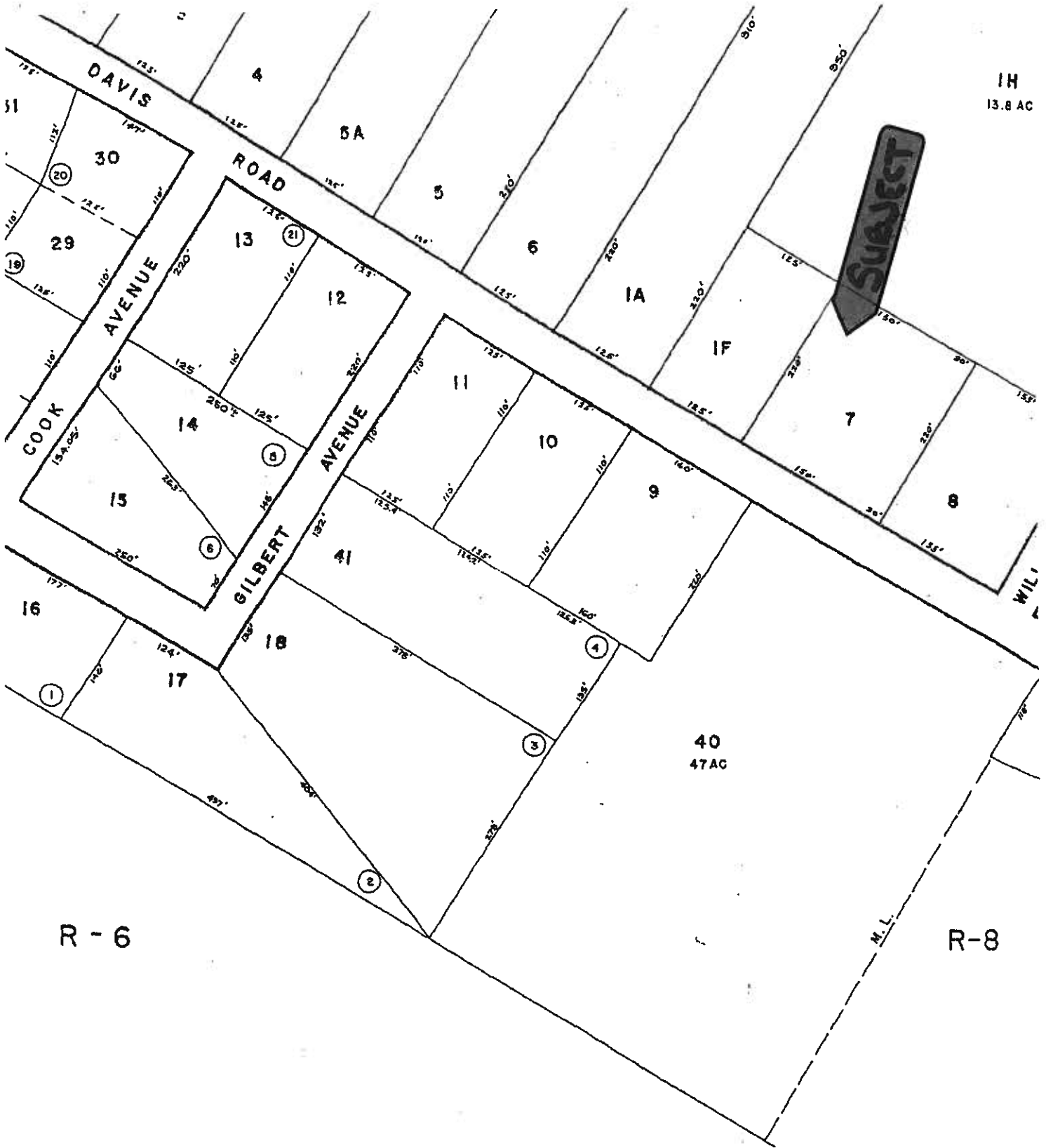
FRANKLIN COUNTY
Susan O. Black
Register of Deeds

Andrea L. Gauthier
Notary Public

realstate/jones-vought/deed

Andrea L. Gauthier
Notary Public
My Commission Expires
May 4, 2013

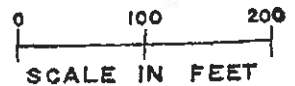
*Not. Statewide Title
Chubson, N.*



R - 6

R-8

PROPERTY MAP
WINGTON, MAINE



NO :
 NO PARC

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: 158 Davis Rd, Farmington, Maine

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: _____
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: _____
Tank Type: Concrete Metal Unknown Other: _____
Location: back yard OR Unknown Date of Installation: 1968
Date of Last Servicing: 2005 Name of Company Servicing Tank: unknown
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 garage
Date of installation of leach field: 1998 Installed By: WK
Date of Last Servicing: WK Name of Service Company: _____
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: previous disclosure

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE?: _____ Yes No Unknown

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

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

Harris Real Estate

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form 3.zfx

PROPERTY LOCATED AT _____

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	BHW	Fireplace		
Age of system(s)/source(s)	WIK	WIK		
Name of company that services system(s)/source(s)	Webber	n/a		
Date of most recent service call	WIK	n/a		
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	depends on use	depends on use		
Malfunction per system(s)/source(s) within past 2 years	none	none known		
Other pertinent information				

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

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: _____ 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: _____

D. RADON/WATER - Current or previously existing:

Has the property been tested? 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 _____

PROPERTY LOCATED AT _____

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL: Yes No Unknown
- LAND FILL: Yes No Unknown
- RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: _____

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: as per deed
What is your source of information: _____

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: _____

Age: Age of House: 1968 How long has Seller owned it: 3yrs

Roof: Age - Structure: 1968 Age - Shingles: WIK

Moisture or leakage: none known
Comments: _____

- Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____
- Moisture or leakage since you owned the property: Yes No Unknown Comments: small amount moisture
- 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

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.

SELLER

DATE

SELLER

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



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

Clarissa Thompson
Signature _____ Date _____

Clarissa Thompson
Name printed _____

Raymond F. Vought
Signature _____ Date _____

Raymond F. Vought
Name printed _____

Purchaser or potential purchaser

Signature _____ Date _____

Name printed _____

Signature _____ Date _____

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

