

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: 488 Depot St. Wilton

SEPTIC/WATER SYSTEM

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: _____

SEPTIC/WATER SYSTEM

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: _____ OR Unknown Date of installation: _____
 Date Last Pumped: _____ Have you experienced any malfunctions? Yes No
 If yes, give the date and describe the problem: _____

LEACH FIELD: _____ Yes No Unknown
 IF YES: Location: _____
 Date of installation of leach field: _____ Installed by: _____
 Date of Last Servicing: _____ 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: _____

Date of Last Servicing of System: _____ Name of Company Servicing System: _____
 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: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE? Yes No Unknown
 Is System located in a Coastal Shoreland Zone? Yes No Unknown

SELLER'S SIGNATURE: _____ DATE: _____
 BROKER'S SIGNATURE: _____ DATE: _____

PROPERTY LOCATED AT 488 Depot St., Wilton.

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Monitor	Wood		
Age of system(s)/source(s)	2020	UNKNOWN		
Name of company that services system(s)/source(s)	not serviced			
Date of most recent service call	recently			
Annual consumption per system/source (i.e., gallons, kilowatt, hours, cord(s))	unknown-	2-3 cord		
Malfunction per system(s)/source(s) within past 2 years	reited	no		
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown
 Chimney(s) Listed: Yes No Unknown Age: unk
 Is more than one heat source vented through one flue? Yes No Unknown
 Has chimney been inspected? Yes No Unknown; If Yes, when: _____
 Stove(s): Yes No
 Last Cleaned: unk
 Had a chimney fire? Yes No Unknown
 Power Vent: Yes No Unknown

COMMENTS:

SELECTED 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 roofing shingles? Yes No Unknown
 • in flooring tiles? Yes No Unknown
 • other: _____
 IF YES: Source of information: _____
 COMMENTS: _____

C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: June 2007 By: Castle + Cottage
 Results: Good 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 houses constructed prior to 1978; See EPA Disclosure brochure form and Make 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: _____
 2011 Page 2 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials [Signature]

PROPERTY LOCATED AT 488 Depot St. Wilson

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

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

SECTION GENERAL INFORMATION

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

IF YES: Explain: Waterline easement deed

What is your source of information: _____

Are there any tax exemptions 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: _____

Lost Equipment (e.g., propane tank, hot water heater, satellite dish): Type: none

Year Principal Structure Built: 1920/1- What year did Seller purchase property? July 07

Roof Year Built: Structure: 2003 Year Shingles Installed: 2003

Moisture or leakage: _____

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

Electric: Fuses Circuit Breaker Other: _____ Unknown

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

Manufactured Housing: Mobile Home Yes No Modular Yes No

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

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

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

As Seller, 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.

Neither Seller nor any Dealer makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

SELLER DATE: 4/11/11

DATE: 4/11/11

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.

Acknowledgment 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 acknowledgment does not constitute a waiver of any rights.

Seller or potential seller

Purchaser or potential purchaser

Kyan Savage 4/11/11
Signature Date

Signature Date

Kyan Savage
Name printed

Name printed

[Signature] 4/11/11
Signature Date

Signature Date

Jessica Raymond
Name printed

Name printed

Witness Name: _____
Signature: _____

**WARRANTY DEED
(Joint Tenancy)**

Tina Whitehouse

of

for consideration paid,

grants to **Ryan A. Savage and Sarah A. C. Raymond**

of P.O. Box 53, New Sharon, Maine 04955

with **WARRANTY COVENANTS**, as **JOINT TENANTS**, the land in Wilton, Franklin County, State of Maine, bounded and described as follows:

**SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF**

WITNESS my hand and seal this 11th day of July, 2007.

Paula F. Caughey

Tina Whitehouse
Tina Whitehouse

**THE STATE OF MAINE
Kennebec County, ss.**

July 11, 2007

Then personally appeared the above-named Tina Whitehouse and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Paula F. Caughey
Notary Public

Print Name:

Paula F. Caughey
Notary Expires 11/25/2011

Maine Real Estate
Transfer Tax Paid

EXHIBIT A

Y-19068

A certain lot or parcel of land and buildings in Wilton, Franklin County, Maine, being a part of Lot No. 155 according to the original survey of lots in said town and bounded and described as follows:

Beginning at a point marked by a maple stump standing on the southerly line of State Highway No. 156, known at this point as Depot Street, and at a corner of land now or formerly of Gordon and Gloria Norton; thence southerly along the westerly line of said Norton land eleven (11) rods to a steel rod set on line of land now or formerly of James Thornton and Dawn Thornton; thence westerly on the northerly line of said Thornton land about parallel with the highway to a point marked by an iron pin set in the ground; thence northerly and parallel with the first course given herein on line of land now or formerly owned or occupied by Floyd Karkos eleven (11) rods to a point on the southerly side of State Highway No. 156; thence easterly on the southerly side of the highway one hundred twenty (120) feet to the point of beginning, containing about one-half (1/2) acre, more or less.

The premises are conveyed subject to an easement for Wilton Water Company, its successors or assigns, to run a pipe line along the westerly side of the lot as described in deed from Kenneth Crockett to Wilton Water Company dated June 12, 1965 and recorded in the Franklin County Registry of Deeds in Book 391, Page 409.

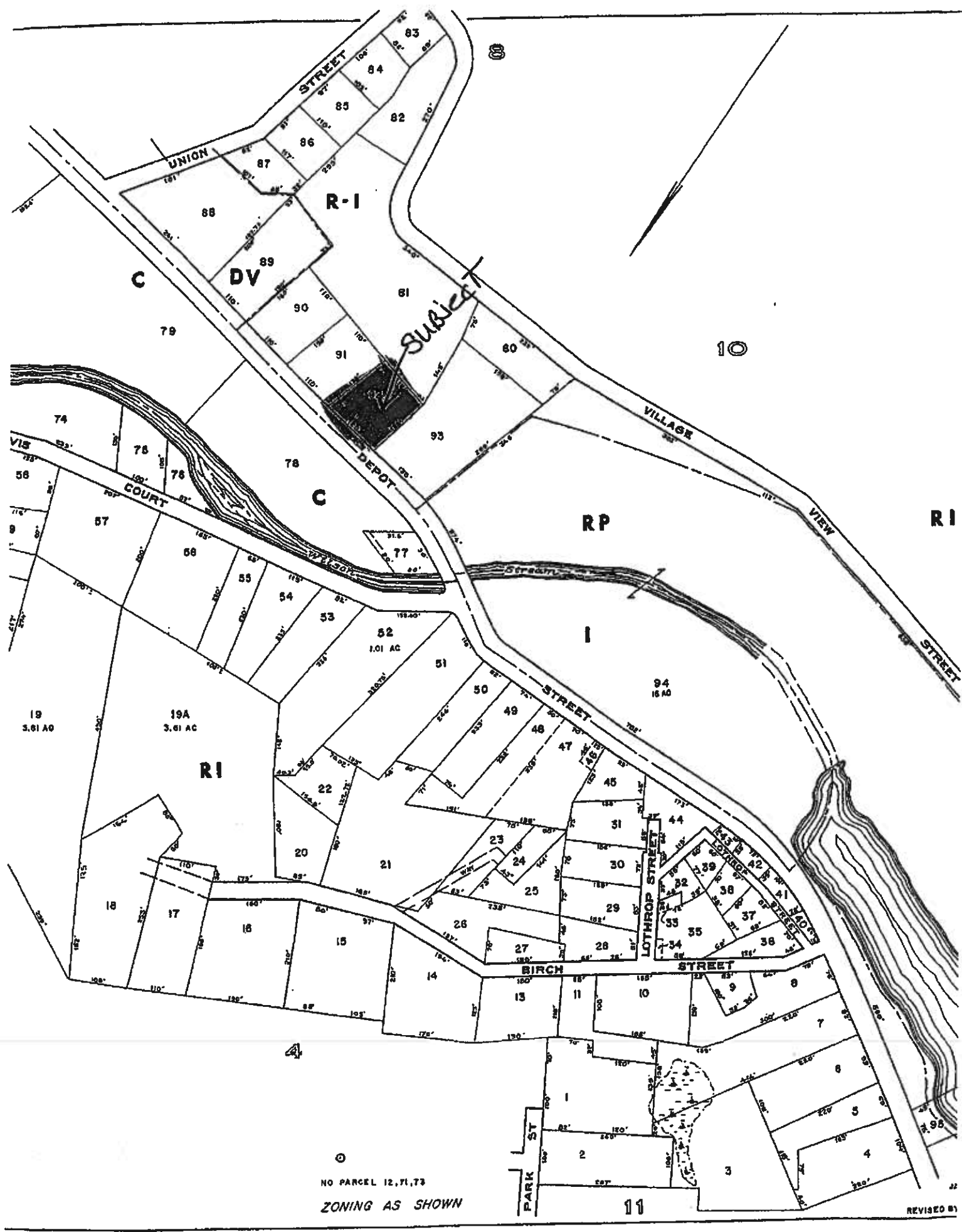
Excepting and reserving an easement and other rights to Wilton Water Company by Richard A. Phair as recorded in Book 481, Page 380 of said Registry.

Meaning and intending to convey the same premises conveyed to Tina Whitehouse by virtue of a deed from Mary M. Stanton, n/k/a Mary A. Beckett, dated April 18, 2006 and recorded in the Franklin County Registry of Deeds in Book 2750, Page 221.

H:\Legal\Real Estate\CLIENTS\Y-19068 EXHIBIT A.doc

FRANKLIN COUNTY
Susan O. Black
Register of Deeds

*Yambee Title
Korciner*



SUBJECT

NO PARCEL 12, 71, 73
 ZONING AS SHOWN

REVISED BY