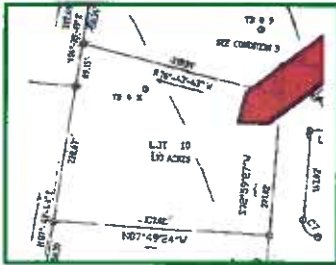


Land - PUBLIC SYNOPSIS



MLS#: 906394 Status: Current  
LOT 10 Woodland Heights/True Hill Strong, ME 04983

Kickout: No  
List Price: \$ 22,000

Directions: Left onto W.Freeman Rd. take 1st Right onto True hill -subdivision is on your right

Dockominium: N  
Neigh'd/Assoc: Association to be made by new owners

Assoc. Fee /Mo:

General/Land Information

Lot Size (Acr)+/-:	1.930	Road Frontage+/-:	227	Surveyed/Seasonal:	Yes/No
Flood Zone:	No	Water Body:		Zoning:	residential
Amt Wtr Frntge+/-:		WF Owned/Shared+/-:	/	WtrFrft:	No

Remarks

Part of True Hill Subdivision also known as Woodland Heights. This lot has frontage on the Woodland Heights Rd which is to be maintained by collective land owners. Great spot to build!

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

Site: Rolling/Sloping  
 Driveway: No Driveway  
 Parking:  
 Location: Rural, Subdivision  
 Uses: Residential, Recreational  
 Restrictions: Other Restrictions  
 Rec. Water:  
 Roads: Association, Dead End, Gravel/Dirt Road  
 Transportation:  
 Electric: At Street  
 Gas: No Gas  
 Sewer: Septic Needed On Site  
 Water: Well Needed On Site

Tax/Deed/Community Information

Book/Page/Partial:	2161/308/Yes	Map/Block/Lot:	R2/19-10	Tax Amount/Yr:	\$ 206 / (2007)
Tax Reduction:		School:	SAD 58		

Off Market Information

Information Provided by: Sarah Ryan 013994



Office: Harris Real Estate 2084  
 Agent Phone: 207-779-9000  
 Email: [sarahryan@harrisrealestate.net](mailto:sarahryan@harrisrealestate.net)

Office: 207-779-9000  
 Agent Cell: 207-240-2093  
 Virtual Tour:

LAini: List Office: Harris Real Estate

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: True Hill Strong, ME

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 [X] 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. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.): Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? ... [ ] Yes [X] 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? ... [X] Yes [ ] No [ ] Unknown IF YES: Explain: Easement lot 4 access to cemetery, see attached, restrictions on deed What is your source of information: Survey, deed Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? [X] Yes [X] No [ ] Unknown IF YES: Explain: possibly on lot 9 - some wetlands What is your source of information: Survey Is the subject property the result of a division of property within the last five years (for example, subdivision)? [ ] Yes [X] No [ ] Unknown IF YES: Explain: Subdivision done in 2000 What is your source of information: Deed 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 [X] No [ ] Unknown IF YES: Explain: Has property ever been soil tested? [X] Yes [ ] No [ ] Unknown If YES, are the results available? ... [ ] Yes [X] No Are mobile/manufactured homes allowed? [ ] Yes [X] No [ ] Unknown Are modular homes allowed? ... [X] Yes [ ] No Has the property been surveyed? [X] Yes [ ] No [ ] Unknown If YES, is the survey available? ... [X] Yes [ ] No ATTACHMENTS: Additional Information: Entrance to driveway on lot 9 must be located not more than 25' northwesterly of the NE corner of lot 10

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. Segan Walker (POA) 7/31/08 SELLER 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.

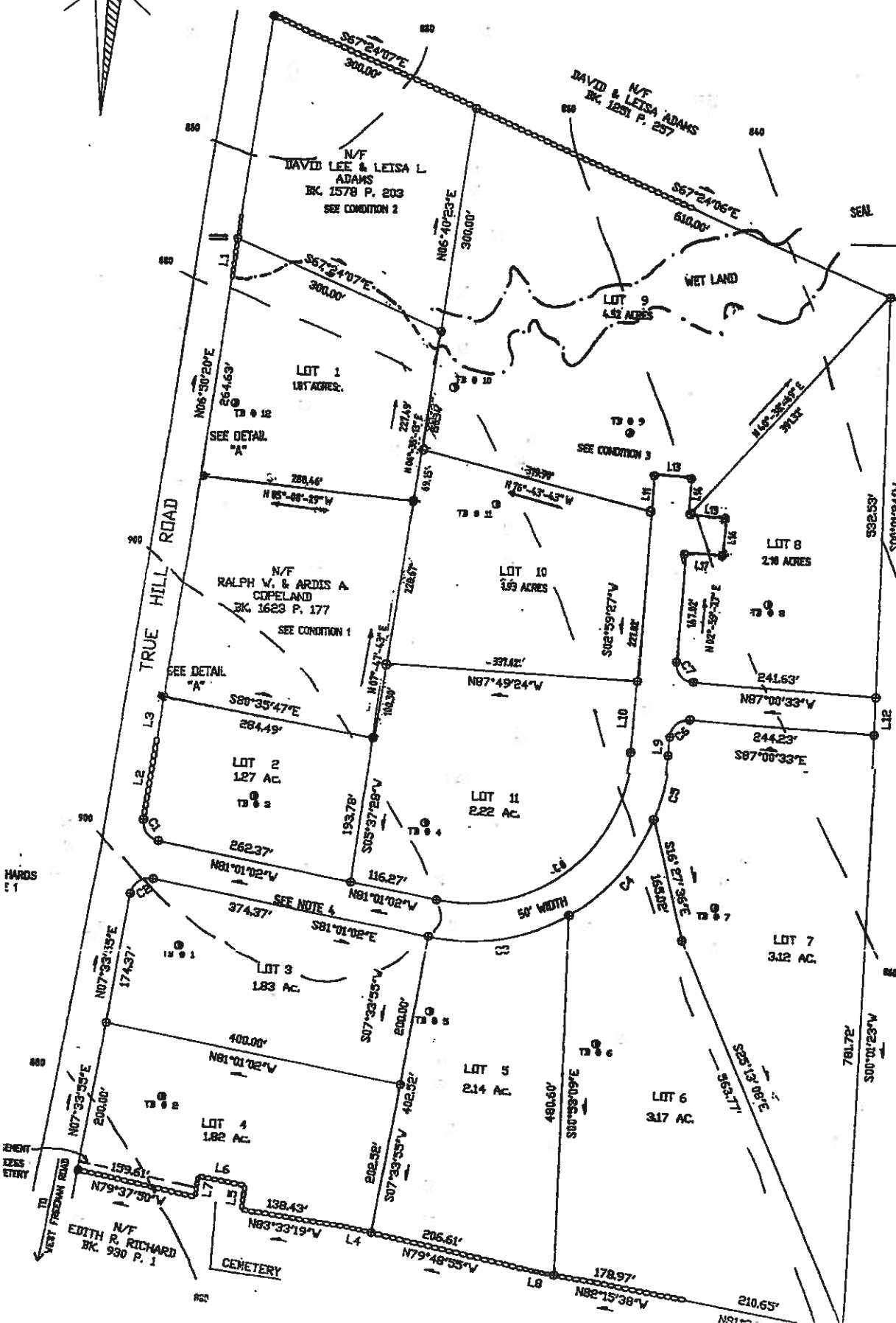
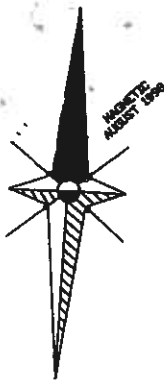
BUYER DATE BUYER DATE

- 1. THIS PLAN IS PREPARED TO MEET THE REQUIREMENTS OF A STANDARD SURVEYING CATEGORY 2 CONDITION AS EXCEPTED AS SHOWN BY REPORT NUMBER.
- 2. LAMBERT'S DEED REFERENCE TO BOOK 1574 PAGE 96, AND SURVEYED IN A PORTION THEREOF.
- 3. NO PART EXCEEDED 3000 FEET FROM S.A.S. THROUGHOUT THE WHOLE OF THIS SURVEY.
- 4. THIS TO BE ONLY ACCORDING TO SURVEY OF THIS OF WHICH HAS BEEN APPROVED UNDER SECTION 24, 1966.

**LEGEND**

	1/4 AC. ACRES SET
	1/2 AC. ACRES SET
	3/4 AC. ACRES SET
	1 AC. ACRES SET
	1 1/4 AC. ACRES SET
	1 1/2 AC. ACRES SET
	1 3/4 AC. ACRES SET
	2 AC. ACRES SET
	2 1/2 AC. ACRES SET
	3 AC. ACRES SET
	3 1/2 AC. ACRES SET
	4 AC. ACRES SET
	4 1/2 AC. ACRES SET
	5 AC. ACRES SET
	5 1/2 AC. ACRES SET
	6 AC. ACRES SET
	6 1/2 AC. ACRES SET
	7 AC. ACRES SET
	7 1/2 AC. ACRES SET
	8 AC. ACRES SET
	8 1/2 AC. ACRES SET
	9 AC. ACRES SET
	9 1/2 AC. ACRES SET
	10 AC. ACRES SET
	10 1/2 AC. ACRES SET
	11 AC. ACRES SET
	11 1/2 AC. ACRES SET
	12 AC. ACRES SET
	12 1/2 AC. ACRES SET
	13 AC. ACRES SET
	13 1/2 AC. ACRES SET
	14 AC. ACRES SET
	14 1/2 AC. ACRES SET
	15 AC. ACRES SET
	15 1/2 AC. ACRES SET
	16 AC. ACRES SET
	16 1/2 AC. ACRES SET
	17 AC. ACRES SET
	17 1/2 AC. ACRES SET
	18 AC. ACRES SET
	18 1/2 AC. ACRES SET
	19 AC. ACRES SET
	19 1/2 AC. ACRES SET
	20 AC. ACRES SET
	20 1/2 AC. ACRES SET
	21 AC. ACRES SET
	21 1/2 AC. ACRES SET
	22 AC. ACRES SET
	22 1/2 AC. ACRES SET
	23 AC. ACRES SET
	23 1/2 AC. ACRES SET
	24 AC. ACRES SET
	24 1/2 AC. ACRES SET
	25 AC. ACRES SET
	25 1/2 AC. ACRES SET
	26 AC. ACRES SET
	26 1/2 AC. ACRES SET
	27 AC. ACRES SET
	27 1/2 AC. ACRES SET
	28 AC. ACRES SET
	28 1/2 AC. ACRES SET
	29 AC. ACRES SET
	29 1/2 AC. ACRES SET
	30 AC. ACRES SET
	30 1/2 AC. ACRES SET
	31 AC. ACRES SET
	31 1/2 AC. ACRES SET
	32 AC. ACRES SET
	32 1/2 AC. ACRES SET
	33 AC. ACRES SET
	33 1/2 AC. ACRES SET
	34 AC. ACRES SET
	34 1/2 AC. ACRES SET
	35 AC. ACRES SET
	35 1/2 AC. ACRES SET
	36 AC. ACRES SET
	36 1/2 AC. ACRES SET
	37 AC. ACRES SET
	37 1/2 AC. ACRES SET
	38 AC. ACRES SET
	38 1/2 AC. ACRES SET
	39 AC. ACRES SET
	39 1/2 AC. ACRES SET
	40 AC. ACRES SET
	40 1/2 AC. ACRES SET
	41 AC. ACRES SET
	41 1/2 AC. ACRES SET
	42 AC. ACRES SET
	42 1/2 AC. ACRES SET
	43 AC. ACRES SET
	43 1/2 AC. ACRES SET
	44 AC. ACRES SET
	44 1/2 AC. ACRES SET
	45 AC. ACRES SET
	45 1/2 AC. ACRES SET
	46 AC. ACRES SET
	46 1/2 AC. ACRES SET
	47 AC. ACRES SET
	47 1/2 AC. ACRES SET
	48 AC. ACRES SET
	48 1/2 AC. ACRES SET
	49 AC. ACRES SET
	49 1/2 AC. ACRES SET
	50 AC. ACRES SET
	50 1/2 AC. ACRES SET
	51 AC. ACRES SET
	51 1/2 AC. ACRES SET
	52 AC. ACRES SET
	52 1/2 AC. ACRES SET
	53 AC. ACRES SET
	53 1/2 AC. ACRES SET
	54 AC. ACRES SET
	54 1/2 AC. ACRES SET
	55 AC. ACRES SET
	55 1/2 AC. ACRES SET
	56 AC. ACRES SET
	56 1/2 AC. ACRES SET
	57 AC. ACRES SET
	57 1/2 AC. ACRES SET
	58 AC. ACRES SET
	58 1/2 AC. ACRES SET
	59 AC. ACRES SET
	59 1/2 AC. ACRES SET
	60 AC. ACRES SET
	60 1/2 AC. ACRES SET
	61 AC. ACRES SET
	61 1/2 AC. ACRES SET
	62 AC. ACRES SET
	62 1/2 AC. ACRES SET
	63 AC. ACRES SET
	63 1/2 AC. ACRES SET
	64 AC. ACRES SET
	64 1/2 AC. ACRES SET
	65 AC. ACRES SET
	65 1/2 AC. ACRES SET
	66 AC. ACRES SET
	66 1/2 AC. ACRES SET
	67 AC. ACRES SET
	67 1/2 AC. ACRES SET
	68 AC. ACRES SET
	68 1/2 AC. ACRES SET
	69 AC. ACRES SET
	69 1/2 AC. ACRES SET
	70 AC. ACRES SET
	70 1/2 AC. ACRES SET
	71 AC. ACRES SET
	71 1/2 AC. ACRES SET
	72 AC. ACRES SET
	72 1/2 AC. ACRES SET
	73 AC. ACRES SET
	73 1/2 AC. ACRES SET
	74 AC. ACRES SET
	74 1/2 AC. ACRES SET
	75 AC. ACRES SET
	75 1/2 AC. ACRES SET
	76 AC. ACRES SET
	76 1/2 AC. ACRES SET
	77 AC. ACRES SET
	77 1/2 AC. ACRES SET
	78 AC. ACRES SET
	78 1/2 AC. ACRES SET
	79 AC. ACRES SET
	79 1/2 AC. ACRES SET
	80 AC. ACRES SET
	80 1/2 AC. ACRES SET

**TRUE HILL SUBDIVISION**  
FOR  
**EUGENE H. LAMBERT**  
HARBORMASTER REG. NO. 1484, FARMINGTON, MAINE 04108  
STRONG IN FRANKLIN COUNTY IN MAINE  
BY  
**ACME ENGINEERING & DESIGN, INC.**  
**NEW FINEYARD, MAINE**  
SCALE 1" = 100'  
GRAPHIC SCALE  
APPROVED BY DATE: July 27, 2000



HARDS  
1

EMENT  
DEES  
ETERY

If this is a deed to either Lot 2, 5, 6, 7, 8, 9, 10, or 11 then the owner of this lot shall be deemed to own from the edge of the lot line to the center of the private right of way adjoining the respective lot involved, but subject to a right of way easement for all purposes for which roads and ways are commonly used in the State of Maine, including the right to maintain and improve the same and including the right to install and maintain utilities, all for the benefit of other lots serviced by the private right of way involved. The grantees herein, however, by acceptance of this deed do hereby agree to the acceptance of the private right of way or any portion thereof as a town way by the Town of Strong should the way meet municipal standards in effect at the time of the acceptance by the Town.

Except where otherwise indicated all of the lots in the sub-division are conveyed with the benefit of but subject to the following covenants and restrictions which shall run with the land and may be enforced by any lot owner whose lot is subject to these restrictions:-

(1) If this is a deed to either Lot 2, 5, 6, 7, 8, 9, 10, or 11 then the owner of the lot agrees that so long as the right of way remains a private that the Owner will be responsible for his, her, or as the case may be their equitable proportion of the cost of maintenance, repairing and plowing said right of way to the end of said right of way as depicted on the aforesaid plan. Each lot owner shall be separately responsible for the driveway serving said lot owner's individual lot. The Owner's maintenance and repair obligations hereunder shall cease at such time that said right of way shall be taken over by a property owners' association or shall become a public way.

(2) No single wide mobile homes may be installed on any lot within the subdivision.

(3) The residential structure constructed on each lot must be placed on a poured foundation for a full or partial cellar.

(4) No lot depicted on the aforesaid Woodland Heights subdivision plan may be subdivided.

(5) No lot owner shall store or accumulate on any lot within the subdivision any refuse, junk automobiles, junk appliances, or any other tangible personal property of any nature or description not regularly used in the residence situated on said lot.

(6) All home exteriors will be completed within one year from the date the construction is commenced. No permanent building or structure shall be covered on its exterior with tar paper, sheathing paper, or any other temporary wall covering.

(7) No temporary structures will be built or installed on the premises, other than those necessary and used in the course of construction of permanent buildings. No temporary structure may remain on the premises longer than one year from the time construction of the permanent buildings commences.

(8) All single story dwellings will have a minimum of 850 sq. ft. of livable floor space. Dwellings of more than one story will have a minimum of 1,200 sq. ft. of livable floor space.

(9) Only domesticated household pets may be maintained on lots within the subdivision.

(10) Each of the restrictions set forth above shall be considered to be independent and separate restrictions and in the event that any part of one or more said restrictions is held invalid or unenforceable, all of the remaining restrictions shall nevertheless remain in full force and effect.

The premises conveyed herein are a PART AND PART ONLY of the premises conveyed to the late Eugene H. Lambert and Harry O. Gordon by a deed of December 4, 1995, recorded at Book 1582, Page 284, Franklin County Registry of Deeds, the interest of Harry O. Gordon having been conveyed to said Eugene H. Lambert by a deed of January 12, 1996, recorded at Book 1571, Page 92, Franklin County Registry of Deeds.

These premises are also a PART AND PART ONLY of the premises described in the following instruments which disclose passage of title from the late Eugene H. Lambert to Gladys B. Lambert:

1. Discharge of estate tax lien dated January 27, 2004, recorded at Book 2408, Page 170, Franklin County Registry of Deeds.
2. Deed of Distribution by Personal Representative of estate dated September 8, 2004, recorded at Book 2506, Page 203, Franklin County Registry of Deeds.
3. Order of Franklin County Probate Court dated July 16, 2004, recorded at Book 2480, Page 222, Franklin County Registry of Deeds.