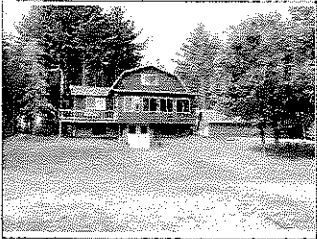


Single Family AGENT SYNOPSIS



MLS#: 950438 Status: Current Kickout: No
 24 Loon Lane, Baileyville, ME 04694 List Price: ↓ \$ 191,500

Directions: From Route 1 in Baileyville, take right onto Grand Falls Rd & go 4.1 mi. At 4 corners go straight onto Lamb Farm Rd and go 1 mi. Property on right. Sign is up

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

General/Land Information

Style: Gambrel #Rooms: 7 #Bedrooms: 4 #Baths: F = 0 3/4 = 1 1/2 = 0
 Foundation Sz +/-: SqFt Fin. Above Grade+/-: 1,736 SqFt Fin. Below Grade+/-: 0 SqFt Finished Total+/-: 1,736
 Source of Square Footage: Public Record Other Details: Footage is approximate
 Year Built+/-: 1950 Color: Red Lot Size (Ac)+/-: 4.330 Road Frontage+/-: 270
 Surveyed: Yes Seasonal: No Zone: rural shore
 Water Body: St. Croix Flowage, River
 WtrFrt: Yes Amt Wtr Frntge+/-: 300 WF Shared+/-: 0 WF Owned+/-: 300

Interior Information

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

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

Remarks

Beautiful Waterfront Gambrel situated on peaceful 4.33 Ac! 4 BR, T&G interior, spacious kit/LR, woodstove, storage, 2C gar, out bldg! Lovely sunporch w/ att deck to enjoy the amazing views. A haven of private tranquility w/ rec opportunities galore!

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

Site: Rolling/Sloping, Scenic View, Wooded	Construction: Wood Frame
Driveway: Gravel	Basement Info: Full, Unfinished, Walk-Out
Parking: Garage	Foundation Mtrls: Poured Concrete
Location: Rural	Exterior: Other Exterior
Uses: Recreational, Residential	Roof: Pitched, Shingle
Restrictions:	Heat System: Baseboard, Other Heat System
Rec. Water:	Heat Fuel: Oil, Wood
Roads: Paved, Public	Water Heater: Off Heating System
Transportation:	Cooling: No Cooling Equipment:
Electric: Circuit Breakers	Floors: Vinyl, Partially Carpeted
Gas: No Gas	Veh. Storage: 2 Cars, Detached, Garage, Storage Above
Sewer: Private, Septic Existing On Site	Amenities: 1ST Floor Bedroom, Deck, Laundry-1st Floor, Out Building, Porch, Storage
Water: Private, Well Existing On Site	Access. Amenities:

Tax/Deed/Community Information

Book/Page/Partial: 1956/330/ Map/Block/Lot: 1/18 Tax Amount/Yr: \$ 1,550 / (2008)
 Tax Reduction: School:

Off Market Information

Listing Contact Information

List Office: Maine Choice Realty 1906	Office: 207-368-4333
List Agent: Robin Gagner 011539	LAgt Ph: 207-299-4539
CoList Agt:	LAgt Cell: 207-299-4539
CoList Email:	CoL Cell:
Show Intr: Call Listing Broker, Leave Card/Sign In, Mechanical Lock Box, Notice Require 1, Sign On Property	Virtual Tour:

Internal Rmks: original camp built in 1950 but completely remodeled w/ 2nd story and foundation added in 1994.
 /Contingency:

Information Printed by: Maine Choice Realty 600070 SN

Printed: 02/08/10



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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: 24 Loon Lane (Squirrel Point) Baileyville, Me.

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? N/A Yes No
What steps were taken to remedy the problem? _____

• IF PRIVATE:
INSTALLATION: Location: Front Right corner of home
Installed BY: unknown DATE of Installation: unknown
What is the source of your information: owner
USE: Number of Persons currently using system? 1
Does system supply water for more than one household? Yes No Unknown

COMMENTS: N/A

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? N/A Yes No
What steps were taken to remedy the problem? _____

• IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Other: Seller thinks but
Tank Size: 500 Gal. 1000 Gal. Unknown Other: not 100% sure.
Tank Type: Concrete Metal Unknown Other: _____
Location: to left of home OR Unknown Date of Installation: unknown
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Date Last Pumped: 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: left of home
Date of installation of leach field: unknown 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: _____

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: OWNER

COMMENTS: _____

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

PROPERTY LOCATED AT 24 Loon Lane - Baileyville, ME

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	HW/B/B	WOODSTOVE		
Age of system(s)/source(s)	1999-2000	1995+ (2nd hand)		
Name of company that services system(s)/source(s)	Tanner			
Date of most recent service call	Oct. '08			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	300-400 gal	5-6 cord		
Malfunction per system(s)/source(s) within past 2 years	new control piston			
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown
 Chimney(s) Lined: Yes No Unknown Age: 10-12 yrs Sleeved: Yes No
 Is more than one heat source vented through one flue? Yes No Unknown Had a chimney fire: Yes No Unknown
 Has chimney been inspected? Yes No Unknown; If Yes, when: _____ Last Cleaned: unknown

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 the roofing shingles? Yes No Unknown
 • in flooring tiles? Yes No Unknown • other: _____ Yes No Unknown
 IF YES: Source of Information: _____
 COMMENTS: NIA

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: NIA

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: NIA

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: Completely Remodeled in 1994. NO paint interior. Exterior Post 1978

PROPERTY LOCATED AT 24 Loon Lane - Baileyville, ME

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:
TOXIC MATERIAL: Yes No Unknown OTHER: N/A
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: ROW for other owners to get to their property
What is your source of information: OWNER/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: NO
• Year Built: 1950 / completely Remodeled How long has Seller owned it: Since 1993
• Roof: Year Built - Structure: 1995-1996 1994 Age - Shingles: 1995-96
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: N/A small amt. may come thru walk-in area
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: 200 AMP 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: one window in upstairs bedroom has moisture in it.

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

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.

Neither Seller nor any Broker 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.

X Harold A. Smith
SELLER
Bruce S. Smith (POA)
SELLER

X 9-20-09
DATE
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



BK 1956 PG 330

QUITCLAIM DEED - (WITH COVENANT)

10392

KNOW ALL MEN BY THESE PRESENTS that GEORGIA-PACIFIC CORPORATION, a Georgia corporation, and GEORGIA-PACIFIC RESINS, INC., a Delaware corporation, located at Baileyville in Washington County, Maine (collectively the "Grantor"), in consideration of One Dollar (\$1) and other good and valuable considerations paid by Harold A. Smith, whose mailing address is P.O. Box 683, Woodland, Maine 04694 ("Grantees"), the receipt of which is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim unto Grantees, all its right, title and interest in and to that certain lot or parcel of land situated in the Town of Baileyville, Washington County, Maine, and more particularly described in Exhibit "A", attached hereto.

Also conveying to Grantees herein, their heirs and assigns, the right and easement, in common with Grantor herein, its successors and assigns, for the benefit of the above described lot or parcel of land herein conveyed, and none other, to pass and repass over and across any premises of Grantor herein lying between the above described lot or parcel of land herein conveyed and St. Croix River Flowage, and to construct and maintain piers, landings, boat docks, or similar structures and facilities for the sole purpose of access to said St. Croix River Flowage for recreational purposes, such rights of access to be at the sole risk of Grantees herein, their heirs and assigns, without any liability on the part of Grantor herein, its successors and assigns. Notwithstanding any provision contained in this paragraph, should the St. Croix River Flowage become subject to the licensing jurisdiction of the Federal Energy Regulatory Commission or its successor, Grantor has the right to perform any and all acts required by an order of the Federal Energy Regulatory Commission or its successor without the prior approval of Grantees.

This conveyance is subject to the exception and reservation, and is made upon the condition, for the benefit of Grantor, its successors and assigns, and its affiliated companies, or any of them, their successors or assigns, of the right to use and to flow the waters of said St. Croix River Flowage by means of dams or otherwise, and to maintain the said water or waters therein, at any height which it, or they, or any of them, may desire at any time and for any purpose whatsoever including, without limitation, water quality maintenance; and to overflow and flood the premises conveyed herein directly or indirectly by backflow, seepage, erosion, inundation or otherwise; and the foregoing is to be without any let or hindrance and without any liability for loss, cost or damage, actions at law or in equity, brought, acquiesced in, or acted upon, including without limitation any claims for damages arising out of the Mill Act, 38 M.R.S.A. Section 651 et. seq., by or on the part of Grantees, their heirs, personal representatives, or assigns, as against the Grantor, its successors or assigns, its affiliated companies, their successors or assigns or any of them.

TRANSFER TAX PAID

BK 1956 PG 33 I

By the acceptance of this deed, Grantees, on behalf of their heirs and assigns, covenant and agree that Grantor, its successors and assigns, and any affiliated companies, their successors or assigns, or any of them, are under no obligation to maintain any dam or other water control facility, or to maintain water levels of said St. Croix River Flowage at any particular level or elevation, and Grantor, its successors and assigns, shall have no liability for loss, cost or damage, actions at law or in equity, brought, acquiesced in, or acted upon by or on the part of Grantees, their heirs, personal representatives and assigns, as against Grantor, its successors or assigns, its affiliated companies, their successors or assigns, or any of them.

Grantor, for itself, its successors and assigns, reserves the right to enter upon the premises herein conveyed for all purposes related to the control of water levels of said St. Croix River Flowage or the requirements of any governmental body regulating such control of said water levels. Grantor, for itself, its successors and assigns further reserves an easement over the above described lot or parcel of land for all purposes necessary or appropriate for the construction, maintenance, and operation of its St. Croix River Flowage as presently regulated by the International Joint Commission, and as may be regulated pursuant to any license issued by the Federal Energy Regulatory Commission or its successors.

TO HAVE AND TO HOLD the same together with all the privileges and appurtenances thereunto belonging to Grantees, their heirs and assigns forever.

Grantor does COVENANT with the said Grantee, his successors and assigns, that it is lawfully seized in fee of the premises and that they are free of all encumbrances.

IN WITNESS WHEREOF, GEORGIA-PACIFIC CORPORATION and GEORGIA-PACIFIC RESINS, INC. have caused this instrument to be sealed with their corporate seals and signed in their corporate names by David W. Woodmansee, Region Manager - Northern, thereunto duly authorized, this 6th day of September, 1994.

Signed, sealed and delivered
in the presence of

Susan Fox Harris

Judy Ann Flynn

GEORGIA-PACIFIC CORPORATION

David W. Woodmansee

David W. Woodmansee
Region Manager - Northern

Elizabeth U. Fee.....

Elizabeth U. Fee
Assistant Secretary



BK 1956PG332

Signed, sealed and delivered
in the presence of

Ausan Foy Harris

GEORGIA-PACIFIC RESINS, INC.

David W. Woodmansee

David W. Woodmansee
Region Manager - Northern

Judy Ann Flynn

... *Elizabeth U. Fee*
Elizabeth U. Fee
Assistant Secretary



STATE OF GEORGIA
COUNTY OF FULTON, SS.

September 6, 1994.

Then personally appeared the above-named David W. Woodmansee, Region
Manager - Northern, of Georgia-Pacific Corporation as aforesaid, and acknowledged the
foregoing instrument to be his free act and deed in his said capacity, and the free act and
deed of said corporation.

Before me, *Loris A. Jakubski*
Loris A. Jakubski
Notary Public
Notary Public, DeKalb County, Georgia
My Commission Expires March 3, 1997

STATE OF GEORGIA
COUNTY OF FULTON, SS.

September 6, 1994.

Then personally appeared the above-named David W. Woodmansee, Region
Manager - Northern, of Georgia-Pacific Resins, Inc. as aforesaid, and acknowledged the
foregoing instrument to be his free act and deed in his said capacity, and the free act and
deed of said corporation.

Before me, *Loris A. Jakubski*
Loris A. Jakubski
Notary Public
Notary Public, DeKalb County, Georgia
My Commission Expires March 3, 1997



BK | 956 PG 333

EXHIBIT "A"

A certain lot or parcel of land with buildings thereon situated in the Town of Baileyville, County of Washington and State of Maine more particularly described as follows:

Beginning at a 5/8" rebar set on the east side of the Squirrel Point Road right of way assumed to be 3 rods wide. Said point being about 90 feet south of the centerline of a gravel road providing access to Lots 15 through 22 of the Squirrel Point Lease Lot Subdivision;

Thence on a 1993 magnetic bearing of $N70^{\circ}04'49''E$ along a newly blazed yellow line a distance of 579.81 ft. to a 5/8" rebar previously set at the northwest corner of the east part of Lot 20;

Thence $N88^{\circ}20'00''E$ along said Lot 20 a distance of 197.34 ft. to a 5/8" rebar previously set on the bank of the Saint Croix River (aka Grand Falls Flowage);

Thence continuing $N88^{\circ}20'00''E$ a distance of nine feet, more or less, to an elevation contour which is 203.5 feet above mean sea level based on NGVD 29;

Thence following said contour northerly about 300 feet to a projection of a line bearing $N88^{\circ}08'46''E$ from a rebar previously set on the bank of said river marking the southeast corner of Lot 17 of said subdivision;

Thence $S88^{\circ}08'46''W$ a distance of eight feet, more or less, to said rebar;

Thence continuing $S88^{\circ}08'46''W$ along Lot 17 a distance of 194.53 ft. to a 5/8" rebar previously set at a wood post found at the southwest corner of the east part of said Lot 17;

Thence $S87^{\circ}54'56''W$ a distance of 140.01 ft. to a set 5/8" rebar;

Thence $S8^{\circ}12'55''$ generally along the east side of a drive leading to Lot 15 & 16 a distance of 151.29 ft. to a 5/8" rebar set on the north side of the drive leading to Lot 19;

Thence $S66^{\circ}57'27''W$ along a blazed and flagged line passing through the south side of gravel pit a distance of 485.22 ft. to a 5/8" rebar set on the side of said Squirrel Point Road;

Thence $S15^{\circ}15'36''E$ along said road a distance of 170.00 ft. to the point of beginning.

Containing a total of 4.33 acres of land, more or less, and being the east part of Lots 18 & 19 plus additional "Back Land" shown on the Squirrel Point Lease Lots Plan surveyed and revised by Cook Land Services of Old Town to be recorded in the Washington County Registry of Deeds.

Reserving to the G-P and its assigns in common the right to use the existing driveways located within the limits of said "Back Land" for access to and from other Lots within said subdivision.

Also reserving to G-P and its assigns in common the right to construct and maintain a system of wires, poles and anchors within a fifty foot utility easement to be centered on the existing driveways crossing said "Back Land."

Set 5/8" rebars mentioned herein are forty inch long steel reinforcing rods driven at least thirty inches deep with a yellow cap marked "COOK LAND SVS" and "PLS 2073."

BK 1956 PG 334

This parcel is a part of that land conveyed by St. Croix Paper Co. to Eastern Pulpwood Co. by deed recorded in Vol. 454, Pg. 363 of said Registry.

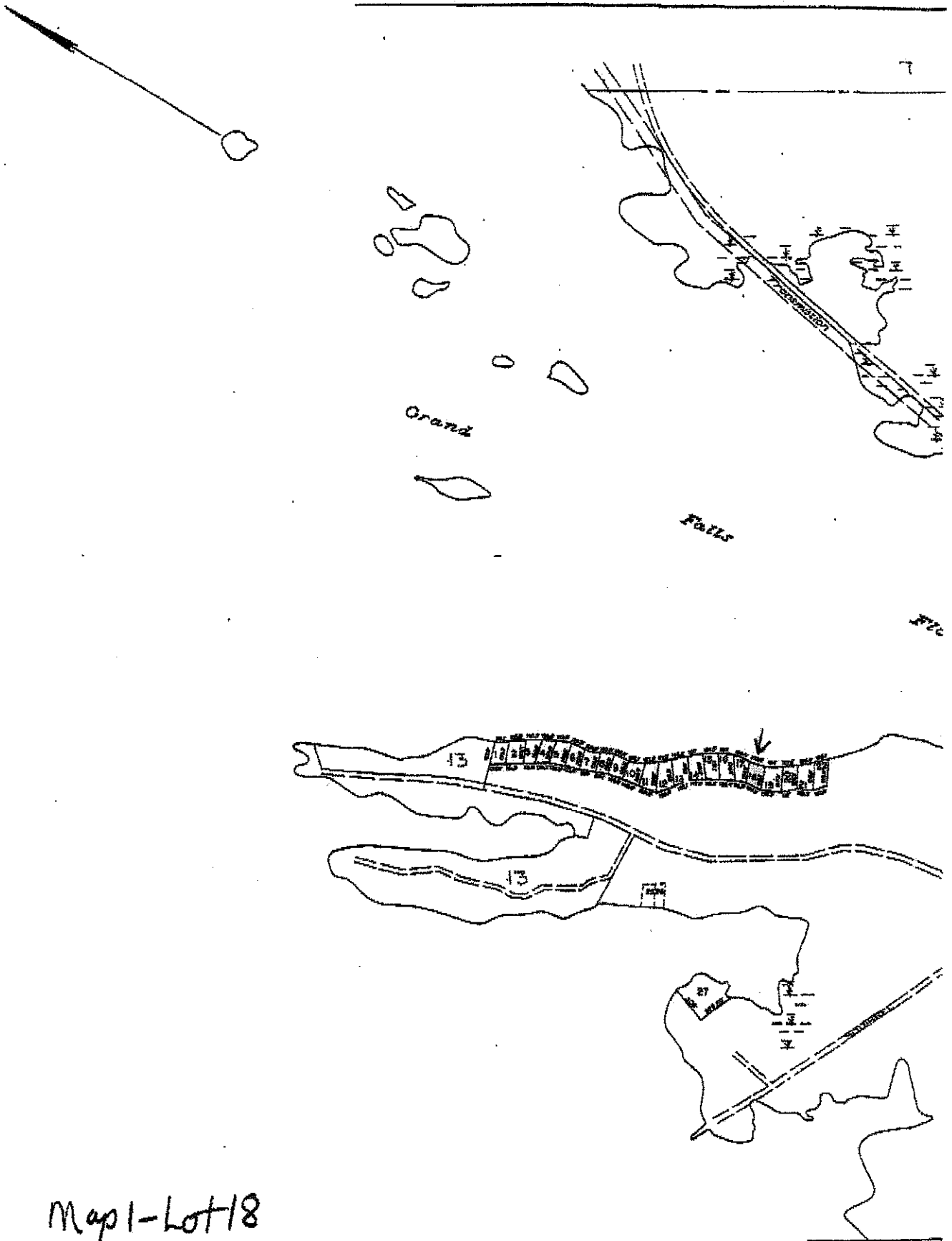
It is noted that the Certificate of Name Change indicating that Eastern Pulp Wood Company (sometimes referred to as Eastern Pulpwood Company) became St. Croix Pulpwood Company, was filed in the Washington County Registry of Deeds in File H, No. 349, on June 27, 1961 and said name change became effective June 30, 1961.

It is also noted that St. Croix Pulpwood Company is the predecessor of Georgia-Pacific Resins, Inc. by Certificate of Merger dated October 31, 1989 and recorded in the Washington County Registry of Deeds in Book 1648, Page 138.

STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS

Received OCT - 7 1994
at 10 H 40 M A M recorded
in Book _____ Page _____
Attest:

Register



Map 1-Lot 18

LEGEND
 PARCEL NUMBERS 1
 ADJACENT MAPS 2
 MATCH LINE

For Assessment Purposes
Not to be used for Conveyances

P R