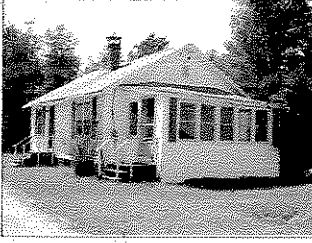


Single Family PUBLIC SYNOPSIS



MLS#: 940878 Status: Current
 229 Newport Road, Corinna, ME 04928 Kickout: No
List Price: \$ 34,900
 Directions: Route 7 north to Corinna. Home on left.
 Neigh'd/Assoc: Assoc. Fee /Mo:

General/Land Information

Style: Ranch
#Rooms: 4 **#Bedrooms:** 2 **#Baths:** F = 1 3/4 = 0 1/2 = 0
Foundation Sz /-: **Year Built /-:** 1900
SqFt Fin. Above Grade +/-: 660 **SqFt Fin. Below Grade +/-:** 0 **SqFt Fin. Total +/-:** 660
 Source of Square Footage: Public Record

Color: **Lot Size (Acr) /-:** 15.100 **Road Frontage /-:**
Surveyed: Unknown **Seasonal:** No **Zone:** Residential
Flood Zone: Unkr **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				

Size:
Cathedral Ceil: No **Skylight:**No **Fireplace:** 0 **Wood Stove:** No **Wood Stove HU:**No
Appliances:

Remarks

Very nice lot. Needs work. Bring your hammer. Garage and

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

Site: Level, Wooded, Open Driveway: Gravel Parking: Garage, 1-10 Spaces Location: Suburban Uses: Residential, Recreational Restrictions: Recreational Water: Roads: Paved, Public Transportation: Electric: Circuit Breakers Gas: No Gas Sewer: Private, Septic Existing On Site Water: Private, Well Existing On Site Construction: Wood Frame	Basement Info: Partial, Unfinished Foundation Mtrls: Poured Concrete Exterior: Vinyl Siding Roof: Pitched, Shingle Heat System: Baseboard Heat Fuel: Oil Water Heater: Electric Cooling: No Cooling Floors: Partially Carpeted, Vinyl Vehicle Storage: 2 Cars, Detached Amenities: 1ST Floor Bedroom, Laundry-1st Floor Accessibility Amenities: Equipment:
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Tax/Deed/Community Information

Book/Page/Partial: 4842/24/No **Map/Block/Lot:** 1/31 **Tax Amount/Yr:** \$ 833 / (2008)
Tax Reduction: **School:** SAD 48

Off Market Information

Information Provided by: Maine Choice Realty 600070 SN

Office: Maine Choice Realty 1906 **Office:** 207-368-4333
Agent Phone: 207-368-4333 **Agent Cell:**
Email: **Virtual Tour:**
LAgini: HT **List Office:** Maine Choice Realty



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Printed: 07/13/09

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: 229 Newport Road, Corinna, ME 04928

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other Unknown/not found

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: N/A 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? N/A

• IF PRIVATE:

INSTALLATION: Location: Unknown, could not see.

Installed BY: Unknown DATE of Installation: Unknown

What is the source of your information: Seller

USE: Number of Persons currently using system? 0

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

COMMENTS: The seller acquired the property through a foreclosure sale. Property sold as is

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: Unknown

Tank Size: 500 Gal. 1000 Gal. Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: Unknown OR Unknown Date of Installation: Unknown

Date of Last Servicing: Unknown Name of Company Servicing Tank: Unknown

Date Last Pumped: Unknown Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem: Unknown

LEACH FIELD: Yes No Unknown

IF YES: Location: Unknown

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: Unknown

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? N/A

SOURCE OF INFORMATION: Seller

COMMENTS: The seller acquired the property through a foreclosure sale. Property sold as is

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

Is System located in a Coastal Shoreland Zone? Yes No Unknown

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHA			
Age of system(s)/source(s)	Unknown			
Name of company that services system(s)/source(s)	Unknown			
Date of most recent service call	Unknown			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	Unknown			
Malfunction per system(s)/source(s) within past 2 years	Unknown			
Other pertinent information	Unknown			

Buried Oil Supply Line: Yes No Unknown Sleved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: Unknown Last Cleaned: Unknown
 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: N/A
 COMMENTS: The seller acquired the property through a foreclosure sale. Sold as-is.

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? Unknown
 What materials are, or were, stored in the tank(s)? Unknown
 Age of tank(s): Unknown Size of tank(s): Unknown
 Location: Unknown
 Have you experienced any problems such as leakage? Unknown
 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: The seller acquired the property through a foreclosure sale. Sold as-is.

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: Unknown Yes No Unknown
 IF YES: Source of Information: N/A
 COMMENTS: The seller acquired the property through a foreclosure sale. Sold as-is.

C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: Unknown By: Unknown
 Results: Unknown If applicable, What remedial steps were taken? Unknown
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: Foreclosure, sold as-is.

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

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: N/A
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: Yes No
 IF YES, describe: N/A

Are you aware of any cracking, peeling or flaking paint? Yes No
 COMMENTS: The seller acquired the property through a foreclosure sale. Sold as-is.

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown OTHER: Unknown
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: N/A

What is your source of information: The seller acquired the property through a foreclosure sale.

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: N/A

• Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: N/A

• Year Built: 1900

How long has Seller owned it: 2009

• Roof: Year Built - Structure: Unknown

Age - Shingles: Unknown

Moisture or leakage: None noted, but sold as-is.

Comments: The seller acquired the property through a foreclosure sale.

• Foundation/Basement: Sump Pump: Yes No Unknown Comments: Sold as-is.

Moisture or leakage since you owned the property: Yes No Unknown Comments: Sold as-is.

Knowledge of prior moisture or leakage: Yes No Unknown Comments: Sold as-is.

• 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

• 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: The seller acquired the property through a foreclosure sale. Property is being sold in an "as is" condition. The seller does not make any representations or warranties as to the condition of the property. Property needs work.

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

The seller acquired the property through a foreclosure sale. Property is being sold in an "as is" condition. The seller does not make any representations or warranties as to the condition of the property. Property needs work.

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.

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

Signature Date

Name printed

Signature Date

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) _____ 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) HT 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.

Seller Date

Seller Date

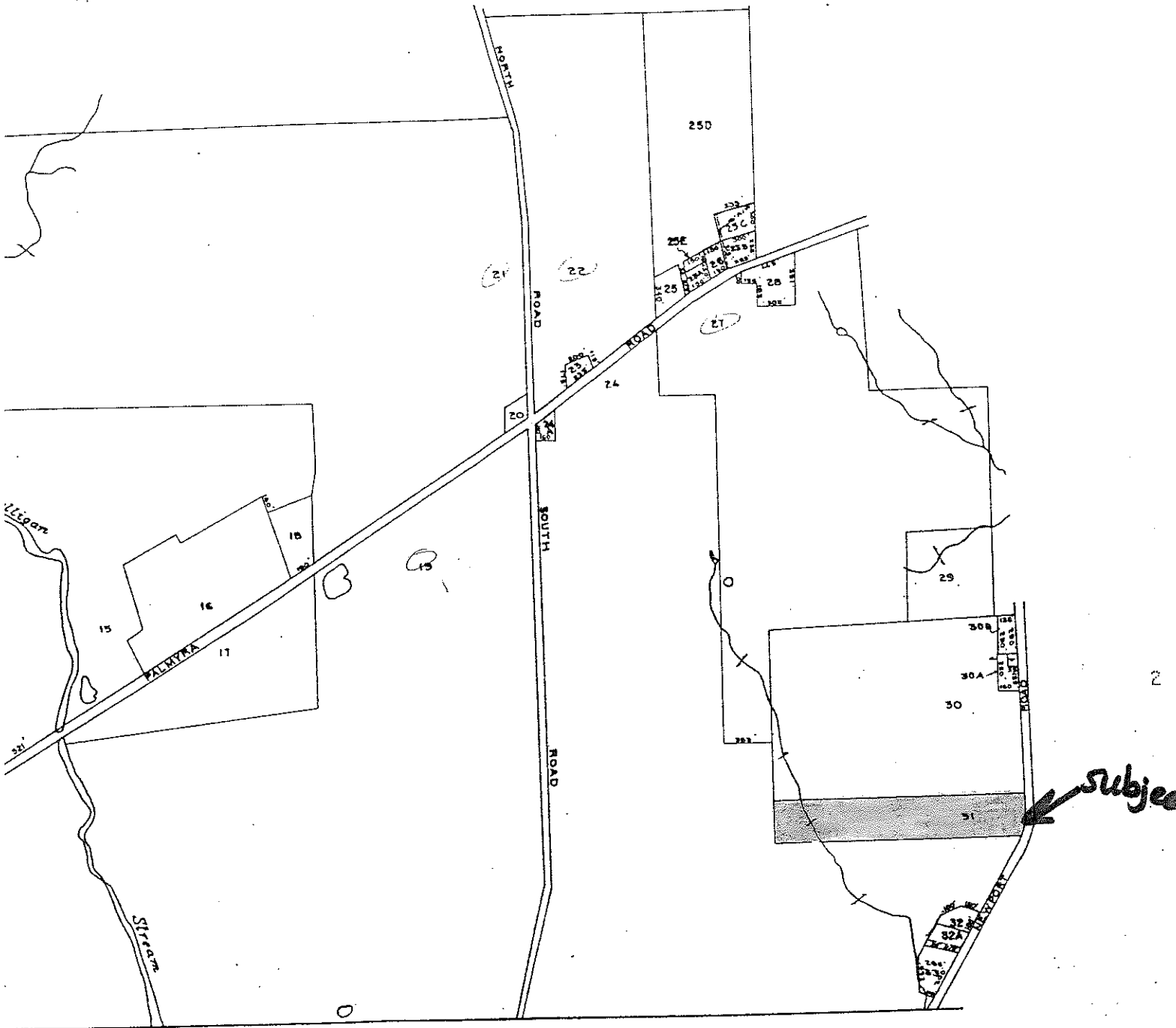
Purchaser Date

Purchaser Date

Hilary Tarr 07/07/2009
Agent Date
Hilary Tarr

Agent Date

This form is provided in connection with the PROPERTY LOCATED AT
229 Newport Road, Corinna, ME 04928



N E W P O R T
 16 | 15 | 14 | 13 |
 LOT

APR 01 1999

PROPERTY MAP
 TOWN OF CORINNA
 PENOBSCOT COUNTY, MAINE

SCALE 1 INCH = 300 = FEET

COMMITMENT

EXHIBIT A

Number: 17143/606

Certain real estate - land and buildings - situated in the Town of Corinna, on the westerly side of the highway leading from Corinna Village to Newport, being all and the same premises conveyed by the warranty deed of Walter S. Ambrose, dated October 10, 1938, recorded in Penobscot Registry of Deeds, Vol. 1132, Page 192, and therein described as follows:

"Beginning on the west line of lot numbered thirteen (13) in the first range of lots in said Town of Corinna, seventy-five rods north of the south line of said Town of Corinna; thence east to the Newport road on a line parallel with said town line; thence north on said road nineteen rods and ten links; thence west, parallel to the first line, to the west line of the lot; thence south on the said west line to the place of beginning. Said lot being the same premises conveyed to Jonathan Ambrose and Otis Ambrose by Samuel Young by his deed dated Aug. 10th, 1866, and recorded in Penobscot Registry of Deeds in Vol. 361, Page 238, and containing fifteen (15) acres, more or less. One half in common and undivided of said lot having been conveyed by the said Jonathan Ambrose to Otis Ambrose by his deed of warranty dated April 7th, 1888, and recorded in Penobscot Registry of Deeds, Vol. 783, Page 431.