

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: 153 Athens Road, Harmony, ME 04942

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: 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: Center rear of home

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: _____

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

Tank Type: Concrete Metal Unknown Other: _____

Location: Left rear of home 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

8/2008

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Seller(s) Initials _____

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Hilary Tarr

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229 Newport Ro

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	HWBB			
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 Sleeced: 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.

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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: 1973 How long has Seller owned it: 2009

• Roof: Year Built - Structure: 1973 Age - Shingles: 1973

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 _____
July 8, 2009
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
153 Athens Road, Harmony, ME 04942

DN1704 PG122

Maine Real Estate
Transfer Tax Paid

DEED OF SALE
By
PERSONAL REPRESENTATIVE
(Testate)

07939

KNOW ALL MEN BY THESE PRESENTS

THAT RICHARD E. CARR of R.F.D. #1, Harmony, Maine 04942, duly appointed and acting Personal Representative of the ESTATE OF DOROTHY S. CARR, deceased, (Testate), as shown by the probate records of the County of Somerset, Maine, (and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale), by the power conferred by the Probate Code, and every other power,

for consideration paid,

grants to PATRICK FLYNN and LAURA FLYNN, Husband and wife, as JOINT TENANTS, one of Dexter, County of Penobscot and State of Maine,

the real property in Harmony, County of Somerset, State of Maine, described as follows:

A certain lot or parcel of land, together with the buildings thereon, on the southerly line of the highway leading from Athens to Harmony known as Route 150, at its intersection with the Jenkins Road, so-called; thence westerly by said Route 150 to the northeast corner of a lot of conveyed by Richard E. Carr to John Rowe and Esther Rowe by deed dated August 26, 1925, recorded in Somerset Registry of Deeds, Book 163, Page 543; thence southerly along said Rowe's east line one hundred ninety-one (191) feet to the northeast corner of a lot of land conveyed by Dorothy S. Carr to Norman Thibodeau and Eva H. Thibodeau by deed dated October 20, 1972, recorded in said Registry, Book 822, Page 826; thence easterly by said Thibodeau's north line a distance of two hundred seventy (270) feet, more or less to the westerly bound of said Jenkins Road; thence northerly by said Jenkins Road to the south line of said Route 150, the point of beginning. Being a portion of the same premises described in a deed from Lottie V. Lewis Bennett to Winfield S. Carr, Dorothy M. Carr and Richard E. Carr dated August 14, 1947, recorded in Somerset Registry of Deeds, Book 506, Page 26, Richard E. Carr having conveyed his interest to said Winfield S. Carr and Dorothy M. Carr by deed dated June 17, 1957, recorded in said Registry, Book 396, Page 83. Dorothy S. Carr (being the same person as Dorothy M. Carr) acquired the interest of Winfield S. Carr under his last will and testament.

WITNESS my hand and seal this 28th day of June 1991.

SIGNED, SEALED AND DELIVERED

[Signature]

ESTATE OF DOROTHY S. CARR

[Signature]
Richard E. Carr
Personal Representative

BK1704 PG123

STATE OF MAINE

County of Penobscot, ss.

June 28, 1991

Then personally appeared the above-named RICHARD E. GARR in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

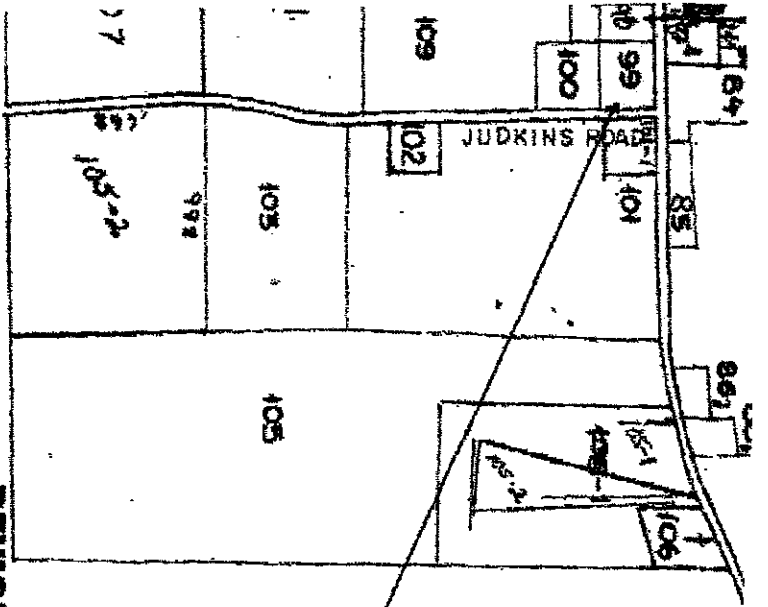
Before me,

Hoyt W. Felbrother
Hoyt W. Felbrother
Notary Public

RECEIVED SOMERSET SS
RECORDED FROM ORIGINAL

1991 JUL -8 AM 8:30

Marguerite R. Linn
REGISTER



Sister Property
Lot 99

REVISED
Mar 2003

PROPERTY MAP
TOWN OF HARMONY
 SOMERSET COUNTY, MAINE
 PREPARED BY
 PAUL HERRICK
 AND
 NORTH KENNESBEC
 REGIONAL PLANNING COMMISSION
 SCALE 1 INCH = 500 FEET