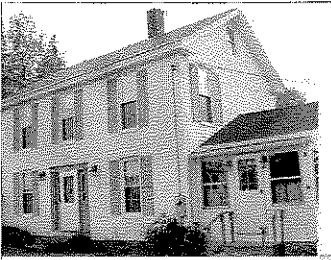


Single Family PUBLIC SYNOPSIS



MLS#: 937120 **Status:** Current
 23 Tenney Hill Road, Monson, ME 04464 **Kickout:** No
List Price: \$ 79,000
Directions: Travelling north on Rt. 15 home is on left as you enter Monson. Sign is up.

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

General/Land Information

Style: New Englander
#Rooms: 6 **#Bedrooms:** 3 **#Baths:** F = 1 3/4 = 0 1/2 = 1
Foundation Sz /-: 31X23 **Year Built /-:** 1900
SqFt Fin. Above Grade +/-: 1200 **SqFt Fin. Below Grade +/-:** 0 **SqFt Fin. Total +/-:** 1200
Source of Square Footage: Seller
Color: White **Lot Size (Acr) /-:** 0.520 **Road Frontage /-:** 102
Surveyed: Yes **Seasonal:** No **Zone:** Residential
Flood Zone: Unkn **Water Body:**
WtrFrnt: No **Amt Wtr Frntge /-:** **WF Shared /-:** **WF Owned /-:**

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
Level:	1	1	1		2	2	2			
Size:	18X10	12X10'6"	21X11		12X11'6"					
Cathedral Ceil:	No		Skylight: No	Fireplace: 0		Wood Stove: No		Wood Stove HU: No		
Appliances: Dishwasher, Range-Electric, Refrigerator										

Remarks

Nicely kept in town home with 3BR and large living room. Enclosed porch with views of Lake Hebron. Home is located on a corner lot within walking distance of local amenities.

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

Site: Level, Open	Basement Info: Full, Bulkhead, Sump Pump, Unfinished
Driveway: Paved	Foundation Mtrls: Poured Concrete
Parking: 1-10 Spaces, On Site	Exterior: Vinyl Siding
Location: Intown	Roof: Slate
Uses: Residential	Heat System: Baseboard, Hot Water
Restrictions:	Heat Fuel: Oil
Recreational Water: Nearby, Public	Water Heater: Off Heating System
Roads: Paved, Public	Cooling: No Cooling
Transportation:	Floors: Partially Carpeted, Other Flooring
Electric: 220 Volts, Circuit Breakers	Vehicle Storage: No Vehicle Storage
Gas: No Gas	Amenities: Attic, Deck, Laundry-1st Floor, Porch
Sewer: Public	Accessibility Amenities: Ramped Main Level
Water: Public	Equipment:
Construction: Wood Frame	

Tax/Deed/Community Information

Book/Page/Partial: 346/204/No **Map/Block/Lot:** 21/85 **Tax Amount/Yr:** \$ 581 / (2008)
Tax Reduction: Yes **School:**

Off Market Information

Information Provided by: Sanger Davis 007975 SID



Office: Maine Choice Realty 1906 **Office:** 207-368-4333
Agent Phone: 207-341-0140 **Agent Cell:** 207-341-0140
Email: SANGER@MAINECHOICEREALTY.I **Virtual Tour:**

LAGini: SID **List Office:** Maine Choice Realty



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Printed: 06/11/09



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: 23 Tenney Hill Road, Monson,

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? 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: None

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: _____ OR Unknown Date of Installation: _____

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

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: _____

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: _____

COMMENTS: None

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

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

8/2008 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials JCN

Maine Choice Realty PO Box 516 Newport, ME 04953 Phone: (207) 368 - 4333 226 Fax: (207) 368 - 4533 Julia Nelson

Sanger Davis Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

SECTION III. HEATING SYSTEM(S)/SOURCE(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)	Webber Oil			
Date of most recent service call	Spring 2006			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	1300 Gals.			
Malfunction per system(s)/ source(s) within past 2 years	New firebox 2005			
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleeved: 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: _____
 COMMENTS: Double Brick chimney

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: None
- 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: _____
- 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 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: _____

PROPERTY LOCATED AT 23 Tenney Hill Road, Monson,

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: _____

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: _____

What is your source of information: _____

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: Veteran, Homestead exemptions

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: _____

Year Built: 1900 How long has Seller owned it: 58 years

Roof: Year Built - Structure: Unknown Age - Shingles: Slate, unknown

Moisture or leakage: None

Comments: None

Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____

Moisture or leakage since you owned the property: Yes No Unknown Comments: In spring and after rain

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: _____ 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: None known

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.

SELLER

Zelma A.. Stevens by

Julia E. Nelson

SELLER

Julia E. Nelson, P.O.A.

DATE

June 11, 2009

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



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Page 3 of 3 - SPD



The following personal property is to stay or remain on the premises upon sale.

ITEMS	STAYS	GOES	NEGOTIABLE
TELEVISION ANTENNA			
CARPETING	X		
RANGE	X		
REFRIGERATOR	X		
HOOD	X		
DISHWASHER	X		
WASHING MACHINE			
DRYER			
TRASH COMPACTOR			
LIGHT FIXTURES	X		
TREES & SHRUBBERY	X		
POOL & ACCESSORIES			
AIR CONDITIONER			
FIREPLACE ITEMS			
WOODSTOVE			
FREEZER			
OTHER 1)			
2)			
3)			
4)			
5)			
6)			

Julia E. Nelson P.O.A. 6-11-09
 sellers signature date

 sellers signature date

 buyers signature date

 buyers signature date

PERSONAL PROPERTY LISTED ABOVE IS "AS IS" AND NOT GUARANTEED

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

Zelma A.. Stevens by

Name printed

Julia E. Nelson 06/11/2009
Signature Date

Julia E. Nelson, P.O.A.

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) x 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) x Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

JC W

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) SD 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
Zelma A.. Stevens by

Julia E. Nelson 06/11/2009
Seller Date
Julia E. Nelson, P.O.A.

Purchaser Date

Purchaser Date

Sanger Davis 6-11-09
Agent Date
Sanger Davis

Agent Date

This form is provided in connection with the PROPERTY LOCATED AT
23 Tenney Hill Road, Monson,

Know all Men by these Presents, That

Vol. 346

WE, CHARLES W. STEVENS and ZELMA A. STEVENS, husband and wife, both of Monson in the County of Piscataquis and State of Maine, for and in consideration of One dollar and other valuable consideration, but less than One hundred dollars, paid by FORREST E. STEVENS of Monson in said County and State,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Forrest E. Stevens, his heirs and assigns forever

All right, title and interest in and to certain real estate together with the buildings thereon, situated in said MONSON and being the same premises described in the Warranty Deed of Annie E. Stevens to Stanley S. Stevens dated December 16, 1912, and recorded in the Piscataquis Registry of Deeds in Volume 186, page 449, which we may have acquired by virtue of a Warranty Deed from said Stanley S. Stevens to us dated November 30, 1951 and recorded in said Registry in Volume 305, page 153; and also, any and all right, title and interest in and to said premises which I, Charles W. Stevens may have acquired as an heir-at-law of said Stanley S. Stevens, deceased.

The purpose of this deed and one other deed executed in joint tenancy hereafter on this day by said Forrest E. Stevens to the grantors hereof is to clarify the intent of the deed of Stanley S. Stevens to the grantors hereof dated November 30, 1951, and recorded in said Registry in Volume 305, page 153, and to vest complete title to said premises in fee in the said Charles W. Stevens and Zelma A. Stevens free from any and all uncertainty and any and all equities which may be outstanding. Said Stanley S. Stevens having died at said Monson on March 1, 1954, leaving as his only heirs-at-law the above named Forrest E. and Charles W. Stevens there being no bills or indebtedness outstanding in said estate.

We have and do hold the aforesaid premises, with all the privileges and appurtenances thereof, to the said Grantee, his heirs and assigns, to their use and behoof forever. And we do covenant with the said Grantee his heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all incumbrances that we

have good right to sell and convey the same to the said Grantee, and that we and our heirs shall and will warrant and defend the same to the said Grantee his heirs and assigns forever against the lawful claims and demands of all persons.

In Witness Whereof, we the said Charles W. Stevens and Zelma A. Stevens, husband and wife, joining as grantors,

and --of the said

in testimony of our relinquishment of our right of Dower or title by descent in the above described premises, for the consideration aforesaid, have hereunto set our hand s and seal s this first day of September in the year of our Lord one thousand nine hundred and sixty-two.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

Lester A. Olson	Charles W. Stevens	L S
to both	Zelma A. Stevens	L S

State of Maine, PISCATAQUIS, ss. September 1, 1962. Personally appeared the above named

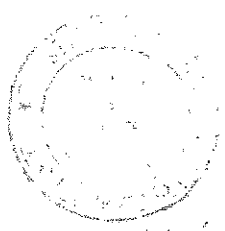
Charles W. Stevens and Zelma A. Stevens

and acknowledged the above instrument to be their free act and deed.

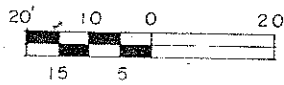
Before me, Lester A. Olson Justice of the Peace.

PISCATAQUIS, ss. Received, September 5, 1962, at 3 o'clock 5 minutes, P M.

PLAN OF SURVEY FOR CHARLES W. STEVENS MONSON, MAINE



William E. Webber



JULY 1978

by WILLIAM E. WEBBER

