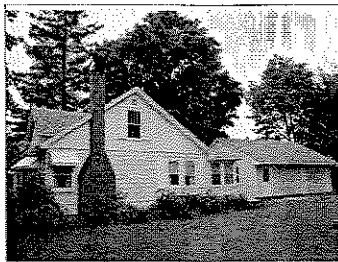


Single Family PUBLIC SYNOPSIS



MLS#: 979890 **Status:** Current
 150 Elm Street, Newport, ME 04953 **Kickout:** No
List Price: \$ 110,000
Directions: East from Newport on Elm Street (US Rt. 2). Property is on left, next to Elementary school driveway.

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

General/Land Information

Style: Cape
#Rooms: 4 **#Bedrooms:** 2 **#Baths:** F = 1 3/4 = 0 1/2 = 0
Foundation Sz /-: 32X26 **Year Built /-:** 1947
SqFt Fin. Above Grade +/-: 910 **SqFt Fin. Below Grade +/-:** 0 **SqFt Fin. Total +/-:** 910
Source of Square Footage: Public Record

Color: Green **Lot Size (Acr) /-:** 1.760 **Road Frontage /-:** 120
Surveyed: Unknown **Seasonal:** No **Zone:** Mixed use
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	1				

Size:
Cathedral Ceil: No **Skylight:** No **Fireplace:** 1 **Wood Stove:** No **Wood Stove HU:** Yes
Appliances: Range-Electric, Refrigerator, Dishwasher, Washer, Dryer

Remarks

In-town 2BR/1BA home with public water and sewer. Beautiful hardwood floors in the fireplaced living room and recent renovations to kitchen and bath. Nice location with walk to stores and beach. Large in-town lot.

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

Site: Level, Open, Wooded, Sidewalks	Basement Info: Full, Unfinished, Sump Pump
Driveway: Paved	Foundation Mtrls: Poured Concrete
Parking: 1-10Spaces, Garage, Paved	Exterior: Aluminum Siding
Location: Intown, Neighborhood, Near Shopping	Roof: Pitched, Shingle
Uses: Residential, Mixed Use	Heat System: Baseboard, Hot Water
Restrictions:	Heat Fuel: Oil
Recreational Water: Nearby	Water Heater: Off Heating System
Roads: Paved, Public	Cooling: No Cooling
Transportation:	Floors: Wood, Vinyl, Partially Carpeted
Electric: 220 Volts, Circuit Breakers	Vehicle Storage: 2 Cars, Auto Door Opener, Detached
Gas: No Gas	Amenities: 1ST Floor Bedroom, Attic, Laundry-1st Floor, Laundry-Hookup, Out Building
Sewer: Public	Accessibility Amenities:
Water: Public	Equipment:
Construction: Wood Frame	

Tax/Deed/Community Information

Book/Page/Partial: 12164/56/No **Map/Block/Lot:** 13/23 **Tax Amount/Yr:** \$ 1,551 / (2009)
Tax Reduction: No **School:** RSU 19

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

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: 150 Elm Street, Newport, ME 04953

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

2010 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials M.S.T.
Maine Choice Realty PO Box 516 Newport, ME 04953 Phone: 207.368.4333 225 Fax: 207.368.4533 Marie Towne
Sanger Davis Produced with ZipForm® by ZipLogix 18574 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

PROPERTY LOCATED AT 150 Elm Street, Newport, ME 04953

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

Table with 5 columns: Heating System(s)/Source(s), SYSTEM 1, SYSTEM 2, SYSTEM 3, SYSTEM 4. Rows include TYPE(S), Age of system(s)/source(s), Name of company that services system(s)/source(s), Date of most recent service call, Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s)), Malfunction per system(s)/source(s) within past 2 years, and Other pertinent information.

Buried Oil Supply Line: [] Yes [X] No [] Unknown Sleved: [X] Yes [] No
Chimney(s) Lined: [X] Yes [] No [] Unknown Age: Unknown Last Cleaned:
Is more than one heat source vented through one flue? [] Yes [X] No [] Unknown Had a chimney fire: [] Yes [X] No [] Unknown
Has chimney been inspected? [] Yes [] No [X] Unknown; if Yes, when:
COMMENTS: Furnace is currently protected by Presidential plan

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 [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. ASBESTOS - Current or previously existing:

as insulation on the heating system pipes or duct work? [] Yes [X] No [] Unknown
in the siding? [] Yes [X] No [] Unknown in the roofing shingles? [] Yes [X] No [] Unknown
in flooring tiles? [] Yes [X] No [] Unknown other: [] Yes [] No [] Unknown
IF YES: Source of Information:
COMMENTS:

C. RADON/AIR - Current or previously existing:

Has the property been tested? [] Yes [X] No [] Unknown
IF YES: Date: By:
Results: If applicable, What remedial steps were taken? [] Yes [] No [] Unknown
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 [X] No [] Unknown
IF YES: Date: By:
Results: If applicable, What remedial steps were taken? [] Yes [] No [] Unknown
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 [X] 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 [X] No
IF YES, describe:

Are you aware of any cracking, peeling or flaking paint? [] Yes [X] No

COMMENTS: None

2010 Page 2 of 3 - SPD Buyer(s) Initials Seller(s) Initials

PROPERTY LOCATED AT 150 Elm Street, Newport, ME 04953

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL: Yes No Unknown OTHER: _____
- 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 way, private road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: R.O.W. granted to abutter for use of a portion of the driveway

What is your source of information: 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: _____
- Year Built: 1947 What year did Seller purchase property? 2010
- Roof: Year Built - Structure: 1947 Year Shingles Installed: 2009
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 & after heavy 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.

Marie S. Towne
SELLER
Marie S. Towne

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

BUYER

DATE

DATE



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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

Marie S. Towne
Signature _____ Date _____

Marie S. Towne
Name printed _____

Signature _____ Date _____

Name printed _____

Maine Health & Human Services, Public Health
Property Purchase Form

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) 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.

Marie S. Towne
 Seller _____ Date _____
 Marie S. Towne

 Seller _____ Date _____

 Purchaser _____ Date _____
Sanger Davis 06/10/2010
 Agent _____ Date _____
 Sanger Davis

 Purchaser _____ Date _____

 Agent _____ Date _____

This form is provided in connection with the PROPERTY LOCATED AT
150 Elm Street, Newport, ME 04953

Bk 12164 Pg56 #17888
06-17-2010 @ 08:49a

WARRANTY DEED

TERRY A. TOWNE, of Auburn, County of Androscoggin, State of Maine, for consideration paid, grants to MARIE S. TOWNE, of Newport, County of Penobscot, State of Maine (mailing address: 150 Elm Street, Newport, Maine 04953), with warranty covenants, the land in Newport, Penobscot County, Maine, described as follows:

A certain lot or parcel of land situated in the Town of Newport, County of Penobscot and State of Maine, bounded and described as follows, to wit:

Beginning at a point on the easterly line of Elm Street, so-called, at the southwesterly corner of land now or formerly of Charles Langley; thence easterly, by and along the southerly line of said Langley land, four hundred (400) feet, more or less, to a stone wall; thence southerly, along the westerly line of said stone wall, two hundred and fifty (250) feet, more or less, to a stake; thence westerly, along land of Thomas D. Harris and Rose Joseph, two hundred and sixty (260) feet, more or less, to the southeasterly corner of land now or formerly owned or occupied by Clarence A. Littlefield and Alena L. Littlefield; thence northerly, along the easterly line of said Littlefield land, one hundred and ten (110) feet, more or less, to the northeasterly corner of said Littlefield land; thence westerly, one hundred and forty (140) feet, more or less, along the northerly line of said Littlefield land, to the easterly line of Elm Street, at the northwesterly corner of said Littlefield land; thence northerly, along the easterly line of said Elm Street, one hundred and twenty (120) feet, more or less, to the point of beginning.

EXCEPTING AND RESERVING to the above named Clarence A. Littlefield and Alena L. Littlefield, their heirs or assigns, an equal right to use in common with the Grantee, that part of the driveway on the above-described premises which leads from Elm Street to the buildings as once owned by James M. White, since burned.

ALSO EXCEPTING AND RESERVING the right to said Grantee, her heirs and assigns, to the use of the drain on the south side of the above mentioned Littlefield land, in common with the said Littlefields, their heirs or assigns.

For grantor's source of title, reference can be made to a warranty deed from Marie S. Towne dated February 12, 2007, and recorded in the Penobscot County Registry of Deeds in Book 10841, Page 240.

This conveyance is gift between parent and child with no consideration being given.

WITNESS my hand and seal this 11th day of June, 2010.

No Transfer Tax Paid

[Signature]

[Signature]
TERRY A. TOWNE

STATE OF MAINE
County of: Androscoggin ss.

June 11, 2010

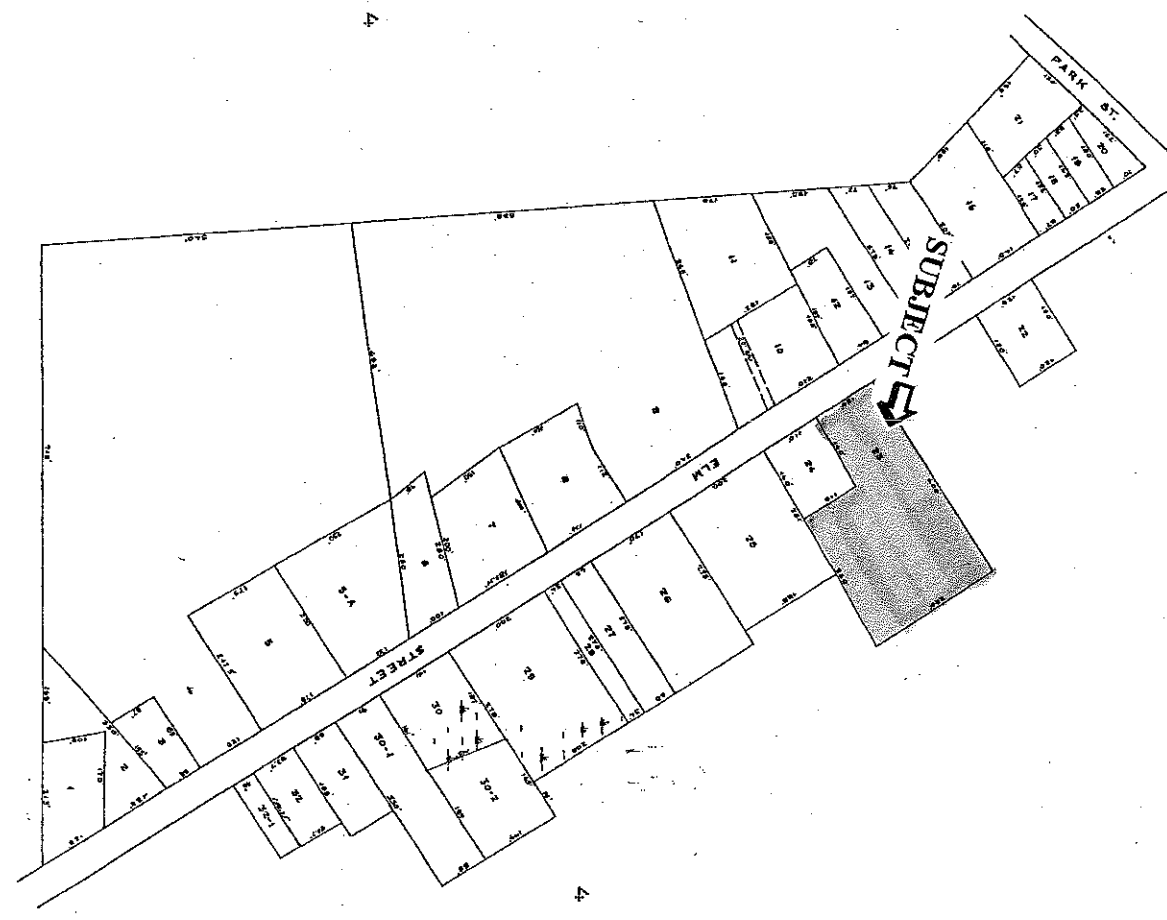
Personally appeared the above named Terry A. Towne, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

PENOBSCOT COUNTY, MAINE
[Signature]
Register of Deeds

[Signature]
Notary Public
Wendy K. Godwin
Commission Expires: 2/4/15





LEGEND
 PARCEL NUMBERS 1
 ADJACENT MAPS 2
 MATCH LINE

For Assessment Purposes
 Not to be used for Conveyance

TOWN OF NEWPORT
 PREPARED BY C.D. TOWN, MAINE 1975
 JAMES W. SEWELL COMPANY
 SCALE: 1" = 40' ±

