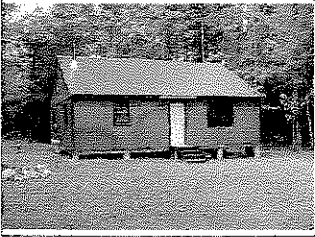


**Single Family PUBLIC SYNOPSIS**



MLS#: 898689      Status: Current  
 Lot17 Field Lane, Saint Albans, ME 04971      Kickout: No  
 List Price↓ \$ 37,000  
 Directions: Take Rt. 43 from Corinna toward Saint Albans. Field lane is on your left, approx. 3/10 mile south of Nokomis Rd.

Neigh'd/Assoc:      Assoc. Fee /Mo:

**General/Land Information**

Style: Camp  
 #Rooms: 5      #Bedrooms: 2      #Baths: F = 0 3/4 = 0 1/2 = 0  
 Foundation Sz /-: 28X32      Year Built /-: 2003  
 SqFt Fin. Above Grade+/-: 896      SqFt Fin. Below Grade+/-: 0      SqFt Fin. Total+/-: 896  
 Source of Square Footage: Seller

Color: Tan      Lot Size (Acr) /-: 5.100      Road Frontage /-: 650  
 Surveyed: Yes      Seasonal: Yes      Zone: Rural  
 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				2

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

**Remarks**

Nicely finished camp on 5 wooded acres. 2BR plus loft sleeping area. Electricity to this private lot. What a nice getaway or hunting camp.

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

Site: Level, Wooded Driveway: Gravel Parking: 1-10 Spaces, On Site Location: Rural, Subdivision Uses: Residential, Recreational Restrictions: Recreational Water: Roads: Dead End, Association, Seasonal Transportation: Electric: 220 Volts, Circuit Breakers Gas: No Gas Sewer: No Sewer Water: No Water Construction: Wood Frame	Basement Info: No Basement, Crawl Space Foundation Mtrls: Pier/Column/Posts, Poured Concrete Exterior: Wood Siding Roof: Pitched, Metal Heat System: Stove Heat Fuel: Wood Water Heater: Other Water Heater Cooling: No Cooling Floors: Wood, Vinyl Vehicle Storage: No Vehicle Storage Amenities: Accessibility Amenities: Equipment:
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**Tax/Deed/Community Information**

Book/Page/Partial: 4003/101/No      Map/Block/Lot: 8/32      Tax Amount/Yr: \$ 730 / (2009)  
 Tax Reduction: No      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: 207-341-0140      Agent Cell:  
 Email:      Virtual Tour:

LAGini: SID      List Office: Maine Choice Realty



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Printed: 12/23/09

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.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

PROPERTY LOCATED AT: Lot 17 Field Lane, Saint Albans, ME 04971

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

WATER TEST: If YES to any question, please explain in the comment section below or with attachment. Have you had the water tested? Yes No If YES: Date of most recent test Arc 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: No water

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: No septic system

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

2008 Page 1 of 3 - SPD Buyer(s) Initials Seller(s) Initials

Maine Choice Realty PO Box 313, Newport ME 04953-0313 Phone: (207) 341-0140 Fax: (207) 368-4533 Sanger Davis Babineau, Gary

Produced with Ziplform™ by RE FormNet, LLC 16025 Fifteen Mile Road, Clinton Township, Michigan 48035 www.ziplform.com

PROPERTY LOCATED AT Lot 17 Field Lane, Saint Albans, ME 04971

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Wood stove			
Age of system(s)/source(s)	2003			
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))	Only used occasionally			
Malfunction per system(s)/source(s) within past 2 years				
Other pertinent information				

Buried Oil Supply Line:  Yes  No  Unknown      Steeved:  Yes  No  
 Chimney(s) Lined:  Yes  No  Unknown      Age: \_\_\_\_\_ Last Cleaned: \_\_\_\_\_  
 Is more than one heat source vented through one flue?  Yes  No  Unknown  
 COMMENTS: \_\_\_\_\_

**SECTION IV. HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Current or previously existing:  Yes  No  Unknown  
 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: \_\_\_\_\_

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  
 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: None

2008 Page 2 of 3 - SPD Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials

PROPERTY LOCATED AT Lot 17 Field Lane, Saint Albans, ME 04971

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: Right of way to property, Restrictive covenants, association

What is your source of information: Deed, owner

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: \_\_\_\_\_

Age: Age of House: 2003 How long has Seller owned it: 2003

Roof: Age - Structure: 2003 Age - Shingles: Metal 2003

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: \_\_\_\_\_

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

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None known

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.

Gary Babineau  
 SELLER  
 Gary Babineau  
Jacqueline Babineau  
 SELLER  
 Jacqueline Babineau

6/23/08  
 DATE  
6/23/08  
 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



TRANSFER TAX PAID

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, PETER M. BROWER, of Newport, Penobscot County, Maine, for consideration paid, grant to GARY BABINEAU and JACQUELINE BABINEAU of Fremont, State of New Hampshire, as joint tenants, with WARRANTY COVENANTS, certain real estate located in St. Albans, County of Somerset, State of Maine, bounded and described as follows, to wit:

Being Lot #17, containing 5.1 acres more or less, and further described on a subdivision plan entitled "AMENDED SUBDIVISION PLAN OF ST. ALBANS MINI FARMS", dated August 14, 1990, prepared by Plisga & Day Land Surveyors in Plan File B-90, page 139.

The premises being conveyed are conveyed EXPRESSLY SUBJECT to the following covenants and restrictions, as set forth on the amended subdivision plan entitled "ST. ALBANS MINI FARMS", dated August 14, 1990, and recorded in the Somerset County Registry of Deeds in Plan File B-90, Page 139, which covenants and restrictions shall be in the nature of covenants running with the land:

1. Each lot may be used only for a single family dwelling house, garage, guest house for non-commercial purpose, terraces, decks, patios, storage buildings, boat sheds and other customary accessory uses.
2. No trade or business use may be conducted on any lots, with the exception of an in-home business, a business which is not conducted outside the home; lots 14-23 are exempt.
3. No structure of a temporary character, trailer, basements, sheds, shacks and garages or other forms of mobile dwellings or out buildings shall be used at any time as a residence; provided, however, that nothing herein contained shall restrict an owner of a property from camping on his or her lot using any recreational camping equipment or vehicle. This may only be done on a seasonal basis and under no circumstances be called a residence.
4. No further subdivision of any of the parcels within this subdivision may be undertaken at any time, without the approval of the Town of St. Albans.

5. All structures erected on said lots shall be finished with clapboards, log siding, stone, masonry or other finished siding, which shall be compatible with surrounding dwellings.

6. All lots and all structures built thereon are subject to and shall comply with all zoning laws and all rules and regulations and ordinances of the municipality, county and state, relative to the construction and use of buildings, sewerage disposal, national flood insurance programs (if applicable), and all other uses of the property.

7. All lot owners shall locate their respective subsurface sewerage disposal systems where designated in said plan, unless alternate sites are located under the Maine State Plumbing Code Standard.

8. All lots shall have a 25' setback (sidelines) and a minimum of 75' setback from the edge of the road, right of way.

9. Any building shall be completed within one (1) year after commencement of constructions.

10. Minimum floor area of any dwelling shall be 600 square feet exclusive of porch area, garage and out-buildings.

11. All lawns, or other suitable landscape areas shall be maintained in an attractive manner, no trash, waste, filth tools, junked cars, appliances, or refuse shall be allowed to accumulate on the lot and exterior of the residence in such a manner as to give an unsightly appearance, to create a nuisance or depreciate the subdivision. All clotheslines shall be placed behind ones residence so as not to cause an unsightly area.

12. Mobile homes may be used if they have a minimum of 500 sq. feet of floor space and are placed on a permanent concrete block, masonry or concrete foundation.

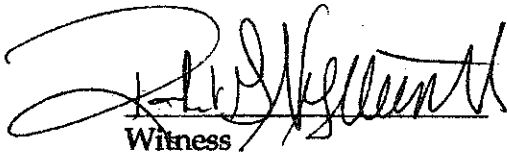
By acceptance of delivery of this deed of conveyance Grantees become members, called an "Associate", of FIELD LANE ASSOCIATION, a Maine non-profit corporation organized to own and maintain the fifty (50) foot right of way leading from Route No. 43, so-called, in St. Albans, Somerset County, Maine, in a generally southerly direction to the westerly line of Lot 21 as depicted on the above-referenced amended subdivision plan entitled "ST. ALBANS MINI FARMS".


The Grantee herein acknowledges receipt of a copy of the By-Laws of said FIELD LANE ASSOCIATION and the Grantee herein further accepts and ratifies said By-Laws and expressly agrees to be bound by their terms.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

Being a portion of the premises conveyed to Peter M. Brower by Warranty Deed of William F. DesIsles and Ann S. DesIsles dated September 9, 1983 and recorded in Book 1102, Page 49, Somerset County Registry of Deeds.

WITNESS my hand and seal this 20<sup>th</sup> day of May, 2008.

  
Witness

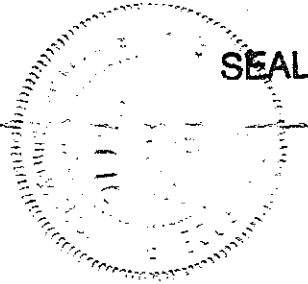
  
Peter M. Brower

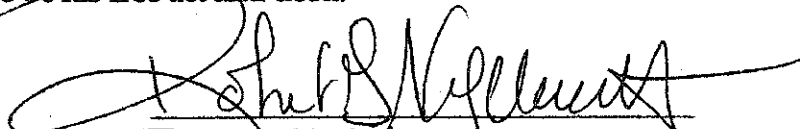
STATE OF North Carolina  
County of Dancombe

May 20<sup>th</sup>, 2008

Personally appeared the above-named Peter M. Brower and acknowledged the foregoing instrument to be his free act and deed.

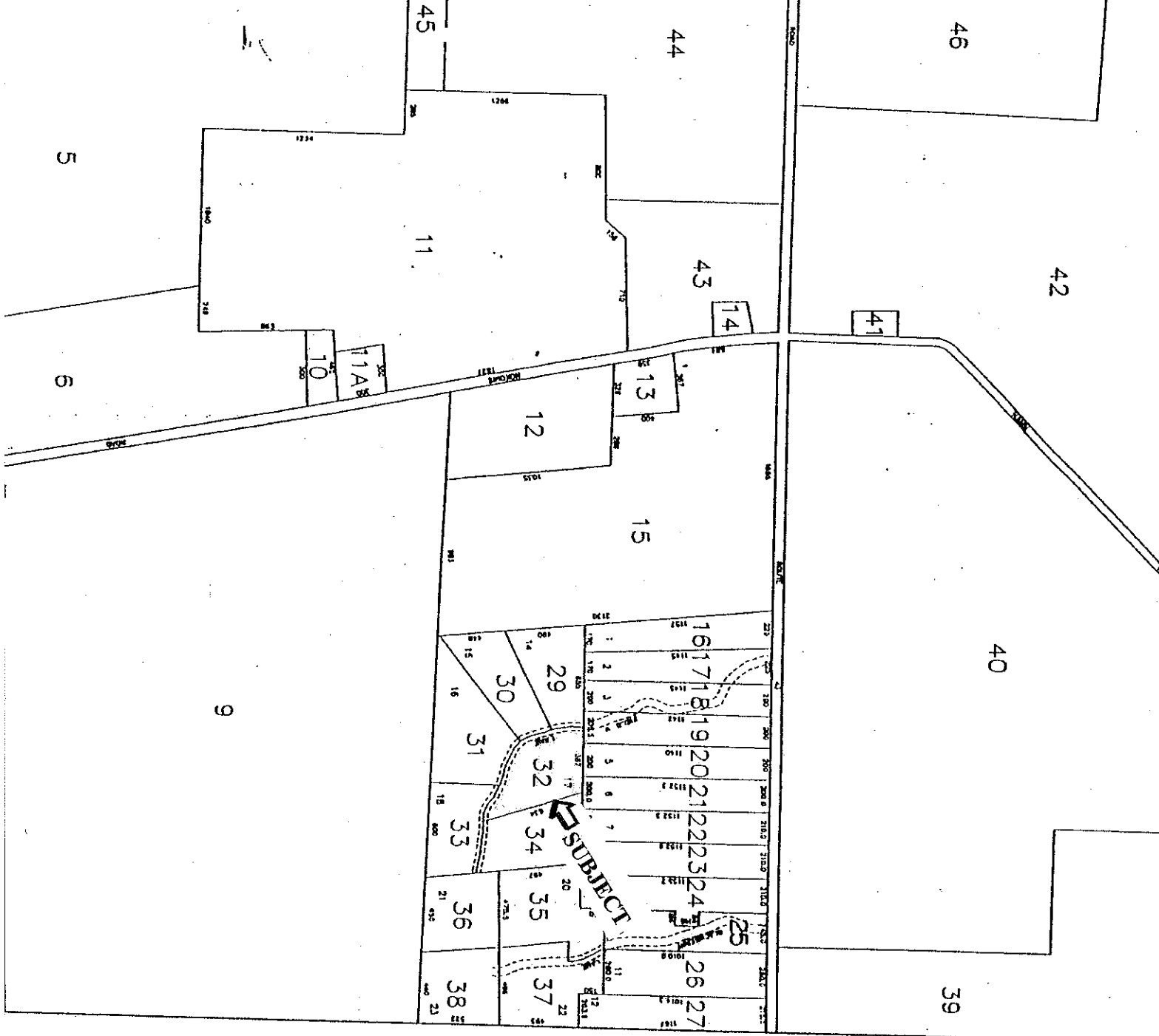
Before me,



  
Notary Public/Attorney At-Law

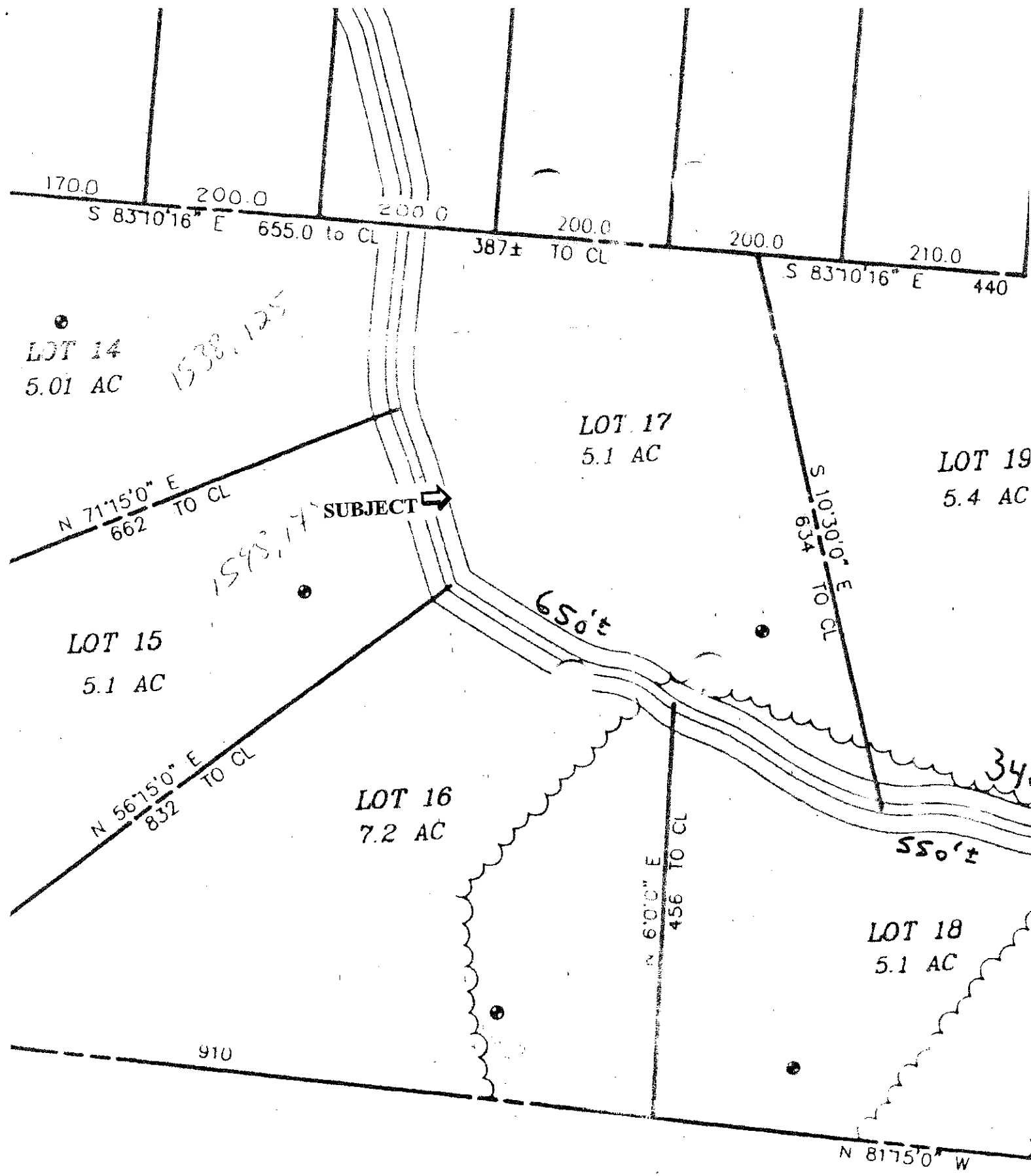
Robert M. Nestle  
(Type or print name as signed)

Received  
Recorded Register of Deeds  
Jun 02 2008 08:28A  
Somerset County  
Diane M Godin



CORINNA

UPDATED TO APRIL 1, 1999  
 EYE BEHIND SURVEY & PHOTO, INC.  
 1001 B. GERRICK MAINE 04957  
 TEL: 207-684-2008



N/F  
Alston Thurston