

TRANSFER TAX PAID

WARRANTY DEED

TYLER W. MILLETT, of St. Albans, County of Somerset, State of Maine, for consideration paid, grants to **RICHARD P. OUELLETTE** and **TRACI L. OUELLETTE**, both of Pittsfield, County of Somerset, State of Maine (mailing address: RR 1, Box 3350, Pittsfield, Maine 04967), as **Joint Tenants**, with warranty covenants, the land in St. Albans, Somerset County, Maine, described as follows:

A certain lot or parcel of land, together with the buildings situated thereon, located in St. Albans, Somerset County, Maine, bounded and described as follows, to wit:

Beginning at a granite monument on the southeasterly sideline of Route 152, said monument being located one hundred (100) feet, more or less, southwesterly of the intersection of said southeasterly sideline of Route 152 and the grantor's northeasterly property line; thence South Twenty-Nine Degrees East (S 29° E) two hundred (200) feet, more or less, to an iron pin set into the ground; thence South Sixty-One Degrees West (S 61° W) two hundred twenty-five (225) feet, more or less, to an iron pin set into the ground; thence North Twenty-Nine Degrees West (N 29° W) two hundred (200) feet, more or less, to an iron pin set into the ground in the southeasterly sideline of said Route 152; thence northeasterly, by and along the southeasterly sideline of said Route 152, two hundred twenty-five (225) feet, more or less, to the granite monument marking the point of beginning.

For Grantor's source of title, reference is made to a Warranty Deed from Glenn Bergeron and Marie T. Bergeron, dated August 16, 2004, and recorded in Book 3363, Page 304, of the Somerset County Registry of Deeds.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A. § 558.

WITNESS my hand and seal this 7th day of MAY, 2007.

TYLER W. MILLETT

STATE OF MAINE
Somerset, ss.

May 7, 2007

Personally appeared the above named Tyler W. Millett, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

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 06/09/2010

Richard P. Ouellette

Name printed _____


Signature _____ Date 06/09/2010

Traci L. Ouellette

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) PS 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) PS 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) SM 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

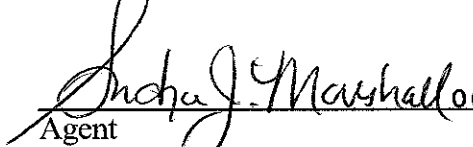
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 06/09/2010
Seller Date
Richard P. Ouellette

 06/09/2010
Seller Date
Traci L. Ouellette

Purchaser Date

Purchaser Date

 06/09/2010
Agent Date
Sandra J. Marshall

Agent Date

This form is provided in connection with the PROPERTY LOCATED AT
28 Hartland Road, St. Albans,

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: 28 Hartland Road, St. Albans,

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: 3/30/2007 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: Outside kitchen window on west side of home

Installed BY: unknown DATE of Installation: unknown

What is the source of your information: Owners

USE: Number of Persons currently using system? 2

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? n/a Yes No

What steps were taken to remedy the problem? n/a

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: _____

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

Tank Type: Concrete Metal Unknown Other: _____

Location: east side of home OR Unknown Date of Installation: _____

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

Date Last Pumped: March 2007 Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem: None

LEACH FIELD: Yes No Unknown

IF YES: Location: east side of home

Date of installation of leach field: _____ Installed by: unknown

Date of Last Servicing: _____ 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: n/a

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: Owners, prior disclosure

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 RO

Maine Choice Realty, Inc. P.O. Box 516 Newport, ME 4953
Sandra McKenzie

Phone: (207)368-2263

Fax: (207)368-4533

Ouellette, Ric

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHA	pellet stove	pellet stove	
Age of system(s)/source(s)	unknown	5 years		
Name of company that services system(s)/source(s)	Snowman	St. Albans Stove Shop	St. Albans Stove Shop	
Date of most recent service call	Fall 2005	Winter 2009	Winter 2008	
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	0	1 1/2 ton	3 1/2 ton	
Malfunction per system(s)/source(s) within past 2 years	none	didn't light in 2009	replaced motor	
Other pertinent information	see below	none	none	

Buried Oil Supply Line: Yes No Unknown Sleeved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: unknown Last Cleaned: _____
 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: _____

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? n/a
 What materials are, or were, stored in the tank(s)? n/a
 Age of tank(s): n/a Size of tank(s): n/a
 Location: n/a
 Have you experienced any problems such as leakage? n/a
 Are tanks registered with the Dept. of Environmental Protection? n/a Yes No Unknown
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.? n/a Yes No Unknown
 Comments: None
- 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: Chimney Yes No Unknown
 IF YES: Source of Information: Owners and Home Inspector
 COMMENTS: None
- C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: _____ By: n/a
 Results: n/a If applicable, What remedial steps were taken? n/a
 Has the property been tested since remedial steps? n/a Yes No Unknown
 Are test results available? Yes No Results & Comments: n/a
- D. RADON/WATER - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: _____ By: n/a
 Results: n/a If applicable, What remedial steps were taken? n/a
 Has the property been tested since remedial steps? n/a Yes No Unknown
 Are test results available? Yes No Results & Comments: n/a
- 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: None

PROPERTY LOCATED AT 28 Hartland Road, St. Albans,

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 way, private road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: n/a

What is your source of information: Owner, 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: Homestead

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: n/a
- Year Built: 1950 What year did Seller purchase property? 2007
- Roof: Year Built - Structure: 1950 Year Shingles Installed: metal 2004
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: some in spring & aft hvy 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.

[Signature]
SELLER

June 9, 2010
DATE

[Signature]
Richard P. Ouellette
SELLER
Traci L. Ouellette

June 9, 2010
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.

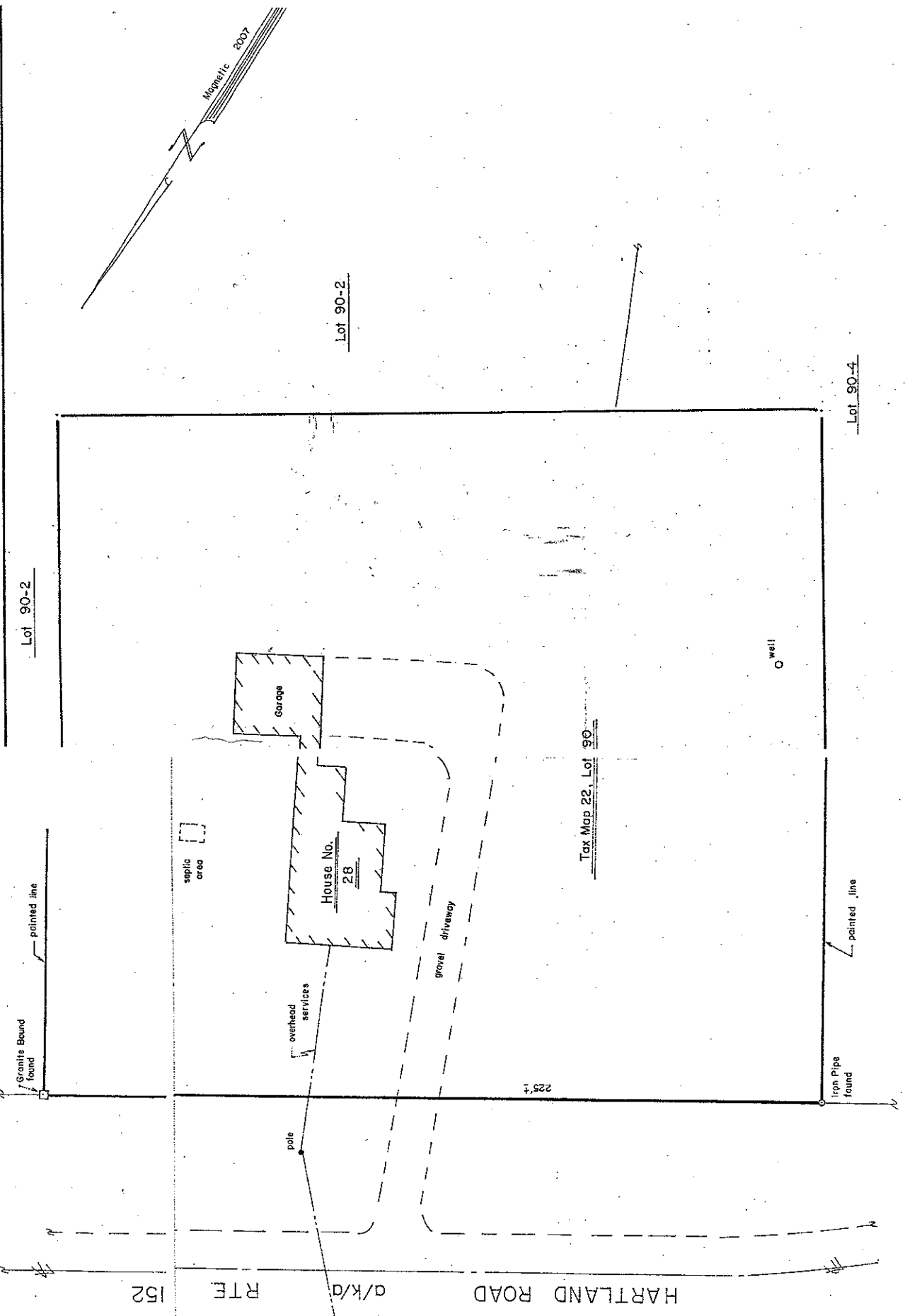
BUYER

DATE

BUYER

DATE





Lot 90-2

Lot 90-2

Lot 90-4

Granite Bound found

Painted line

septic area

Garage

House No. 28

overhead services

pole

gravel driveway

Tax Map 22, Lot 90

well

Iron Pipe found

Painted line

225'±

HARTLAND ROAD
RTE 152
d/k/a

Magnetic 2007