

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: 1345 Highland Ave., South Portland, ME 04106

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.

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

- 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? Yes No Unknown
If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Yes No Unknown
Comments: N/A
- B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.) :
N/A Yes No Unknown
Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? Yes No

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION II. GENERAL INFORMATION

- Is the property subject to or have the benefits of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates or restrictive covenants on the property? Yes No Unknown
IF YES: Explain: Owner will move access to back lot. Subject could share in new ROW.
What is your source of information: Owners knowledge deeds
- Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
IF YES: Explain: N/A
What is your source of information: N/A
- Is the subject property the result of a division of property within the last five years (for example, subdivision)? Yes No Unknown
IF YES: Explain: N/A
What is your source of information: N/A
- Are you receiving a tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront? Yes No Unknown
IF YES: Explain: N/A
- Has property ever been soil tested? Yes No Unknown If YES, are the results available? Yes No
Are mobile/manufactured homes allowed? Yes No Unknown Are modular homes allowed? Yes No
Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No
ATTACHMENTS: Yes No
Additional Information: Brokers researching for copy of survey. Lot is part of larger parcel, access road to rear lot will be moved as part of division

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

Larry D. Williams 5/9/11
SELLER DATE
Larry D. Williams

Patricia Williams 5/9/11
SELLER DATE
Patricia Williams

I/We have read and received a copy of this disclosure 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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RE/MAX Riverside 1 Bowdoin Mill Island Topsham, ME 4086

Phone: (207)725-8505

Fax: (207)449-3905

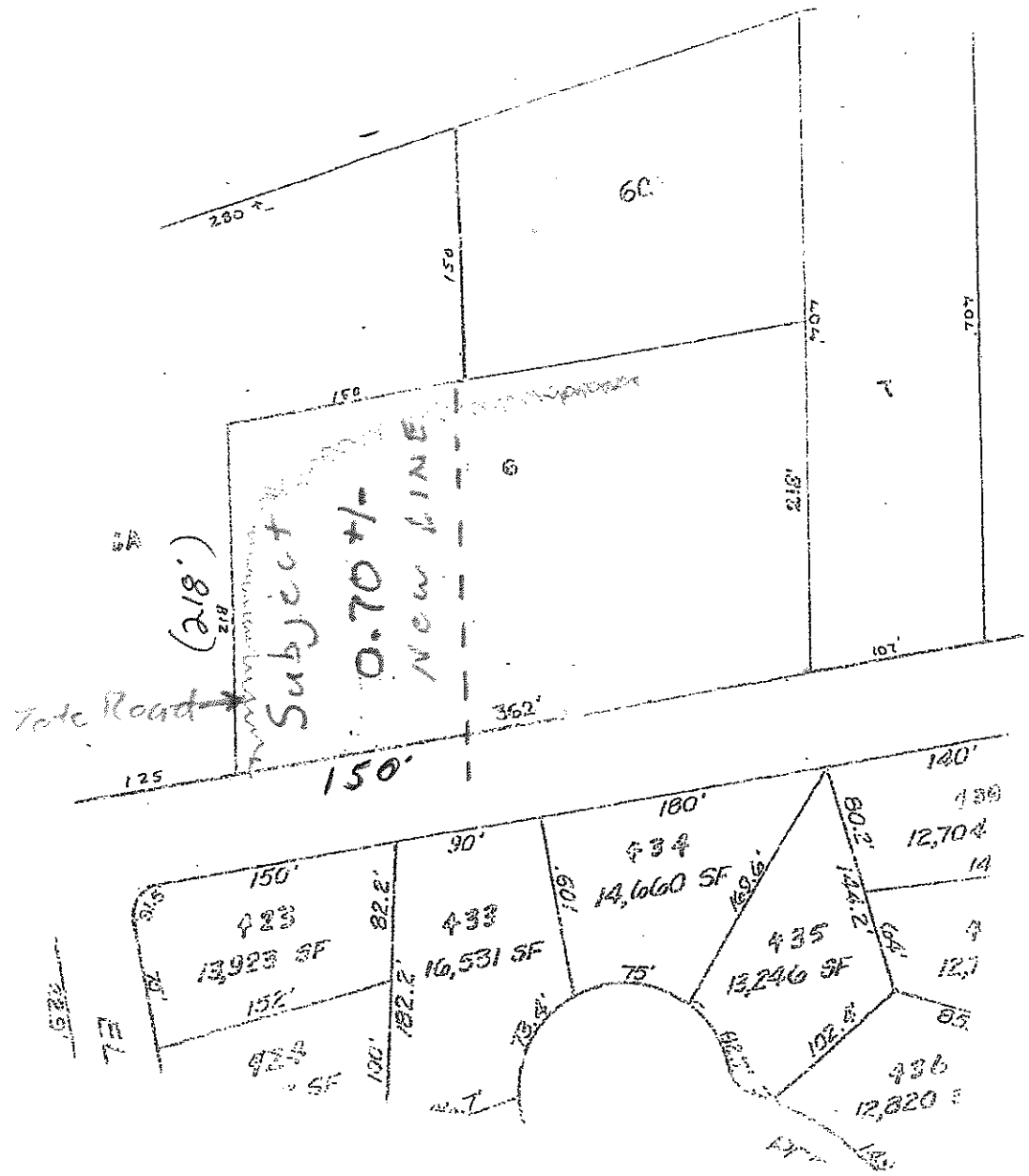
Robert Adams

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2011 Listing



Lacey Williams *Latricia Williams*

Book 11
Pg 287

FRONT
LOT

Doc#: 8862 Bk:18758 Pg: 182

LOT TO BE TAKEN FROM

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 10th day of January, 2003, by first party, Grantor, Donna L. Williams whose post office address is P.O. Box 233, Topsham, Maine 04086 to second party, Grantee, Larry D. Williams whose post office address is P.O. Box 233, Topsham, Maine 04086

WITNESSETH, That the said first party, for good consideration and for the sum of ----- ONE ----- Dollars (\$ 1.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cumberland, State of Maine, to wit:

SCHEDULE A

A certain lot or parcel of land located on the northwesterly side of Highland Avenue, more particularly bounded and described as follows:

Commencing at a point on the northwesterly sideline of Highland Avenue, said point being the most easterly corner of the land conveyed to Edward Beecher by deed dated December 31, 1979 and recorded in the Cumberland County Registry of deeds in Book 4559, Page 35, said Beecher land now being designated as Lot 6A of South Portland Assessor's Map 59; thence northwesterly by said Lot 6A two hundred eighteen (218) feet, to a point on the southeasterly sideline of land conveyed to Edward Beecher by deed dated April 1, 1982, and recorded in said Registry of Deeds in Book 4940, Page 252, and by deed to said Beecher recorded in Book 7328, Page 272, said Beecher land now being designated at Lot 6B of South Portland Assessor's Map 59; thence northeasterly by the southeasterly sideline of said Lot 6B and the extension thereof, parallel to the northwesterly sideline of Highland Avenue, to the southwesterly sideline of a City of South Portland right of way; thence southeasterly by said right of way two hundred eighteen (218) feet, to a point on the northwesterly sideline of Highland Avenue; thence southwesterly by said northwesterly sideline of Highland Avenue to the point of beginning.

Being the same premises conveyed to Grantor by deed of Robert W. Fickett, Jr. dated March 6, 1987, and recorded in the Cumberland County Registry of Deeds in Book 7699, Page 305.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Veronica L. Goss
Signature of Witness

Veronica L. Goss
Print name of Witness

Signature of Witness

Print name of Witness

Donna L. Williams
Signature of First Party

Donna L. Williams
Print name of First Party

Signature of First Party

Print name of First Party

State of Maine
County of Sagadahoc
On 1/10/03 before me,

appeared Donna L. Williams
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

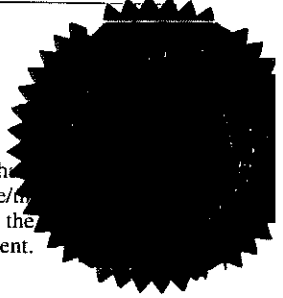
Sandy J. Mauro
Signature of Notary

Sandy J. Mauro
SANDY J. MAURO
Notary Public, Maine
My Commission Expires April 1, 2003

Affiant Known Produced ID
Type of ID Drivers License

State of _____
County of _____
On _____ before me,
appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.



Signature of Notary

Affiant Known Produced ID
Type of ID _____
(Seal)

Sandy J. Mauro
Signature of Preparer

Sandy J. Mauro
Print Name of Preparer

Lewiston Rd., Rte.196, Topsham, ME 04086
Address of Preparer