

# SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: 107 Mt W Roadfield, ME

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? \_\_\_\_\_  
 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. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):**  
 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: \_\_\_\_\_  
 What is your source of information: \_\_\_\_\_
- Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?  Yes  No  Unknown  
 IF YES: Explain: \_\_\_\_\_  
 What is your source of information: \_\_\_\_\_
- 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: \_\_\_\_\_  
 What is your source of information: \_\_\_\_\_
- 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: \_\_\_\_\_
- 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: \_\_\_\_\_  
 Additional Information: \_\_\_\_\_

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

[Signature] SELLER 8/24/11 DATE

SELLER DATE

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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Sprague and Curtis Real Estate 75 Western Avenue, Augusta ME 04330

Phone: (207) 623-1123

Fax: (207) 623-2071

Sprague & Curtis Real Estate



New.zfx

I, RUDOLPH A. PORAY, of Readfield, County of Kennebec, State of Maine, for consideration paid, grant to KENTS HILL ORCHARDS, INC., a Maine corporation duly organized and existing by law with a place of business at Readfield, County of Kennebec, State of Maine, with warranty covenants, the land situated in Readfield, County and State aforesaid, bounded and described as follows:

Certain lots or parcels of land with the buildings thereon situated in Readfield, County of Kennebec, State of Maine, bounded and described as follows:

Parcel No. 1. Beginning at an iron pin set on the Northerly line of highway Route 17 and forming the Southeast corner of said lot, also being the Southwest corner of the Maxim lot, so called, thence Northerly ninety-nine (99) feet to an iron pin at the Northwest corner of the Maxim lot; thence Easterly at about a right angle a distance of seventy (70) feet to an iron pin at the Northeast corner of the Maxim lot; thence Northerly at about a right angle a distance of two hundred eighty and five tenths (280.5) feet to an iron pin at the Northwest corner of the Maine Wesleyan Seminary lot formerly of A. F. Chase; thence Easterly at a right angle a distance of ninety-nine (99) feet to an iron pin in the East line of lot number two hundred five and forming the Northeast corner of the Maine Wesleyan Seminary lot; thence Northerly along the Easterly line of lot number two hundred five, crossing highway Route 41 and the discontinued Pond Road, so called, to the intersection of two stone walls running approximately East-West and North-South forming the Northeast corner of lot now or formerly of Luther S. Russell and Pauline H. Russell thence Westerly one thousand eight hundred sixty-seven (1,867) feet by the land of Merle and Marion Goucher, across Route 41, by land of Theresa Cheitman to a stone monument located on the Westerly line of lot two hundred five; thence continuing eight hundred forty-two (842) feet by land now or formerly of Nawoc Woolen Co. to a monument in the East line of land owned by Maine Wesleyan Seminary and College at the Northwest corner of lot now or formerly of said Russells; thence Southerly along the East line of said Seminary lot a distance of two thousand fifty-four (2,054) feet to a cement post at the Southeast corner of said Seminary lot; thence Westerly eight hundred forty-eight and five tenths (848.5) feet to a cement post in the West line of lot number two hundred six; thence Southerly two thousand eight hundred forty-six (2,846) feet along the West line of lot number two hundred six marked at the Southerly end by a stone wall extending to highway Route 17; thence Easterly along the highway a distance of four hundred six and eight tenths (406.8) feet to an iron pin; thence Northerly three hundred thirty (330) feet to an iron pin; thence Easterly at a right angle four hundred sixty-two (462) feet to the Northeast corner of the lot formerly of H. P. Trefethen; thence Northerly along the West line of John D. B. Clark and Gloria L. Clark approximately one thousand six hundred eighty (1,680) feet, more or less, to the Northwest corner of the Clark lot; thence Easterly along the North line of the Clark lot; thence Southerly

along the former East line of the Clark lot and the East line of Bamford lot, the line being a part of the West line of Lot number 205 extending to highway Route 17 a distance of two thousand ten (2,010) feet, more or less; thence Easterly along the said highway a distance of one thousand six hundred forty-one (1,641) feet to the point of beginning, containing three hundred sixteen (316) acres more or less.

Parcel No. 2. Also a certain parcel of land beginning at a stone post, said post forming the former Northeasterly corner of land of said John D. B. Clark and Gloria L. Clark; thence running Southerly along the East line formerly of said Clark, said line also being a part of the West line of lot number two hundred five (205), a distance of one hundred (100) rods to an iron post; thence Westerly at right angles a distance of four (4) rods to a cement post; thence Northerly at right angles a distance of one hundred (100) rods to another cement post in the Northerly line of land of said Clark; thence Easterly a distance of four (4) rods to the stone post at the place of beginning. Containing two and one half (2 1/2) acres.

Parcel No. 3. Also a certain parcel of land beginning at an iron stake at the Northeast corner of land formerly owned by Albin C. Russell, and deeded to him by William C. Strong, now owned by Jesse Bishop; thence Westerly along the North line of said Bishop lot and the lots of Leon V. Walker, Jr. and Maine Wesleyan Seminary and College to an iron stake which was formerly on the East line of the Luther Sampson farm; thence Northerly on the East line of the Luther Sampson farm about fifty-three (53) rods to the Mount Vernon Road Route 41; thence Southerly along the line of the road to an iron stake at the point of intersection of the Mount Vernon Road and a line running at right angles to the East line of the Luther Sampson farm at a point twenty-seven (27) rods North of the North line of the Maine Wesleyan Seminary lot; thence Westerly along the last mentioned line to an iron stake at the point where this line is intersected by the continuation of the division line between the Jesse Bishop and the Leon Walker lots, (this point is the Northwest corner of the Laura Stroh, now Irma Clark lot); thence Southerly twenty-five (25) rods to an iron stake at the Southwest corner of the Irma Clark lot; thence Easterly at right angles four and seven fiftieths (4 7/50) rods to an iron stake; thence Southerly at right angles two (2) rods to the point of beginning, containing three (3) acres one hundred five (105) square rods, more or less.

EXCEPTING AND RESERVING however from the above a certain lot with buildings thereon and described as follows: Commencing at an iron pin set on the Northerly line of highway Route 17 forty (40) feet Westerly of the Southeast corner of the first parcel herein described; thence Northerly in a line running parallel to the West line of the Maxim lot, so-called, a distance of two hundred twenty (220) feet, more or less, to an iron pin, forming the Northeast corner of said lot; thence running Westerly at approximately a right angle and parallel to the highway a distance of four (400) hundred feet to an iron pin; thence running Southerly at approximately a right angle and parallel to the East line a distance of two hundred twenty (220) feet to an iron pin in the North

line of highway Route 17; thence Easterly along said highway a distance of four hundred (400) feet, more or less, to the point of the beginning, containing two and two tenths (2.2) acres, more or less.

This subdivision was approved by the Selectmen of the Town of Readfield, July 6, 1965.

All of the above described premises are the same described in a certain deed from Luther S. Russell and Pauline H. Russell to Rudolph A. Poray dated July 9, 1965, recorded in the Kennebec County Registry of Deeds, Book 1385, Page 119.

Parcel No. 4. A certain lot or parcel of land together with the buildings thereon situated in said Readfield (Kents Hill) in said County of Kennebec and State of Maine and bounded and described as follows, viz: Beginning at the North line of the road leading from Kents Hill to Fayette at the Southwest corner of land of John Clark, formerly of True Taylor; thence running Northerly on the West line of land of said Taylor, now of John Clark, a distance of twenty (20) rods to an iron post; thence running Westerly at right angles to the former line a distance of twenty-eight (28) rods to another iron post; thence running Southerly at right angles to the last line, to the North line of said road; thence running Easterly along the North line of said road to the point of beginning, and containing three and one-half (3 1/2) acres.

Being the same premises conveyed by George W. Smith to Rudolph A. Poray by deed dated September 2, 1969, recorded in the Kennebec County Registry of Deeds, Book 1503, Page 304.

Parcel No. 5. A certain lot or parcel of land situated in Readfield (Kents Hill) on the North side of Highway Route 17 leading from Readfield Corner over Kents Hill to Fayette and bounded and described as follows, viz: Beginning at an iron pin located on the Easterly line of land of John D. B. Clark and Gloria L. Clark, and the Westerly line of land previously conveyed to Luther S. Russell and Pauline M. Russell January 10, 1959 and recorded in Kennebec County Registry of Deeds in Book 1140 at Page 156, said iron pin located five hundred sixty (560) feet, more or less, from the center of Highway Route 17 leading between Fayette and Kents Hill; thence Westerly a distance of eight hundred and twenty-five (825) feet, more or less, to an iron pin in the Westerly line of said Clarks, this pin being located five hundred and sixty (560) feet, more or less, from the center of said Route 17 leading from Fayette to Kents Hill; thence Northerly along the Westerly line of said Clarks to the Northwest corner of said lot; thence Easterly along the Northern line of said Clarks to the Northeast corner of said lot; thence Southerly along the Easterly line of said Clarks to the point of beginning; containing approximately twenty-four (24) acres, more or less.

Being the same premises conveyed to Rudolph A. Poray by John D. B. Clark and Gloria L. Clark by deed dated September 16, 1969, recorded in Kennebec County Registry of Deeds, Book 1504, Page 43.

EXCEPTING AND RESERVING from the above described premises the following conveyances:

First Exception: A certain easement to Central Maine Power Company conveyed by deed dated December 28, 1966, recorded in Kennebec County Registry of Deeds, Book 1438, Page 706.

Second Exception: A certain house lot conveyed to Gary D. and Gene L. Potter by deed dated August 20, 1971, recorded in said registry, Book 1564, Page 561.

Third Exception: A certain house lot conveyed to W. E. Davies and Maybelle F. Davies dated January 4, 1972, and recorded in said registry, Book 1571, Page 746.

Fourth Exception: A certain easement granted to William E. Davies and Maybelle F. Davies dated February 29, 1972, recorded in said registry, Book 1575, Page 378.

Fifth Exception: A certain lot or parcel of land conveyed to C. P. Boynton, Inc. by deed dated November 15, 1972, recorded in said registry, Book 1603, Page 535.

Reference is hereby made to the foregoing deeds and the records thereof for a more complete description of the premises hereby excepted and reserved which deeds are incorporated in this present deed by reference.

The premises hereby conveyed are subject to three certain mortgages which the grantee assumes and agrees to pay:

First Mortgage: From this grantor to Bank of Maine N. A. dated July 16, 1970 recorded in Kennebec County Registry of Deeds, Book 1525, Page 313.

Second Mortgage: From this grantor to Livermore Falls Trust Company dated October 2, 1969, recorded in said registry, Book 1506, Page 209.

Third Mortgage: From this grantor to Livermore Falls Trust Company dated July 16, 1970, recorded in said registry, Book 1525, Page 316.

This conveyance is made to effectuate an oral agreement of January 19, 1972, whereby this grantor agreed to convey the above described premises to this grantee. This grantee has treated the premises as its own since that date.

GLADYS E. PORAY, wife of said grantor, joins as grantor and releases all rights by descent and all other rights.

WITNESS our hands and seals this thirtieth day of December 1974.

*Herbert J. Fales*  
\_\_\_\_\_  
*Herbert J. Fales*  
\_\_\_\_\_

*Rudolph A. Poray*  
\_\_\_\_\_  
RUDOLPH A. PORAY  
*Gladys E. Poray*  
\_\_\_\_\_  
GLADYS E. PORAY

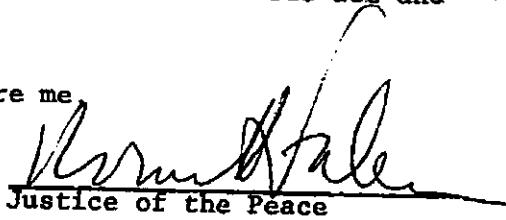
STATE OF MAINE

ANDROSCOGGIN, SS.

DECEMBER 30, 1974

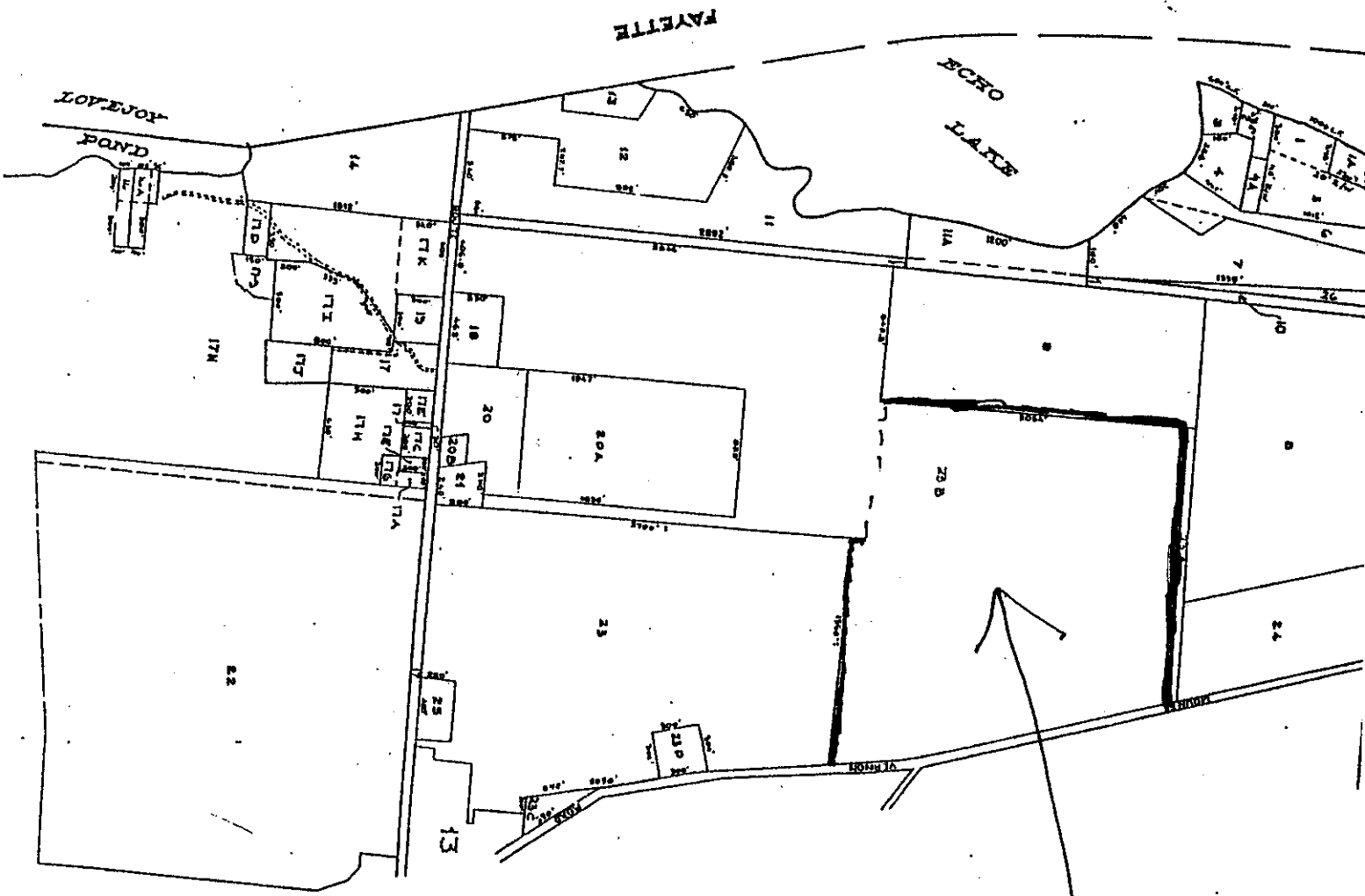
Then personally appeared the above named RUDOLPH A. PORAY and acknowledged the foregoing instrument to be his free act and deed,

Before me



Justice of the Peace

KENNEBEC SS: JAN 22 1975  
RECEIVED 2 H. 15 M. P. M.  
AND RECORDED FROM ORIGINAL



Subject  
Property