

Single Family AGENT SYNOPSIS



MLS#: 960022 Status: Current  
58 Cemetary Road, Wilton, ME 04294

Kickout: No  
List Price: \$ 110,000  
Original Price: \$ 110,000  
List Date: 01/13/10

Directions: On Corner of rt 4 and Cemetary Rd next to Rocky Hill landscaping

Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Style: Farmhouse #Rooms:5 #Bedrooms: 2 #Baths:F = 1 3/4 = 0 1/2 = 0  
Foundation Sz +/-: SqFt Fin. Above Grade+/-: 1,200 SqFt Fin. Below Grade+/-: 0 SqFt Finished Total+/-: 1,200  
Source of Square Footage Seller  
Year Built+/-: 1900 Color: Lot Size (Acr)+/-: 0.230 Road Frontage+/-:  
Surveyed: Yes Seasonal: No Zone: as per town  
Water Body:  
WtrFrt: No Amt Wtr Fmtge+/-: WF Shared+/-: WF Owned+/-:

Interior Information

KT DN LR FR MBR 2BR 3BR 4BR 5BR OT  
Level:  
Size:  
Cathedral Ceil: No Skylight: No Fireplace: 0 Wood Stove: No Wood Stove HU: No  
Appliances:

Remarks

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

Site: Rolling/Sloping Construction: Wood Frame  
Driveway: Gravel Basement Info: Partial  
Parking: Foundation Mtrls:  
Location: Near Shopping, Rural Exterior: Wood Siding  
Uses: Residential, Commercial Roof: Shingle  
Restrictions: Heat System: Direct Vent Heater  
Rec. Water: Heat Fuel: Oil  
Roads: Public, Paved Water Heater: Electric  
Transportation: Cooling: No Cooling Equipment:  
Electric: Circuil Breakers Floors: Vinyl, Wood  
Gas: No Gas Veh. Storage: No Vehicle Storage  
Sewer: Private, Public at Street Amenities:  
Water: Public Access. Amenities:

Tax/Deed/Community Information

Book/Page/Partial: 2958/148/No Map/Block/Lot: 34/90,141 Tax Amount/Yr: \$ 1,650 / (2009)  
Tax Reduction: School: RSU 9

Off Market Information

DOM: 8 Expiration Date: 07/13/10

Listing Contact Information

List Office: Harris Real Estate 2084 Office: 207-779-9000  
List Agent: Adrian Harris 009552 Email: [adrianharris@harrisrealestate.net](mailto:adrianharris@harrisrealestate.net) LAgt Ph:  
CoList Agt: CoL Agt Ph: LAgt Cell:  
CoList Email: CoL Cell:  
Show Intr: Call Listing Broker, Notice Required SAF/BAF/TBF: 3.50% / 3.500%  
Virtual Tour:

Internal Rmks /Continge

Information Printed by: Kim Reynolds 009553 KRR

Printed: 01/21/10



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# 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: 58 Cemetery Rd + Rt 2+4 W, Hon, Me

## 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: \_\_\_\_\_

## SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM:  Public  Private  Quasi-Public Both  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: Right of Home OR  Unknown Date of Installation: unk  
Date of Last Servicing: unk Name of Company Servicing Tank: \_\_\_\_\_  
Date Last Pumped: unk 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: Town system never been contacted

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

Is System located in a Coastal Shoreland Zone? .....  Yes  No  Unknown

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PROPERTY LOCATED AT \_\_\_\_\_

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Monitor			
Age of system(s)/source(s)	unk			
Name of company that services system(s)/source(s)	0			
Date of most recent service call	0			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	unk			
Malfunction per system(s)/ source(s) within past 2 years	unk			
Other pertinent information	0			

Buried Oil Supply Line:  Yes  No  Unknown      Sleeved:  Yes  No  
 Chimney(s) Lined:  Yes  No  Unknown      Age: unk      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: \_\_\_\_\_

COMMENTS: Older Home Owner doesn't Live There

**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? \_\_\_\_\_  
 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  
 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  No  
 IF YES, describe: \_\_\_\_\_

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

COMMENTS: Older Home - Vacant

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PROPERTY LOCATED AT \_\_\_\_\_

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: \_\_\_\_\_

What is your source of information: \_\_\_\_\_

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: None

Year Built: unk 1900± What year did Seller purchase property? \_\_\_\_\_

Roof: Year Built - Structure: 1900± Year Shingles Installed: unk.

Moisture or leakage: water in Basement

Comments: \_\_\_\_\_

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

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: Older Home not Been Maintained

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.

Rachel J. Hodson  
SELLER

1/13/2010  
DATE

SELLER

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



**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**

**Purchaser or potential purchaser**

Rachel Jackson Hodsdon 1/13/2010  
Signature Date

\_\_\_\_\_  
Signature Date

Rachel Jackson Hodsdon  
Name printed

\_\_\_\_\_  
Name printed

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Name printed

\_\_\_\_\_  
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).

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(ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.



**QUITCLAIM DEED WITHOUT COVENANT**

**EARLE C. BROWN, JR.**, and **MARIE BROWN**, husband and wife, of Wilton Road, Wilton, ME 04294, for consideration paid, release to **JEFFREY HODSDON** and **RACHEL JACKSON HODSDON**, husband and wife, of 58 Morrison Hill Road, Wilton, ME 04294, a certain lot or parcel of land in Wilton, County of Franklin State of Maine, bounded and described as follows, to wit:-

All and the same premises conveyed by Edna F. Buchanan to Earle C. Brown, Jr., and Marie Brown, by deed dated May 24, 1954, and recorded in the Franklin County Registry of Deeds in Book 332, Page 305.

EXCEPTING AND RESERVING all and the same premises conveyed by Earle C. Brown, Jr., and Marie Brown, to Allen K. Fletcher and Lisa E. Fletcher, by deed dated July 2, 1999, and recorded in said Registry in Book 1857, Page 166.

The premises hereby conveyed are bounded on the east by land formerly owned and occupied by the late Gilbert L. Heald; on the north by Wilson Stream, so-called; on the west by what was formerly the woolen factory lot; and on the south by Routes 2 and 4.

Meaning and intending to convey, and hereby conveying, the same parcel of land that was excepted and reserved from the aforesaid deed at Book 1857, Page 166.

**Witness** our hands and seals this 6<sup>th</sup> day of September, 2007.

Maine Real Estate  
Transfer Tax Paid

To BOTH  
Linda J. Buccocci

Earle C. Brown Jr  
**EARLE C. BROWN, JR.**  
Marie Brown  
**MARIE BROWN**

STATE OF MAINE  
Franklin, ss.

September 6, 2007

Then personally appeared before me the above-named **EARLE C. BROWN, JR.**, and **MARIE BROWN**, and acknowledged the foregoing instrument to be their free act and deed.

SEAL

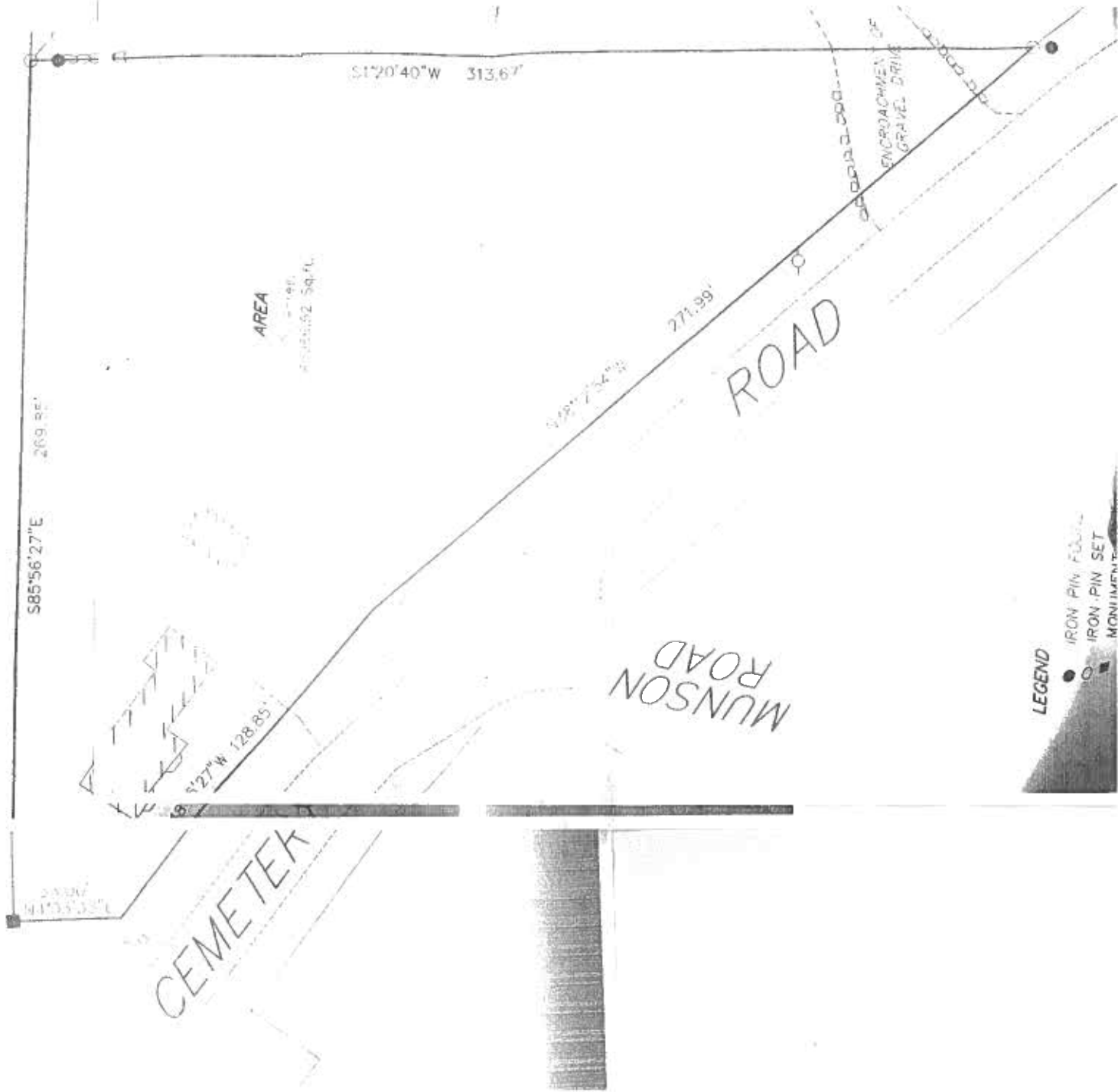
Linda P. Jellison  
Notary Public/Attorney at Law  
Name: **LINDA P. JELLISON**  
Commission Expires: Notary Public, State of Maine  
My Commission Expires May 21, 2013

(seal)

Deed/BrownDeed

FRANKLIN COUNTY  
Susan A. Black  
Register of Deeds

Frank U.  
Yarm



S1°20'40"W 313.67'

S85°56'27"E 269.86'

AREA  
11.11  
10,000.92 Sq. Ft.

S42°17'34"E 271.99'

ENCROACHMENT OF  
GRAVEL DRIVE  
300.00'

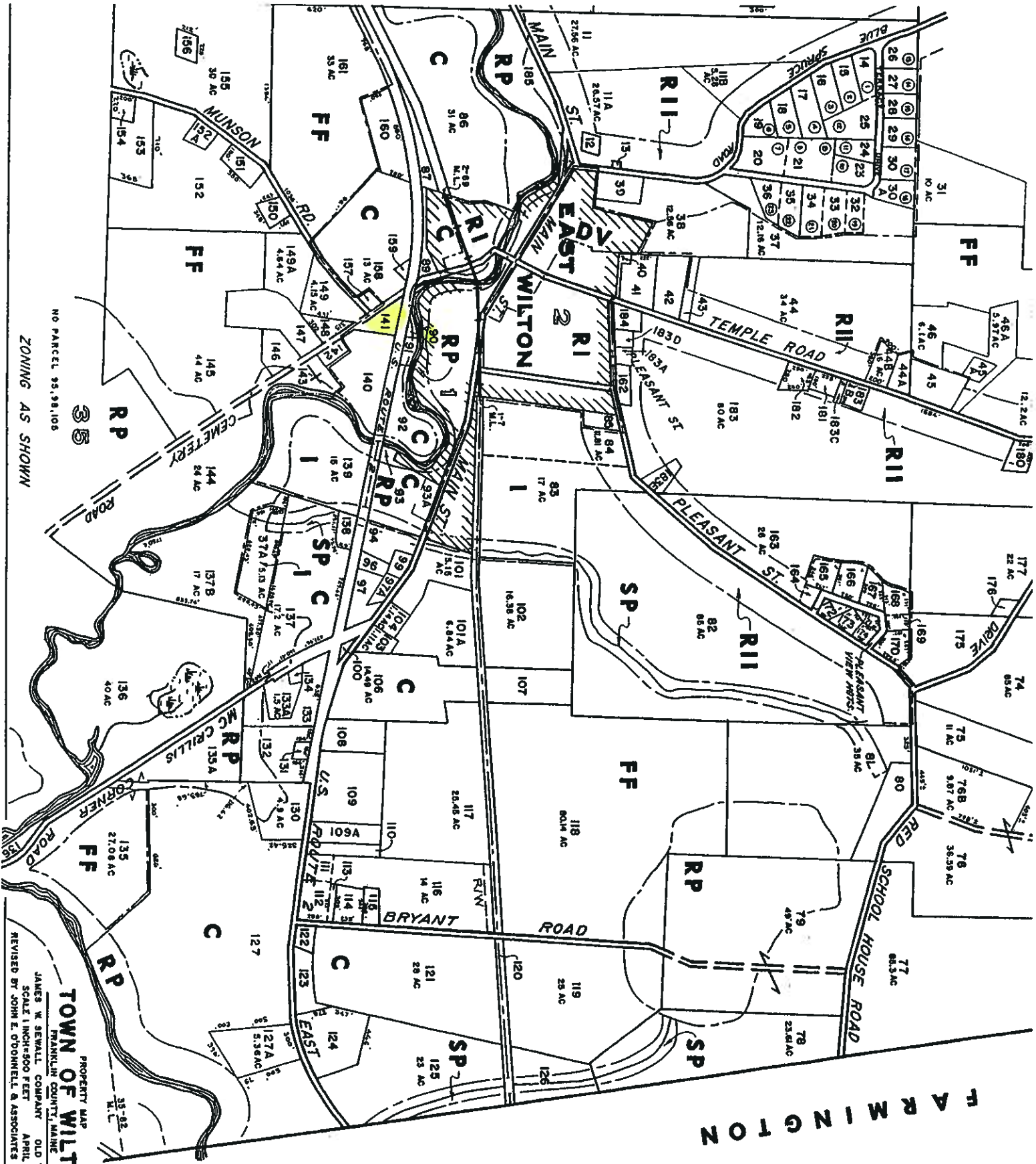
ROAD

MUNSON  
ROAD

CEMETER

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- MONUMENT



NO PARCEL 95,99,105  
ZONING AS SHOWN

PROPERTY MAP  
**TOWN OF WILTON**  
FRANKLIN COUNTY, MAINE  
JAMES W. SEWELL COMPANY OLD TOWN, MAINE  
SCALE 1 INCH=500 FEET APRIL 1953  
REVISED BY JOHN E. O'DONNELL & ASSOCIATES  
AUBURN, MAINE