

Public Synopsis

TBD Canton Road, Livermore, ME 04253

List Number: 1403063

County: Androscoggin

Seasonal: No

List Price:

\$30,000

Status: Active

Directions: Great building location on Rt 108 with views of Brettuns Pond



General Information

Surveyed: **Yes**
 Water Information
 Water Frontage: **No**
 Water Body: **Brettun**
 Water View: **Yes**
 Water Body Type: **Pond**

Lot Size Acres **26.28**
 +/-:
 Source of **Public Records**
 Acreage:
 Zoning: **as per town**

Tax/Deed/Community Information

Book/Page/Deed: **9047,1306/ 341,32**
 Map/Block/Lot: **7 / 9,8A**
 Full Tax **\$678/ 2018**
 Amount/Year:
 Tax ID: **CantonRdLivermoreMaptLot8,9A**

Property Features

Site:	Rolling/Sloping	Roads:	Paved; Public
Driveway:	Gravel	Electric:	Other Electric
Parking:	1 - 4 Spaces	Gas:	No Gas
Location:	Rural	Sewer:	Septic Needed
Recreational Water:	Lake/Fresh Water; Nearby	Water:	Well Needed on Site
		View:	Scenic

Remarks

Remarks:

Listing/Agent/Office Information

Pending Date:

Listing Office: Harris Real Estate 2084

Prepared by Kim Reynolds on Friday, January 25, 2019 2:45 PM.

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SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Rt 108 / Canton Road - Livermore, 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 Unknown

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 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 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 Unknown

Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No

ATTACHMENTS: Back Parcel Not Surveyed Yes No

Additional Information: _____

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

Carol S. Smith 1/25/19 Mary O'Connell 1-25-19
SELLER 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

**Deed of Sale
By Personal Representative**

THAT I, Donna M. Greenleaf of Livermore Falls, Franklin County, State of Maine, Duly Appointed and Acting Personal Representative of the Estate of Shirley F. Rose, deceased, as shown by the probate records in the County of Oxford, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale by the powers conferred by law, and every other power, for consideration paid, grants to Armand R. Turcotte and Mary A. Turcotte both of P.O. 621, Livermore, Androscoggin County, State of Maine, as joint tenants, a certain lot or parcel of land, with the buildings thereon, situated in the Town of Livermore, Androscoggin County, State of Maine, bounded and described as follows:

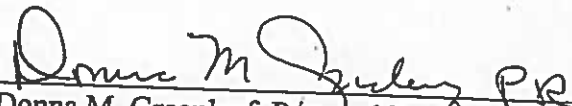
All the real estate as described in and conveyed by the warranty deed of A.L. Martin to Sadie G. Reed (a/k/a Sara G. Reed) dated July 21, 1928, recorded in the Androscoggin County Registry of Deeds in Book 385, Page 139, including improvements thereto and growth thereon, excepting therefrom, however, a certain parcel of land conveyed to the highway department September 11, 1959, recorded in the Androscoggin County Registry of Deeds at Book 812, Page 103.

Reference is made to a deed from Sadie G. Reed to Shirley F. Rose dated November 4, 1977 and recorded in the Androscoggin County Registry of Deeds at Book 1306, Page 32.

This is a deed of sale, not a deed of distribution.

WITNESS my hand and seal this 24th day of September, 2007.

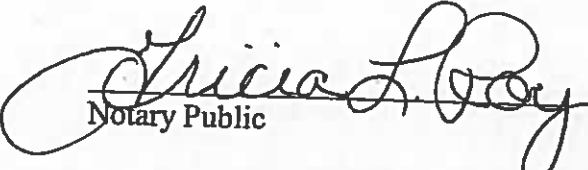
Witness


Donna M. Greenleaf, Personal Representative
for the Estate of Shirley F. Rose

STATE OF MAINE
Androscoggin, ss.

September 24th, 2007

Then personally appeared the above-named Donna M. Greenleaf, Personal Representative for the Estate of Shirley F. Rose in her said capacity and acknowledge the foregoing instrument to be her free act and deed,


Notary Public

KNOW ALL MEN BY THESE PRESENTS

THAT I, Donald P. Chamberlain, Jr., of 3 Schul Str., Neckarzimmern, Germany, 74865, in consideration of Seven Thousand (\$7,000.00) U.S. Dollars the receipt of which I do acknowledge, do give, grant, and convey to Armand and Mary Turcotte of 252 Canton Road, PO Box 621, Livermore, Maine, 04253, County of Androscoggin, his heirs and assigns forever: a certain lot or parcel of land situated in the town of Livermore, County of Androscoggin, State of Maine, and being the piece of Lot 95, as designated upon the original plan of said Town of Livermore and bounded and described as follows, namely, Beginning at a stake and stones on the south line of said lot 95 at the southwest corner land now or formerly owned by S. M. Philips, thence westerly thirty-four (34) rods and twelve (12) feet to the southwest corner of said lot No. 95; thence northerly by the west line of said lot 67 rods to a stake and stones; thence easterly parallel with the south line thirty-four (34) rods and (12) feet to a stake and stones in the northeast corner of land now or formerly owned by A. P. Russell; thence southerly on the west line of said Russell land and parallel with the west line of said lot No. 95, sixty-seven (67) rods to the first mentioned bound.

See Registry of Deeds, Auburn, Maine Book 5644, Page 38. Dated 9/26/2003.

WITNESS: [Signature] DATE: 11/28/2014

GRANTOR: [Signature] DATE: 11/28/2014
Donald Chamberlain

STATE OF MAINE

ANDROSCOGGIN, SS

DATE: 11/28/2014

Personally appeared, before me, Donald P. Chamberlain, Jr., and acknowledged the foregoing instrument to be his free act and deed.

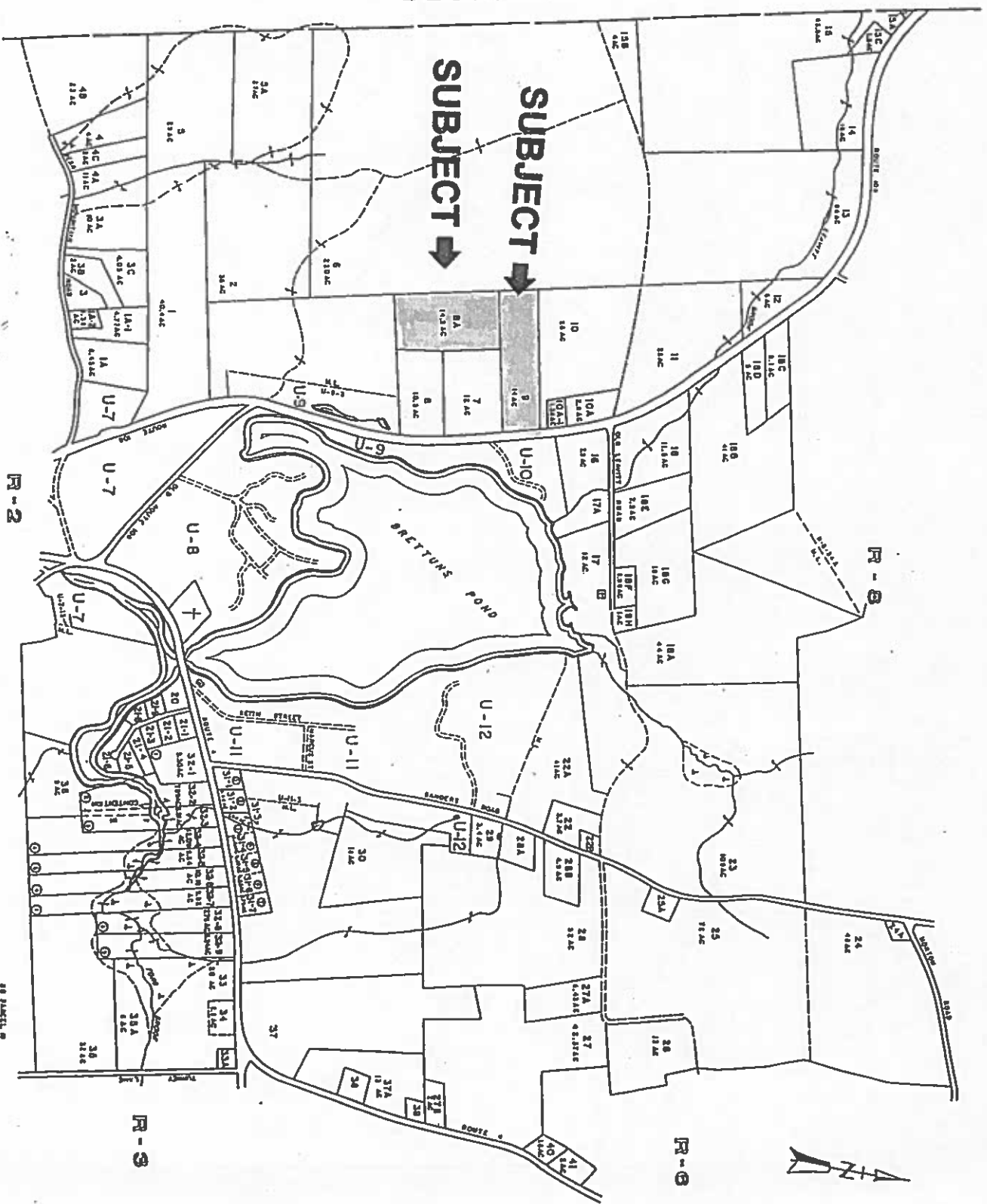
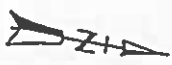
[Signature]
Notary Public, Maine
Diane Clainmont

COMMISSION
EXPIRES ON
JULY 27, 2018

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

SEAL

WIRING INCOME TAX PAID



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41

SUBJECT →
SUBJECT →

PREPARED BY PHOTOGRAMMETRIC METHOD BY
JOHN L. DOWNELL & ASSOCIATES
AUBURN, MAINE
1977

LEGEND
WOODS
WATER
ROAD
RAILROAD
UTILITY
SETBACK

PROPERTY MAP
LIVERMORE
MAINE

SCALE IN FEET
0 500 1000

R-7