

Public Client Synopsis Report

TBD 2 Route E, Wilton, ME 04294

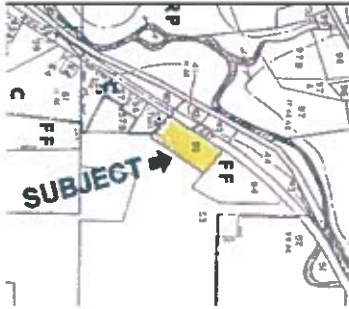
List Number: 1436275

Status: Active

Neighborhood Association: na  
County: Franklin  
Property Type: Land

Seasonal: No

List Price: \$16,000



General Information

Surveyed: No  
Road Frontage +/-: 750  
Mobile Homes Allowed: Yes

Water Information

Water Frontage: No

Lot Size Acres +/-: 3.66  
Source of Acreage: Public Records  
Zoning: as per town

Tax/Deed/Community Information

Book/Page/Deed: 3145/ 120/ All  
Map/Block/Lot: 28/ / 55  
Full Tax Amount/Year: \$770/ 2018  
Tax ID: RT2EWilton04294Map28Lot55  
School District: RSU 09

Interior Information

Property Features

Site: Rolling/Sloping; Wooded  
Driveway: No Driveway  
Parking: No Parking  
Location: Near Town; Rural

Roads:  
Electric:  
Gas:  
Sewer:  
Water:  
Paved; Public  
Other Electric  
No Gas  
None  
None

Remarks

Remarks: 3.66 acres on Rt 2 E in Wilton, Commercial potential on a busy highway in western Maine.

Listing/Agent/Office Information

Pending Date:  
Listing Office: Harris Real Estate 2084

Prepared by Kim Reynolds on Tuesday, October 15, 2019 10:57 AM.

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PROPERTY LOCATED AT: Pt 2, Wilton, Me

**PROPERTY DISCLOSURE – LAND ONLY**

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 Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A OR UNKNOWN IF NEEDED.**

**SECTION I – HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - 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 longer in use, how long have they been out of service? \_\_\_\_\_

If tanks are no longer in use, have tanks been abandoned according to DEP?.....  Yes  No  Unknown

Are tanks registered with DEP?.....  Yes  No  Unknown

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

What materials are, or were, stored in the tank(s): \_\_\_\_\_

Have you experienced any problems such as leakage: .....  Yes  No  Unknown

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

Source of information: \_\_\_\_\_

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL:.....  Yes  No  Unknown

RADIOACTIVE MATERIAL:.....  Yes  No  Unknown

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

Source of information: \_\_\_\_\_

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

Seller Initials \_\_\_\_\_

Buyer Initials \_\_\_\_\_

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

**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 ways, trails, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Source of information: \_\_\_\_\_

Are there any abandoned or discontinued town ways, any public easements or any private roads located on the property or abutting the property?.....  Yes  No  Unknown

If Yes, describe: \_\_\_\_\_

If Yes, who is responsible for maintenance (including road association, if any): \_\_\_\_\_

U.S. R+ #2

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?.....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Source of information: \_\_\_\_\_

Is the property the result of a division within the last 5 years (i.e. subdivision)?  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Source of information: \_\_\_\_\_

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront?.....  Yes  No  Unknown

Unknown

If Yes, explain: \_\_\_\_\_

Is a Forest Management and Harvest Plan available?.....  Yes  No  Unknown

Has all or a portion of the property been surveyed?.....  Yes  No  Unknown

If Yes, is the survey available?.....  Yes  No  Unknown

Has the property ever been soil tested?.....  Yes  No  Unknown

If Yes, are the results available.....  Yes  No  Unknown

Are mobile/manufactured homes allowed.....  Yes  No  Unknown

Are modular homes allowed?.....  Yes  No  Unknown

Source of information: \_\_\_\_\_

Additional Information: \_\_\_\_\_

Seller Initials \_\_\_\_\_ Page 2 of 3 Buyer Initials \_\_\_\_\_

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

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:.....  Yes  No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

\_\_\_\_\_  
SELLER DATE SELLER DATE

\_\_\_\_\_  
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

\_\_\_\_\_  
BUYER DATE BUYER DATE



WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, IRVIN LEE CIRKS as Trustee U/D/T dated November 24, 1999 F/B/O Irvin Lee Cirks Revocable Trust of 2615 Shoreline Avenue, Panama City, Florida 32405, for consideration paid, to hereby grant to ALMA JEANNE BYRNS of 2615 Shoreline Avenue, Panama City, Florida 32405, with warranty covenants, land in Wilton, Franklin County, State of Maine, described as follows, to wit:-

Beginning at a point on the easterly side of Highway #2 and #4 in Wilton, one thousand (1,000') feet southerly of the land formerly of Ruth Chaney Gifford, this point is also the southerly corner of the road frontage formerly of Merton A. Parker; thence southerly along the easterly edge of said highway seven hundred fifty (750') feet to the land formerly of Watt G. Gillepsie; thence easterly along Gillepsie land three hundred (300') feet to the land of Merton A. Parker; thence northerly on the land of Merton A. Parker keeping three hundred (300') feet easterly of the easterly bound of Route #2 and #4, seven hundred fifty (750') feet; thence westerly three hundred (300') feet along the land formerly of Merton A. Parker to the first mentioned bound. Meaning and intending to convey a parcel seven hundred fifty (750') feet road frontage on Highway #2 and #4 and three hundred (300') feet deep.

These are the same premises conveyed to Irvin L. Cirks and Sonya L. Cirks by warranty deed of Ray E. Kennedy, Sr. and Madelene A. Kennedy dated December 1, 1972 recorded at Book 452, Page 232, Franklin County Registry of Deeds.

These premises were conveyed by Irvin L. Cirks and Sonya L. Cirks to Irvin Lee Cirks as Trustee U/D/T dated December 24, 1989 F/B/O Irvin Lee Cirks Revocable Trust as PART AND PART only of the deed of June 21, 2000 at Book 1936, Page 264, these premises being "Parcel 8 - Wilton" as set forth in said June 21, 2000 deed.

These premises are also generally identified in the current Wilton Tax Map as Tax Map 28, Lot 55.

Book and Page references are Franklin County Registry of Deeds.

Tax Map and Lot reference is only for general identification purposes and not for boundary purposes.

Witness my hand and seal this 19 day of May, A.D., 2009.

Irvin Lee Cirks Trustee  
Irvin Lee Cirks as Trustee Aforesaid

State of Maine  
Franklin SS

May 19, 2009

Personally appeared the above-named Irvin Lee Cirks and acknowledged the foregoing to be his free act and deed before me,



Charlotte Eubank  
Notary Public  
Name: CHARLOTTE EUBANK  
Comm. Expires:

ca-c:\msoffice\winword\deeds.cirks.irvin byrns.wd

FRANKLIN COUNTY  
Susan O. Black  
Register of Deeds

*Russ Mills*

Maine Real Estate  
Transfer Tax Not Necessary

