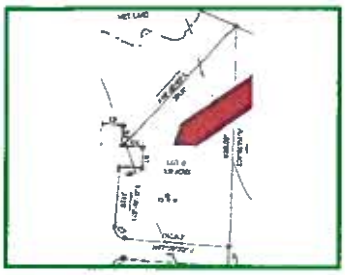
Land - PUBLIC SYNOPSIS



MLS#: 906328 **Status:** Current Kickout: No
LOT 8 Woodland Heights/True Hill Strong, ME 04983 **List Price:** $ 21,500

Directions: Left onto W.Freeman Rd. take 1st Right onto True hill -subdivision is on your right

Dockominium: N
Neigh'd/Assoc: Association to be made by new owners **Assoc. Fee /Mo:**

General/Land Information

Lot Size (Acr)+/-:	2.180	**Road Frontage+/-:**	388	**Surveyed/Seasonal:**	Yes/No
Flood Zone:	No	**Water Body:**		**Zoning:**	residential
Amt Wtr Frntge+/-:		**WF Owned/Shared+/-:**	/	**WtrFrt:**	No

Remarks

Part of True Hill Subdivision also known as Woodland Heights. This lot has frontage on the Woodland Heights Rd which is to be maintained by collective land owners. Great spot to build!

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

Site: Rolling/Sloping
Driveway: No Driveway
Parking:
Location: Rural, Subdivision
Uses: Residential, Recreational
Restrictions: Other Restrictions
Rec. Water:
Roads: Association, Dead End, Gravel/Dirt Road
Transportation:
Electric: At Street
Gas: No Gas
Sewer: Septic Needed On Site
Water: Well Needed On Site

Tax/Deed/Community Information

Book/Page/Partial:	2161/308/Yes	**Map/Block/Lot:**	R2/19-8	**Tax Amount/Yr:**	$ 211 / (2007)
Tax Reduction:		**School:**	SAD 58		

Off Market Information

Information Provided by: Sarah Ryan 013994

Office: Harris Real Estate 2084 **Office:** 207-779-9000
Agent Phone: 207-779-9000 **Agent Cell:** 207-240-2093
Email: sarahryan@harrisrealestate.net **Virtual Tour:**

LAini: **List Office:** Harris Real Estate

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: True Hill Strong, 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: Easement Lot #4 access to cemetery, see attached, restrictions on deed
What is your source of information: survey, deed
Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? ☒ Yes ☒ No ☐ Unknown
IF YES: Explain: possibly on lot 9 - some wetlands
What is your source of information: Survey
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: Subdivision done in 2006
What is your source of information: Deed
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: . . . . . ☐ Yes ☒ No
Additional Information: Driveway Entrance if lot 9 must be located not more than 25' northerly of the NE corner of lot 10

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

Seyn Walker (POA) 7/31/08
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

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Harris Real Estate P.O. Box 329, Farmington ME 04938
Phone: (207) 779-9000 Fax: (207) 779-9002 Harris Real Estate

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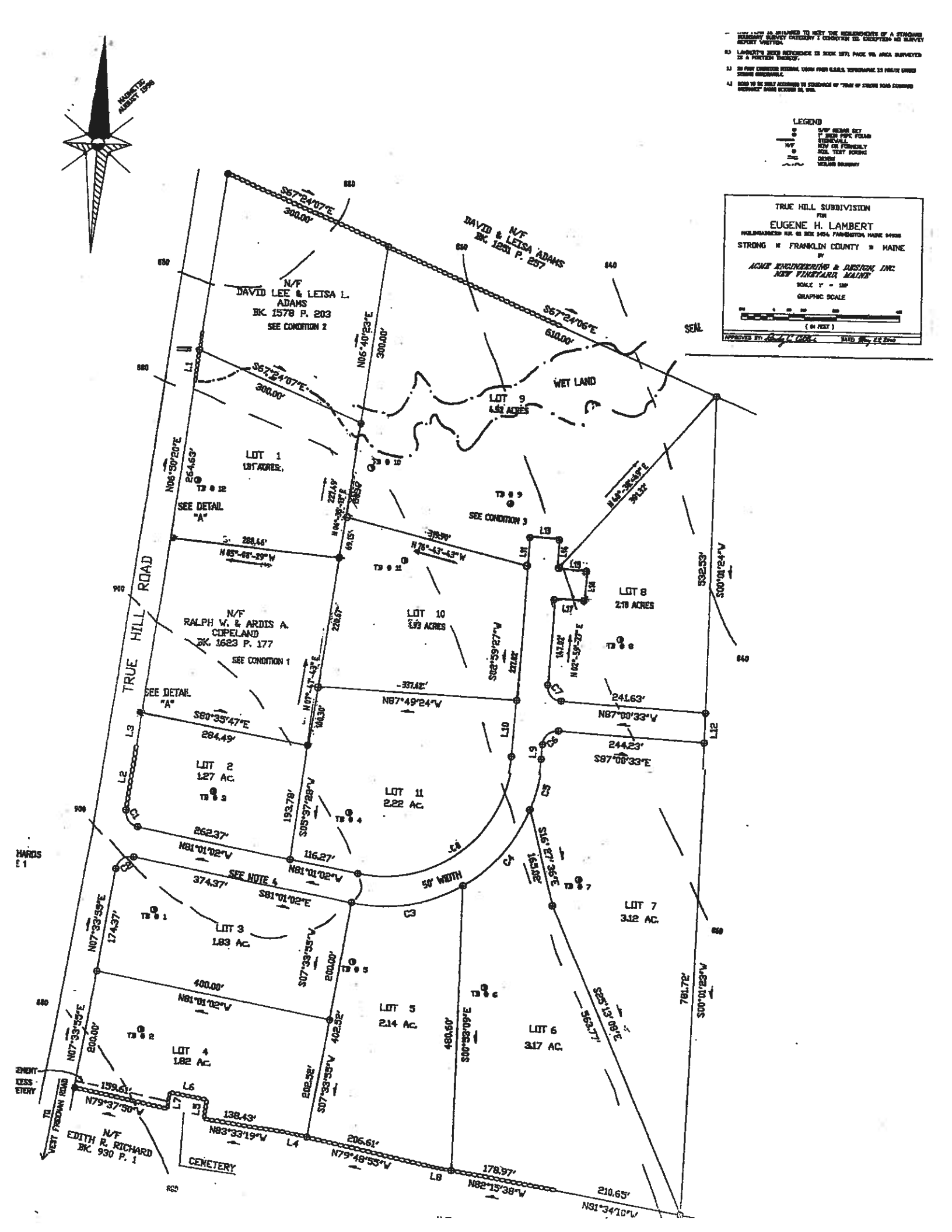

LEGEND
TRUE HILL SUBDIVISION
FOR
EUGENE H. LAMBERT
STRONG ■ FRANKLIN COUNTY ■ MAINE
BY
ACME ENGINEERING & DESIGN, INC.
NEW VINEYARD, MAINE
GRAPHIC SCALE
(IN FEET)
MAGNETIC AUGUST 1998
N/F
DAVID & LEISA ADAMS
BK. 1251 P. 257
N/F
DAVID LEE & LEISA L. ADAMS
BK. 1578 P. 203
SEE CONDITION 2
N/F
RALPH W. & ARDIS A. COPELAND
BK. 1623 P. 177
SEE CONDITION 1
N/F
EDITH R. RICHARD
BK. 930 P. 1
TRUE HILL ROAD
WEST FREEMAN ROAD
CEMETERY
WET LAND
SEAL
LOT 1
1.81 ACRES
LOT 2
1.27 Ac.
LOT 3
1.83 Ac.
LOT 4
1.82 Ac.
LOT 5
2.14 Ac.
LOT 6
3.17 AC.
LOT 7
3.12 AC.
LOT 8
2.18 ACRES
LOT 9
4.52 ACRES
LOT 10
1.93 ACRES
LOT 11
2.22 Ac.
SEE DETAIL "A"
SEE CONDITION 3
SEE NOTE 4
50' WIDTH
S67°24'07"E
300.00'
S67°24'06"E
610.00'
N06°40'23"E
300.00'
N06°50'20"E
264.63'
N85°-08'-29"W
288.46'
N76°-43'-43"W
319.90'
N87°49'24"W
337.42'
S80°35'47"E
284.49'
N87°00'33"W
241.63'
S87°00'33"E
244.23'
S00°01'24"W
532.53'
S05°37'28"W
193.78'
N81°01'02"W
262.37'
N81°01'02"W
116.27'
S81°01'02"E
374.37'
N07°33'55"E
174.37'
S07°33'55"W
200.00'
N81°01'02"W
400.00'
N07°33'55"E
200.00'
S07°33'55"W
402.52'
S00°53'09"E
480.60'
S16°27'36"E
165.02'
S25°13'08"E
563.77'
S00°01'23"W
781.72'
N79°37'50"W
159.61'
N83°33'19"W
138.43'
N79°48'55"W
206.61'
N82°15'38"W
178.97'
N81°34'10"W
210.65'

Maine Real Estate Transfer Tax Paid

If this is a deed to either Lot 2, 5, 6, 7, 8, 9, 10, or 11 then the owner of this lot shall be deemed to own from the edge of the lot line to the center of the private right of way adjoining the respective lot involved, but subject to a right of way easement for all purposes for which roads and ways are commonly used in the State of Maine, including the right to maintain and improve the same and including the right to install and maintain utilities, all for the benefit of other lots serviced by the private right of way involved. The grantees herein, however, by acceptance of this deed do hereby agree to the acceptance of the private right of way or any portion thereof as a town way by the Town of Strong should the way meet municipal standards in effect at the time of the acceptance by the Town.

Except where otherwise indicated all of the lots in the sub-division are conveyed with the benefit of but subject to the following covenants and restrictions which shall run with the land and may be enforced by any lot owner whose lot is subject to these restrictions:-

(1) If this is a deed to either Lot 2, 5, 6, 7, 8, 9, 10, or 11 then the owner of the lot agrees that so long as the right of way remains a private that the Owner will be responsible for his, her, or as the case may be their equitable proportion of the cost of maintenance, repairing and plowing said right of way to the end of said right of way as depicted on the aforesaid plan. Each lot owner shall be separately responsible for the driveway serving said lot owner's individual lot. The Owner's maintenance and repair obligations hereunder shall cease at such time that said right of way shall be taken over by a property owners' association or shall become a public way.

(2) No single wide mobile homes may be installed on any lot within the subdivision.

(3) The residential structure constructed on each lot must be placed on a poured foundation for a full or partial cellar.

(4) No lot depicted on the aforesaid Woodland Heights subdivision plan may be subdivided.

(5) No lot owner shall store or accumulate on any lot within the subdivision any refuse, junk automobiles, junk appliances, or any other tangible personal property of any nature or description not regularly used in the residence situated on said lot.

(6) All home exteriors will be completed within one year from the date the construction is commenced. No permanent building or structure shall be covered on its exterior with tar paper, sheathing paper, or any other temporary wall covering.

(7) No temporary structures will be built or installed on the premises, other than those necessary and used in the course of construction of permanent buildings. No temporary structure may remain on the premises longer than one year from the time construction of the permanent buildings is commences.

(8) All single story dwellings will have a minimum of 950 sq. ft. of livable floor space. Dwellings of more than one story will have a minimum of 1,200 sq. ft. of livable floor space.

(9) Only domesticated household pets may be maintained on lots within the subdivision.

(10) Each of the restrictions set forth above shall be considered to be independent and separate restrictions and in the event that any part of one or more said restrictions is held invalid or unenforceable, all of the remaining restrictions shall nevertheless remain in full force and effect.

The premises conveyed herein are a PART AND PART ONLY of the premises conveyed to the late Eugene H. Lambert and Harry O. Gordon by a deed of December 4, 1995, recorded at Book 1562, Page 264, Franklin County Registry of Deeds, the interest of Harry O. Gordon having been conveyed to said Eugene H. Lambert by a deed of January 12, 1998, recorded at Book 1571, Page 92, Franklin County Registry of Deeds.

These premises are also a PART AND PART ONLY of the premises described in the following instruments which disclose passage of title from the late Eugene H. Lambert to Gladys B. Lambert:

1. Discharge of estate tax lien dated January 27, 2004, recorded at Book 2408, Page 170, Franklin County Registry of Deeds.

2. Deed of Distribution by Personal Representative of estate dated September 9, 2004, recorded at Book 2506, Page 203, Franklin County Registry of Deeds.

3. Order of Franklin County Probate Court dated July 16, 2004, recorded at Book 2480, Page 222, Franklin County Registry of Deeds.