Land - PUBLIC SYNOPSIS

MLS#: 973173 **Status:** Current Kickout: No
Lot FR02 Reed Mills Road, Madrid, ME 04966 **List Price:** $ 79,000

Directions:

Dockominium: N
Neigh'd/Assoc: **Assoc. Fee /Mo:**

General/Land Information

Lot Size (Acr)+/-: 57.000 **Road Frontage+/-:** **Surveyed/Seasonal:** No/No
Water Body: **Zoning:** as per town
Amt Wtr Frntge+/-: **WF Owned/Shared+/-:** / **WtrFrt:** No

Remarks

Enjoy the western Maine area here in Madrid. Close to major ski area of Saddleback and Sugarloaf or enjoy ATVing, snowmobiling and other area activities. Year round road makes this a great spot for a home or camp. Great hunting area too!

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

Site: Rolling/Sloping, Wooded
Driveway: No Driveway
Parking:
Location: Rural
Uses: Recreational, Residential, Development Potential
Restrictions:
Rec. Water:
Roads: Public, Paved
Transportation:
Electric: At Street
Gas: No Gas
Sewer: Septic Needed On Site
Water: Well Needed On Site

Tax/Deed/Community Information

Book/Page/Partial: 2848/293/Yes **Map/Block/Lot:** FR029/PL2/50.3 **Tax Amount/Yr:** $ 297 / (2009)

Tax Reduction: **School:**

Off Market Information

Information Provided by: Kim Reynolds KRR 009553

Office: Harris Real Estate 2084 **Office:** 207-779-9000
Agent Phone: 207-779-9000 **Agent Cell:** 207-462-9005
Email: kimreynolds@harrisrealestate.net **Virtual Tour:**

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

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SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Reeds Mill Road Madrid, 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: owner

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? 52± Ac in Tree Growth ☒ 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: Part of Property has Surveyed

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

Earl Stanley
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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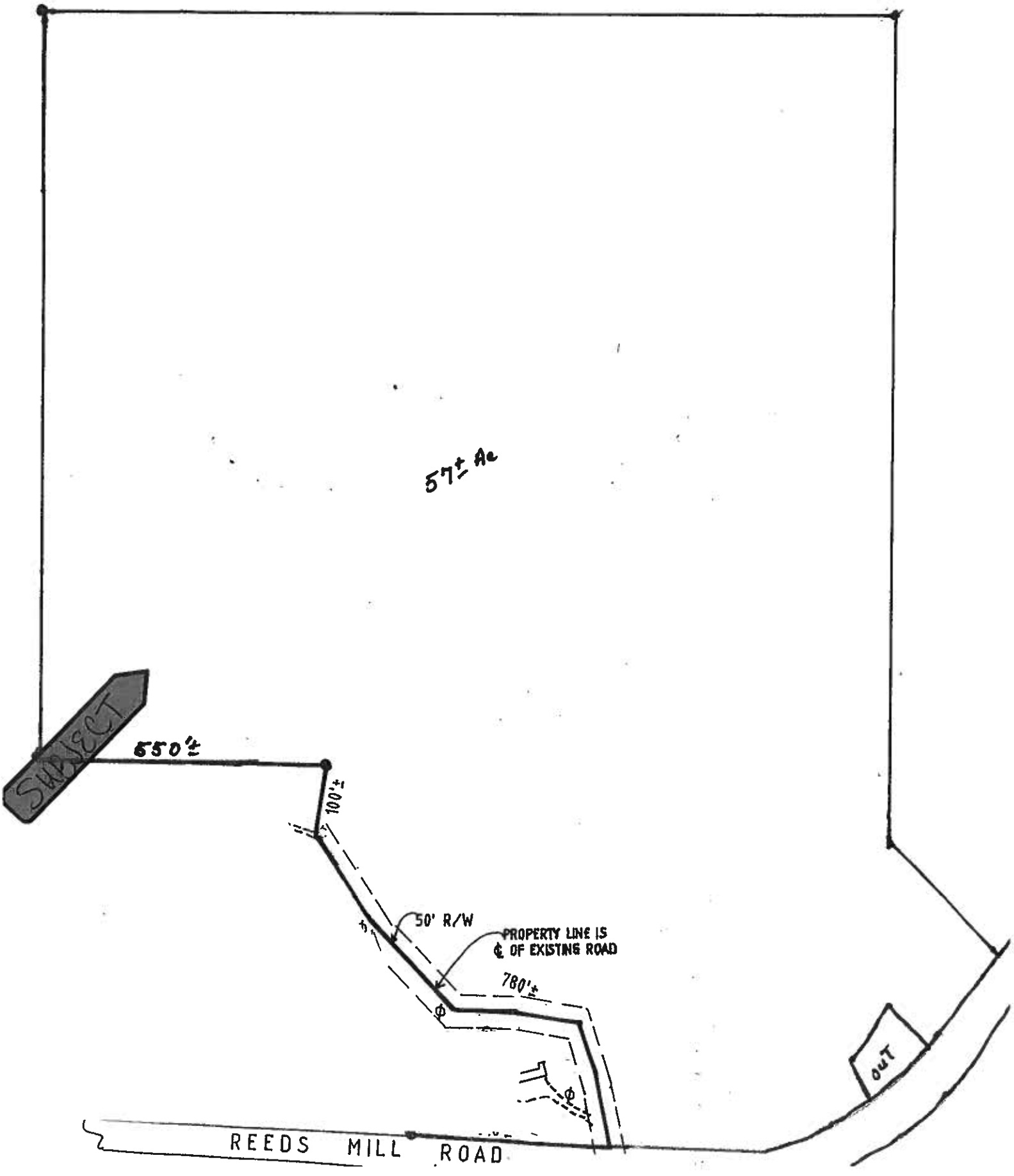
57± Ac
SUBJECT
650'±
100'±
50' R/W
PROPERTY LINE IS
℄ OF EXISTING ROAD
780'±
OUT
REEDS MILL ROAD

Bk 2848 Pg293 #13230
12-15-2006 @ 03:08p

MUTUAL DEED OF PARTITION

WHEREAS, the undersigned **Earl W. Hardy** of P.O. Box 623, Farmington, Maine 04938 and **Linda M. Hardy** of RR 1, Box 683, Phillips, Maine 04966 have acquired two adjoining parcels of land in Madrid Township, Franklin County, State of Maine, the first being acquired by them in deed of September 14, 1999, Book 1877, Page 77, hereinafter "The 1999 Parcel" and the second being acquired by deed of May 12, 2004, recorded at Book 2450, Page 117, sometimes hereinafter "The 2004 Piece;"

AND WHEREAS, the parties have recently been or are about on this date to be divorced;

AND WHEREAS, the parties have reached an amicable and agreeable settlement of how the said Madrid real estate parcels should be divided;

AND WHEREAS, in accomplishing this division the said Linda and Earl Hardy have not had the benefit of a Registered Maine Surveyor's opinion;

AND WHEREAS, they recognize and realize the imperfections and the difficulties that may arise from not having a full-fledged survey of the premises; but

WHEREAS, they are willing, based upon measurements which they themselves have taken, to proceed with this division even though they are relying upon their own skill and expertise in making the measurements on the face of the earth of the common boundary line between them; and

WHEREAS, the parties are also cognizant of the fact that nearly all of the real estate that is the subject of this Deed of Partition is registered under the Tree Growth Tax Law of the State of Maine, 36 MRSA §571 et seq. and that they will need to be very careful and very sure of paying any respective penalties which each of them may incur as a result of this Deed of Partition;

NOW THEREFORE, said Linda M. Hardy does hereby give, grant, bargain, sell and convey to said Earl W. Hardy with quitclaim covenant all of the premises described in said May 12, 2004 deed of Book 2450, Page 117 and in addition all the premises described in said deed of September 14, 1999, Book 1877, Page 77, EXCEPTING, however, to Linda M. Hardy the premises identified as the "Six Acre Piece" along with the mobile home thereon which is further described below;

Said Earl W. Hardy does hereby give, grant, bargain, sell and convey unto Linda M. Hardy with quitclaim covenant said so-called "Six Acre Piece" including the mobile home thereon, said piece being a PART AND PART ONLY of the premises described in the said 1999 deed, the boundaries being hereby described as follows:

Commencing at a point at the northwesterly corner of the land now or formerly of Charles and Patricia Duane on westerly line of land described in said 1999 parcel; thence in a general northerly course along the westerly line of land described in said 1999 parcel three hundred sixty-two (362) feet to an iron stake set in the ground; thence in a general easterly course five hundred fifty (550) feet through the land described in said 1999 parcel to an iron pin set in the ground; thence in a general southerly course one hundred (100) feet, more or less, to the centerline of the common driveway referred to below; thence in a somewhat meandering but general southeasterly course along the centerline of said driveway seven hundred eighty (780) feet to the northerly line of the Reeds Mill Road; thence in a general westerly course along the northerly line of the Reeds Mill Road three hundred eighteen (318) feet, more or less, to the southeasterly corner of land now or formerly of Brian Daniel; thence in a general northerly course along the easterly line of said Daniel land one hundred forty-five (145) feet, more or less, to the northeasterly corner thereof; thence in a general westerly course along the northerly line of said Daniel three hundred sixty-six feet (366) feet to the northwesterly corner thereof; thence in a general westerly course two hundred feet (200) feet to the northeasterly corner of land now or formerly of said Charles and Patricia Duane; thence in a general westerly course along the northerly line of said Charles and Patricia Duane two hundred twenty (220) feet to the point of beginning.

Maine Real Estate
Transfer Tax Not Necessary

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, **PETER A. TYLER** of RR 3, Box 3875, Farmington, Maine 04938, for consideration paid, hereby grant to **EARL W. HARDY** and **LINDA M. HARDY** both of 887 Weeks Mills Road, New Sharon, Maine 04955, **with warranty covenants, as joint tenants,** land in **Madrid**, Franklin County, State of Maine, bounded and described as following to wit:-

A certain lot or parcel of land in Madrid, County of Franklin and State of Maine, bounded and described as follows:

Bounded on the north by land formerly owned by the Heirs of Chester Allen and land formerly of Chester Fairbanks; on the east by land formerly of Evan C. Webber and land now or formerly of Stowell-MacGreggor Corp.; on the south by the highway and on the west by land now or formerly of F.N. Dunham & Son and land now or formerly of Archie Lufkin, being formerly known as the Frank & Will Lufkin place, containing 60 acres, more or less.

Being the premises described in a deed The Inhabitants of the Town of Madrid dated February 28, 1941, recorded in Franklin County Registry of Deeds in Book 283, Page 120.

Excepting and reserving however, the premises described in the following deeds from Roosevelt A. Webber and/or Lillian E. Webber, recorded in said Registry of Deeds:

	Grantee	Date/Deed	Book/Page
a.	Harold L. Kyes, Kenneth Morrison, Robert H. Hardy, Robert A. Brown, Clemont A. Mayo and John J. Reed	12/17/46	291/557
b.	Durwood N. Trask	6/19/52	331/22
c.	Richard B. Innis & Rachell B. Innis	9/28/79	601/133
d.	Melvin D. Reynolds & Beverly G. Reynolds	1/07/85	815/180

Maine Real Estate Transfer Tax Paid

These are the same premises conveyed to Peter A. Tyler by quitclaim deed from Malcolm R. Webber and Joanne R. Webber dated May 12, 1997 recorded at Book 1668, Page 221, Franklin Registry of Deeds, to which reference may be had for source of title.

Witness my hand and seal this 13 day of September, A.D., 1999.

Peter A. Tyler

State of Maine
Franklin, SS.

September 13, 1999

Personally appeared the above-named Peter A. Tyler and acknowledged the foregoing to be his free act and deed before me,

Notary Public
Name:
Comm. Expires:

BRADFORD H. SMITH
NOTARY PUBLIC
My Commission Expires
Dec. 8, 2004

Roan + Smith

FRANKLIN COUNTY
Susan A. Black
Register of Deeds

Also conveyed herein is a right of way and easement running from the centerline of said driveway twenty-five (25) feet northeasterly thereof or into the land being acquired by Earl W. Hardy for all purposes for which private roads and ways are commonly used in the State of Maine including travel and installation and maintenance of utilities.

Likewise, the said Earl W. Hardy EXCEPTS AND RESERVES to himself, his heirs, successors and assigns a right of way and easement twenty-five (25) feet wide running from the centerline of said driveway and then twenty-five (25) feet into or southwesterly of the said centerline onto the land otherwise conveyed to the said Linda M. Hardy for the same purposes, namely all purposes for which private roads and ways are commonly used in the State of Maine including travel and installation and maintenance of utilities.

Parties agree for themselves as well as their heirs, successors and assigns that they will equally divide the cost of upkeep, maintenance and repair of said right of way. Neither paving nor other capital costs which would exceed the amount of $500.00 in one year, however, shall be undertaken without the agreement of owners on both sides of the road. Should there be disagreement pertaining to the foregoing right of way then the parties stipulate that they will use the procedures applicable under 23 MRSA §3101 et seq.

This being a deed in connection with a marital property settlement, it is exempt from the payment of transfer taxes.

Witness our hands and seal this 15th day of December, A.D., 2006.

Earl W. Hardy

Earl W. Hardy

Linda M. Hardy

Linda M. Hardy

State of Maine
Franklin, ss.

December 15, 2006

Personally appeared the above-named Earl W. Hardy and acknowledged the foregoing to be his free act and deed, before me,

Notary Public Linda L. Lisherness
Printed Name: 1/15/2008
Comm. Expires:

State of Maine
Franklin, ss.

December 15, 2006

Personally appeared the above-named Linda M. Hardy and acknowledged the foregoing to be her free act and deed, before me,

Notary Public Linda L. Lisherness
Printed Name: 1/15/2008
Comm. Expires:

Ref: Phillips

ad.msoffice.winword.deeds.Hardy.MutDeedPart

FRANKLIN COUNTY
Susan A. Black
Register of Deeds