

Remaining Land of
MAINE WOODS AND WATERS, LLC
Book 5714, Page 265
5/13/2021
Tax Map R3, P/O Lot 17
5.46 Acres

The Line $N 09^{\circ}15'52'' E$
526.20'
526'± Along Road

$N 90^{\circ}00'00'' E$
500.87'

$N 06^{\circ}08'41'' E$
122.47'

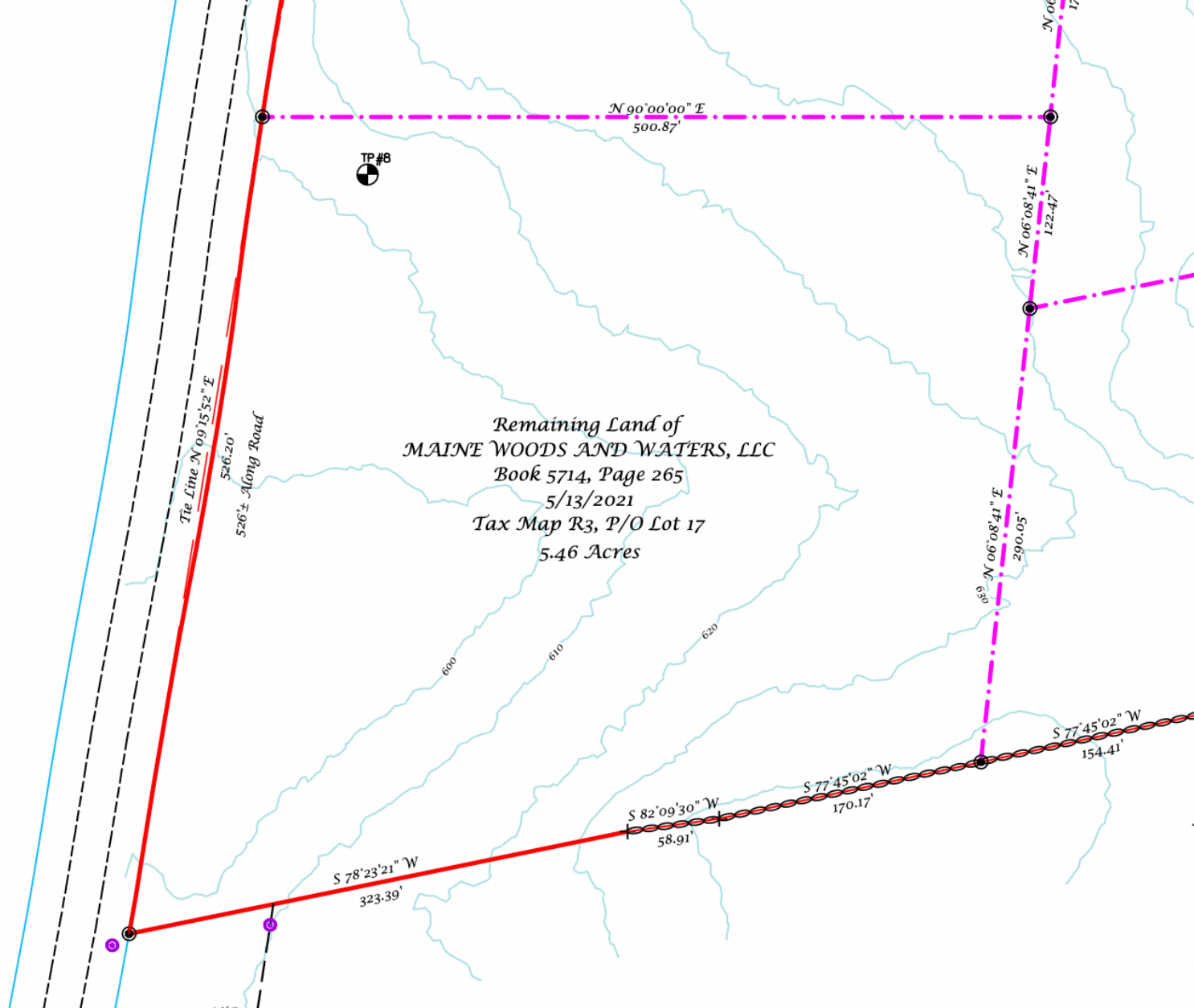
$N 06^{\circ}08'41'' E$
290.05'

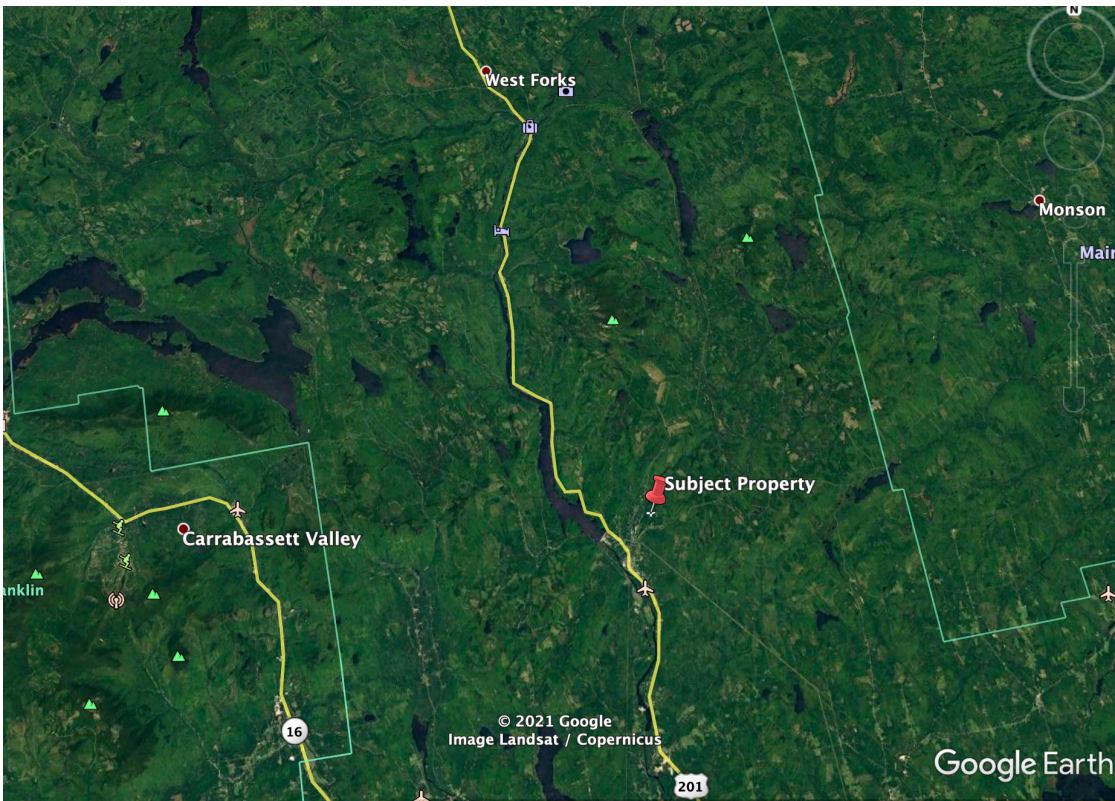
$S 78^{\circ}23'21'' W$
323.39'

$S 82^{\circ}09'30'' W$
58.91'

$S 77^{\circ}45'02'' W$
170.17'

$S 77^{\circ}45'02'' W$
154.41'





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 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. STRIKE, 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? na~~

~~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): na Size of tank(s): na

Location: na

~~What materials are, or were, stored in the tank(s): na~~

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

Comments: Seller has no knowledge of underground storage tanks

Source of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL:..... Yes No Unknown

RADIOACTIVE MATERIAL:..... Yes No Unknown

METHAMPHETAMINE:..... Yes No Unknown

Comments: Seller has no knowledge of other hazardous materials

Source of information: Seller

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

Buyer Initials _____

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Seller Initials _____

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, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: **Covenants**

Source of information: **Seller**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... Yes No Unknown

If No, who is responsible for maintenance? **No formal maintenance agreement**

Road Association Name (if known): **none**

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

If Yes, explain: **na**

Source of information: **Seller**

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

If Yes, explain: **Division**

Source of information: **Seller**

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

If Yes, explain: **na**

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: **Seller**

Additional Information: _____

PROPERTY LOCATED AT: **5 acres Deadwater Road, Moscow, ME 04920**

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
Maine Woods and Waters, LLC

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

**Protective Covenants
Messer Farm Subdivision
Moscow, ME**

1. Each lot shall be used for residential or recreational purposes. Commercial uses and activity are prohibited, however business activity associated with an in-home occupation, professional trade and the rental of a single-family dwelling shall be allowed.
2. All structures erected on any lot shall be promptly and expeditiously completed to their exterior within 18 months after construction is commenced.
3. Metal storage containers shall not be allowed to remain on the premises for longer than 30 consecutive days.
4. No unregistered vehicles, and no trash, junk or debris shall be allowed to remain on the premises.
5. No manufactured housing that is more than 15 years old shall be placed on any lot, but a manufactured home that is 15 years old or less at the time it is placed on a lot is allowed to remain on the lot indefinitely. The age of a manufactured home is determined by subtracting the year of its manufacture from the year of installation on a lot.
6. There shall be no clearing of vegetation within 75 feet of the centerline of Messer Road other than for installation of driveway, utility lines or septic systems. This area is to remain naturally vegetated and serve as a privacy buffer from the road.