

SELLER'S PROPERTY DISCLOSURE

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.

645 Smyrna Center Road Map 5 Lot 04

PROPERTY LOCATED AT: Smyrna, ME 04780

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?
Pump: ☐ Yes ☒ No ☐ N/A Quantity: _____ ☐ Yes ☒ No ☐ Unknown

Quality: ☐ Yes ☒ No ☐ Unknown

If YES to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? _____ ☐ Yes ☒ No

IF YES: Date of most recent test: N/A Are test results available? _____ ☐ Yes ☐ No

To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ☐ Yes ☐ No

IF YES, are test results available? _____ ☐ Yes ☐ No

What steps were taken to remedy the problem? N/A

• IF PRIVATE:

INSTALLATION: Location: Back Yard in the "wishing well"

Installed BY: Unknown

DATE of Installation: Unknown

USE: Number of Persons currently using system? 0

Does system supply water for more than one household? _____ ☐ Yes ☒ No ☐ Unknown

COMMENTS: This is an estate sale POA has never occupied the property.

Source of SECTION I information: _____

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public ☐ Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you had the sewer line inspected? ☐ Yes ☒ No If yes, what results: _____ ☐ Yes ☒ No

Have you experienced any problems such as line or other malfunctions? _____ ☐ Yes ☒ No

What steps were taken to remedy the problem? _____

• IF PRIVATE:

TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____

Tank Size: ☐ 500 Gal. ☒ 1000 Gal. ☐ Unknown ☐ Other: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: Left of home (south Side) OR ☐ Unknown Date of Installation: Unknown

Date Last Pumped: 2011 Name of Company Pumping Tank: Houlton Septic Service

Have you experienced any malfunctions? _____ ☐ Yes ☒ No

If yes, give the date and describe the problem: _____

Date of Last Servicing of tank: _____ Name of Company Servicing Tank: _____ ☐ Yes ☐ No ☒ Unknown

LEACH FIELD: _____

IF YES: Location: _____ Installed by: unknown

Date of installation of leach field: unknown Name of Company Servicing leach field: _____

Date of Last Servicing of leach field: _____ ☐ Yes ☒ No

Have you experienced any malfunctions? _____

If yes, give the date and describe the problem & what steps were taken to remedy: _____

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? ☐ Yes ☒ No

IF YES, is it available? _____ ☐ Yes ☒ No ☐ Unknown

Is System located in a Shoreland Zone? _____ ☐ Yes ☒ No ☐ Unknown

Is System located in a Coastal Shoreland Zone? _____ ☐ Yes ☒ No ☐ Unknown

COMMENTS: This is an estate sale POA has never occupied the property.

Source of SECTION II information: Houlton Septic Service

2016

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Buyer(s) Initials _____

Seller(s) Initials AK

Phone: (207)694-2064

Fax: (866)816-7609

Kreyissg, Ann

Northern Maine Realty, 5 Bangor Street Houlton, ME 04730
Greg Miller

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SECTION III. HEATING SYSTEM(S)/SOURCES(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	HW Baseboard	Wood stove <u>FURNACE</u>		
Age of system(s)/source(s)	unknown	unknown		
Name of company that services system(s)/source(s)				
Date of most recent service call				
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))				
Malfunction per system(s)/source(s) within past 2 years		none known		
Other pertinent information				

Is there an oil supply line? ☒ Yes ☐ No ☐ Unknown Is it buried? ☐ Yes ☒ No ☐ Unknown Is it sleeved? ☒ Yes ☐ No ☐ Unknown
 Chimney(s): ☒ Yes ☐ No If yes, lined: ☐ Yes ☒ No ☒ Unknown Last Cleaned: unknown
 Is more than one heat source vented through one flue? ☒ Yes ☐ No ☐ Unknown Had a chimney fire: ☐ Yes ☐ No ☒ Unknown
 Has chimney been inspected? ☐ Yes ☐ No ☒ Unknown; If Yes, when: _____ Direct/Power Vent: ☐ Yes ☒ No ☐ Unknown

COMMENTS: _____

Source of SECTION III information: _____

SECTION IV. HAZARDOUS MATERIAL

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

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: _____

Source of information: _____

B. ASBESTOS - Current or previously existing:

• as insulation on the heating system pipes or duct work? ☐ Yes ☐ No ☒ Unknown

• in the siding? ☐ Yes ☐ No ☒ Unknown • in the roofing shingles? ☐ Yes ☐ No ☒ Unknown

• in flooring tiles? ☐ Yes ☐ No ☒ Unknown • other: _____ ☐ Yes ☐ No ☐ Unknown

Source of information: _____

COMMENTS: _____

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☐ No ☒ Unknown

IF YES: Date: _____ By: _____

Results: _____ If applicable, What remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown

Are test results available? ☐ Yes ☐ No Results & Comments: _____

Source of information: _____

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☐ No ☒ Unknown

IF YES: Date: _____ By: _____

Results: _____ If applicable, What remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown

Are test results available? ☐ Yes ☐ No Results & Comments: _____

Source of information: _____

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? ☐ Yes ☐ No ☐ Unknown

☒ Unknown but possible due to age

IF YES, describe location and the basis for the determination: _____

Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards? ☐ Yes ☒ No

IF YES, describe: _____ ☒ Yes ☐ No

Are you aware of any cracking, peeling or flaking paint? ☒ Yes ☐ No

COMMENTS: Some on the exterior/ 1/2 of exterior was painted in 2015

Source of information: _____

PROPERTY LOCATED AT 645 Smyrna Center Road Map 5 Lot 04, Smyrna, ME 04780

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown
LAND FILL: ☐ Yes ☐ No ☒ Unknown
RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

OTHER: _____

Source of information: Seller does not occupy the home - estate sale

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

SECTION V. 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 (including condominiums and PUD's) or restrictive covenants? ☐ Yes ☒ No ☐ Unknown

IF YES: Explain: Deed

What is your source of information: _____

Are there any tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront? ☐ Yes ☒ No ☐ Unknown

IF YES: Explain: _____ Forest Management and Harvest Plan available? ☐ Yes ☐ No ☐ Unknown

• Is this house currently covered by a flood insurance policy? ☐ Yes ☐ No ☐ Unknown

• Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: _____ What year did Seller acquire property? estate

• Year Principal Structure Built: 1950

• Roof: Year Shingles/Other Installed: Metal

Water, moisture or leakage: None known

Comments: _____

• Foundation/Basement: Sump Pump: ☒ Yes ☐ No ☐ Unknown Comments: some in spring

Water, moisture or leakage since you owned the property: ☒ Yes ☐ No ☐ Unknown Comments: one section spring thaw

Prior water, moisture or leakage? ☐ Yes ☐ No ☒ Unknown Comments: _____

• Mold: Has the property ever been tested for mold? ☐ Yes ☐ No ☒ Unknown If YES, are test results available? ☐ Yes ☐ No

• Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

• Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, is the survey available? ☒ Yes ☐ No

• Manufactured Housing: Mobile Home - ☐ Yes ☒ No ☐ Unknown Modular - ☐ Yes ☒ No ☐ Unknown

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: This is an estate sale POA has never occupied the property.

Source of SECTION V information: _____

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

SECTION VI. ADDITIONAL INFORMATION

Addition was added to the home in the 1980's

Survey recorded as volume 2065 Page 268 at the registry of deeds.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

Ann Kreyissg
SELLER
Ann Kreyissg POA

5-2-16
DATE

Estate of Inga Jackson
SELLER

DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, 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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Kreyissg, Ann



LEAD PAINT ADDENDUM

TO CONTRACT DATED _____ BETWEEN
Ann Kreyissg POA, Estate of Inga Jackson (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 645 Smyrna Center Road Map 5 Lot 04, Smyrna, ME 04780

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (check one)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check one below):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (check one below):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.



Date 5-2-16
Seller
Ann Kreyissg POA

Date
Buyer

Date
Seller
Estate of Inga Jackson

Date
Buyer



Date
Agent
Greg Miller

Date
Agent



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Smyrna
9:43 AM

**RE Account 80 Detail
as of 05/02/2016**

05/02/2016
Page 1

Name: Kreyssig, Mrs. Glen

Location: 645 SMYRNA CENTER ROAD

Acreage: 111.3 Map/Lot: 005-004

Book Page: B3123P1

2015-1 Period Due:

Land: 62,100
Building: 54,500
Exempt: 0
Total: 116,600

Ref1: B3123P0001
Mailing 431 Foster Road
Address: Littleton ME 04730

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
2015-1 R	09/02/15	Original			1,982.20	0.00	0.00	1,982.20
		Billed To: Kreyssig, Glen						
	9/16/2015	1688	A	P	1,982.20	0.00	0.00	1,982.20
		Total			0.00	0.00	0.00	0.00
2014-1 R					0.00	0.00	0.00	0.00
2013-1 R					0.00	0.00	0.00	0.00
2012-1 R					0.00	0.00	0.00	0.00
2011-1 R					0.00	0.00	0.00	0.00
2010-1 R					0.00	0.00	0.00	0.00
2009-1 R					0.00	0.00	0.00	0.00
2008-1 R					0.00	0.00	0.00	0.00
2007-1 R					0.00	0.00	0.00	0.00
2006-1 R					0.00	0.00	0.00	0.00
2005-1 R					0.00	0.00	0.00	0.00
2004-1 R					0.00	0.00	0.00	0.00
2003-1 R					0.00	0.00	0.00	0.00
2002-1 R					0.00	0.00	0.00	0.00
2001-1 R					0.00	0.00	0.00	0.00
2000-1 R					0.00	0.00	0.00	0.00
Account Totals as of 05/02/2016					0.00	0.00	0.00	0.00

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

Fax

1866 816 7609

QUITCLAIM DEED

004227

GLENN KREYSSIG of RR 1 - Box 1290, Monticello, County of Aroostook and State of Maine and INGA M. JACKSON of RR 1 - Box 540, Oakfield, County of Aroostook and State of Maine,

for consideration paid

grant to INGA M. JACKSON, of RR 1- Box 540, Oakfield, County of Aroostook and State of Maine, with QUITCLAIM COVENANTS,

A certain piece or parcel of real estate situated in the Town of Smyrna, County of Aroostook and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod situated at the northeast corner of Lot numbered seven (7) in the sixth (6) range, according to the 1877 Roe and Colby Plan of the Town of Smyrna; thence north sixty-nine degrees eight minutes west (N 69° 08' W) along the north line of said Lot numbered seven (7), Range six (6), one thousand three hundred fifty-two and one tenth (1,352.1) feet to an iron rod; thence south twenty degrees sixteen minutes west (S 20° 16' W) three thousand six hundred forty (3,640) feet to a wooden post; thence south sixty-nine degrees forty-seven minutes east (S 69° 47' E) one thousand three hundred eighteen (1,318) feet to an iron rod situated on the westerly boundary of the Smyrna Center Road, so-called; thence north twenty degrees forty-eight minutes east (N 20° 48' E) three thousand six hundred twenty-four and seven tenths (3624.7) feet along the east line of Lot numbered seven (7), Ranges five (5) and six (6), to the point and place of beginning.

Said parcel of land contains 111.3 acres, more or less.

Being part of Lot numbered seven (7), Ranges five (5) and six (6), according to the 1877 Roe and Colby Plan of the Town of Smyrna, Maine and being better described on a plat plan drafted by Fred Rooney, Registered Land Surveyor, on December 3, 1987.

Being the same premises conveyed by Quitclaim Deed dated May 5, 1995 from Inga M. Jackson to Glenn Kreyssig and Inga M. Jackson and recorded in said Registry in Vol. 2781, Page 221.

SUBJECT, HOWEVER, to a certain Mortgage Deed dated September 2, 1992 from Inga M. Jackson and Kenneth W. Kreyssig to Peoples Heritage Savings Bank and recorded in said Registry in Vol. 2496, Page 25.

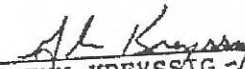
BK3123PG 002

Any and all rights, easements, privileges and appurtenances belonging to the within granted estate are hereby conveyed.

The Grantors hereby certify that this transfer is for adequate and full consideration in money or monies worth.

IN WITNESS WHEREOF, GLENN KREYSSIG and INGA M. JACKSON, have hereunto set their hands and seals this 31st day of March, 1998.

Signed, Sealed and Delivered
in the presence of


GLENN KREYSSIG

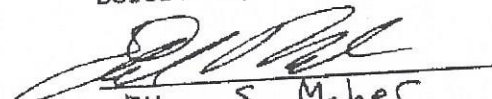

INGA M. JACKSON

STATE OF MAINE
AROOSTOOK, ss.

March 31, 1998

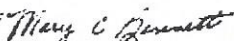
Personally appeared the above-named GLENN KREYSSIG and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Ellen S. Maher
NOTARY PUBLIC

RECEIVED AROOSTOOK, SS

98 APR 24 AM 10:37

ATTEST: 
REGISTER OF DEEDS

JORDAN & MAHER - ATTORNEYS AT LAW - HOULTON, MAINE 04750

