

Land - AGENT SYNOPSIS



MLS#: 964113

Status: Current

Kickout: No

0 Brandy Brook Circle, Rockport, ME 04856

List Price: \$ 125,000

Original Price: \$ 125,000

List Date: 02/19/10

Directions:

Dokominium: N

From Rt 90 West in rockport take a right onto Park St. Follow Park St to Brandy Brook circle look for sign on right.

Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Lot Size (Acr)+/-: 7.120

Road Frontage+/-: 629

Surveyed/Seasonal: Yes/No

Water Body:

Zoning: Res

Amt Wtr Frntge+/-:

WF Owned/Shared+/-: /

WtrFrt: No

Remarks

Last lot in a great paved road subdivision close to downtown Camden, Golf Course, Harbor and Snow Bowl. Driveway already in, septic design in place. Great location for your new home.

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

Site: Level, Wooded

Driveway: No Driveway

Parking:

Location: Rural, Subdivision

Uses: Residential

Restrictions:

Rec. Water:

Roads: Association, 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: 2520/305/No

Map/Block/Lot: 026/193

Tax Amount/Yr: \$ 583 / (2009)

Tax Reduction: No

School: SAD, 28

Off Market Information

Expiration Date: 02/15/11

Listing Contact Information

List Office: Realty of Maine, 1264

Office: 207-338-6800

List Agent: Charles Hunter 001300

List Agent Ph: 207-338-6800 Ext.:15

List Agt Email: marchas@acadia.net

List Agt Cell: 207-462-5285

CoList Agent:

CoList Agt Ph:

CoList Email:

CoList Agt Cell:

Show Intr: Call Listing Broker, Sign On Property

SAF/BAF/TBF: / 4.00% / 4.00%

Virtual Tour:

Internal Rmks

/Contingency:

Information Printed by: Charles Hunter 001300

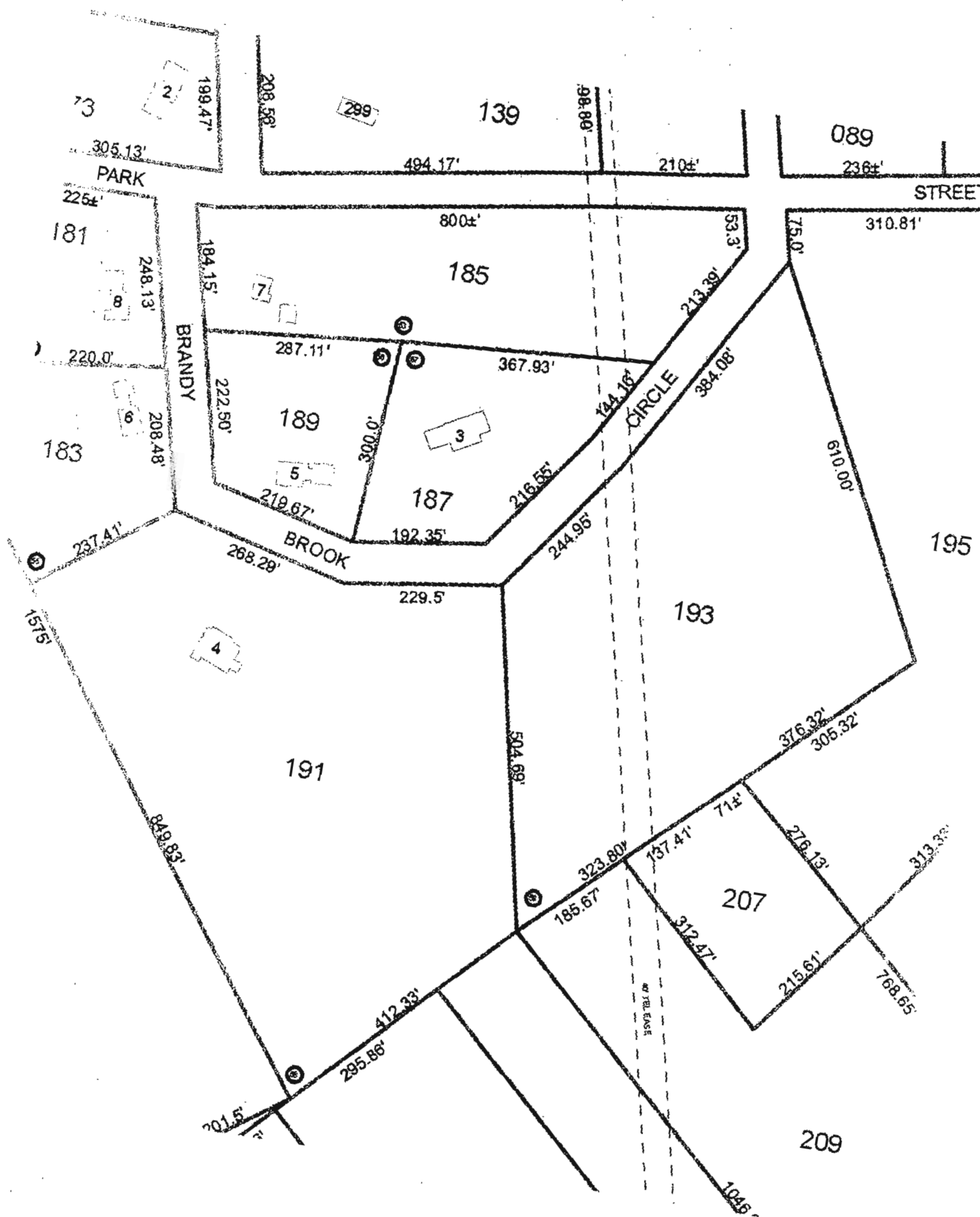
Printed: 02/23/10



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SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Brandy Brook Circle, Rockport, Me 04856

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: Sub Division Covenants

What is your source of information: _____

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? ☐ 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: _____

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

Linda S. Burton 02-17-2010
SELLER DATE

SELLER DATE

Linda Burton

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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Realty of Maine 107 Main Street Belfast, ME 4915

Phone: (207)338-6800

Fax:

Charles Hunter

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Warranty Deed

Mist Associates, a Maine corporation having its principal place of business in Rockport, Knox County, State of Maine, for consideration paid, grants to Linda Burton, of Cambridge, Commonwealth of Massachusetts, with Warranty Covenants, the land in Rockport, Knox County, Maine, as follows:

A certain lot or parcel of land situated in Rockport, Knox County, Maine, located in the Brandy Brook South Subdivision, bounded and described as follows:

Beginning at a one-half inch reinforcing rod located in the southerly side of a road called Brandy Brook Circle, which one-half inch reinforcing rod also marks the northeasterly corner of Lot #58, as shown on a plan entitled "Plan Showing Property of Mist Associates, Brandy Brook South Subdivision, in Rockport, Maine", and approved by the Rockport Planning Board on September 30, 1987;

Thence turning and running South 7 degrees 28.5 minutes West, along the easterly line of Lot #58, as shown on said Plan, through an intermittent stream, a distance of Five Hundred Four and Sixty-nine Hundredths Feet (504.69) feet to a one-half inch reinforcing rod, which reinforcing rod also marks the northeasterly corner of land now or formerly of Gary Leighton;

Thence turning and running North 65 degrees 55.5 minutes East, along the northerly line of land now or formerly of Penney (Book 491, Page 319, in the Knox County Registry of Deeds) through a 40 foot wide easement of New England Telephone and Telegraph pole easement, a distance of Three Hundred Twenty-Three and Eight Tenths Feet (323.8') to a one-half inch reinforcing rod set;

Thence turning and running North 65 degrees 42.3 minutes East, partially along a stone wall but still along the northerly bound of land of Penney, now or formerly, (Book 491, Page 319, in said Registry), a distance of Three Hundred Seventy-six and Thirty-two Hundredths Feet (376.32') to a one-half inch reinforcing rod set for a point for a corner near the end of two stone walls and which one-half inch reinforcing rod also marks the southwesterly corner of Lot #54 as shown on said Plan;

"MAINE REAL ESTATE TRANSFER TAX PAID"

Thence turning and running South 7 degrees 34.8 minutes East, along the westerly line of Lot #54 as shown on said Plan, through an intermittent stream and a buffer area surrounding that stream, a distance of Six Hundred Ten Feet (610') to a one-half inch reinforcing rod located on the southerly side of a road called Brandy Brook Circle, to a point for a corner;

Thence turning and running South 49 degrees 10.2 minutes West, along the southerly line of Brandy Brook Circle Road, a distance of Three Hundred Eighty-four and Eight-hundredths Feet (384.08') to a one-half inch reinforcing rod set in the southerly line of Brandy Brook Circle Road and which one-half inch reinforcing rod is also located partially within a 40 foot wide easement to New England Telephone and Telegraph Company;

Thence turning and running South 55 degrees 14 minutes West, still along the southerly line of Brandy Brook Circle Road and through the remaining part of the 40 foot wide easement to New England Telephone and Telegraph Company, a distance of Two Hundred Forty-four and Ninety-five Hundredths Feet (244.95'), more or less, to a one-half inch reinforcing rod located on the southerly side of Brandy Brook Circle Road, which point marks the place of beginning.

Subject to a 40 foot wide easement to New England Telephone and Telegraph Company the location of which is shown on said Plan entitled "Plan Showing Property of Mist Associates, Brandy Brook South Subdivision" approved by the Rockport Planning Board on September 30, 1987.

This property also contains an intermittent stream which contains a buffer area around the stream as shown on said Plan.

Meaning and intending to convey and hereby conveying Lot #59 as shown on Plan entitled "Plan Showing Property of Mist Associates, Brandy Brook South Subdivision, dated January 1987, by D.C. Webster, Me.L.S. #679, Vinalhaven, Maine" approved by the Rockport Planning Board on September 30, 1987.

This property is subject to the following Restrictive Covenants, which shall run with the land:

1. That no building, structure, trailer, object or thing whatsoever, other than a private dwelling house and such outbuildings as are usual and appurtenant to a private residence shall be erected or placed on any lot. Mobile homes, modular homes and so-called sectional homes being specifically excluded.
2. That the premises shall not be used or occupied for any purpose other than for private residential purposes, and shall not be used or occupied for trade or business of any kind, except for customary home occupations and accessory use customarily incident to said home occupations and not detrimental to a residential neighborhood.
3. No dwelling constructed on any of said lots shall be occupied unless and until the exterior of the building has been fully completed and the lot has been suitably graded and further provided that the interior of said building shall be substantially completed within twenty-four (24) months of the date of occupancy and no temporary building shall be occupied for dwelling purposes upon said lots during the construction thereof.
4. In the interest of preserving and protecting water supplies, wild life and the natural appearance of the area, the property and any waters, streams or ponds located upon the property shall not be used for any purpose which might tend to pollute the waters or create a nuisance. No livestock or poultry of any kind shall be bred, kept or raised on any lot, except that dogs, cats and other domestic pets may be kept, provided that they are not bred, kept, or maintained for any commercial purpose.
5. Further subdivision of the approved lots shall be prohibited.
6. Any septic sewage system installed on the lot shall be installed in accordance with the plan indicated on the Soils Report Map of Stephen

Thomas and Maynard Ingraham, filed with the
Department of Environmental Protection and
recorded in the Knox County Registry of Deeds.

In Witness Whereof, the said Mist Associates, has caused this
instrument to be sealed with its corporate seal and signed in its
corporate name by Stephen D. Thomas, its President, thereunto duly
authorized this 21 day of September, 2000.

Signed, Sealed and Delivered
in the presence of:

Mist Associates

By: Stephen D. Thomas
Its President

ACKNOWLEDGMENT

State of Maine
Knox County, ss.

PAUL L. GIBBONS
Notary Public, Maine
My Commission Expires May 26, 2005
September 21, 2000

Personally appeared the above-named Stephen D. Thomas,
President of said Grantor Corporation as aforesaid and acknowledged
the foregoing instrument to be his free act and deed in his said
capacity, and the free act and deed of said Corporation.

Before me,

SEAL

Paul L. Gibbons
Notary Public/Attorney at Law
Paul Gibbons
Printed Name

KNOX SS: RECEIVED

2000 SEP 25 PM 2:33

ATTEST:

Betty L. Mason
REGISTER OF DEEDS



107 Main Street
Belfast, ME 04915
Phone (207) 338-8800



Notification to Buyers Acreage/Structure Size

Realty of Maine makes no representation considering any location of the boundaries of the property which you are considering purchasing, nor its dimensions or acreage or the size or dimensions of any structure located thereon. If any of these issues are important to you evaluating your desire to purchase the property and that information is not readily available then Realty of Maine recommends that you consider the employment of a surveyor or architect to advise you.

Thank You,

Realty of Maine

Buyers (Signature)

Date

Buyer: (Printed Name)

Date