

Commercial/Industrial - AGENT SYNOPSIS

MLS#: 948528

Status: Current

Kickout:

No

6 Heal Road Lincolnville, ME 04849

List Price:

\$ 99,000

Original Price:

\$ 99,000

List Date:

09/04/09

Directions: in the center of Lincolnville Village across from Rte 52 and Rte 173



Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Year Built /-:	1929	Road Frontage /-:		Surveyed/Seasonal:	No/No
Lot Size (Acr) /-:	0.430	Flood Zone:	Unknown	Water Body:	
Zoning:	See Town	Amt Wtr Frntge /-:		WF Owned/Shared /-:	
Wtr Frt:	No	Class:	Commercial	Leases:	No
#Units/Floors:	1/2	BldgSF /-:	1,784	Annual Income:	
Annual Expense:		Traffic Count /-:		Max Floor Cap:	
Cell. Ht. /-:		Retail SF /-:		Office SF /-:	
Manufctng SF /-:				Warehouse SF /-:	
SqFt Fin. Above Grade /-:	1764	SqFt Fin. Below Grade /-:	0	SqFt Fin. Total /-:	1764
Source of Square Footage: Seller					

Remarks

Intown village setting for this property. Currently being used as an Antique Store. Great location for any type of business. Includes main building, garage and a full concrete foundation for a new home. Many possibilities use your imagination.

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

Type: Business W/ Real Estate	Style: Ranch/Other Style
Existing Use: Retail/Service	Construction: Wood Frame
Sale Inc.: Other Sale Inclusions	Basement Info: Slab
Site: Corner Lvl/Low, Open	Foundation Mtrls: Concrete Slab
Driveway: Gravel	Exterior: Vinyl Siding
Parking: 1-10 Spaces	Roof: Shingle
Location: In Town/Rural	Heat System: Forced Hot Air
Uses: Commercial/Residential	Heat Fuel: Oil
Restrictions:	Water Heater: Other Water Heater
Rec. Water:	Cooling: No Cooling
Roads: Public/Paved	Floors: Wood
Transportation:	Veh. Storage: 1 Car
Electric: 110 Volts/Circuit Breakers	Amenities:
Gas: No Gas	Access, Amenities:
Sewer: Septic Design Available/Septic Needed On Site	Equipment:
Water: No Water/Well Needed On Site	

Tax/Deed/Community Information

Book/Page/Partial:	2160/178/No	Map/Block/Lot:	05/41	Tax Amount/Yr:	\$ 1229.00/ (2009)
Tax Reduction:	No	School:	SAD	Confidentiality Statement:	No

Off Market Information

Expiration Date: 03/04/10

Listing Contact Information

List Office:	Realty of Maine 1264	Office:	207-338-6800
List Agent:	Charles Hunter 001300	List Agt Ph:	207-338-6800 Ext.:15
List Agt Email:	marchas@acadia.net	List Agt Cell:	207-462-5285
CoList Agent:		CoList Email:	
CoList Agt Ph:		SAF/BAF/TBF:	1 2450% 2400%

Show Info: Call Listing Broker, Call Listing Office, Listing Agent Must Accompany
 License Required, Sign On Property

Virtual Tour:

Internal Links:

Contingency:

Information Printed by: Charles Hunter CH 001300

Printed: 09/04/09

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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.

PROPERTY LOCATED AT: 6 Heal Rd, Lincolnville, ME 04849

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: None 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?

• IF PRIVATE:

INSTALLATION: Location:

Installed BY: DATE of Installation:

What is the source of your information:

USE: Number of Persons currently using system?

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

COMMENTS:

SECTION II. WASTE WATER DISPOSAL

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

• IF PUBLIC OR QUASI-PUBLIC:

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: OR ☐ Unknown Date of Installation:

Date of Last Servicing: Name of Company Servicing Tank:

Date Last Pumped: Have you experienced any malfunctions? ☐ Yes ☐ No

If yes, give the date and describe the problem:

LEACH FIELD: ☐ Yes ☐ No ☐ Unknown

If YES: Location:

Date of installation of leach field: Installed By:

Date of Last Servicing: Name of Service Company:

Have you experienced any malfunctions? ☐ Yes ☐ No

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?

SOURCE OF INFORMATION:

COMMENTS:

IS SYSTEM LOCATED IN A SHORELAND ZONE? ☐ Yes ☐ No ☐ Unknown

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

8/2008 Page 1 of 3 - SPD Buyer(s) Initials S Seller(s) Initials SEP

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	HOT AIR			
Age of system(s)/source(s)	1999			
Name of company that services system(s)/source(s)	Webber			
Date of most recent service call	2007			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	100 gals			
Malfunction per system(s)/ source(s) within past 2 years	None			
Other pertinent information				

Buried Oil Supply Line: ☐ Yes ☒ No ☐ UnknownSleeved: ☐ Yes ☒ NoChimney(s) lined: ☐ Yes ☒ No ☐ Unknown

Age: _____

Last Cleaned: _____

Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney been inspected? ☐ Yes ☐ No ☒ Unknown; If Yes, when: _____

COMMENTS: _____

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 ☒ UnknownIF 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. 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

IF YES: 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 ☐ UnknownAre test results available? ☐ Yes ☐ No

Results & Comments: _____

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 ☐ UnknownAre test results available? ☐ Yes ☐ No

Results & Comments: _____

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)

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: _____

Are you aware of any cracking, peeling or flaking paint? _____

☒ Yes ☐ NoCOMMENTS: SMALL AMOUNTS

PROPERTY LOCATED AT 6 Heal Rd, Lincolnville, ME 04849

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

OTHER: _____

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 road/homeowner associations or restrictive covenants? ☐ Yes ☒ No ☐ Unknown

IF YES: Explain: _____

What is your source of information: SELLER

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: _____

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: _____

Year Built: 1929

How long has Seller owned it: 10 YRS

Roof: Year Built - Structure: 1929

Age - Shingles: 15 YRS

Moisture or leakage: None

Comments: _____

Foundation/Basement: Sump Pump: ☐ Yes ☐ No ☒ Unknown

Comments: _____

Moisture or leakage since you owned the property: ☐ Yes ☐ No ☒ Unknown

Comments: _____

Knowledge of prior 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 the property been surveyed? ☐ Yes ☒ No ☐ Unknown IF YES, is the survey available? ☐ Yes ☐ No

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

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Property HAS Septic Design Available

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

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.

SELLER

SHARON PONDHETER

DATE

Warren Pondheter

SELLER

Sept 27, 19
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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Residential Real Property Disclosure Statement

MAINE WARNING: LEAD-BASED PAINT HAZARDS

Any residence built before 1978 may contain lead sufficient to poison children and sometimes adults. LEAD poisoning poses a particular risk if you are pregnant or may become pregnant. LEAD poisoning in young children may produce permanent neurological damage, including learning disabilities, a reduced intelligence quotient (IQ), impaired memory and behavioral problems such as attention deficit hyperactive disorder and a propensity for violence.

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. The seller of any interest in 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.

The only way to know with certainty whether lead-based paint hazards are present on the property is to test the property for the presence of lead.

Acknowledgement of State Disclosure Statement.

The signature below acknowledges that the seller or potential seller has disclosed to me information about lead-based paint hazards as required by 22 M.R.S.A. Section 1328. This acknowledgement does not constitute a waiver of any rights.

Seller or potential seller

Purchaser or potential purchaser

Sharon E. Pendleton Sept 4, 09
Signature Date

Signature Date

Sharon Pendleton
Name printed

Name printed

Signature Date

Signature Date

Name printed

Name printed

**Acknowledgement of federal disclosure of information
on Lead-Based Paint and/or Lead-Based Paint Hazards**

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

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

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

(ii) ☒ 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 (i) or (ii) below):

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

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

Purchaser's Acknowledgement (initial)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i) _____ 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
- (ii) _____ 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 Acknowledgement (initial)

- (f) CH Agent has informed the seller of the seller's obligations under 42 U.S.C.4852d 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.

<u>Alvin E. Penelle</u>	<u>Sept 4, 09</u>	_____	_____
Seller	Date	Seller	Date
<u>Warren Penelle</u>			
<u>Sharon Penelle</u>			
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
_____	_____	_____	_____
Agent	Date	Agent	Date
<u>Charles Hunter</u>			

This form is provided in connection with the PROPERTY LOCATED AT
6 Heal Rd, Lincolnville, ME 04849

WARRANTY DEED**11830**

James W. Moody of Lincolnville, County of Waldo, Maine for consideration paid, grants to Sharon E. Pendleton, of RR #1 Box 5260, Lincolnville, County of Waldo, Maine, a parcel of land in Lincolnville, Waldo County, Maine more particularly described as follows;

Beginning at a point on the southerly side of Heal Road, said point being 150 feet from the center line of Heal Road on the easterly boundary of land of Keryn Laite, Jr. (Book 1386 Page 329), said point marked by an iron rebar set, and being on a straight line from an iron rod set in the boundary of Main Street, said iron rod being 65 feet south of the center line of Heal Road; thence running along a straight line in an easterly direction to the boundary of land of grantees described in Deed Book 1796, Page 321; thence turning and running in a generally northern direction to the boundary of Heal Road; thence turning and running along Heal Road in a westerly direction to the boundary of land of Keryn Laite, Jr. (Book 1386 Page 329); thence running along the boundary of land of Keryn Laite, Jr. (Book 1386 Page 329) in a generally southerly direction to the iron rod marking the point of beginning.

Excepting from this conveyance a small tract in the northeasterly corner of the above-described lot, formerly occupied by a blacksmith shop and now owned by Ormond Brown.


Meaning and intending to convey a portion of the property described in deed of Robert W. Moody and Phoebe Moody to James W. Moody dated January 18, 1981 and recorded at the Waldo County Registry of Deeds in Book 790, Page 147.

The purpose of this deed is to convey a parcel of land adjoining the property conveyed by this same grantor to this same grantee on June 19, 1998 and recorded in Deed Book 1796, Page 321. It was the intention and agreement of the grantor and grantee in June of 1998 to include this parcel with the original sale after they worked out the description.

Witness, James W. Moody his hand and seal this 11 day of October 2001.

*Signed, Sealed and Delivered
in the presence of:*


Sharon E. Pendleton
Witness


James W. Moody

State of Maine
County of Waldo, ss.

October 5, 2001

Then personally appeared the above named James W. Moody and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Susan C. Thiem
Notary Public

Susan C. Thiem, Notary Public
State of Maine
My Commission Expires 11/9/2003

RECEIVED WALDO SS.

2001 OCT 10 AM 10:41

ATTEST: Delsio Page
REGISTER OF DEEDS

BOUNDARY AGREEMENT**11831**

This Agreement is entered into on the 5th day of October 2001 by and between James W. Moody and Sharon E. Pendleton, both of Lincolnville, Waldo County, Maine.

WHEREAS, Sharon E. Pendleton is the owner of premises located in Lincolnville, Maine and described in the Waldo County Registry of Deeds in Book 1796, Page 321.

WHEREAS, James W. Moody is the owner of premises located in Lincolnville, Maine and described in the Waldo County Registry of Deeds in Book 790, Page 147.

WHEREAS, the premises of Sharon E. Pendleton and James W. Moody have a common boundary line.

NOW THEREFORE, for valuable consideration, the parties hereto agree that the common line existing between land of Sharon E. Pendleton and James W. Moody shall be more particularly bounded and described as follows;

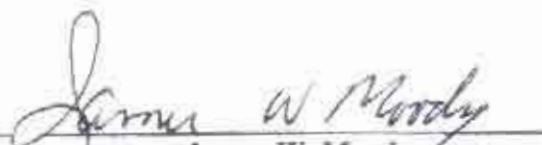
Beginning at an iron rod on the westerly side of Main Street, said iron rod located 65 feet south of the center line of Heal Road; thence running in a southwesterly direction to a iron rod on the boundary of land of Keryn Laite, Jr., Book 1386, Page 329.

Meaning and intending to create a common boundary between Sharon E. Pendleton and James W. Moody, Sharon E. Pendleton conveys all right and interest in land southwesterly of the above described land to James W. Moody. James W. Moody conveys all right and interest in land northwesterly of the above described land.

Dated at Lincolnville this 5th day of October 2001.

*Signed, Sealed and Delivered
in the presence of:*


Witness


James W. Moody

James A. Pendleton
Witness

Sharon E. Pendleton
Sharon E. Pendleton

State of Maine
County of Waldo, ss.

October 5, 2001

Then personally appeared the above named Sharon E. Pendleton and James W. Moody and acknowledged the foregoing instrument to be their free acts and deeds.

Before me.

Susan C. Thiem
Notary Public

Susan C. Thiem, Notary Public
State of Maine
My Commission Expires 11/9/2003

RECEIVED WALDO SS.

2001 OCT 10 AM 10:41

ATTEST: Debra Page
REGISTER OF DEEDS

Behind Building

Quitclaim Deed with Covenant

James W. Moody of Lincolnville Center, Waldo County, Maine for consideration paid, grants to Sharon E. Pendleton of RR#1 Box 5260, Lincolnville, Waldo County, Maine 04849, with quitclaim covenants a certain lot or parcel of land together with any buildings thereon, situated in said Lincolnville, and more particularly bounded and described as follows, to wit:

Lot and buildings thereon at the southwesterly corner of the intersection of the Heal Road, so-called, and Route 173/52, which said lot is bounded on the North by said Heal Road on the East by said Route 173/52, and on the West and South by land of Robert Moody, now or formerly.

Meaning and intending to convey and hereby conveying the property described in deed of James C. Clayton to James W. Moody, dated November 1, 1990 and recorded at the Waldo County Registry of Deeds in Book 1191 Page 34.

Subject to a Mortgage from James W. Moody to James C. Clayton, dated November 1, 1990 and recoded in the Waldo County Registry of Deeds in Book 1191 Page 35.

The grantee, Sharon E. Pendleton agrees to assume the obligation under the above referenced mortgage.

WITNESS James W. Moody hand and seal this 19th day of June 1998.

*Signed, Sealed and
Delivered in the Presence of*

Alice O'Brien *James W. Moody*
Witness James W. Moody

COMMONWEALTH OF MAINE
COUNTY OF WALDO, SS.

June 19, 1998

Then personally appeared the above-named James W. Moody and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Susan C. Thiem
Notary Public

Susan C. Thiem, Notary Public
State of Maine
My Commission Expires 11/9/2003

AGREEMENT

Sharon E. Pendleton of Lincolnville, Maine, James W. Moody and James C. Clayton of Camden, Maine agree as follows;

James C. Clayton holds a mortgage on property presently owned by James W. Moody. That mortgage deed is dated November 1, 1990 and is recorded at the Waldo County Registry of Deeds in Book 1191 Page 35.

James W. Moody is conveying to Sharon E. Pendleton the property described in deed of James C. Clayton to James W. Moody, dated November 1, 1990 and recorded in Waldo County Registry of Deeds in Book 1191 Page 34. As part of the consideration for the sale, Sharon E. Pendleton has agreed to assume the Note and Mortgage in favor of James C. Clayton, and to pay the present balance due of \$14,789.28 under the terms and conditions of the above referenced Mortgage and Note.

James C. Clayton agrees and consents to the assumption of the Note and Mortgage by Sharon E. Pendleton.

IN WITNESS WHEREOF the parties have signed and sealed this instrument this 19th day of June 1998.


Sharon E. Pendleton

STATE OF MAINE
COUNTY OF WALDO, SS

June 19, 1998

Then personally appeared the above-named Sharon E. Pendleton and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public

Susan C. Thiem, Notary Public
State of Maine
My Commission Expires 1-20-2000

James W. Moody
James W. Moody

STATE OF MAINE
COUNTY OF WALDO, SS

June / 9, 1998

Then personally appeared the above-named James W. Moody and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Susan C. Thiem
Notary Public

Susan C. Thiem, Notary Public
State of Maine
My Commission Expires 11/9/2003

James C. Clayton

STATE OF MAINE
COUNTY OF KNOX, SS

June , 1998

Then personally appeared the above named James C. Clayton and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

01084

QUITCLAIM DEED
(Without Covenant)

KNOW ALL MEN BY THESE PRESENTS

THAT I, KEVIN WIDDECOMB and SARAH WIDDECOMB, of Lincolnville, Knox County, Maine, in consideration of one dollar and other good and valuable consideration paid by SHARON PENDLETON of Lincolnville, Knox County, Maine, the receipt whereof I do hereby acknowledge, do hereby **remise, release, bargain, sell and convey**, and forever **quitclaim** unto the said SHARON PENDLETON, her heirs and assigns forever, the following:

A certain lot or parcel of land, together with the two car garage currently thereon, situated on the southerly side of Heal Road across from a parcel owned by the Grantors.



Meaning and intending to convey all of the real estate identified on the current Lincolnville Tax Map 5, Lot 43.

Reference is made to the source of Grantors' title by Deed of Sale by Personal Representative dated October 3, 2002 recorded at the Waldo County Registry of Deeds at Book 2318, Page 238.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said SHARON PENDLETON, her heirs and assigns forever.

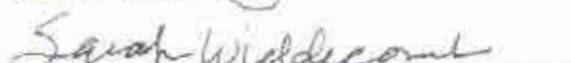
IN WITNESS WHEREOF, I, the said KEVIN WIDDECOMB and SARAH WIDDECOMB, have hereunto set our hands and seals this 22nd day of January, 2003.

Signed, Sealed and Delivered
in the presence of

STATE OF MAINE
COUNTY OF KNOX



KEVIN WIDDECOMB


SARAH WIDDECOMB

January 22, 2003

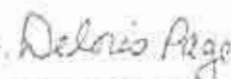
Then personally appeared the above named KEVIN WIDDECOMB AND SARAH WIDDECOMB and acknowledged the foregoing instrument to be their free act and deed.

Before me:


Notary Public

RECEIVED WALDO CO. REGISTRY OF DEEDS

2003 JAN 27 PM 1:57

ATTEST: 
REGISTER OF DEEDS

LESLIE A. SPIERS
Notary Public, Maine
My Commission Expires October 21, 2008





107 Main Street
Belfast, ME 04915
Phone (207) 338-6800



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