



Allagash River House

\$339,000

233 Frank Mack Road
Allagash, Maine 04774



Lifestyle
Properties
of Maine



Rick Theriault

REALTOR®

(207) 731-9902

rick@lifestylepropertiesme.com

There are place names in Maine that immediately paint word pictures to those familiar with the Maine landscape. Moosehead, evokes thoughts of Greenville, and Maine's largest lake. Katahdin, brings forth thoughts of Maine's tallest mountain and the Appalachian Trail. The name in Maine that immediately paints adventure, canoeing, and outdoor recreation in a wilderness setting is the word, Allagash. Just uttering the word Allagash brings out thoughts of rivers, wilderness, adventure, large trout, big woods whitetail deer, moose and the Allagash Wilderness Waterway. Allagash the town, is a small community of 250 or so year-round residents. Countless people from around the world have passed through the town of Allagash as they either canoed the rivers, explored the vast wilderness area in and around the town, or vacationed in the most scenic region of Maine.



Local Contacts

Police

Aroostook County Sheriff

(207) 532-3471

Fire

Allagash Volunteer Fire Dept.

(207) 398-3198

Town Office

1063 Allagash Road

(207) 398-3198

Tax Assessor

Brandon Saucier

(207) 554-0654

Code Enforcement

Joel Jackson, Jr.

(207) 852-4858

School District

MSAD 27

84 Pleasant Street, Ft. Kent

(207) 834-3189

Proximity

Shopping

Ft. Kent, 33± miles

City

Presque Isle, 90± miles

Airport

Presque Isle International Airport
90± miles

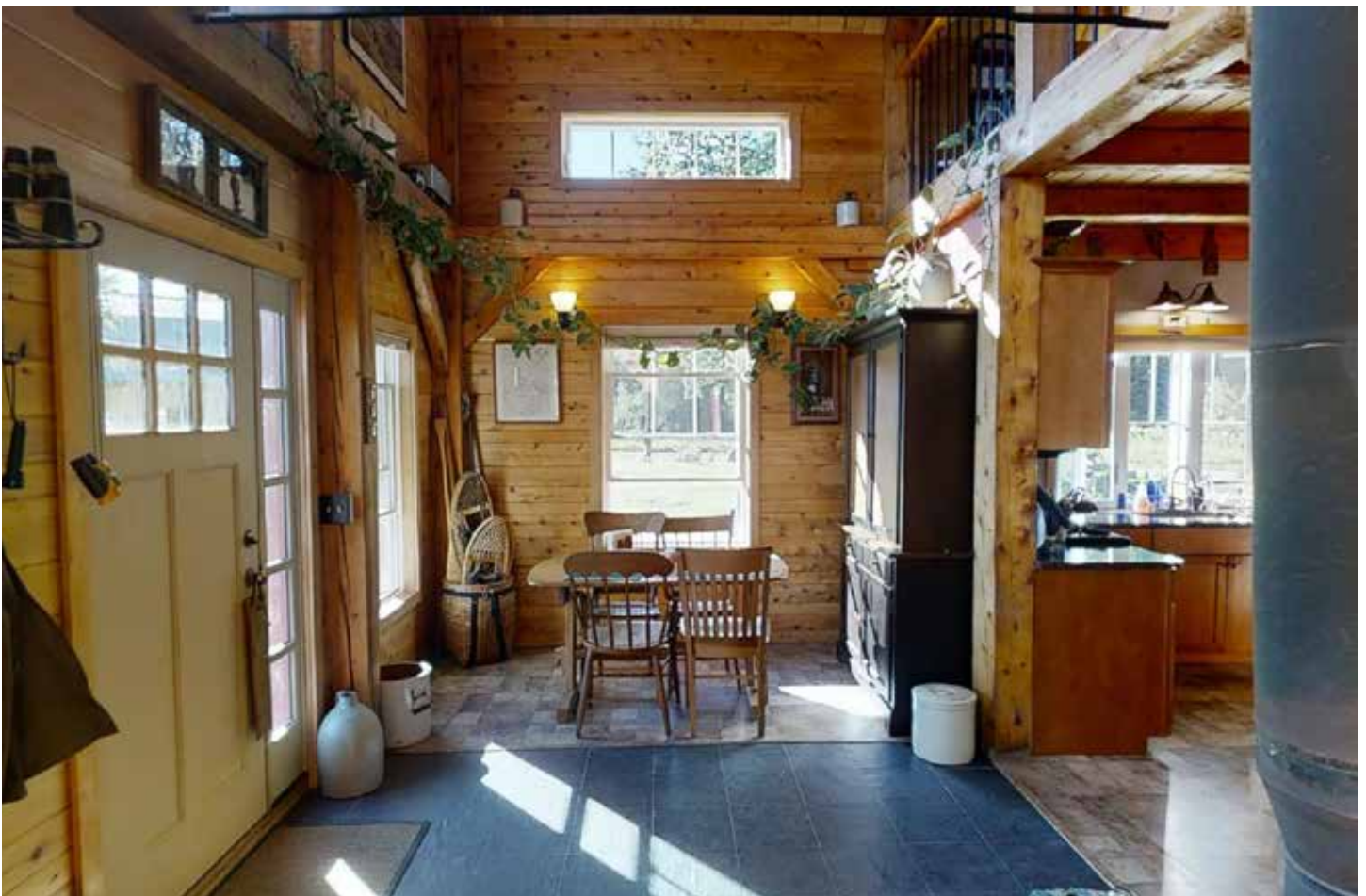
Interstate

130± miles, Exit # 302

Hospital

Northern Maine Medical Center
194 E.Main Street, Ft. Kent
33± miles

The Allagash River House for sale in Allagash, Maine, is your opportunity to purchase a river front home on the banks of the St. John River. The timber frame home built in 2014 sits on a 2.8+- acre river front lot in the town of Allagash. The 2-bedroom, one bath home is well constructed and blends with the land around it. Built of post and beam construction the peak of the great room is 25 feet above the radiant slab the home sits on. The open concept house has a large, fully appliance kitchen with quartz counters and maple cabinetry. A dining area is adjacent to the kitchen and overlooks the scenic river and valley. Large windows off the family room look out over the flowing waters of the St. John River. A wide stair case leads from the first floor to the spacious and open, loft bedroom. The wood used to construct the home was harvested from the local forests, milled at a nearby mill and assembled by area craftsmen. The timber frame work of the home is old growth spruce, the walls of the home are tongue and groove cedar, and the flooring, and ceiling is tongue and groove aspen.





Property Specifics

Trash Removal

Free to residents

Electric Company

Versant Power, 10002865VM

Heating Company

Daigle Oil Company

Water/Sewer

Private

Internet Provider/Speed

Spectrum / 50MBPS / 11.5 MBPS

The wooden interior of the home evokes a feeling of comfort and security with the large timbers, and thick slabs of cedar and aspen. Built on a dead-end road with only a few neighbors beyond the home, you have end of the road privacy.

Adjacent to the home is a spacious 30 x 40-foot gambrel garage that is well insulated with an R-30 ceiling and R-19 walls. The interior of the spacious garage is well lit with LED lighting and is very easy to heat to have a comfortable place to work year-round on projects. The room above the garage is accessed via an exterior set of stairs that terminates on an elevated deck area that provides an amazing view of the river. The space above the garage is currently used for storage, but could be finished off for a rental apartment for Airbnb income.

The manicured grounds around the home are a nice blend of hard scape as well as soft scape elements. Stone and perennial plantings have something in bloom throughout the growing season in northern Aroostook County. There are fruit trees, high bush blue berries, asparagus and much more growing on the rich river bottom soils adjacent to the home. A stone patio area on the river side of the timber frame house is a great place to sit and take in the natural beauty that surrounds you here at the Allagash River House. This would be the perfect spot to enjoy a cup of coffee as the grey of pre-dawn gives way to the light of day as the sun rises over the hill sides of the St. John Valley.



Area Information

The home is built on the banks of the St. John River in Allagash, Maine. The St. John River flows for 410 miles from Forth St. John Pond to the Bay of Fundy. This wild river is part of Maine's border with Canada in some sections. Within the town of Allagash there are several other rivers to explore. The Allagash River terminates in the center of town where it joins the St. John River. The Allagash Wilderness Waterway is perhaps the most famous Maine river and from the home you can be on it in minutes. The Little Black River and the Big Black River are other navigable waters to explore from Allagash. The other notable river is the St Francis River that flows into the St John in the neighboring town of St. Francis. The town of Allagash is a canoeist' Mecca. There are hundreds of miles of live water to explore right from the property. Dozens of day trip paddles can start and finish right here at the Allagash River House.

The town of Allagash is adjacent to Maine's North Maine Woods. Although not public land like a national forest or State Park, it is available to explore and recreate on for a nominal fee. The North Maine Woods is an area of 3.2 million acres of privately held timberland. Accessed via private logging roads, through checkpoints in several locations. This area is visited by many outdoor enthusiasts. Well maintained campsites are located throughout the region. Whether hunting, fishing, canoeing, bird watching or wildlife photography, there is something for everyone who enjoys being outdoors in the North Maine Woods area.

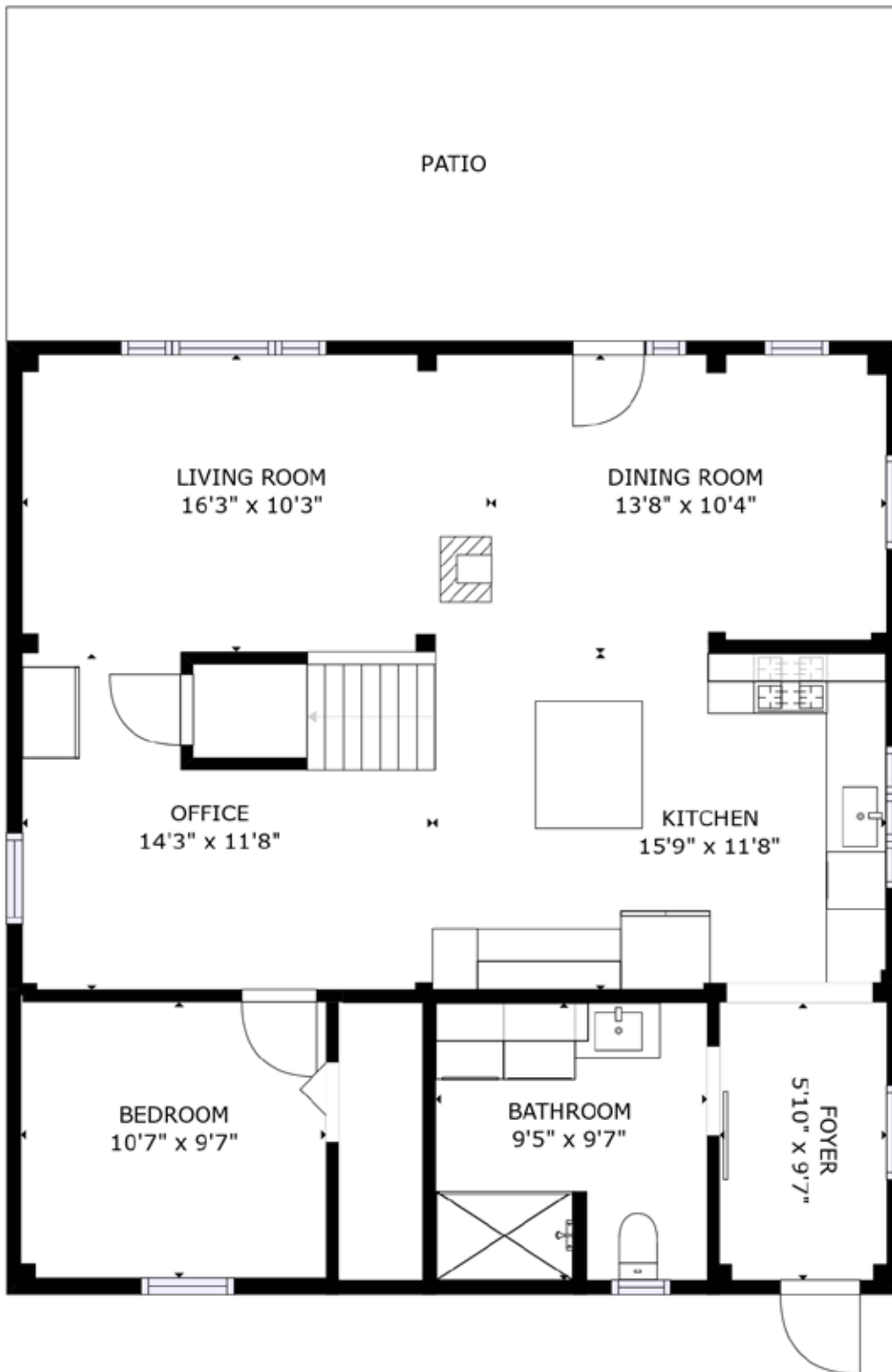
The Allagash River House is for sale for the very first time. This is your opportunity to buy a property in the most scenic and wild region of Maine. Separated from the more populated regions to the south, by many miles of pavement, you are connected to the entire world, by broadband internet which is available at the property. Here is your opportunity to buy a beautiful timber framed property on the banks of one of Maine's most scenic flowing rivers in Maine's most scenic region, the Allagash.





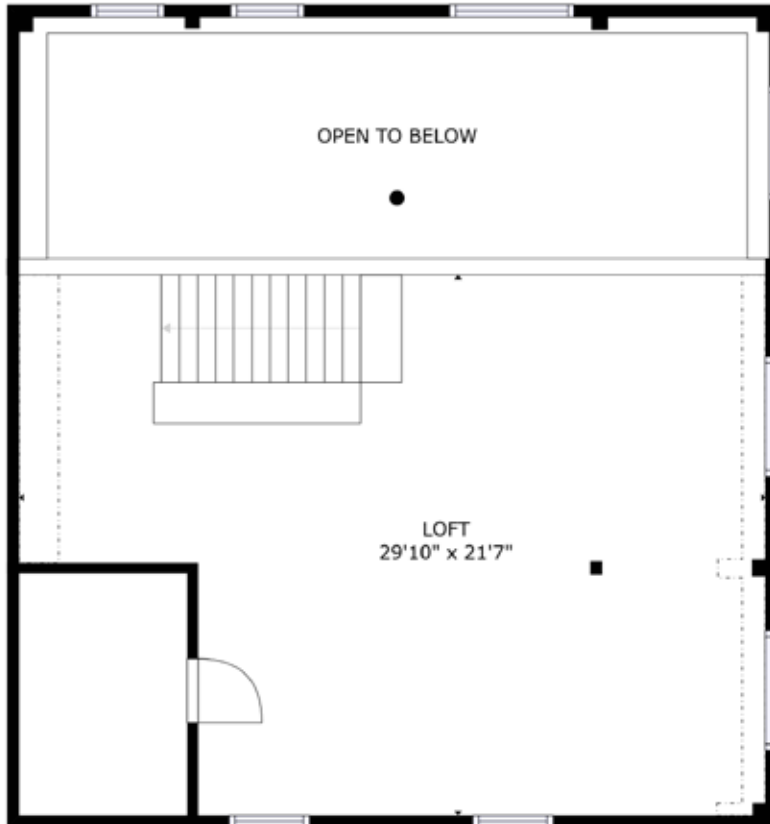






GROSS INTERNAL AREA
 FLOOR 1: 959 sq. ft, FLOOR 2: 660 sq. ft
 EXCLUDED AREAS: , PATIO: 358 sq. ft
 REDUCED HEADROOM BELOW 1.5M: 39 sq. ft
 TOTAL: 1620 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

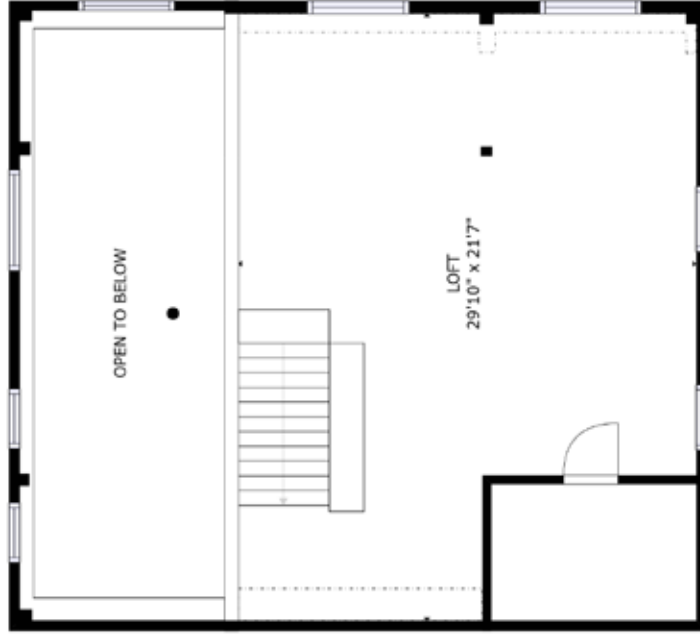
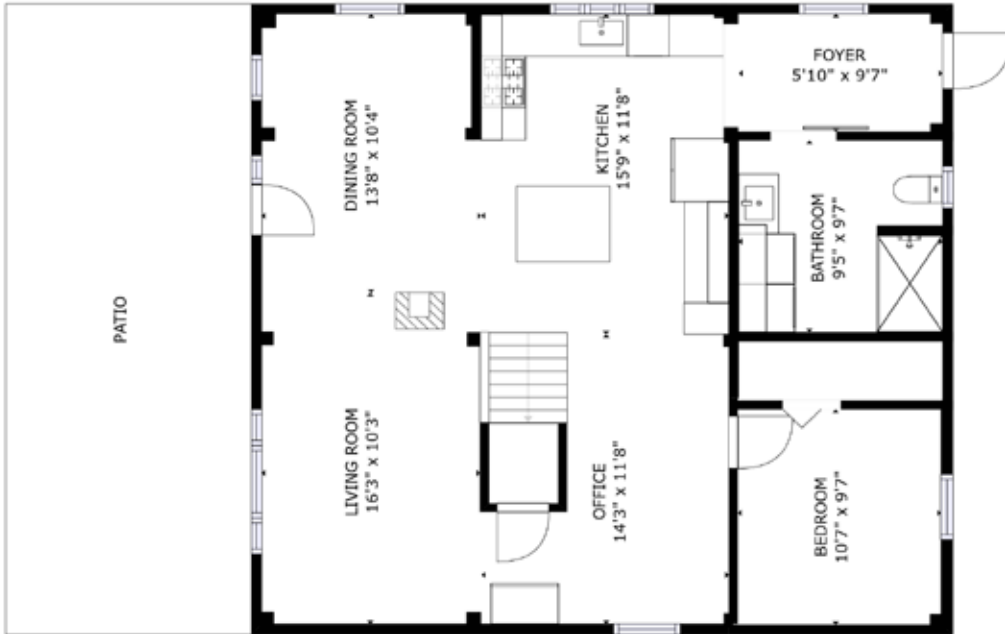


GROSS INTERNAL AREA
FLOOR 1: 959 sq. ft., FLOOR 2: 660 sq. ft.
EXCLUDED AREAS: , PATIO: 358 sq. ft.
REDUCED HEADROOM BELOW 1.5M: 39 sq. ft.
TOTAL: 1620 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2





GROSS INTERNAL AREA
 FLOOR 1: 959 sq. ft. FLOOR 2: 660 sq. ft.
 EXCLUDED AREAS: , PATIO: 358 sq. ft.
 REDUCED HEADROOM BELOW 1.5M: 39 sq. ft.
 TOTAL: 1620 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





233 Frank Mack Road, Allagash

Year Built

2014

Square Foot

1628'

Bedrooms

Two

Bathrooms

One full

Flooring

Tile, vinyl, & wood

Garage

Detached, 4+ car

LISTING PRICE

Acres 2.8± **\$339,000** Taxes **\$1,119.15**

Water

Existing on site

Sewer

Existing on site

Roof

Pitched, metal

Heating

Radiant, oil, stove, wood

Cooling

None

View

Mountains, scenic
Trees/Woods

Zoning

Shoreland

Road Frontage


Yes | 235'±

Water Frontage

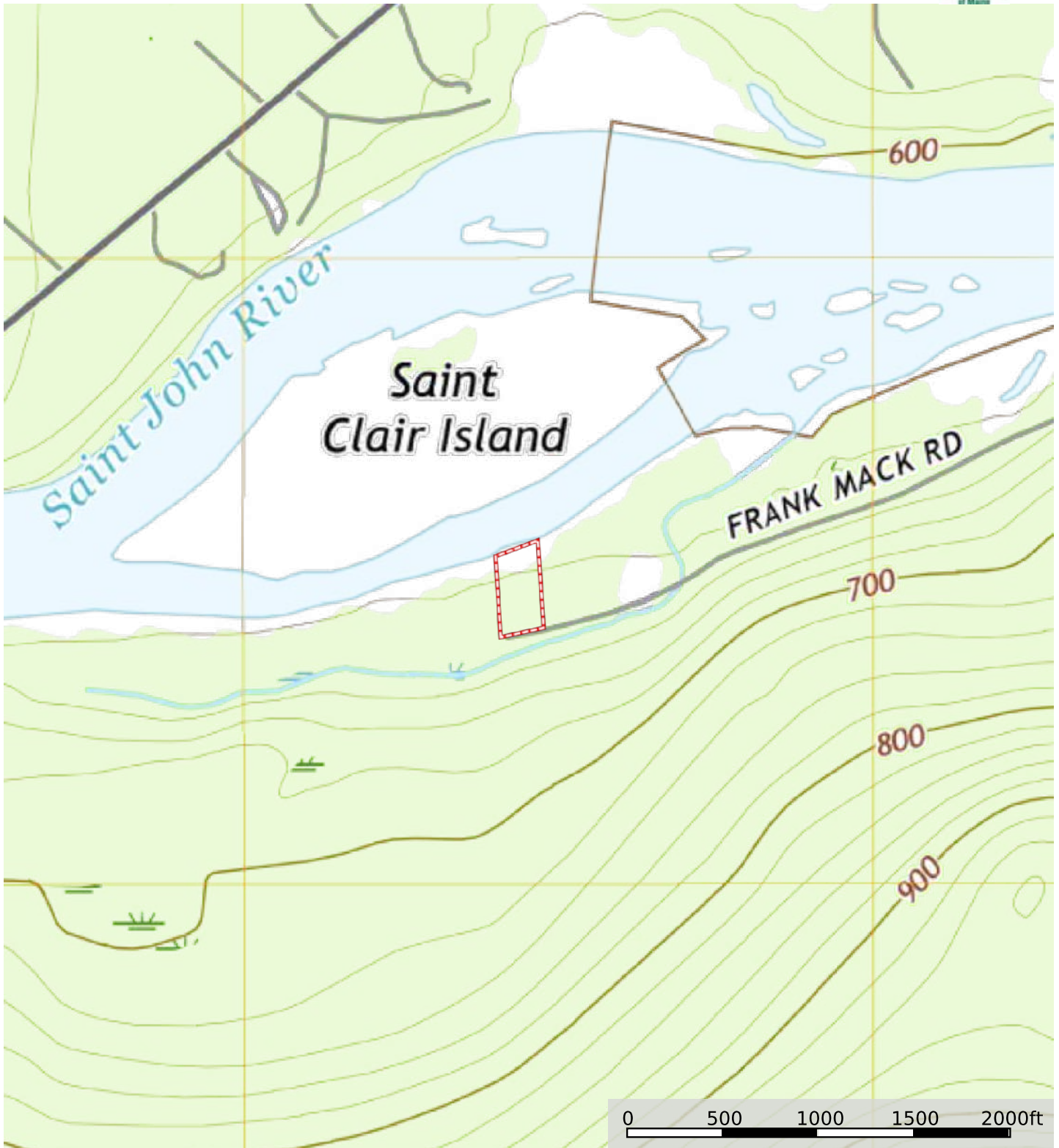
236'± | St. John River


allagash-233 Frank Mack Road
Maine, AC +/-



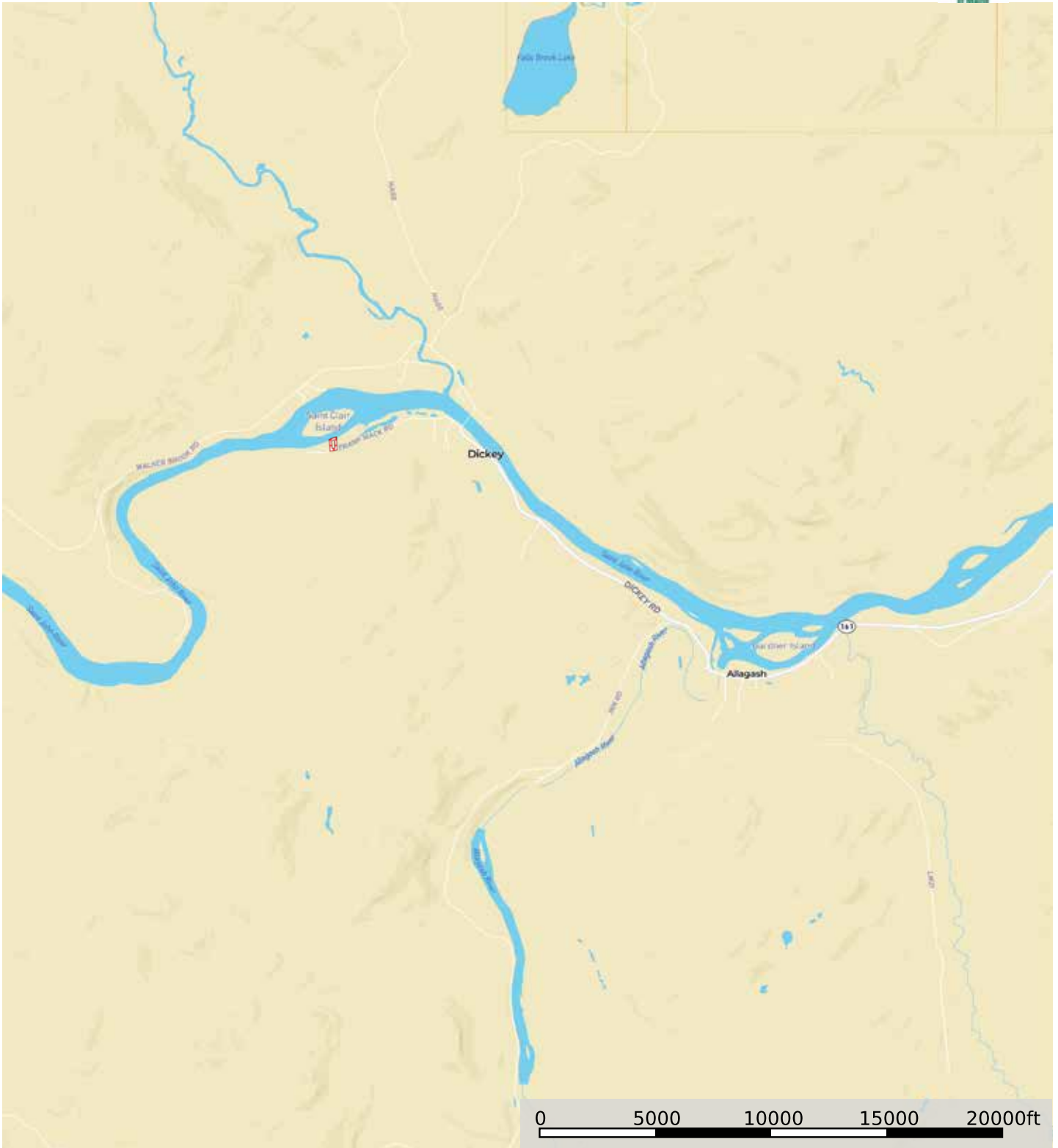
 Boundary


allagash-233 Frank Mack Road
Maine, AC +/-



 Boundary

allagash-233 Frank Mack Road
Maine, AC +/-



 Boundary

PROPERTY LOCATED AT: 233 Frank Mack Road, Allagash, ME 04774

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 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 – 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 (if any): N/A Yes No Unknown
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: _____ 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? filtration system installed.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Between garage and road, near transition from tar to gravel.

Installed by: unknown

Date of Installation: unknown

USE: Number of persons currently using system: 2

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

Comments: filtration system installed for hardness as well as arsenic removal, a whole house system.

Source of Section I information: seller

Buyer Initials _____ Page 1 of 7 Seller Initials df _____

SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):~~

~~Have you had the sewer line inspected? Yes No~~

~~If Yes, what results: _____~~

~~Have you experienced any problems such as line or other malfunctions? Yes No~~

~~What steps were taken to remedy the problem? _____~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: **Between the house and garage** OR Unknown

Date installed: **unknown** Date last pumped: **2020** Name of pumping company: **Nadeau/Pelletier Septic**

Have you experienced any malfunctions? Yes No

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

Date of last servicing of tank: **n/a** Name of company servicing tank: **n/a**

Leach Field: Yes No Unknown

If Yes, Location: **Between the house and the chicken coop**

Date of installation of leach field: **unknown** Installed by: **unknown**

Date of last servicing of leach field: **N/A** Company servicing leach field: **N/A**

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: **n/a**

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: **septic system was for a trailer that was at this location. New home uses preexisting system.**

Source of Section II information: **seller**

Buyer Initials _____

Seller Initials  _____

PROPERTY LOCATED AT: 233 Frank Mack Road, Allagash, ME 04774

What materials are, or were, stored in the tank(s)? n/a

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

Comments: **none**

Source of information: **seller**

B. ASBESTOS — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? 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

Comments: **none**

Source of information: **seller**

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. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: **none**

Source of information: **seller**

Buyer Initials _____

Page 4 of 7

Seller Initials *df*

PROPERTY LOCATED AT: **233 Frank Mack Road, Allagash, ME 04774**

F. LEAD-BASED PAINT/PAINT HAZARDS — (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 basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: _____

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

Comments: _____

Source of information: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: **regarding landfill and old camp is buried on site.**

Source of information: **seller**

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

If Yes, explain: **ROW for access**

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? **Those that benefit**

Road Association Name (if known): **Neighbors chip in for summer and winter maintenance**

Buyer Initials _____

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Seller Initials df _____

PROPERTY LOCATED AT: 233 Frank Mack Road, Allagash, ME 04774

Are there any tax exemptions or reductions 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: Homestead Exemption

Is a Forest Management and Harvest Plan available?..... Yes No Unknown
Is house now covered by flood insurance policy (not a determination of flood zone) Yes No Unknown
Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish,
water filtration system, photovoltaics, wind turbines): Type: propane tank

Year Principal Structure Built: 2014

What year did Seller acquire property? 2007

Roof: Year Shingles/Other Installed: metal installed on roof n 2014

Water, moisture or leakage: yes

Comments: roof had a condensation problem that was mitigated by additional insulation and ventilation.

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: slab

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? Yes No

Comments: none

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

Has all or a portion of the property been surveyed? Yes No Unknown

If Yes, is the survey available? Yes No Unknown

Manufactured Housing – Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
..... Yes No Unknown

Comments: none

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may
have an adverse impact on health/safety: none known

Comments: none

Source of Section V information: seller

Buyer Initials _____

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Seller Initials ef

PROPERTY LOCATED AT: 233 Frank Mack Road, Allagash, ME 04774

SECTION VI – ADDITIONAL INFORMATION

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

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

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.

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.

Deanna Jalbert 07-20-2022 _____
SELLER DATE SELLER DATE
Deanna Jalbert

SELLER DATE 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

BUYER DATE BUYER DATE



QUITCLAIM DEED
without covenant

I, **David M. Potter**, with a mailing address of 939 Charette Hill Road; Fort Kent, ME 04743, for consideration paid, releases to **Deanna Marie Jalbert**, f/k/a Deanna M. Potter, with a mailing address of 233 Frank Mack Road; Allagash, ME 04774, the Town in Allagash, County of Aroostook and State of Maine, described as follows, to wit:

The following described land, together with all buildings and improvements thereon, situated in the Town of Allagash in Aroostook County, Maine, to wit:

Parcel One:

Beginning at the northerly edge of Route No. 161, where the westerly boundary line of a parcel of land conveyed by Deed of Anthony McBreairty and Verna McBreairty to Donald McBreairty, Jr., dated December 9, 1982, of record at the Northern Aroostook Registry of Deeds in Book 606, Page 98 (hereinafter referred to as McBreairty land) meets said Route No. 161; Thence in a northerly direction along the westerly boundary line of said McBreairty land for a distance of one hundred eighty (180) feet; Thence in a westerly direction and parallel to Route No. 161 a distance of two hundred (200) feet; Thence in a southerly direction and parallel to the westerly boundary line of said McBreairty land, a distance of one hundred eighty (180) feet to the northerly edge of Route No. 161; Thence in an easterly direction along the northerly edge of Route No. 161 and the point or place of beginning.

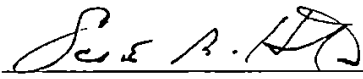
Parcel Two:

Beginning at a point on the southerly edge of Route No. 161, which point is also the southwest corner of that parcel of land conveyed by Warranty Deed of Anthony McBreairty and Verna McBreairty to Donald McBreairty, Jr. and Irene McBreairty, dated September 17, 1996, of record at the Northern Aroostook Registry of Deeds in Book 1055, Page 254 (hereinafter referred to as the Second McBreairty Parcel); Thence in a westerly direction along the southerly edge of Route No. 161, a distance of sixty-four (64) feet; Thence in a northerly direction and parallel with the westerly boundary line of the said Second McBreairty Parcel to the North shore of the St. John River; Thence in an easterly direction along the shore of the St. John River, a distance of two hundred sixty-four (264) feet, more or less, to a point which would be the northerly extension of the easterly boundary line of the said Second McBreairty Parcel; Thence in a southerly direction along the northerly extension of the said Second McBreairty Parcel's easterly boundary line to the Northeast corner the said Second McBreairty Parcel; Thence in a westerly direction along the North boundary line to the Northwest corner of the said Second McBreairty Parcel; Thence in a southerly direction along westerly boundary line of the said Second McBreairty Parcel to the point and place of beginning.

Parcels One and Two being the same premises conveyed by Warranty Deed of Donald Hafford to Deanna Potter, k/n/a Deanna Marie Jalbert, and David Potter, a/k/a David M. Potter, as joint tenants, dated April 13, 2007, of record at the Northern Aroostook Registry of Deeds in Book 1541, Page 34.

The purpose of this deed is to convey my interest in the above-described property pursuant to a Divorce Judgment dated February 24, 2017, of the Maine District Court in Fort Kent, under Docket No. FORDC-FM-2016-087. An Abstract of Divorce Decree being recorded of even date herewith.

WITNESS my hand and seal this 24th day of February, 2017.



Witness



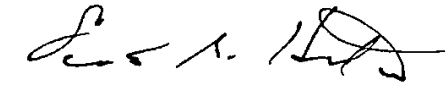
David M. Potter

STATE OF MAINE
Aroostook, ss.

February 24, 2017

Then personally appeared the above-named **David M. Potter** and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public / Attorney

Printed / Typed Name
My Commission Expires:

WARRANTY DEED

Know All Men By These Presents that Donald Hafford, whose mailing address is 1001 Carson Road, Woodland, Maine 04736, in consideration of one dollar and other good and valuable considerations paid by **Deanna Potter and David Potter**, whose mailing address is 150 Church Avenue, Frenchville, Maine 04745, the receipt whereof I do hereby acknowledge, do hereby **Give, Grant, Bargain, Sell and Convey** unto the said **Deanna Potter and David Potter, as joint tenants and not as tenants in common**, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

The following described land, together with all buildings thereon, in the Town of Allagash in Aroostook County, Maine:

Parcel One:

Beginning at the northerly edge of Route #161, where the westerly boundary line of a parcel of land belonging to Donald McBreairty, Jr. meets said Route #161; thence in a northerly direction along the said westerly boundary line of Donald McBreairty, Jr. for a distance of one hundred eighty (180) feet; thence in a westerly direction and parallel to Route #161; a distance of two hundred (200) feet; thence in a southerly direction and parallel with Donald McBreairty, Jr.'s westerly boundary line, a distance of one hundred eighty (180) feet to the northerly edge of Route #161; thence in an easterly direction along the northerly edge of Route #161 to the point of beginning.

Being the same premises conveyed to Anthony McBreairty and Verna McBreairty by warranty deed of Donald McBreairty, Sr. and Irene McBreairty dated December 9, 1982 of record at the Northern District Aroostook Registry of Deeds in Vol. 606, Page 98.

Also being the same premises conveyed to Mark Boucher and Tracy Boucher by warranty deed of Anthony McBreairty and Verna McBreairty dated September 10, 1998 of record in the Northern District Aroostook Registry of Deeds in Vol. 1129, Page 147.

Parcel Two:

Beginning at a point on the southerly edge of Route #161 which point is also the southwest corner of that parcel of land belonging to Anthony and Verna McBreairty, now or formerly; thence in a westerly direction along the southerly edge of Route #161, a distance of sixty-four (64) feet; thence in a northerly direction and parallel with Anthony and Verna McBreairty's, now or formerly, westerly boundary line to the north shore of the St. John River; thence in an easterly direction along the shore of the St. John River, a distance of two hundred sixty-four (264) feet, more or less, to a point which would be the northerly extension of Anthony and Verna McBreairty's, now or formerly, easterly boundary line; thence in a southerly direction along the said line which would be the northerly extension of Anthony and Verna McBreairty's, now or formerly, easterly boundary line to the northeast corner of Anthony and Verna McBreairty's land, now or formerly; thence in a westerly direction along Anthony and Verna McBreairty's, now or formerly, north boundary line to the northwest corner of said McBreairty's land, now or formerly; thence in a southerly direction along the Anthony and Verna McBreairty, now or formerly, westerly boundary line to the point of beginning.

Being the same premises conveyed to Anthony McBreairty and Verna McBreairty by warranty deed of Donald McBreairty and Irene McBreairty dated September 17, 1996 of record at the aforesaid Registry in Vol. 1055, Page 254.

Also being the same premises conveyed to Mark Boucher and Tracy Boucher by warranty deed of Anthony McBreairty and Verna McBreairty dated September 10, 1998 of record in the Northern District Aroostook Registry of Deeds in Vol. 1129, Page 147.

Being the same premises conveyed to Anthony B. McBreairty by Warranty Deed of Mark Boucher and Tracy Boucher, dated April 27, 2002, of record at the Northern District Aroostook Registry of Deeds in Vol. 1310, Page 297.

QUEST TITLE COMPANY
ROBERT J. PLOURDE, ESQ.
11 WEST MAIN STREET
SUITE 101
P. O. BOX 457
PORT KENT, ME 04743-0457

MAINE
REAL ESTATE
TRANSFER TAX
PAID

Being the same premises conveyed to Donald Hafford by Warranty Deed of Anthony B. McBreairty, dated August 3, 2005, of record at the Northern District Aroostook Registry of Deeds in Vol. 1460, Page 110.

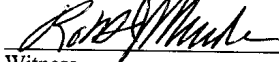
To Have and To Hold the aforegranted and bargained premises with all privileges and appurtenances thereof, to the said **Deanna Potter and David Potter, as joint tenants and not as tenants in common**, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And I Do Covenant with the said **Deanna Potter and David Potter**, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, and that we have good right to sell and convey the same to the said **Deanna Potter and David Potter** to hold as aforesaid; and that I and my heirs will

Warrant and Defend the same to the said **Deanna Potter and David Potter**, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said **Donald Hafford**, have hereunto set my hand and seal this 13th day of April, 2007.

Signed and Sealed
in the presence of

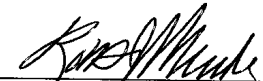

Witness

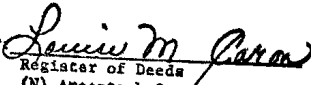

Donald Hafford

STATE OF MAINE
AROOSTOOK, SS.

April 13, 2007

Personally appeared the above named **Donald Hafford** and acknowledged the foregoing instrument to be his free act and deed.


Robert J. Plourde, Esq.
Attorney at Law

ATTEST 
Laurie M. Carson
Registrar of Deeds
(N) Aroostook County

QUEST TITLE COMPANY
ROBERT J. PLOURDE, ESQ.
11 WEST MAIN STREET
SUITE 101
P. O. BOX 457
PORT KENT, ME 04743-0457



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.