

MAINE HUNTING BUSINESS & TIMBERLAND

Timberland - Hunting - Land For Sale - Recreational - Sustainable/Off-Grid



** Not on property

00 SEBEC SHORES ROAD | GUILFORD, MAINE

- Maine timberland for sale
- Exotic game park hunting license
- Mountain views
- Springs
- Trails
- Moosehead Region
- Deeded access to lake
- Hunting leases

\$1,250,000



Are you searching for a lifestyle in the outdoor recreation business? Do you need a replacement property for a 1031 exchange? Know a group of friends who want to purchase property for a hunting club? Maybe you just want a large property to build your dream home or mountain cabin? Come see Seventh Ridge Preserve in Guilford. This is 687 +/- acres of improved timberland located within the Moosehead Lake Region of Maine.

LAND WATER WILDLIFE- This property is the culmination of decades of assemblage putting together a uniquely large timber parcel in the foothills of Maine's Appalachian Mountains. The property's diverse rolling terrain creates lake, forest, mountain, and valley views in all directions. It is certainly a feast for the eyes. Elevations of the property range from about 680 to 1050 FASL. A landscape of boiling springs, forested wetlands, small creeks and beaver ponds quickly rises up to wooded hills then sheer cliffs on the eastern slopes of Guilford Mountain and rocky outcrops at the summit of Buker Mountain.



Phil McPhail
REALTOR®
(207) 290-0372

phil2@lifestylepropertiesme.com



**Lifestyle
Properties
of Maine**



Guilford, Maine

Local Government

Police

Piscataquis County Sheriff's Dept.
(207) 564-6505

Fire

Guilford Fire Dept.
911

Town Office

3 Park Street, Guilford
M-F 8:00 to 4:00
(207) 876-2202

Tax Assessor

Leanne Salley
(207) 876-2202

Code Enforcement

Keith Doore
(207) 343-1669

The springs running year-round out of the sides of Buker Mountain are the headwaters of nearby Big Bennet Pond (a 60 + acre trout pond just a couple of miles from the property), Salmon Stream Pond to the south and 6,800 acre Sebec Lake to the north. The sale of this property includes a deeded right of way for hand carry access to Sebec Lake. Countless other ponds and lakes dot the landscape of this part of Piscataquis County. Maine's largest lake, Moosehead, is about a 35-minute drive from the land to the south shore in Greenville, Maine.

This part of Maine is a transition of the northern boreal rainforest and the eastern deciduous forest creating perfect habitats for nearly all game animals found in the northeast. There are healthy populations of moose, whitetail deer, black bear, ruffed grouse and wild turkey. Eagles, beaver, bobcat, coyote and fox have all been seen here. The lakes and ponds are a magnet for migratory ducks and geese. The location, improvements and natural landscape of Seventh Ridge Preserve make it one of the best hunting properties in the northeast.

LAND IMPROVEMENTS-The owner of the Seventh Ridge Preserve has built miles of roads and trails to access all but the steepest areas of the property. This access allows for hunting almost any wind or weather. Most of the acres are in tree growth current use tax status and the owner will provide a copy of his detailed 10-year forest management plan written in 2020.



00 SEBEC SHORES ROAD | GUILFORD

Shopping

Dover-Foxcroft, 5± miles

City

Bangor, 42± miles

Airport

Bangor International Airport, 42± miles

Interstate

Exit # 159, Newport, 33± miles

Hospital

Northern Light Mayo Hospital
897 W Main St, Dover-Foxcroft
6± miles

Boston, MA

241± miles, 4± hrs

LISTING PRICE

Acres 687± \$1,250,000 Taxes \$3,079



Forester

David Wardrop
(207) 356-8747

Most Recent Harvest

2019

Timber Type

Mixed

Nearest Mill

Dover-Foxcroft 8± miles

Easement

Yes

Leases

None

Tree Growth Status

Yes

Tree Growth Plan

Yes

View

Trees/Woods
Scenic & mountains

Zoning

See town ordinance

Road Frontage

Yes | 850'±

Water Frontage

50'± shared lake frontage
Sebec Lake & several unnamed
brooks

The large game shooting area on the property includes approximately 71 acres of forest enclosed by over 8,000 feet of high fence. The sale of the land includes one of less than a dozen licenses for exotic game hunting in Maine. The license allows for red stag, elk, bison, fallow deer plus (with some additional notifications) wild hogs.

This property fronts Sebec Shores Road and is within striking distance of grid electricity. The seller reports the local power company is planning to extend the line by the property. Should a new lodge be in your plans the road frontage here would be one place to build it. The clearing of several acres at this location will open up views to the west of Buker Mountain and beyond.

A small hunter/trapper cabin is located in the center of the western third of the land adjacent to a small creek and beaver pond. With some clearing here, views of Guilford Mountain could be spectacular or leave it as is - hidden under the canopy of beautiful hardwood trees.

The offering includes all the intellectual property and good will of Seventh Ridge Outfitters plus a storage container, tractor, side by side ATV and other tools and accessories that will convey with the sale.

PROTECTION BY NEIGHBORS - We are always told that location is the number one consideration when selecting a property. Your neighbors can have an impact on your enjoyment of your property. This land is bordered by the Dover-Foxcroft water district lands to the south protecting nearby 430 acres of abutting land. To the west the land is bordered by thousands of acres of working forestland held in private ownership. These owners have a history of responsibly managing the timber on their property, protecting the wildlife habitats thereon and, at the same time, allowing public use of their lands for recreational purposes.



A LOCATION THAT DESERVES YOUR ATTENTION

Guilford Maine is located in the southwest corner of Piscataquis County. At nearly 4,400 square miles, this is the second largest and least populated county in Maine. It is 3 ½ times the size of Rhode Island with a population of 16,800. Think about all this open space, most of which is open to hunting, fishing, hiking, paddling and much more. There are a number of nearby golf courses, restaurants, a hospital and other conveniences. It is just 30 miles to Moosehead Lake and the Appalachian Trail is less than a 30-minute drive.

It may be remote but it is easy to get here. From the property it is just 7 miles to downtown Dover-Foxcroft. Bangor International Airport is just 43 miles. Portland, Maine is a 2 ¼-hour drive and Boston is less than 4. If you can live and work anywhere, why not choose to be here?

You know you want to see it, call today for more details and schedule a showing.







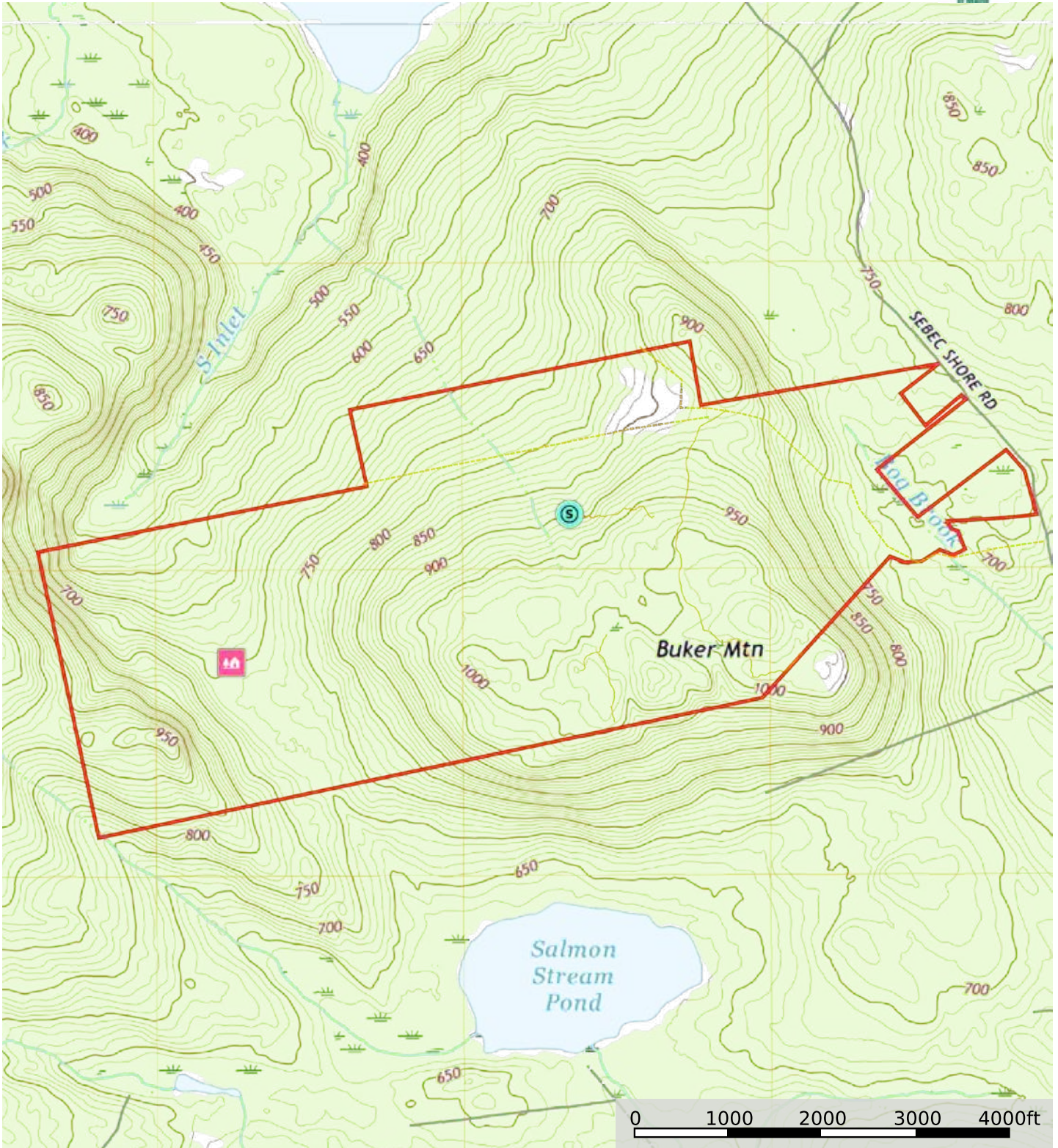
Guilford - Off Sebec Shores Rd

Maine, AC +/-



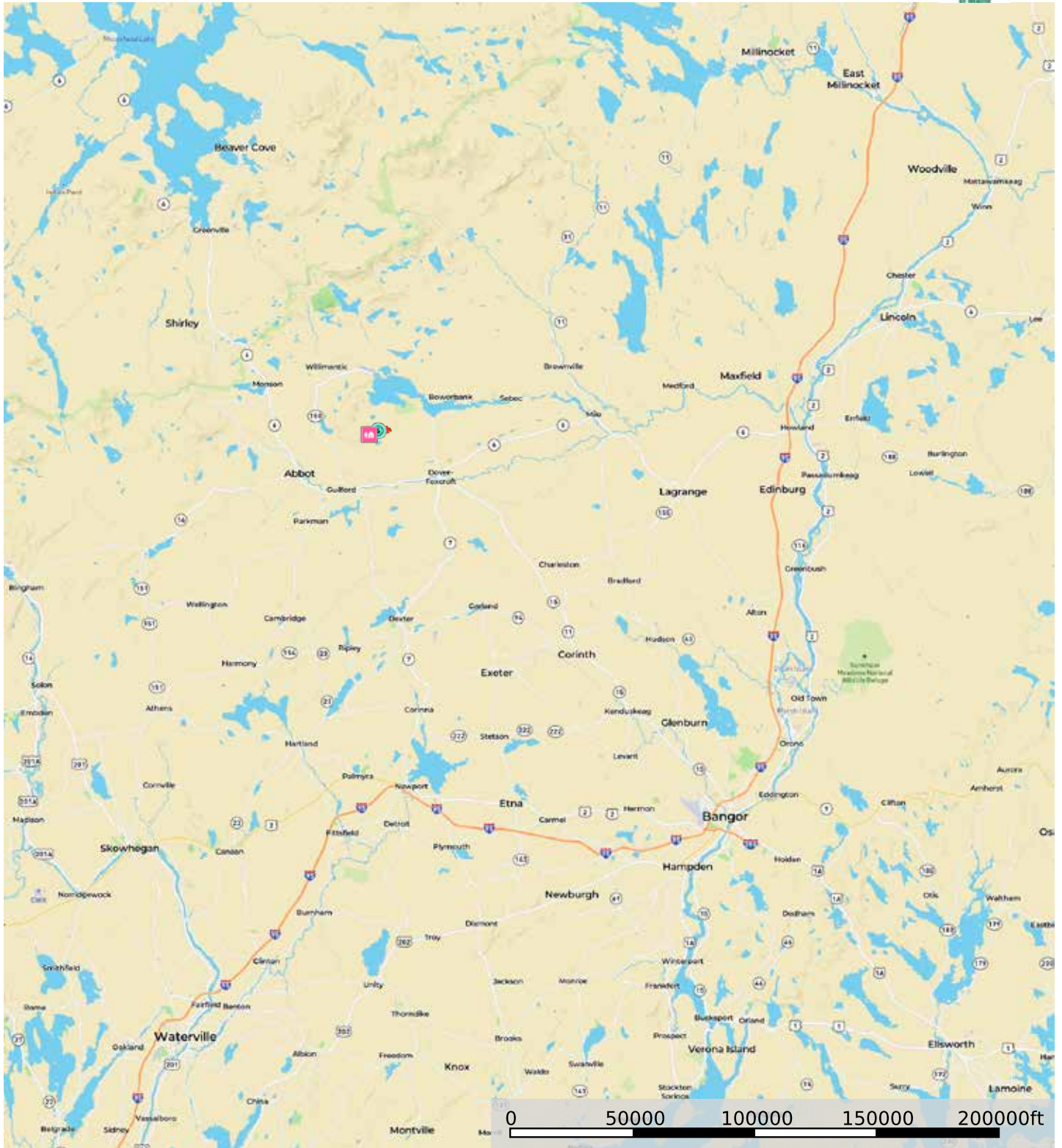
- Cabin
- Spring
- Road / Trail
- Tour
- Boundary

Guilford - Off Sebec Shores Rd
Maine, AC +/-



- Cabin
- Spring
- Road / Trail
- Tour
- Boundary

Guilford - Off Sebec Shores Rd Maine, AC +/-



Cabin Spring Road / Trail Tour Boundary

PROPERTY LOCATED AT: Sebec Shores Road, Guilford, ME 04443

PROPERTY DISCLOSURE – LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? Yes No Unknown

If Yes: Are tanks in current use?..... Yes No Unknown

If no longer in use, how long have they been out of service? N/A

If tanks are no longer in use, have tanks been abandoned according to DEP?..... Yes No Unknown

Are tanks registered with DEP?..... Yes No Unknown

Age of tank(s): N/A Size of tank(s): N/A

Location: N/A

What materials are, or were, stored in the tank(s): N/A

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

Comments: N/A

Source of information: seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL:..... Yes No Unknown

RADIOACTIVE MATERIAL:..... Yes No Unknown

METHAMPHETAMINE:..... Yes No Unknown

Comments: N/A

Source of information: seller

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

Buyer Initials _____ Page 1 of 3 Seller Initials JA

SECTION II – GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: easements of record see deeds for additional information

Source of information: deeds

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? Owner

Road Association Name (if known): none

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

If Yes, explain: N/A

Source of information: seller

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

If Yes, explain: N/A

Source of information: seller

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... Yes No Unknown

If Yes, explain: tree growth current use tax program

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

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

If Yes, is the survey available?..... Yes No Unknown

Has the property ever been soil tested?..... Yes No Unknown

If Yes, are the results available?..... Yes No Unknown

Are mobile/manufactured homes allowed?..... Yes No Unknown

Are modular homes allowed?..... Yes No Unknown

Source of information: seller

Additional Information: N/A

Buyer Initials _____

Seller Initials JA

PROPERTY LOCATED AT: Sebec Shores Road, Guilford, ME 04443

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... Yes No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Jayson Allain 07-30-2022
SELLER DATE SELLER DATE
Jayson Allain

SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE



WARRANTY DEED

HERBERT C. HAYNES, INC., also known as H. C. Haynes, Inc., a Maine corporation with a mailing address of P.O. Box 96, Winn, Maine, 04495, for consideration paid, grants to JAYSON E. ALLAIN, with a mailing address of 156 Country Club Road, Sanford, Maine, 04703, with warranty covenants, the land, together with any buildings thereon, in Guilford, Piscataquis County, Maine, bounded and described as follows:

ME REAL ESTATE TRANSFER
TAX PAID

Certain real estate situated in Guilford, Piscataquis County, Maine, and being a part of Lot Number Three in the Eighth Range of lots in said Guilford, bounded as follows: beginning at the southwest corner of said lot; thence north on the west line of said lot, one hundred ten (110) rods; thence east, parallel with the south line of said lot, one hundred fifty (150) rods; thence south, parallel with the west line of said lot, one hundred ten (110) rods, to the south line of said lot; thence west on the south line of said lot, one hundred fifty (150) rods, to the point begun at.

Meaning and intending to convey parcel "SECOND" in the deed from John K. Lyford, Sr., to H. C. Haynes, Inc., dated January 29, 1990 and recorded in Vol. 756, Page 345 of the Piscataquis County Registry of Deeds.

ALSO CONVEYING two fifty (50') foot wide rights of way, to be used in common with Grantor and others, as more fully set forth in the Easement from John Gilbert to Herbert C. Haynes, Inc., a/k/a H. C. Haynes, Inc., dated March 4, 1992 and recorded in Vol. 844, Page 180 of the Piscataquis County Registry of Deeds.

FURTHER CONVEYING, a right of way, fifty (50') feet in width, in common with the Grantor and others, as more fully set forth in the Easement from Herbert C. Haynes, Inc., a/k/a H. C. Haynes,

8/2036 00000516

- Dean Beaupair
4 Hill St
Millinocket 04462

Inc., to John Gilbert, dated March 7, 1992 and recorded in Vol. 844, Page 177 of the Piscataquis County Registry of Deeds.

This conveyance is made pursuant to one certain contract between the parties.

This conveyance is subject to all easements, conditions, restrictions and reservations of record. This deed shall be construed according to the laws of the State of Maine.

IN WITNESS WHEREOF, Herbert C. Haynes, Inc., a/k/a H. C. Haynes, Inc., has caused this instrument to be executed by Ginger E. Maxwell, its Treasurer, hereunto duly authorized this 8th day of March, 2004.

Witness:

HERBERT C. HAYNES, INC.
a/k/a H. C. Haynes, Inc.

By:

Ginger E Maxwell
GINGER E. MAXWELL,
Its Treasurer

STATE OF MAINE
PENOBSCOT, ss.

March 8, 2004

**N.P.
SEAL**

Then personally appeared the above named Ginger E. Maxwell, Treasurer, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Corporation.

Before me,

Kimberly J. Downs
Notary Public
Print Name:

KIMBERLY J. DOWNS
MY COMMISSION EXPIRES JULY 9, 2007

Piscataquis County
Recorded
Jul 16, 2004 11:06:50A
Linda M. Smith
Register of Deeds

WARRANTY DEED

THOMAS R. CLOUTIER and JAYNE R. CLOUTIER, husband and wife, both of
58 Clark Shore Road, Harpswell, Maine 04079, for consideration paid, grant to
JAYSON ALLAIN of 1250 West Main Street, Dover-Foxcroft, Maine 04426,
with **WARRANTY COVENANTS**, the following described real estate:

A certain lot or parcel of land situated in GUILFORD, County of Piscataquis and
State of Maine and being the south half of the south half of Town Lot 3, Range 9.

The foregoing is the same as the second parcel described in a deed to Dean L.
Graves from the Inhabitants of the Town of Guilford, dated December 10, 1964,
recorded in Piscataquis Registry of Deeds, Vol. 361, Page 443. Reference should
also be had to six release deeds to said Graves, all recorded in said Registry of
Deeds from:

1. Robert Getchell dated August 16, 1979, Vol. 486, Page 486;
2. Edna C. Cole dated April 8, 1980, Vol. 495, Page 272;
3. Merle C. Crocker dated October 6, 1979, Vol. 495, Page 274;
4. Arline Mihailoff dated January 22, 1980, Vol. 495, Page 276;
5. Frederick O. Blake dated November 20, 1979, Vol. 495, Page 278;
6. Velma Butterfield et al dated November 2, 1979, Page 495, Page 280.

Being a portion of the premises conveyed from John K. Lyford, Sr., to H. C.
Haynes, Inc., dated January 29, 1990 and recorded in Piscataquis Registry of
Deeds, Vol. 756, Page 345.

TOGETHER WITH fifty (50') foot wide right of way, to be used in common with
Grantor and others, as more fully set forth in the easement from John Gilbert to
Herbert C. Haynes, Inc., a/k/a H. C. Haynes, Inc., dated March 4, 1992, recorded
in Vol. 844, Page 180 of the Piscataquis Registry of Deeds.

SUBJECT TO a right of way, fifty (50') feet in width, as more fully set forth in
the Easement from Herbert C. Haynes, Inc., a/k/a H. C. Haynes, Inc. to John
Gilbert, dated March 7, 1992, recorded in Vol. 844, Page 177 of the Piscataquis
Registry of Deeds.

ME REAL ESTATE TRANSFER
TAX PAID

FURTHER SUBJECT TO a right of way, fifty (50') feet in width, as more fully set forth in the Easement from Herbert C. Haynes, Inc., a/k/a H. C. Haynes, Inc. to Richard Malone, dated August --, 1992, recorded in Vol. 865, Page 205 of the Piscataquis Registry of Deeds.

This conveyance is subject to all easements, conditions, restrictions and reservations of record. This deed shall be construed according to the law of the State of Maine.

The foregoing are the same premises conveyed to Thomas R. Cloutier and Jayne R. Cloutier from Herbert C. Haynes, Inc., dated March 5, 2004, recorded in Piscataquis Registry of Deeds, Vol. 1540, Page 75.

WITNESS our hands and seals, this 16 day of AUGUST, 2007.

Thomas R. Cloutier

Thomas R. Cloutier
Thomas R. Cloutier

Jayne R. Cloutier

Jayne R. Cloutier
Jayne R. Cloutier

STATE OF MAINE
PENOBSCOT, ss.

AUGUST 16th, 2007

Personally appeared the above named Thomas R. Cloutier, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Nancy Wurtis-Strange
Notary Public

**N.P.
SEAL**

Print Name: NANCY WURTIS-STRANGE

EXP. FEBRUARY 8th 2013

Piscataquis County
Recorded
Sep 11, 2007 01:19:30P
Linda M. Smith
Register of Deeds

#07-155
C:\CLOUTIER - ALLAIN - GUILFORD.doc
ALLAIN - GUILFORD
Tax Map 8, Lot 3

After recording return to:
Arthur H. Dumas, Esq.
51 Cottage Street
Sanford, ME 04073
Wells, ME 04094

Space Above This Line For Recording Data

QUITCLAIM DEED

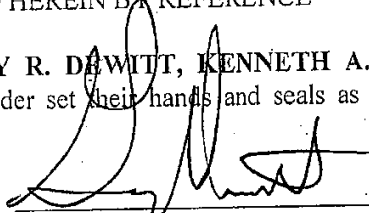
KNOW ALL PERSONS BY THESE PRESENTS, that **GARY R. DEWITT**, of 45 Guinea Road, Biddeford, Maine, **KENNETH A. MADORE**, of 35 Tuckers Way, Arundel, Maine, and **MARK R. GONNEVILLE**, of 45 Locksmith Lane, Wells, Maine, FOR CONSIDERATION PAID, grant to **JAYSON ALLAIN** of 311 Goodwin Mill Road, Eliot, Maine 03903, with QUITCLAIM COVENANTS, a certain lot or parcel of land, together with the buildings and improvements thereon, located in the Town of Guilford, Piscataquis County, Maine; being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF, **GARY R. DEWITT, KENNETH A. MADORE AND MARK R. GONNEVILLE**, have hereunder set their hands and seals as of this 17 day of February ____, 2015

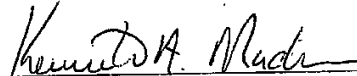
ME REAL ESTATE TRANSFER TAX PAID

WITNESS



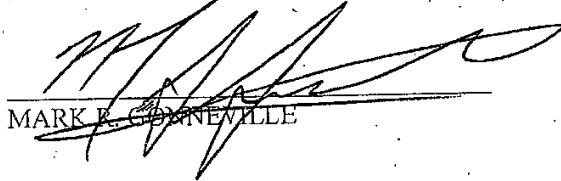
GARY R. DEWITT

WITNESS



KENNETH A. MADORE

WITNESS

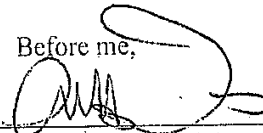


MARK R. GONNEVILLE

STATE OF MAINE
County of York

February 17, 2015

Personally appeared the above-named **KENNETH A. MADORE AND MARK R. GONNEVILLE** and acknowledged the signing of the foregoing instrument to be their free act and deed.

Before me,


Attorney at Law/Notary Public
Arthur H Dumas

STATE OF MAINE
County of York

February 9, 2015

Personally appeared the above-named GARY R. DEWITT and acknowledged the signing of the foregoing instrument to be his free act and deed.

Before me,

Sandra L Perkins

~~Attorney at Law~~ Notary Public

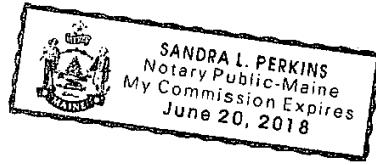
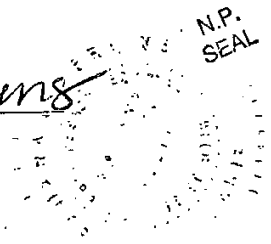


Exhibit A
To Quitclaim Deed
Dewitt, Madore and Gonneville to
Allain

Parcel A

A certain lot or parcel of land situated in Guilford, in the County of Piscataquis and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a point at the southeasterly corner of Lot A as depicted on a Chain and Compass Survey for John G. Gilbert, prepared by Pickett Land Survey, Inc., dated June 3, 1992 and recorded in the Piscataquis County Registry of Deeds; thence S 82 E a distance of five hundred eighty-three feet (583') to a wooden post set in the westerly sideline of the Sebec Shores road, so-called, and said point also being the northeasterly corner of land now or formerly of Henry McLaughlin; thence S 71 W a distance of five hundred thirty-one (531') feet, more or less, to an iron pin; thence S 19 E a distance of four hundred ten feet (410') to an iron pin; thence N 71 E a distance of five hundred thirty feet (530'), more or less, to an iron pin set in the westerly line of said Sebec Shores Road; thence southeasterly along said sideline a distance of one thousand five hundred twenty-three feet (1523') to the northeasterly corner of land now or formerly of Raymond and David Cormier; thence N 77 W a distance of nine hundred sixty-four feet (964') more or less; to an iron pin set in the northwesterly corner of said Cormiers' land; thence southeasterly following the center line of a brook and being the westerly line of said Cormier to an iron pin set on the northerly sideline of a fifty foot (50') right-of-way; thence S 20 30' E a distance of twenty-five feet (25'), more or less, to the center line of said fifty foot (50') right-of-way; thence westerly and northerly as the course may be along the center line of said fifty foot (50') right-of-way; thence westerly and northerly as the course may be along the center line of said fifty foot (50') right-of-way to a point in the southerly line of said Lot A; thence S 84 30' E along the southerly line of Lot A to the point of beginning.

Containing seventy-seven acres, more or less.

Meaning and intending to convey Lot B as depicted on said Chain and Compass Survey for John G. Gilbert and recorded in the Piscataquis County Registry of Deeds.

Included in this conveyance is a fifty foot (50') right-of-way leading westerly across land of said Cormier from the Sebec Shores Road and thence westerly and northerly, forming the westerly boundary of the within conveyed premises.

Excepting and reserving the rights of others to use said fifty-foot (50') right-of-way.

The premises hereing conveyed are subject to all matters set forth on Exhibit C in a deed recorded in the Piscataquis County Registry of Deeds in Book 836, Page 155. Also reserving an interest in minerals more particularly described in Exhibit B in said same deed.

Said Parcel A being the same premises conveyed to Grantors by deed of John G. Gilbert dated October 31, 1994 and recorded in the Piscataquis Registry of Deeds in Book 962, Page 63.

Parcel B

A certain lot or parcel of land situated in Guilford, in the County of Piscataquis, and State of Maine, and being more particularly bounded and described as follows, to wit:

Beginning at a point marked by a wooden post set in the southwesterly corner of Lot "C" as depicted on a Chain and Compass Survey for John G. Gilbert, prepared by Pickett Land Survey, Inc., dated June 3, 1992 and to be recorded in the Piscataquis County Registry of Deeds; thence N 58 E a distance of two thousand twenty-six feet (2,026') more or less, to an iron pin set in the southwesterly sideline of the fifty foot (50') right-of-way; thence continuing on the same bearing a distance of twenty-five feet (25'), more or less, to the center line of said fifty-foot (50') right-of-way; thence northwesterly, following the center line of said fifty foot (50') right-of-way to a point where said center line intersects the southerly line of Lot "A" as depicted on said Chain and Compass Survey; thence N 84 30" W along said southerly sideline of Lot "A" to a point marked by an iron pin and being the southwesterly corner of said Lot "A"; thence S 10 W a distance of ninety-two (92') feet, more or less, to an iron pin set; thence westerly a distance of three thousand six hundred seventy feet (3,670'), more or less, to a point; thence southerly six hundred forty-two feet (642'), more or less, to a point; thence easterly two thousand six hundred thirty-five feet (2,635') feet, more or less, to a point; thence southerly two thousand four hundred thirty feet (2,430'), more or less, to a point; thence easterly one thousand one hundred twenty-five feet (1,125'), more or less, to the point of beginning.

Continuing one hundred eighty (180) acres, more or less.

Included in this conveyance is a fifty-foot (50') right-of-way leading westerly from the Sebec Shores Road for all purposes, including utilities over land now or formerly of Raymond Cormier and leading to the easterly line of the premises herein conveyed.

Excepting and reserving that portion of the fifty foot (50') right-of-way which forms the easterly line of the premises herein conveyed.

Being a portion of the premises conveyed to John G. Gilbert by deed from International Paper Realty Corporation, recorded in the Piscataquis County Registry of Deeds in Book 836, page 155.

The premises herein conveyed are subject to all matters set forth on Exhibit C in a deed recorded in the Piscataquis county Registry of Deeds in Book 836, Page 155. Also reserving an interest in minerals more particularly described in Exhibit B in same deed.

Said Parcel B being the same premises conveyed to Grantors by deed of John G. Gilbert dated October 31, 1994 and recorded in the Piscataquis Registry of Deeds in Book 962, Page 60.

EXCEPTING THEREFROM, a portion of the above described premises conveyed by Grantors to Thomas Crepeau by deed dated December 23, 2000, and recorded in the Piscataquis Registry of deeds in Book 1300, Page 23, situated in the Town of Guilford, Piscataquis County, Maine, located on the westerly side of the Sebec Shores Road, so-called, being part of Lot 8 Range 2 in said town bounded and described as follows:

Beginning at an iron rod set in the westerly sideline of said Sebec Shores Road, said iron rod being located S 12° 17' 15" E a distance of fifty and five tenths (50.5) feet from the intersection of the westerly sideline of said road and the southerly line of land described in the deed of John G. Gilbert to Henry L. McLaughlin and Richard H. Parent recorded in the Piscataquis County Registry of Deeds in volume 849, page 114;

thence S 12° 17' 15" E along the westerly sideline of said Sebec Shores Road a distance of twenty-eight and nine tenths (28.9) feet to an angle point in said sideline;

thence S 23° 51' 45" E along said westerly sideline a distance of three hundred seventy-two and four tenths (372.4) feet to and an angle point in said sideline;

thence S 22° 04' 30" E along said westerly sideline a distance of two hundred ninety-eight and eight tenths (298.8) feet to an iron rod set in said westerly sideline of said Sebec Shores Road;

thence S 69° 59' 30" W a distance of one thousand two hundred forty-seven and zero tenths (1247.0) feet to an iron rod set;

thence N 22° 37' 30" W a distance of six hundred ninety-nine and four tenths (699.4) feet to an iron rod set;

thence N 69° 59' 30" E a distance of one thousand two hundred forty-seven and zero tenths (1247.0) feet to the point of beginning, containing 20.00 acres.

Iron rods described as set are #5 re-bar with a yellow plastic cap inscribed "G W Crispell, PLS #1277". Bearing are magnetic 2000 as observed along the south line of the above described parcel.

Meaning and intending to convey all the real property owned by Grantors at this location as described above.

Piscataquis County
Recorded
Mar 02, 2015 11:21:37A
Linda M. Smith
Register of Deeds

WARRANTY DEED

BENJAMIN P. FOLSOM, whose mailing address is 299 Massachusetts Avenue, Millinocket, Maine 04462, and ANTHONY J. FOLSOM, whose mailing address is 300 Mather Road, McCall, Idaho 83638, for consideration paid, grant to JAYSON ALLAIN, whose mailing address is 311 Goodwin Road, Eliot, Maine 03903, with WARRANTY COVENANTS, a certain lot or parcel of land situate in the Town of Guilford, County of Piscataquis, and State of Maine, more particularly described as follows, to wit:

ME REAL ESTATE TRANSFER
TAX PAID

Certain real estate situated in Guilford, County of Piscataquis and State of Maine, being Lot Four (4), Range Eight (8), according to Greenwood's survey and plan, approximately two hundred (200) acres of wild land.

Meaning and intending to describe and convey the same premises conveyed to grantors herein by Clyde H. Thomas by deed dated January 14, 2003, and recorded in the Piscataquis County Registry of Deeds at Book 1440, Page 124.

Grantee acknowledges that the premises are taxed under the provisions of the Maine Tree Growth Tax Law.

This conveyance is subject to all conditions, restrictions, reservations and easements of record.

This deed shall be construed according to the laws of the State of Maine.

Witness our hands this 26th day of July, 2012.

[Signature]

[Signature]

Benjamin P. Folsom

Anthony Folsom

[Signature]

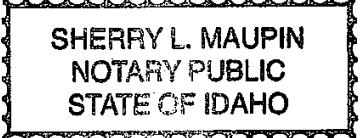
Anthony J. Folsom

Dean Beaupain
4 Hill St.
Millinocket 04462

STATE OF IDAHO
PCOUNTY OF Valley, ss.

June 18th, 2012

Personally appeared before me said Anthony J. Folsom and acknowledged the foregoing instrument to be his free act and deed.



Before me, Sherry L. Maupin
Notary Public

Print Name: Sherry L. Maupin
Commission Expires: 10/18/16

STATE OF MAINE
PENOBSCOT, ss.

~~June~~ July 26, 2012

Personally appeared before me said Benjamin P. Folsom and acknowledged the foregoing instrument to be his free act and deed.

Before me, [Signature]
Notary Public

Print Name: GERALD S. NESSMANN
~~Notary Public, Maine~~
Commission Expires March 2, 2017

N.P.
SEAL

Piscataquis County
Recorded
Jul 31, 2012 08:58:11A
Linda M. Smith
Register of Deeds



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.