



Waterfront Camp

\$175,000

45 MacKenzie Ave
Lincoln, Maine
04457



**Lifestyle
Properties
of Maine**



Carmen McPhail
REALTOR®
(207) 290-0371
carmen@lifestylepropertiesme.com



**SCAN THE
QR CODE
TO VIEW
THE FULL
PROPERTY
DETAILS &
VIDEO!**

www.lifestylepropertiesofmaine.com

Local Contacts

Police

Lincoln Police Dept
(207) 794-8455

Fire

Lincoln Fire Dept
(207) 794-2610

Town Office

29 Main Street
(207) 794-3372
town.manager@lincolnmaine.org

Tax Assessor

Amanda Woodard
(207) 794-3372 ext 5

Code Enforcement

Wade Jordan
(207) 794-3372

School District

RSU 67
(207) 794-6500
(207) 794-3004

Proximity

Shopping

Downtown Lincoln, 0.8± miles

City

Bangor, 50± miles

Airport

Bangor International, 50± miles

Interstate

Exit #227, 6.9± miles

Hospital

PVH, 2± miles

Boston, MA

284± miles (4± hours)

Have you been looking for a waterfront camp and just can't find one you can afford? Looking for an intown home that's small enough to manage easily with 1-story living and great views? You've found it!!! This cute 2-bedroom bungalow on Mattanawcook Lake in Lincoln is priced right and ready for you to make your year-round home or great seasonal camp! The home sits on 0.39 acres of land with 200 feet of frontage on Mattanawcook Lake. Located less than 1 mile from downtown shopping area for convenience. You won't find a more affordable waterfront home in Lincoln – I've looked!!!!

Mattanawcook Lake has a maximum depth of 20 feet, and the surface temperature can reach up to 69°F, but the temperature drops to around 60°F as you go deeper. The lake covers an area of 832 acres and is part of a chain of 4 ponds which also includes Upper, Folsom and Crooked Ponds. The lake is known for its abundance of smallmouth bass, white perch, chain pickerel, pumpkinseed sunfish, and redbreast sunfish. Fishing is very popular on this lake both summer and winter.





Property Specifics

Trash Removal
Transfer Station

Electric Company
Versant

Heating Company
Dead River | RH Foster

Water/Sewer
Private Water | Public Sewer

Internet Provider/Speed
Spectrum



Area Information

Lincoln, Maine may be a small town, but it has everything you need to live comfortably. With a population of only 5,000 residents, the town is located near 13 beautiful lakes and the Penobscot River. During the summer, the population grows to around 6,000 as seasonal dwellings fill up.

Shopping in Lincoln includes plenty of everyday essentials like Walmart and Mardens, along with two grocery stores and three pharmacies. The town also has a variety of mom & pop stores that offer unique home decor and specialty items. Two year-round restaurants, a couple diners and 3 pizza places as well as a sporting goods shop make it easy to find anything you need without leaving town.

The downtown area is vibrant and conveniently located within walking distance of residential areas. The fire and public safety, police department and post office are all situated in the downtown area. Lincoln serves as a service hub for the area with auto sales and service, health care providers, optometrists, dentists, councilors and more.

As the town motto suggests, come for the lakes, but stay for the lifestyle. Lincoln, Maine is the perfect place for those looking for a peaceful and convenient way of life.





45 MacKenzie Ave, Lincoln

Year Built

1949

Square Foot

736

Bedrooms

Two

Bathrooms

One

Flooring

Answer

Garage

N/A

LISTING PRICE

Acres 0.39± \$175,000 Taxes \$1813

Water

Private

Heating

Oil

Zoning

SD3

Sewer

Public

Cooling

None

Road Frontage

Yes | 200'

Roof

Metal | Shingle

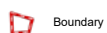
View

Scenic

Water Frontage

200' | Mattanawcook

Lincoln- 45 Mackenzie Ave White
Penobscot County, Maine, 0.39 AC +/-



Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

<https://www.lifestylepropertiesofmaine.com/>

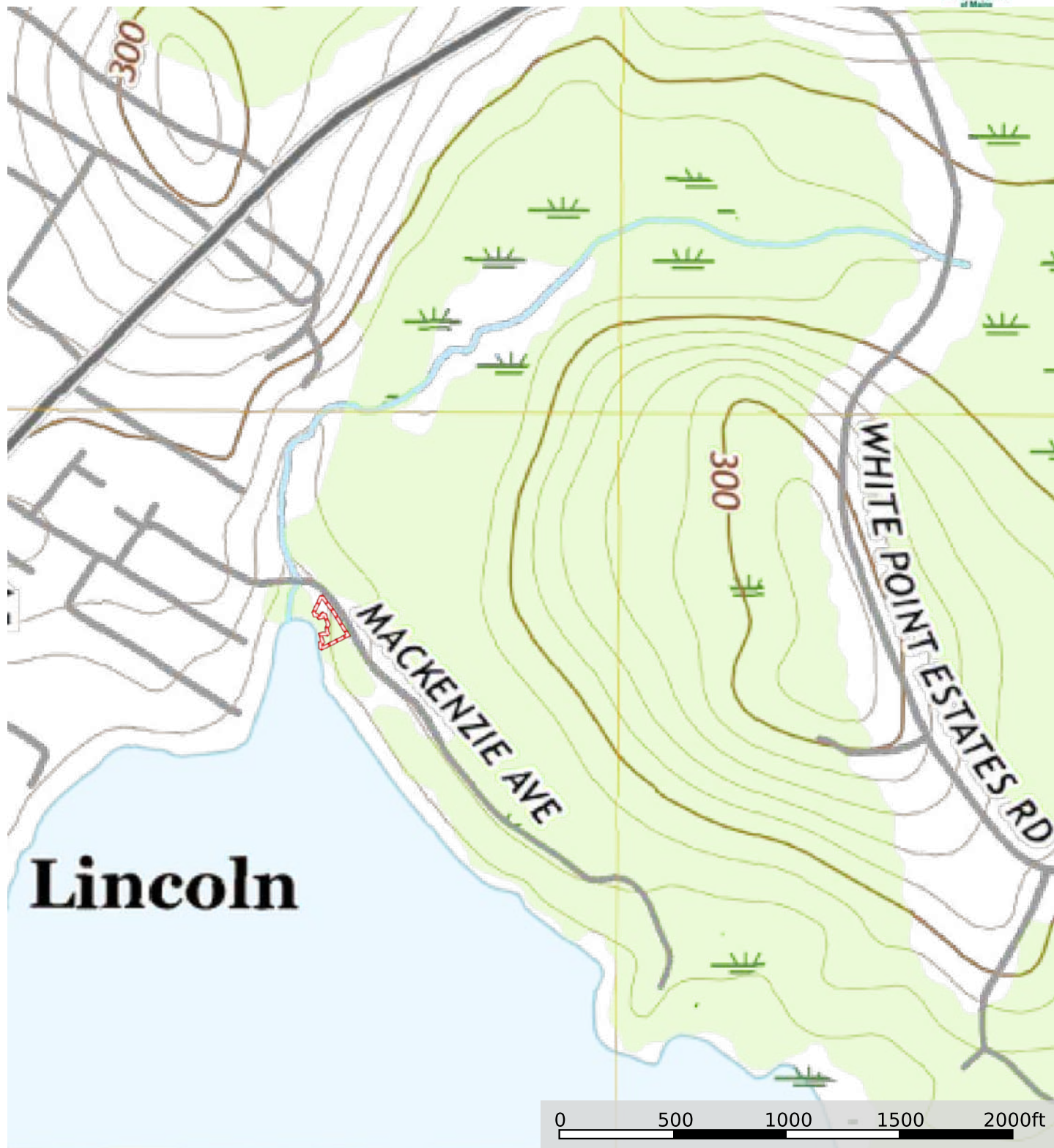
113 West Broadway



The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

www.landbrothers.com

Lincoln- 45 Mackenzie Ave White
Penobscot County, Maine, 0.39 AC +/-



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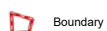
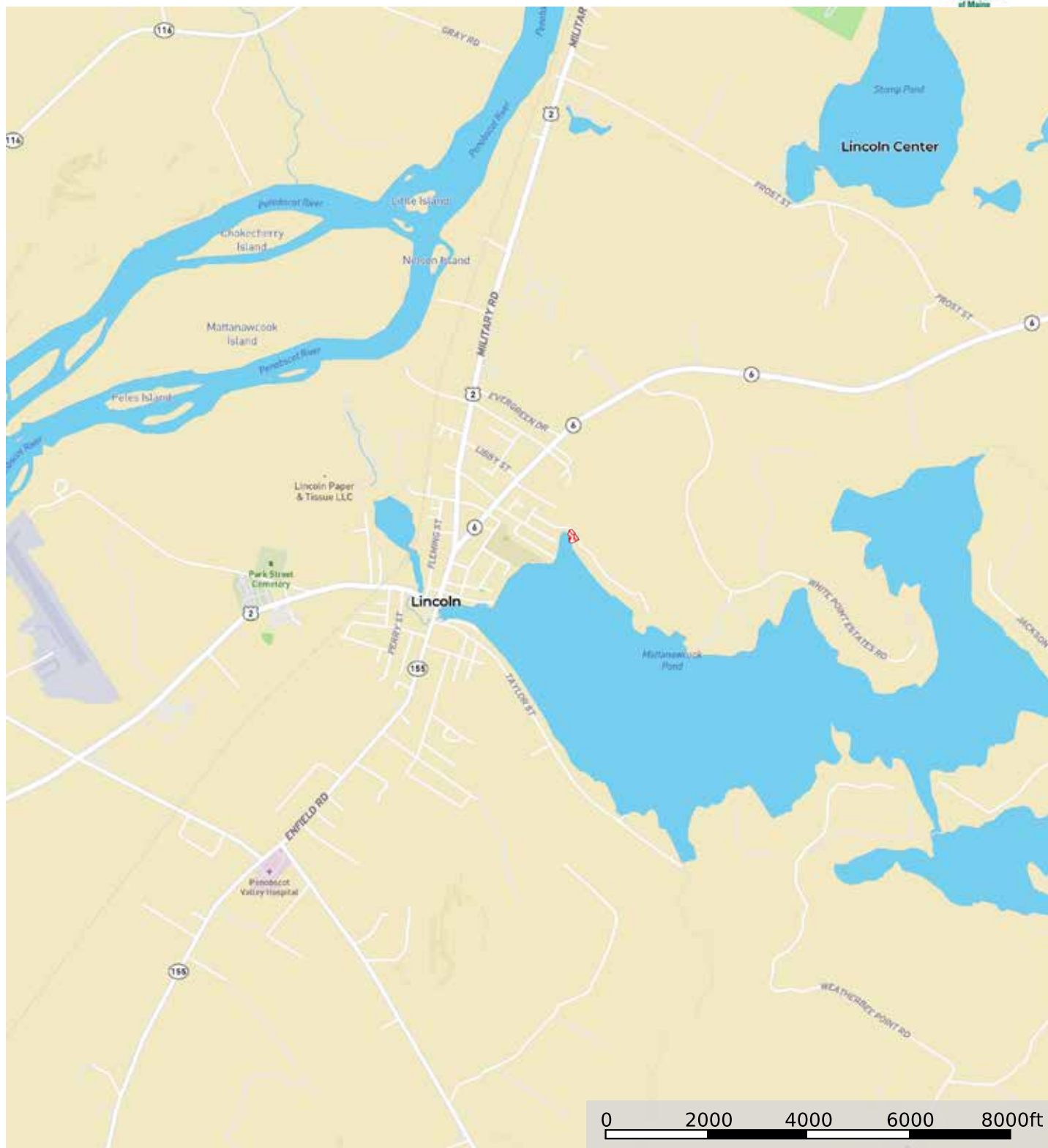
113 West Broadway



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Lincoln- 45 Mackenzie Ave White
 Penobscot County, Maine, 0.39 AC +/-



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113 West Broadway



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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Doreen B. White, N/A, N/A, N/A (hereinafter "Seller")
 AND N/A, N/A, N/A, N/A (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 45 Mackenzie Avenue, Lincoln, ME 04457

Said contract is further subject to the following terms:

Lead Warning Statement

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

Seller's Disclosure

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

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

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

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

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

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

Buyer's Acknowledgment

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

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

(e) Buyer has (**check one below**):

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

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

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

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>Buyer N/A</u>	Date	<u>Doreen B. White</u>	Date
		Seller Doreen B. White	
<u>Buyer N/A</u>	Date	<u>Seller N/A</u>	Date
<u>Buyer N/A</u>	Date	<u>Seller N/A</u>	Date
<u>Buyer N/A</u>	Date	<u>Seller N/A</u>	Date
<u>Agent</u>	Date	<u>Carmen R McPhail</u>	Date
		Agent Carmen McPhail	



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United Country Lifestyle Properties of Maine, 113 West Broadway Lincoln ME 04457
 Carmen McPhail

Phone: (207)794-6164 Fax: (207)794-6666
 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com



White - 45

PROPERTY LOCATED AT: **45 Mackenzie Avenue, Lincoln, ME 04457****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 N/A ☐ Unknown
☒ Drilled ☐ Dug ☐ Other N/A

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: Aug 1996 Are test results available? .. ☐ Yes ☒ No

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

If Yes, are test results available? ☐ Yes ☒ No

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

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: North of home beside driveway

Installed by: Bickford Well Drilling

Date of Installation: August 1996

USE: Number of persons currently using system: 2

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

Comments: well installed just prior to this owner's purchase in 1996

Source of Section I information: current owner, public record, personal knowledge, personal observation

Buyer Initials _____

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Seller Initials DSW _____

PROPERTY LOCATED AT: **45 Mackenzie Avenue, Lincoln, ME 04457**

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: N/A

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

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

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: N/A

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: N/A

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: N/A

Location: N/A OR ☐ Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: N/A

Have you experienced any malfunctions? ☐ Yes ☐ No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: _____ Name of company servicing tank: N/A

Leach Field: ☐ Yes ☐ No ☐ Unknown

If Yes, Location: N/A

Date of installation of leach field: _____ Installed by: N/A

Date of last servicing of leach field: _____ 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: **none**

Source of Section II information: **public record, current owner**

Buyer Initials _____

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Seller Initials DBW

PROPERTY LOCATED AT: 45 Mackenzie Avenue, Lincoln, ME 04457

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHA heat	N/A	N/A	N/A
Age of system(s) or source(s)	unknown	N/A	N/A	N/A
Name of company that services system(s) or source(s)	RH Foster	N/A	N/A	N/A
Date of most recent service call	_2022			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	see	N/A N/A	N/A N/A	N/A N/A
Malfunction per system(s) or source(s) within past 2 years	none	N/A	N/A	N/A
Other pertinent information	none	N/A N/A	N/A N/A	N/A N/A

Are there fuel supply lines? ☒ Yes ☐ No ☐ Unknown
 Are any buried? ☐ Yes ☒ No ☐ Unknown
 Are all sleeved? ☐ Yes ☐ No ☐ Unknown
 Chimney(s): ☒ Yes ☐ No
 If Yes, are they lined: ☐ Yes ☐ No ☒ Unknown
 Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ Unknown
 Had a chimney fire: ☐ Yes ☒ No ☐ Unknown
 Has chimney(s) been inspected? ☐ Yes ☒ No ☐ Unknown
 If Yes, date: _____
 Date chimney(s) last cleaned: _____
 Direct/Power Vent(s): ☐ Yes ☒ No ☐ Unknown
 Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown
 If Yes, date: _____
 Comments: N/A
 Source of Section III information: N/A

SECTION IV — 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 the 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

Buyer Initials _____

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Seller Initials DBW

PROPERTY LOCATED AT: **45 Mackenzie Avenue, Lincoln, ME 04457**

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 known**

Source of information: **current owner**

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: N/A ☐ Yes ☐ No ☒ Unknown

Comments: **none**

Source of information: **current owner**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: _____ By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

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

Are test results available? ☐ Yes ☐ No

Results/Comments: **none**

Source of information: **Current owner.**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

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

Are test results available? ☐ Yes ☐ No

Results/Comments: **none**

Source of information: **current owner**

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: **none**

Source of information: **current owner**

Buyer Initials _____

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Seller Initials DBW

PROPERTY LOCATED AT: 45 Mackenzie Avenue, Lincoln, ME 04457

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: N/A

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

If Yes, describe: N/A

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

Comments: N/A

Source of information: current owner

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: none known

Source of information: current owner/DEP maps

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: shared driveway by agreement

Source of information: current owner

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? N/A

Road Association Name (if known): N/A

Buyer Initials _____

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Seller Initials DSW

PROPERTY LOCATED AT: **45 Mackenzie Avenue, Lincoln, ME 04457**

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**

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: **none**

Year Principal Structure Built: **1950**

What year did Seller acquire property? **1996**

Roof: Year Shingles/Other Installed: **N/A**

Water, moisture or leakage: **leakage in living room prior to new south side roof**

Comments: **no leakage since new roof installed on south side**

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: **dirt floor, some moisture, more in spring with runoff -**

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: **N/A** ☐ Unknown

Comments: **none**

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**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **back stairs need to be repaired/replaced.**

Comments: **N/A**

Source of Section V information: **N/A**

Buyer Initials _____

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Seller Initials **DBW**

PROPERTY LOCATED AT: **45 Mackenzie Avenue, Lincoln, ME 04457****SECTION VI — ADDITIONAL INFORMATION**

N/A

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.

<u><i>Doreen B. White</i></u>	<u>04/19/2023</u>		
SELLER	DATE	SELLER	DATE
Doreen B. White		N/A	
<u>SELLER</u>	<u>DATE</u>	<u>SELLER</u>	<u>DATE</u>
N/A		N/A	

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.

<u>BUYER</u>	<u>DATE</u>	<u>BUYER</u>	<u>DATE</u>
N/A		N/A	
<u>BUYER</u>	<u>DATE</u>	<u>BUYER</u>	<u>DATE</u>
N/A		N/A	



026479

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That We, WAYNE W. DAWES, of the Town of Lincoln, County of Penobscot, State of Maine, and CONSTANCE P. MARTIN, of the Town of Enfield, County of Penobscot, State of Maine,

in consideration of one dollar (\$1.00) and other valuable consideration,

paid by LINWOOD R. WHITE and DOREEN B. WHITE, being husband and wife, both of the Town of Lincoln, County of Penobscot, State of Maine, the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said LINWOOD R. WHITE and DOREEN B. WHITE, 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.

A certain lot or parcel of land, situate, lying and being in the County of Penobscot, in the State of Maine, with buildings thereon, to wit:

Commencing at the N.E. Corner of land formerly occupied by one Rogers and on the southerly side of MacKenzie Avenue so called; thence easterly along the southerly side of MacKenzie Avenue to the N.W. corner of land now or formerly owned or occupied by George Stevenson; thence southerly along the westerly line of land now or formerly owned or occupied by said Stevenson to high water mark of Mattanawcook Lake; thence westerly along high water mark of Mattanawcook Lake to the S.E. corner of land formerly occupied by one Rogers; thence northerly along the easterly line of land formerly occupied by one Rogers to the point of commencement.

Being the same premises as described in a Deed of Distribution of Personal Representative of the Estate of Lillian G. Dawes to the Grantors herein dated March 25, 1996 and recorded in the Penobscot County Registry of Deeds in Book 6081, Page 28.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said LINWOOD R. WHITE and DOREEN B. WHITE, 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 We do COVENANT with the said Grantees, their heirs and assigns, that We are lawfully seized in fee of the premises, that they are free of all encumbrances, that We have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that We and our heirs shall and will WARRANT AND

PATRICIA R. LOCKE
ATTORNEY AND
COUNSELOR AT LAW
LINCOLN, MAINE
0487-0088

DEFEND the same to the said Grantees, 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, We, the said, WAYNE W. DAWES and CONSTANCE P. MARTIN, have hereunto set our hands and seals this 7th day of August in the year of our Lord one thousand nine hundred and ninety-six.

SIGNED, SEALED AND DELIVERED
in presence of

[Signature]
Witness
[Signature]
Witness

[Signature]
WAYNE W. DAWES
[Signature]
CONSTANCE P. MARTIN

OATH

STATE OF MAINE
Penobscot, ss.

August 7, 1996.

Personally appeared the above named WAYNE W. DAWES and CONSTANCE P. MARTIN and acknowledged the foregoing instrument to be their free act and deed.

"Maine Real Estate
Transfer Tax Paid"

Before me,

[Signature]
NOTARY PUBLIC
John Wilson
(Please print name)
My commission expires: 4-7-2003

PATRICIA A. LOCKE
ATTORNEY AND
COUNSELOR AT LAW
LINCOLN, MAINE
04487-0008

PENOBSCOT, SS RECEIVED

1996 AUG -8 P 1:03

[Signature]
REGISTER

Allen E. Wilson



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 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

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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.