

Self Sufficient Mini Fann

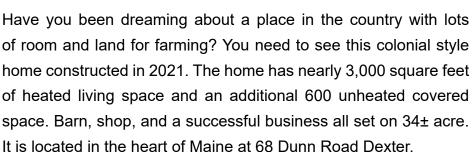
\$360,000

68 Dunn Road Dexter, Maine 04930



Lifestyle Properties of Maine





Country Home

This 2-story home was constructed in 2021 and has an incredibly low maintenance metal clad exterior and roof. Enjoy the views of the private farm pond and distant hillsides from the 10 X 34 covered porch. The home has 13 rooms with 4+ bedrooms and 2 baths. The open floor plan of kitchen, dining and living area includes an area of nearly 750 square feet. There is an attached greenhouse and wash room that are currently unheated. The home is entirely heated by wood. Add an oil heater if you like or enjoy the lower cost and comfort of wood. A full concrete basement has more than enough storage space for canned goods and other necessities of life.



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



Phil McPhail
REALTOR®
(207) 290-0372
phil2@lifestylepropertiesme.com

Local Contacts

Police Main Street

Chief: Kevin Wintle

Fire98 Church Street
Chief: Matt Connor

Town Office
23 Main Street
(207) 924-7351
M-F 830am-430pm

Tax Assessor
Travis Gould
(207) 924-7351 ext 18
assessor@dextermaine.org

Code Enforcement

Al Tempesta
(207) 724-7620
townceo@dextermaine.org

School District

AOS 94
(207) 924-6000 ext 2

Barn & Land

Proximity

Shopping
Dexter, 3± miles

City Bangor, 31± miles

Airport
Dexter, 0.5± miles

Interstate
Newport, 14± miles

Hosptial
Northern Light Mayo, 17± miles

Boston, MA
222± miles (3.5± hours)

Want to be self-sufficient? You need space for some livestock and the barn has plenty of room. The land includes about 5 acres of cleared field including pasture for the animals and a newly constructed pond for water. The balance of the 34 acres is forested land and open wetlands. The home sits at about 400 feet above sea level and the land slopes away from there to 350 FASL. A couple of small unnamed brooks run though the property and the combined forest and wetlands provide great habitat for the area's wildlife.

Shop

The current owners are running a successful butcher shop for wild game. The shop has a walk-in cooler, large freezer and all the equipment and tools of the trade you will need if you are interested in continuing the business. The business is being sold with or without the home and real estate. If you are interested contact us for a price. This building could be used for many other purposes should you have no interest in running your own business.



www.landbrothers.com

Area Information

Dexter & Penobscot County

The town of Dexter is called the "Heart of Maine" partly because of its geographic position in the state. The charming little town sets on the western edge of Penobscot County on the Moosehead Trail between I-95 access in Newport and the town of Dover-Foxcroft. The town is well positioned just 27 miles from Bangor International Airport, less than 1 hour to Moosehead, Maine's largest lake and an hour and 30 minutes from the largest ski area in Maine, Sugarloaf Mountain.

Need more information or want to schedule a showing, call today.

Property Specifics

Trash Removal
None

Electric Company
Versant

Heating Company N/A

Internet Provider/Speed
Spectrum









68 Dunn Road, Dexten

Year Built

Bedrooms

Bathrooms

Acres 34± \$360,000 Taxes \$4220

Heating

Wood Stove

Zoning

Sewer

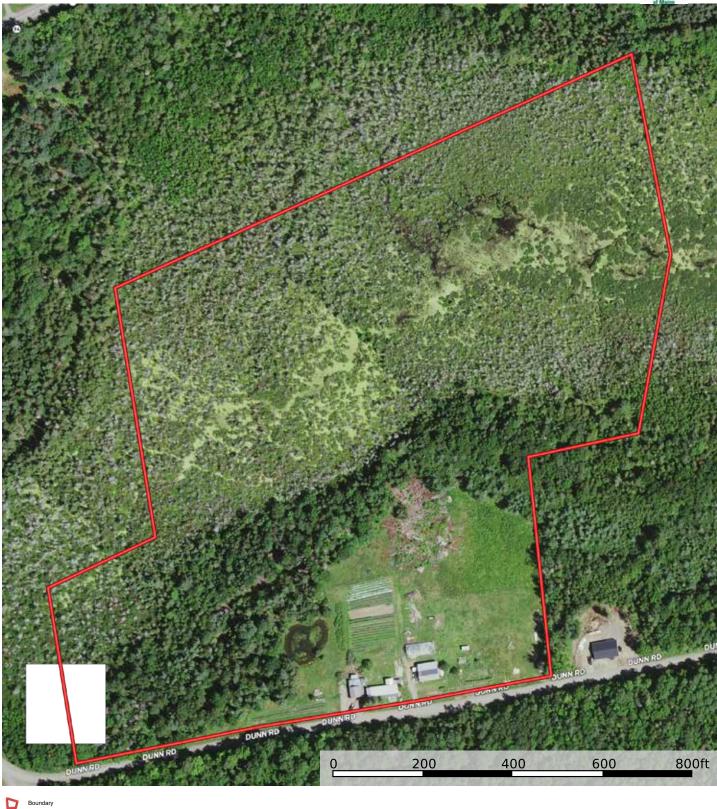
Cooling

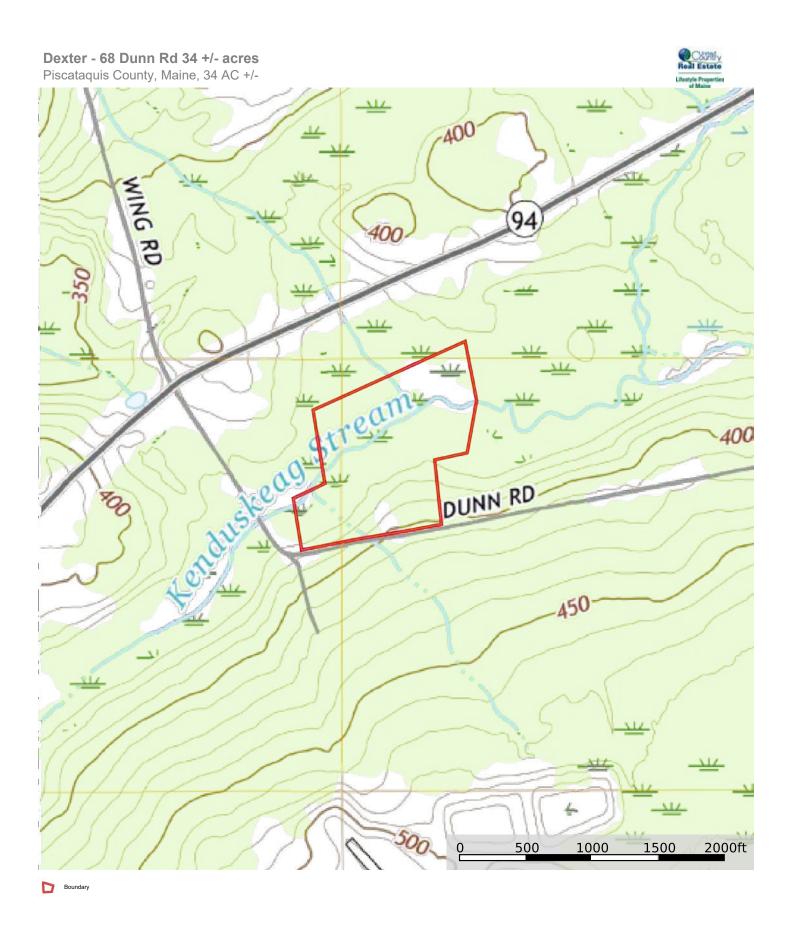
Road Frontage

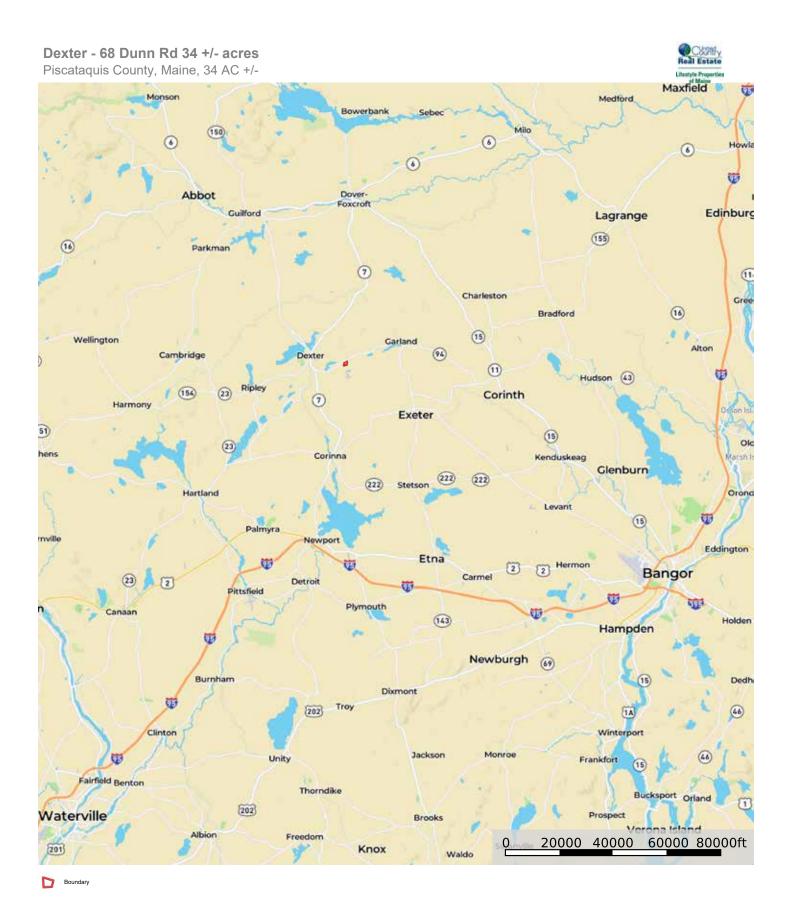
Roof

View













| Boundary 30.65 ac

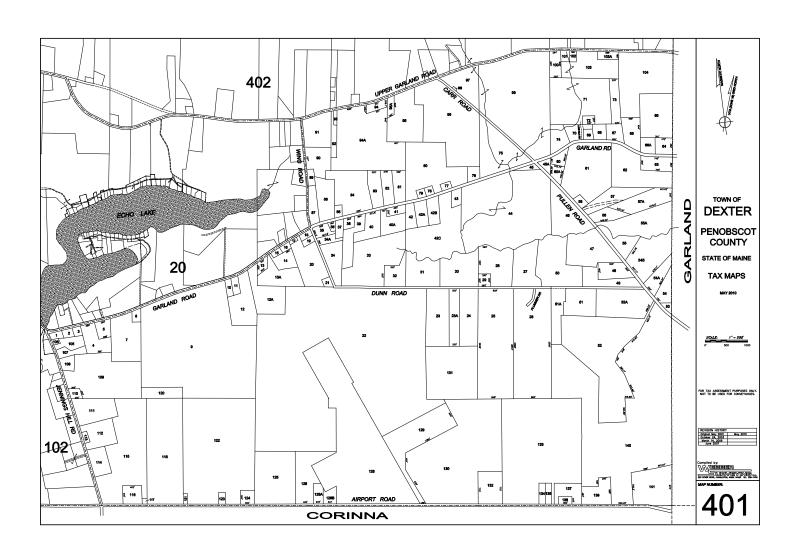
SOIL CODE	SOIL DESCRIPTION		%	СРІ	NCCPI	CAP
BWF	Bucksport and Wonsqueak mucks, 0 to 2 percent slopes, frequently flooded		58.59	0	44	7w
МОВ	Monarda-Telos complex, 0 to 8 percent slopes, very stony	9.31	30.36	0	28	7s
TRB	Telos-Chesuncook-Ragmuff association, 0 to 8 percent slopes, very stony	1.91	6.23	0	32	6s
MwA	Medomak-Wonsqueak-Swanville complex, 0 to 3 percent slopes, frequently flooded	1.28	4.17	0	54	6w
MMB	Monarda-Monson-Telos association, 0 to 8 percent slopes, rocky	0.13	0.42	0	24	7s
SpB	SpB Sebasticook-Penobscot association, 3 to 8 percent slopes		0.16	0	48	2e
TOTALS		30.65(*)	100%	-	38.71	6.89

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water



Philip McPhail

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 SYST		onal Unknown
MALFUNCTION	NS: Are you aware of or have you experienced a (public/private/other) water system?	iny malfunctions with the
	Pump (if any):	N/A Yes No Unknown
	Quantity:	
	Quality:	
	If Yes to any question, please explain in the co	omment section below or with attachment.
WATER TEST:	Have you had the water tested?	Yes No
	If Yes, Date of most recent test: 4+/- years	Are test results available? Yes Vo
	To your knowledge, have any test results ever or satisfactory with notation?	
	If Yes, are test results available?	
	What steps were taken to remedy the problem	?
	trike Section if Not Applicable):	
INSTALLAT	TON: Location: South of home	
	Y . 11 17	· · · · · · · · · · · · · · · · · · ·
	Date of Installation: UNKNOWN	
USE:	Number of persons currently using system	
	Does system supply water for more than o	one household? Yes No Unknown
Comments:		
Source of Section	n I information: Seller	
Buyer Initials	Page 1 of 7	Seller Initials M.B.N. E.M.N.
United Country Lifestyle Proper	rties of Maine, 113 West Broadway Lincoln ME 04457	Phone: 207.794.6164 Fax: 207.794.6666 Nott 68 Dunn Rd

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

S	ECTION II —	WASTE WATE	R DISPOSAL	
TYPE OF SYSTEM: Public	Private	Quasi-Pul	olic	Unknown
IF PUBLIC OR QUASI-PUBLIC Have you had the sewer line	C (Strike Section inspected?	if Not Applicab	le):	Yes No
If Yes, what results:				
Have you experienced any pr	oblems such as l	line or other malt	functions?	Yes No
What steps were taken to rem	edy the problem	1?		
IF PRIVATE (Strike Section if N	lot Applicable):			
Tank: 🔀 Septic Tank	Holding Tar	nk Cesspool	Other:	
Tank Size: 500 Gallon	1000 Gallon	u Unknown		
Tank Type: 🔀 Concrete	Metal	Unknown	Other:	
Location: West of h	owl			
Date installed: 2021	Date last pumped	: N/A N	lame of pumping con	npany: Nonf
Have you experienced any ma				
If Yes, give the date and desc				•
Date of last servicing of tank: Leach Field:	r Side of ield: aoa l n field: N/A	Installed by: Company se	Rob Hssins ervicing leach field:	Yes X No
Do you have records of the de	sign indicating th	he # of bedrooms	the system was desi	gned for? X Yes No
If Yes, are they available?				
Is System located in a Shorela	and Zone?		П Ү	es No Unknown
Comments:				•
Source of Section II information:	_seller			•
Buyer Initials	F	Page 2 of 7	Seller Initials M.	B.N. E.M. N.

SEC	TION III — HEATIN	NG SYSTEM(S)/HEA	ATING SOURCES(S)	
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	CVCTEM A
TYPE(S)		STSTEW Z	5131EM 3	SYSTEM 4
Age of system(s) or source(s)	mood			
Name of company that services	4) (4			
system(s) or source(s)	N/R			
Date of most recent service call Annual consumption per system	N/H	·		
or source (i.e., gallons, kilowatt	12-14 4-			
hours, cords)	córds		Ï	
Malfunction per system(s) or	A1 A 46.0			
source(s) within past 2 years	NONE			
Other pertinent information				
	N/N			
Are there fuel supply line	s?		Yes	No Unknown
Are any buried?			<u> </u>	=
Are all sleeved?			<u> </u>	No Unknown
Chimney(s):				No
	***************************************			No Unknown
	source vented through		-	
Had a chimney fire: .		***************************************		No Unknown
	inspected?	•	<i>-</i>	No Unknown
If Yes, date:			<u> </u>	
	eleaned:			
Direct/Power Vent(s):			Yes X	No Unknown
Has vent(s) been inspe	ected?	***************************************	Yes	No Unknown
Comments:				
Source of Section III info	rmation: 5lle			
		– HAZARDOUS MA	TERIAL	
The licensee is disclosing	that the Seller is maki	ng representations cor	ntained herein.	
A. UNDERGROUND	STORAGE TANKS	- Are there now, or	have there ever beer	n, any underground
storage tanks on the prope				No Unknown
If Yes, are tanks in curren	t use?		Yes	No Unknown
If no longer in use, how lo	ong have they been out	of service?		
If tanks are no longer in u			DEP? Yes	No Unknown
Are tanks registered with				No Unknown
Age of tank(s):		e of tank(s):	<u> </u>	
Location:		· · ·		
Buyer Initials A.B. W.		Page 3 of 7	Seller Initials M.BN. 1	= M M
, <u>, , , </u>	 ·		course minimis with the	

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.iwolf.com

Nolt 68 Dunn Rd

PROPERTY LOCATED AT: 68 Dunn Rd, Dexter, ME 04439		
What materials are, or were, stored in the tank(s)?		
What materials are, or were, stored in the tank(s)? Have you experienced any problems such as leakage:	Yes	No Unknown
Comments:	_	
Source of information:		
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:		
Source of information: Salw		
C. RADON/AIR - Current or previously existing:		
Has the property been tested?		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:		
Source of information:		
	_	,,
Buyer Initials Page 4 of 7 Seller In	nitials <u>M.B.</u> /	V. <u>E.M</u> .N

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Nolt 68 Dunn Rd

F. LEAD-BASED PAINT/PA constructed prior to 1978)	INT HAZARDS — (Note: Lead-bas	sed paint is most c	ommonly found in homes
Is there now or has there ever b	een lead-based paint and/or lead-bas	ed paint hazards o	n the property?
	Yes No Unknown	Unknown (bu	t possible due to age)
If Yes, describe location and bas	sis for determination:		
Do you know of any records/report	rts pertaining to such lead-based paint/	lead-based paint ha	zards: Yes No
	eeling or flaking paint?		
			7
Source of information:			
G. OTHER HAZARDOUS M.	ATERIALS - Current or previously	existing:	
TOXIC MATERIAL:		Yes	No Unknown
LAND FILL:	••••••	Yes	No Unknown
RADIOACTIVE MATERIAL:		Yes	No Unknown
Other:			
Source of information: 52114	W		
Buyers are encouraged to seek	information from professionals reg	garding any speci	fic issue or concern.
		· -	
	ECTION V - GENERAL INFOR	 **_	
Is the property subject to or have first refusal, life estates, prand PUD's) or restrictive covenar	e the benefit of any encroachments, rivate ways, trails, homeowner ents?	easements, rights- associations (in Yes	cluding condominiums No Unknown
Is the property subject to or have first refusal, life estates, prand PUD's) or restrictive covenar If Yes, explain: Source of information:	e the benefit of any encroachments, rivate ways, trails, homeowner ats?	easements, rights- associations (in Yes	cluding condominiums X No Unknown
Is the property subject to or have first refusal, life estates, prand PUD's) or restrictive covenar If Yes, explain: Source of information:	e the benefit of any encroachments, rivate ways, trails, homeowner ats?	easements, rights- associations (in Yes ne State, a cour	No Unknown
Is the property subject to or have first refusal, life estates, prand PUD's) or restrictive covenar If Yes, explain: Source of information: Is access by means of a woover which the public has a right to	e the benefit of any encroachments, rivate ways, trails, homeowner ats?	easements, rights- associations (in Yes ne State, a cour	No Unknown
Is the property subject to or have first refusal, life estates, prand PUD's) or restrictive covenar If Yes, explain: Source of information: Is access by means of a woover which the public has a right to	e the benefit of any encroachments, rivate ways, trails, homeowner nts?	easements, rights- associations (in Yes ne State, a cour	No Unknown
Is the property subject to or have first refusal, life estates, prand PUD's) or restrictive covenar If Yes, explain: Source of information: Is access by means of a woover which the public has a right to If No, who is responsible to the second se	e the benefit of any encroachments, rivate ways, trails, homeowner nts?	easements, rights- associations (in Yes ne State, a cour	No Unknown
Is the property subject to or have first refusal, life estates, prand PUD's) or restrictive covenar If Yes, explain: Source of information: Is access by means of a woover which the public has a right to If No, who is responsible to the second se	e the benefit of any encroachments, rivate ways, trails, homeowner nts?	easements, rights- associations (in Yes ne State, a cour	No Unknown
Is the property subject to or have first refusal, life estates, prand PUD's) or restrictive covenar If Yes, explain: Source of information: Is access by means of a woover which the public has a right to If No, who is responsible to the second se	e the benefit of any encroachments, rivate ways, trails, homeowner nts?	easements, rights- associations (in Yes ne State, a cour	No Unknown
Is the property subject to or have first refusal, life estates, prand PUD's) or restrictive covenar If Yes, explain: Source of information: Is access by means of a woover which the public has a right to If No, who is responsible to the second se	e the benefit of any encroachments, rivate ways, trails, homeowner nts?	easements, rights- associations (in Yes ne State, a cour	No Unknown
Is the property subject to or have first refusal, life estates, prand PUD's) or restrictive covenar If Yes, explain: Source of information: Is access by means of a woover which the public has a right to If No, who is responsible to the second se	e the benefit of any encroachments, rivate ways, trails, homeowner nts?	easements, rights- associations (in Yes ne State, a cour	No Unknown
Is the property subject to or have first refusal, life estates, prand PUD's) or restrictive covenar If Yes, explain: Source of information: Is access by means of a woover which the public has a right to If No, who is responsible to the second se	e the benefit of any encroachments, rivate ways, trails, homeowner nts?	easements, rights- associations (in Yes ne State, a cour	No Unknown
Is the property subject to or have first refusal, life estates, prand PUD's) or restrictive covenar If Yes, explain: Source of information: Is access by means of a woover which the public has a right to If No, who is responsible to the second se	e the benefit of any encroachments, rivate ways, trails, homeowner nts?	easements, rights- associations (in Yes ne State, a cour	No Unknown
Is the property subject to or have first refusal, life estates, prand PUD's) or restrictive covenar If Yes, explain: Source of information: Is access by means of a woover which the public has a right to If No, who is responsible to the second se	e the benefit of any encroachments, rivate ways, trails, homeowner nts?	easements, rights- associations (in Yes ne State, a cour	eluding condominiums No Unknown nty, or a municipality No Unknown

PROPERTY LOCATED AT: 68 Dunn Rd, Dexter, ME 04439

PROPERTY LOCATED AT: 68 Dunn Rd, Dexter, ME 04439		
Are there any tax exemptions or reductions for this property for any reason is	including bu	t not limited to:
Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, B.	lind, Workin	g 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 zon		💹 No 🗌 Unknown
Equipment leased or not owned (including but not limited to, propane to		ter heater, satellite dish,
water filtration system, photovoltaics, wind turbines): Type:		
Year Principal Structure Built: 2021		
What year did Seller acquire property?		
Roof: Year Shingles/Other Installed: 202		
Water, moisture or leakage: NONE		
Comments: Mudroom Greenhouse leaks 1	V.E. Wi	nds -
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?	X Yes	Unknown
Comments: 1 Time water in basement from	Dluce	ed Floor drain
Mold: Has the property ever been tested for mold?	Yes	No Unknown
If Yes, are test results available?	Yes	No
Comments:	_	
Electrical: Fuses X 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		n the residential structure
	_	No Unknown
Comments:		<i>F</i> –
KNOWN MATERIAL DEFECTS about Physical Condition and/or value	of Property,	including those that may
110 110 1100 1100 1100 11100 11100 11100 11100 11100 11100 11100 11100 1		
Comments:		
Source of Section V information: Seller		
	•	N. E.M.N
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 78	5201 <u>www.lwolf.com</u>	Nolt 68 Dunn Rd

SEC	TION VI – ADDIT	IONAL INFORMATION				
Generator transfer switch on utility pole at street Cervices home and shop.						
ATTACHMENTS EXPLAINING INFORMATION IN ANY SECTI	CURRENT PROBL ON IN DISCLOSUR	EMS, PAST REPAIRS OR AL	DDITIONAL Yes No			
Seller shall be responsible and lia defects to the Buyer.	ble for any failure to	provide known information	regarding known material			
Neither Seller nor any Broker make of any sort, whether state, municipal electrical or plumbing.	es any representations il, federal or any oth	s as to the applicability of, or co er, including but not limited to	ompliance with, any codes fire, life safety, building,			
As Sellers, we have provided the a our knowledge, all systems and equ	above information and airpment, unless other	d represent that all information wise noted on this form, are in	is correct. To the best of operational condition.			
Mark B. Nolt		Edith m. nolt				
SELLER Mark B. Nolt	DATE	SELLER Edith M. Nolt	DATE			
SELLER	DATE	SELLER	DATE			
I/We have read and received a cobrochure, and understand that I/we or concerns.	opy of this disclosure should seek informa	e, the arsenic in wood fact shation from qualified profession	neet, the arsenic in water als if I/we have questions			
BUYER	DATE	BUYER	DATE			
BUYER	DATE	BUYER	DATE			

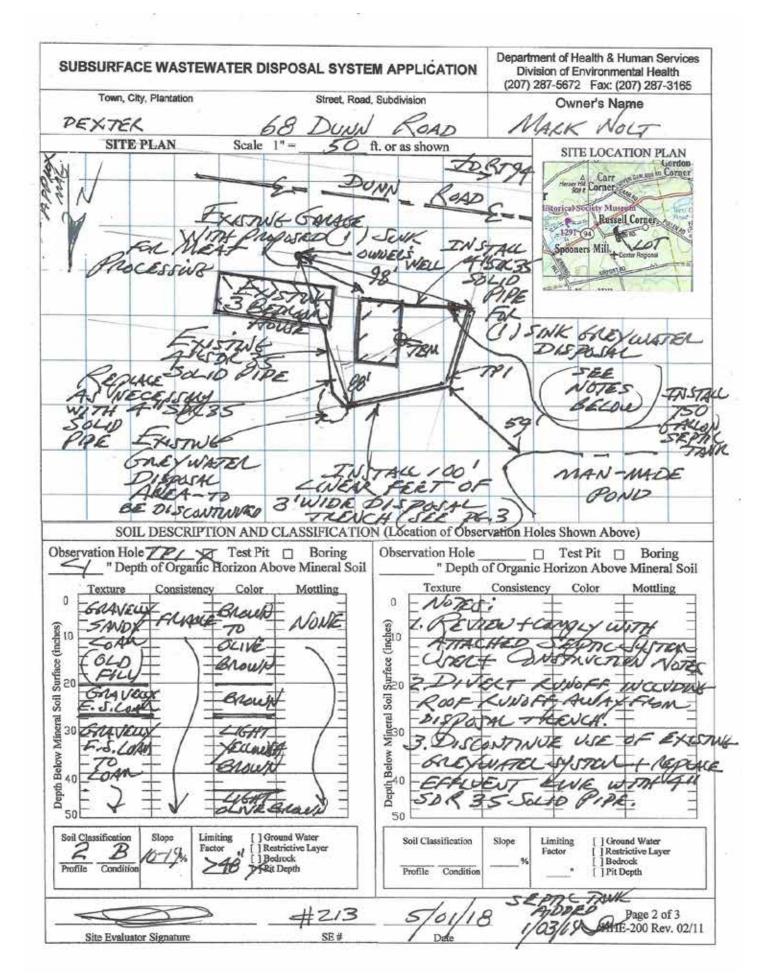
Page 7 of 7

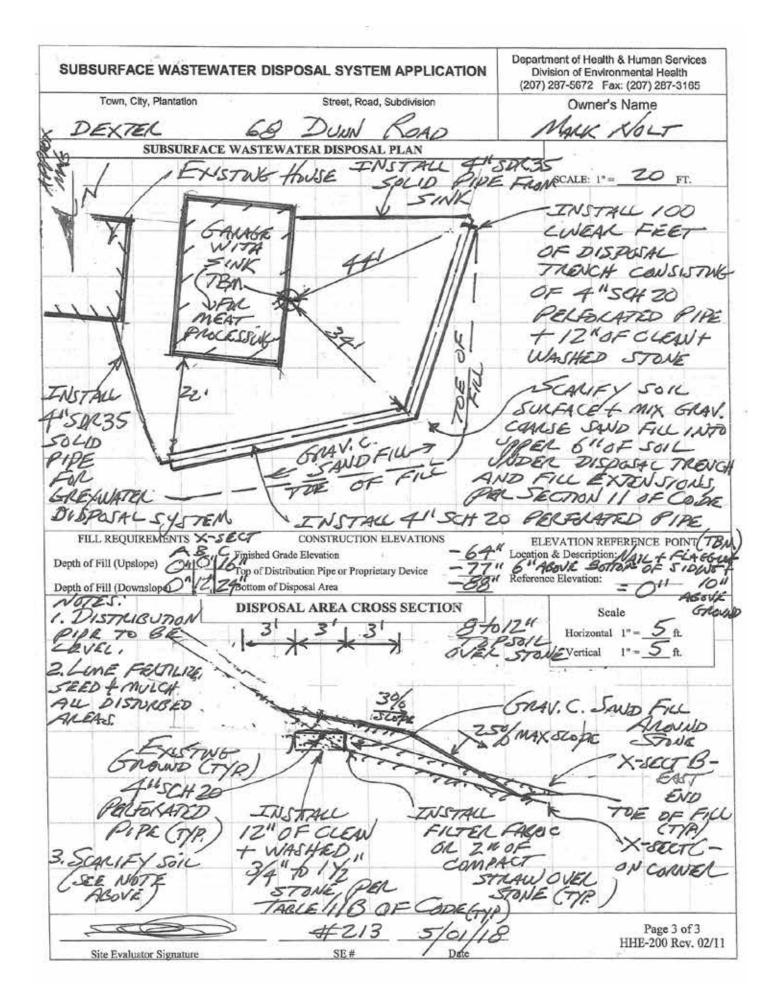


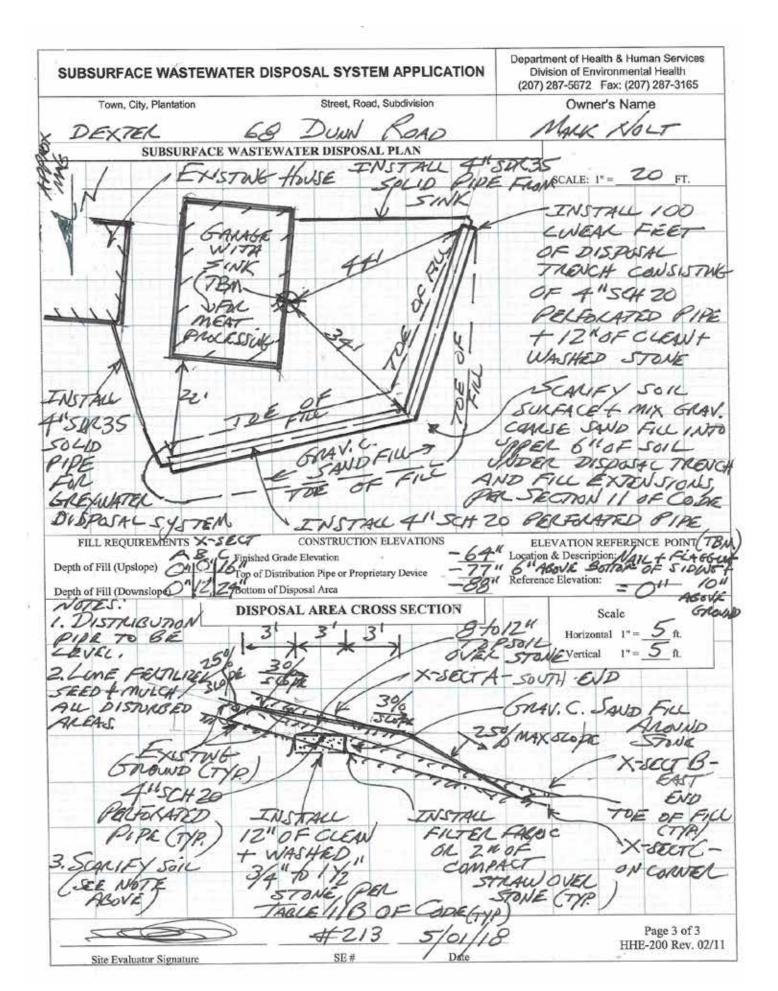
Maine Association of REALTORS®/Copyright © 2023.
All Rights Reserved. Revised 2022.



UBSURFACE WASTE	WATER DISPOSAL SYS	TEM APPLICAT	ION .	Maine Dept.Health & Human Services Div of Environmental Health , 11 SHS (207) 287-5872 Fax: (207) 287-4172
PROPERTY L	OCATION	>> CAUT	ION: LPI APPI	ROVAL REQUIRED <<
City, Town, or Plantation DEXTER Street or Road 68 DUNK ROAD Abdit/sion, Lot #		Town/City		Permit #
OWNER/APPLICAN		Local Plumbing Inspe	ctor Signature	Coffice #
tate and acknowledge that the informati	districation is reason for the Department	Permit is Issued by to authorize the owner with this application Municipal 7	the Local Plumbing or installer to ins	ed above and found it to be in compliance
Signature of Owner or A	opticant Date	Lead	Plumbing Inspector Sign	salure (2nd) date approved
	The same of the sa	IT INFORMATION		· · ·
	THIS APPLICATION REC 1. No Rule Variance 2. First Time System Variance a. Local Plumbing Inspector Ap b. State & Local Plumbing Insp 3. Replacement System Variance b. State & Local Plumbing Insp 4. Minimum Lot Size Variance 5. Seasonal Conversion Permit DISPOSAL SYSTEM TO SE 1. Single Family Dwelling Unit, No 2. Multiple Family Dwelling, No. of 3. Other: (specify) Current Use Seasonal Year F DESIGN DETAILS (SY) DISPOSAL FIELD TYPE & S 1. Stone Bed 2. Stone Trenc 3. Proprietary Device 5. a. cluster array 6. Linear b. regular load d. H-20 load 4. Other: SIZE: Salance System Variance	pproval pector Approval pector	1. Com 2. Prim 3. Alter 4. Non- 5. Hold 6. Non- 7. Seps 8. Com 9. Eng 10. Eng 11. Pre- 12. Miss 14. Public 14. Public 15. Hold 15. Hold 16. Non- 17. Seps 10. Eng 11. Pre- 12. Miss 15. Hold 15. Hold 16. Non- 17. Seps 16. Non- 17. Seps 17. Drilled 18. Non- 19. Non-	
PROFILE CONDITION at Observation Hole # Depth of Most Limiting Soil Factor	DISPOSAL FIELD SIZING 1. Medium-2.6 sq. ft. / gpd 2. Medium-Large 3.3 sq. 1.1 / g 3. Large-4.1 sq. ft. / gpd 4. Extra Large-5.0 sq. ft. / gpd	EFFLUENT/EJEC 1. Not Required 2. May Be Require 3. Required Specify only for eng	d .	ATTACH WATER METER DATA LATITUDE AND LONGITUDE at conter of disposal area Lat. Lon. d m If g.p.s, stelle margin of error:
. ,	/ SITE EVAL	LUATOR STATEM	ENT	
Site Evaluato	n compliance with the State of Ma	aine Subsurface Was # Z/ SE Telephone	towater Disposal 3 # 925-47 e Number	the data reported are accurate and Rules (10<144A CMR 241). Date E-mail Address Page 1 of 3









Department of Health and Human Services
Maine Center for Disease Control and Prevention
286 Water Street
11 State House Station
Augusta, Maine 04333-0011
Tel: (207) 287-5672
Fax: (207) 287-4172; TTY: 1-800-606-0215

SUBSURFACE WASTEWATER DISPOSAL SYSTEM VARIANCE REQUEST

This form must accompany an application (HHE-200 Form) for any subsurface wastewater disposal system which requires a variance to provisions of the Subsurface Wastewater Disposal Rules. The Local Plumbing Inspector must not issue a permit for the installation of a subsurface wastewater disposal system requiring a variance from the Department of Health and Human Services until approval has been received from the Department.

GENERAL INFORMATION	Town of	DEXTEL		
Property Owner's Name: MA	EK NOLT	Tel. No.:	207) 924-	3600
System's Location: 68 D	OUNN ROAD			
Property Owner's Address: SAME			Tip Code 04-9 30	
e-mail address:			_	
The subsurface wastewater disposel system the Subsurface Wastewater Disposal Rules.				variance to
1. 88 FROM DISPOSA 2.	e filled in by Site Evaluator. Use add		SECTION OF RULE	
3.				
SITE EVALUATOR				1.0
	all other alternatives, wishes to require and the site limitations can be overes an ecessary plus describe below the to be overcome, and provide any ot essary. S.E., certifications are supported by the control of th	uest a variance to the Rules, come, he shall document the proposed system design and her support documentation a	and the Evaluator in his profesoil and site conditions on the difference of function. The Evaluator shat is required prior to considerable of the Evaluator shat is required prior to considerable of the Evaluator shat is necessary since a system on the attached Application in	e Application. Il further on by the Section 1 Cannot be is the best
PROPERTY OWNER				/
I, installation on the Application is not in total of have performed their duties in a reasonable required by the Rules. By signing the variar to perform such duties as may be necessary	compliance with the Rules. Should the and proper manner, and I will promp and proper manner, and I will promp and proper and the Rules of the Rules	ne proposed system malfunct otly notify the Local Plumbing	Inspector and make any com-	rovided they rections
	RE OF OWNER FOR THE OWNER		DATE	

HHE-204 Page 1 Rev. 01/2011

LOCAL DI LIMBING INCORPORA	
LOCAL PLUMBING INSPECTOR - Approval at local level	
The local plumbing inspector shall review all variance requests prior to rendering a decision. I,	erty and find that the variance request submitted by the ce request submitted by the applicant is the best of (does does not) conflict with any provisions of approve the requested variance. I (will will not)
LPI Signature	Data
	Date
LOCAL PLUMBING INSPECTOR - Referral to the Department	
The local plumbing inspector shall review all variance requests prior to forwarding to the Division I,, the undersigned, have visited the above prope applicant does not conform with certain provisions of the wastewater disposal rules. The variant alternative for a subsurface wastewater disposal system on this property. The proposed system controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (□ do □ do not installation as proposed by the application.	orty and find that the variance request submitted by the ce request submitted by the applicant is the best
L'PI Signature	Date
	Date
FOR USE BY THE DEPARTMENT ONLY The Department has reviewed the variance(s) and (does does not) give its approval. Any for the Variance denial, are given in the attached letter.	additional requirements, recommendations, or reasons
SIGNATURE OF THE DEPARTMENT	DATE
Notes: 1. Variances for soil conditions may be approved at the local level as	

es: 1. Variances for soil conditions may be approved at the local level as long as the total point assessment is at least the minimum allowed. (See Section 7.B.4 of the Subsurface Wastewater Disposal Rules for Municipal Review.)

 Variances for other than soil conditions or soil conditions beyond the limit of the LPI's authority are to be submitted to the Department for review. (See Section 7.B.3 for Department Review.) The LPI's signature is required on these variance requests prior to sending them to the Department.

SOIL, SITE AND ENGINEERING FACTORS FOR FIRST TIME SYSTEM VARIANCE ASSESSMENT WITH LIMITING SOIL DRAINAGE CONDITIONS (SEE TABLES 7C THROUGH 7M).

	CHARACTERISTIC	POINT ASSESSMENT
Soil Profile	/1	POINT ASSESSMENT
Depth to Groundwater/Restrictive Layer	NA	N/A
Terrain		7014
Size of Property		
Waterbody Setback		
Water Supply		
Type of Development		
Disposal Area Adjustment		
Vertical Separation Distance		
Additional Treatment	V	
	TOTAL POINT ASSESSMENT:	-

Minimum Points (Check One):

Outside Shoreland Zone-50

Inside Shoreland Zone-65

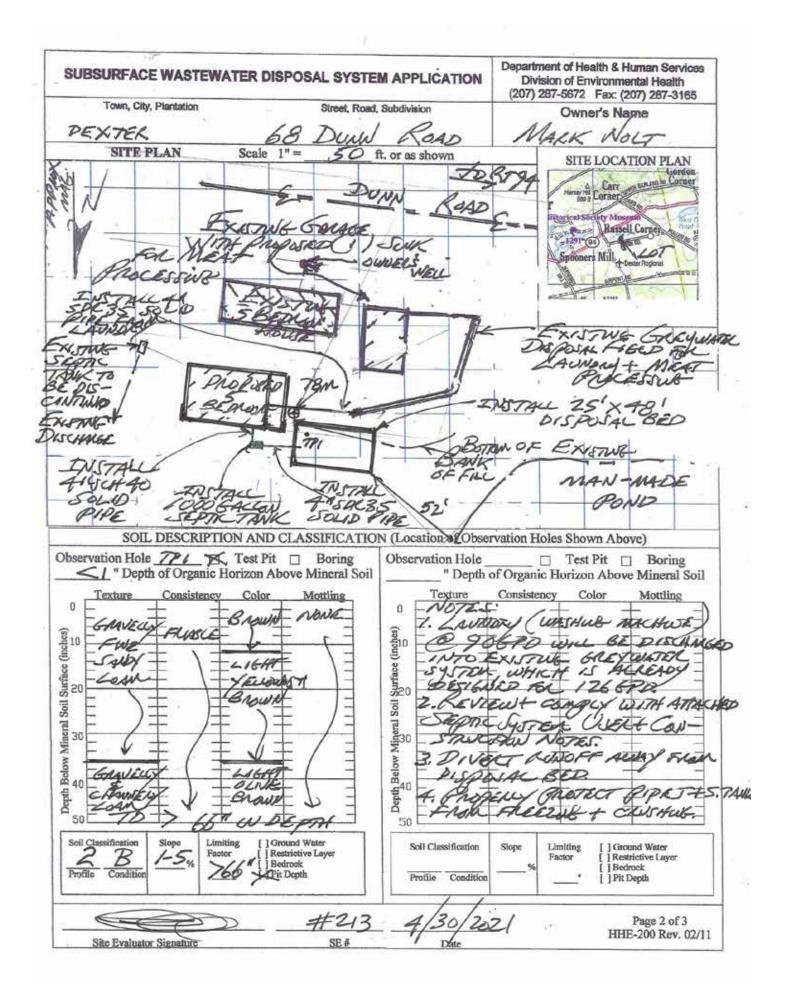
Subdivision-65

HHE-204 Page 2 Rev. 01/2011

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services Div. Environmental Health, 11 SHS (207) 287-2070 FAX (207) 287-4172

	PROPERTY LO	CATION		>> CAUTIO		07) 287-2070 FAX (207) 287-4172	
City, Town,		0					
or Plantation	DEXTE	R	Town/C	ity		Permit #	
Street or Road	682	DUNN KOAD	Date Pe	ermit Issued/	/ Fee \$_	Double Fee Charged ()	
Subdivision, Lot#					7	L.P.I. #	
OWNE	R/APPLICANT	INFORMATION	Local Plumbing Inspector Signature				
Name (last, first, h		Owner Applicant	1	\$st		Locally adopted fee	
Mailing Address	16	2) D				tem shall not be installed until a	
of Owner	68 2	DUNN KOAD		46	antallar to install the	pector. The Permit shall e disposal system in accordance	
Owner Applicant DEXTEL, ME 0493 with the application and the Maine Subsurface Wastewater Disposal Rule					face Wastewater Disposal Rules.		
Daytime Tel. # einail address: (267) 924-3600			Municipal Tax Map#Lot#				
	NER OR APPLICAN			CA	UTION: INSPECTION	REQUIRED	
I state and acknowled	ige that the information	on submitted is correct to the best of	I have i	nspected the instal	lation authorized at	ove and found it to be in compliance	
Department and/or Lo		Isification is reason for the stor to deny a permit.	with Su	bsurface Wastewa	ter Disposal Rules A	Application. (1st Date Approved)	
Signatu	re of Owner or App	olicant Date		Local Plumbing	Inspector Signature	(2nd Date Approved)	
		PERI	MIT INF	ORMATION			
TYPE OF APPLICATION 1. First Time System 2. Replacement System Type Replaced: AUCO		iance spector Ap	proval	DISPOSAL SYSTEM COMPONENT(S) 1. Complete Non-engineered System 2. Primitive System (graywater & all. toilet) 3. Alternative Toilet, specify:			
Year Installed: □ 3. Expanded System □ a. Minor Expansion < 25% □ b. Major Expansion ≥ 25% □ 4. Experimental System □ 5. Seasonal Conversion I		5. Holding Tank,gallons cpector Approval 6. Non-engineered Disposal Field (only) 7. Separated Laundry System 8. Complete Engineered System(2000 gp 9. Engineered Treatment Tank (only)		nk, gallons ered Disposal Field (only) Laundry System Ingineered System(2000 gpd or more)			
□ 5. Seasonal Conversion DISPOSAL SYST			CIM TO OLIVE		d Disposal Field (only) ent. specify:		
SIZE OF PROPERTY sq. ft. sq. ft. sq. ft. shoreLand Zoning 1. Single Family Dwelling U 2. Multiple Family Dwelling 3. Other: (SPECIFY)		12. Miscellaneous components 17. Miscellaneous components			E OF WATER SUPPLY roposed Existing 2. Dug Well 3. Private		
☐ Yes	No No	Current Use: Seasonal	Year Rour	d Undeveloped	4. Public	5. Other:	
		DESIGN DETAILS (SYSTE	EM LAY	OUT SHOWN C	ON PAGE 3)		
TREATMENT TANK 1. Concrete 2. Regular 1. Stone Bed 2. Stone T 2. Proprietary Device 2. Plastic 3. Other: CAPACITY TREATMENT TANK DISPOSAL FIELD TYPE 8 1. Stone Bed 2. Stone T 3. Proprietary Device 1. Stone Bed 2. Stone T 3. Proprietary Device 4. Other: 5. Regular load 6. H 4. Other: 5. IZE 6. Stone T 5. Stone Bed 1. Stone Bed 2. Stone T 6. A Cluster Array 6. Life 6. H 6. Other: 6. Stone T 7. Stone Bed 1. Stone Bed 1. Stone Bed 1. Stone T 8. Stone Bed 1. Stone Bed 1. Stone T 9. Stone T		inear 1-20 load lin. ft.	If Yes or Maybe, specify one below: a. Multi-compartment Tank b. Tanks in Series c. Increase in Tank Capacity d. Filter on Tank Outlet		DESIGN FLOW gallons per day BASED ON 1. Table 4A (dwelling unit(s) 2. Table 4C (other facilities) SHOW-CALCULATIONS for other facilities SEE NOTE 1. ON P9 2		
at Observation H	CONDITION	DISPOSAL FIELD SIZII 1. Medium 2.6 sq. ft/gpc 2. Medium-Large 3.3 sq. 3. Large 4.1 sq. ft/gpd 4. Extra Large 5.0 sq. ft.	d . ft/gpd	EFFLUENT/EJECTOR PUMP 1. Not Required 2. May be Required 3. Required Specify only for engineered systems DOSE:gallons		3. Section 4G (meter readings) ATTACH WATER METER DATA LATTITUDE AND LONGITUDE at source of disposal error Latting of the control of the cont	
A ho h. 21 SITE EVALUATOR STATEMENT							
I certify that on							
		213	3	4/	30/202	/	
	luator Signature EN H. HOWELL	SE# (207) 82	5 - 4792		Date/ oilsolutions@gn	nail.com	
Site Evalu	ator Name Printed	Telephone	Number		E-mail Address .	Page 1 of 3 HHE-200 Rev. 10/2018	





Department of Health and Human Services

Maine Center for Disease Control and Prevention

286 Water Street

11 State House Station Augusta, Maine 04333-0011

Tel: (207) 287-5672

Fax: (207) 287-4172; TTY: 1-800-606-0215

SUBSURFACE WASTEWATER DISPOSAL SYSTEM VARIANCE REQUEST

This form must accompany an application (HHE-200 Form) for any subsurface wastewater disposal system which requires a variance to provisions of the Subsurface Wastewater Disposal Rules. The Local Plumbing Inspector must not issue a permit for the installation of a subsurface wastewater disposal system requiring a variance from the Department of Health and Human Services until approval has been received from the Department.

ropierty Owner's Name: MACK NOCT	Tel. No.: (207) 924-3600
ystem's Location: 68 DUNN ROAD	
Property Owner's Address:	Zip Code 04930
e-mail address:	
The subsurface wastewater disposal system design for the subject property requires a he subsurface Wastewater Disposal Rules. This variance requires Subsurface wastewater Disposal Rules.	eplacement system variance first time system variance to cell and state approval.
SPECIFIC VARIANCE REQUESTED (To be filled in by Site Evaluator. Use additional she	eets if needed.) SECTION OF RULE ABCE SA
2 7 TO PROPOSED PORCH FROM	VAL BED P 1
SITE EVALUATOR 4: 3:1 SCOPE ON NIW CONVEL	OF BED n n
Department, Attach a separate sheet if necessary. # Agps step & EDICACEMENT DUSPONSE # Agrange Local Now DUE TO SIREP SCOP	
I. S.E., certify that a installed which yell completely satisfy all the Rule requirements. In my judgment, the propagation alternative available; enhances the potential of the site for subsurface wastewater disposed in the site of some subsurface wastewater dis	variance to the Rules is necessary since a system cannot be apposed system design on the attached Application is the best sal; and that the system should function property. DATE
PROPERTY OWNER	
I,, em the □ owner □ agent to installation on the Application is not in total compliance with the Rules. Should the proportion have performed their duties in a reasonable and proper manner, and I will promptly notification to perform such duties as may be necessary to evaluate the variance request.	M the Local Plumbing inspector and make any conscitors
	DATE

HHE-204 Page 1 Rev. 01/2011

OCAL PLUMBING INSI	PECTOR - Approval at local level	
applicant does not confor alternative for a subsurface controlling subsurface was	m with certain provisions of the wastewater disposal rule or wastewater disposal system on this property. The pro-	a decision. The above property and find that the variance request submitted by the set. The variance request submitted by the applicant is the best oposed system (does does not) conflict with any provisions do do not) approve the requested variance. !(will will not)
***************************************	LPI Signature	Date
The least streeting town	elecchell and an in the second and a second	and the second
spolicant does not confor alternative for a subsurfa controlling subsurface wa	rm with certain provisions of the wastewater disposal rul ace wastewater disposal system on this property. The pr astewater disposal in the shoreland zone. Therefore, I (g to the Division of Environmental Health. the above property and find that the variance request submitted by the es. The variance request submitted by the applicant is the best roposed system (does does not) conflict with any provisions do do do not) recommend the issuance of a permit for the system's
applicant does not confor alternative for a subsurfa controlling subsurface wa	the undersigned, have visited to make wastewater disposal rule wastewater disposal system on this property. The property astewater disposal in the shoreland zone. Therefore, I (by the application.	the above property and find that the variance request submitted by the es. The variance request submitted by the applicant is the best opposed system (does does not) conflict with any provisions do do not) recommend the issuance of a permit for the system's
applicant does not confo alternative for a subsurfa controlling subsurface wa nataliation as proposed	the undersigned, have visited to make with certain provisions of the wastewater disposal rule assessment of the wastewater disposal system on this property. The presentation of the shoreland zone. Therefore, I (by the application. LPI Signature	he above property and find that the variance request submitted by the es. The variance request submitted by the applicant is the best reposed system (D does D does not) conflict with any provisions
applicant does not confo applicant does not confo diternative for a subsurfa controlling subsurface wa natallation as proposed in	the undersigned, have visited to make with certain provisions of the wastewater disposal rule assessment of the wastewater disposal system on this property. The presentation of the shoreland zone. Therefore, I (by the application. LPI Signature	the above property and find that the variance request submitted by the es. The variance request submitted by the applicant is the best opposed system (does does not) conflict with any provisions do do not) recommend the issuance of a permit for the system's
applicant does not conformative for a subsurfaction of a subsurfaction of a subsurfaction of the subsurfaction of	the undersigned, have visited to the wastewater disposal rule wastewater disposal system on this property. The prestawater disposal in the shoreland zone. Therefore, I (by the application. LPI Signature ARTMENT ONLY	the above property and find that the variance request submitted by the es. The variance request submitted by the applicant is the best opposed system (does does not) conflict with any provisions do do not) recommend the issuance of a permit for the system's
applicant does not conformative for a subsurface was installation as proposed in the proposed	the undersigned, have visited to me with certain provisions of the wastewater disposal rule ce wastewater disposal system on this property. The property astewater disposal in the shoreland zone. Therefore, I (by the application. LPI Signature ARTMENT ONLY lewed the variance(s) and (D does D does not) give it	he above property and find that the variance request submitted by the es. The variance request submitted by the applicant is the best reposed system (does does not) conflict with any provisions do do not) recommend the issuance of a permit for the system's

Notes: 1. Variances for soil conditions may be approved at the local level as long as the total point assessment is at least the minimum allowed. (See Section 7.B.4 of the Subsurface Wastewater Disposal Rules for Municipal Review.)

2. Variances for other than soil conditions or soil conditions beyond the limit of the LPI's authority are to be submitted to the Department for review. (See Section 7.B,3 for Department Review.) The LPI's signature is required on these variance requests prior to sending them to the Department.

SOIL, SITE AND ENGINEERING FACTORS FOR FIRST TIME SYSTEM VARIANCE ASSESSMENT WITH LIMITING SOIL DRAINAGE CONDITIONS (SEE TABLES 7C, THROUGH 7M).

	CHARA	CTERISTIC		PC	INT ASSESSMEN	VT.
Soil Profile .	1/1			A 1Q		
Depth to Groundwater/Restrictive Layer	144			1017		7
Terrain	-	t .		,	1	
Size of Property				-		
Waterbody Setback					1	
Water Supply	1					
Type of Davelopment		1			1	
Disposal Area Adjustment		1			1	
Vertical Separation Distance	1	1/	14		1,	
Additional Treatment	1	9	1	6	V	
5 1	TOTA	AL POINT ASSES	SMENT:		84	

Minimum Points (Check One):

Outside Shoreland Zone-50

Inside Shoreland Zone-65

Subdivision-65

HHE-204 Page 2 Rev. 01/2011

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that JERRY A. DOXTADER and KATHLEEN M.

DOXTADER, husband and wife, both of Hodgdon, County of Aroostook, State of Maine, for consideration paid, grant to MARK B. NOLT and EDITH M. NOLT, husband and wife, both of Mount Hermon, County of Monroe, Commonwealth of Kentucky, as JOINT TENANTS, with WARRANTY COVENANTS, the following described real estate located in Dexter, County of Penobscot, State of Maine, more particularly bounded and described as follows, to wit:

A certain lot or parcel of land with buildings thereon, situated in Dexter, County of Penobscot and State of Maine, bounded and described as follows:

Beginning at a pine tree situated at the northwest corner of land now or formerly of Horace McKenney on the southerly side of the Garland Road, so-called, and running southerly along said McKenney's west line and continuation thereof ninety-five and one-half (95 ½) rods, more or less, to an iron post situated on the northerly side of the Dunn Road, so-called; thence westerly along the north line of the Dunn Road, ninety-one (91) rods, more or less, to an iron post; thence northerly ninety and one-half (90 ½) rods, more or less, to an iron post situated on the southerly side of said Garland Road; thence easterly along the south line of said Garland Road ninety-one (91) rods, more or less, to the point of beginning.

EXCEPTING AND RESERVING to Richard K. Gudroe and Madeline J. Gudroe, their heirs and assigns, the following described land to wit: Commencing at the northwest corner of land of Leon Tilleston where it intersects the southerly sideline of the Garland Road, so-called; thence southerly along Tilleston's westerly line of land to the southwest corner of said Tilleston's land; thence easterly along the northerly line of said Tilleston to the land now or formerly of Joseph Petraccea; thence in a southerly direction along said Petraccea's land a distance of four hundred fifteen (415) feet, more or less, to an iron pin set in the ground; thence westerly and parallel with said Garland Road a distance of one thousand two hundred thirty-seven (1,237) feet, more or less, to an iron pin set in the easterly line of land of Cunningham; thence northerly along the easterly line of land of Brent Cunningham to an iron pin set in the ground; thence easterly along the northerly line of land of said Cunningham a distance of two hundred sixty-four (264) feet, more or less, to a point; thence northerly along said Cunningham's land a distance of three hundred ninety-six (396) feet, more or less, to the southerly sideline of the Garland Road; thence easterly along the southerly sideline of said Garland Road a distance of five hundred three (503) feet, more or less, to the point of beginning.

EXCEPTING AND RESERVING that parcel from the easterly side of the above-described property conveyed by the Seller to Floyd A. Gudroe et ux by deed dated June 21, 1988, recorded in Penobscot County Registry of Deeds, Volume 4267, Page 138.

STATE OF MAINE COUNTY OF ARCOSTCOK

DATE: August 14 , 2014

Then personally appeared the above-named Jerry A. Doxtader and Kathleen M. Doxtader, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

JODY A. HARVEY Notary Public • State of Maine My Commission Expires March 9, 2019 Notary Public/Attorney at Law

Printed Name

SEAL

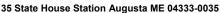
Maine Real Estate Transfer Tax Paid

PENOBSCOT COUNTY, MAINE



Dept. of Professional & Financial Regulation Office of Professional & Occupational Regulation

MAINE REAL ESTATE COMMISSION





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 relation-ship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic ser-

vices required of all licensees listed above:

- $\sqrt{}$ To perform the terms of the written agreement with skill and care;
- $\sqrt{}$ 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 p	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.