

# Waterfront Camp

\$177,000

114 Dickvale Road Peru, Maine 04290



Lifestyle Properties of Maine





Spencer Wood REALTOR® (603) 568-2475 spencer@lifestylepropertiesme.com

This property at 114 Dickvale Road in Peru, Maine is a hidden gem. It boasts 2,500± feet of waterfront along Spears Stream, offering an ideal escape for nature lovers and those in search of serenity.

A well-maintained, 1,000' road/driveway takes you all the way to the water's edge. There's a 12x24 camp with electricity that's insulated and can be used year-round. The current owner lives in it full-time, so it's suitable for year-round living.

On the property, you'll also find several outbuildings for equipment and tools. Whether you enjoy hunting, fishing, or swimming, this property has it covered. Spears Stream is great for fishing, and the surrounding woods provide hunting opportunities.



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

# **Local Contacts**

#### **Police**

Rumford Police (207) 364-4551

#### Fire

Peru Fire Dept (207) 562-7551

#### **Town Office**

26 N Main St (207) 562-4627

#### Tax Assessor

Town Office (207) 562-4627

#### **Code Enforcement**

Town Office (207) 562-4627

RSU 56 (207) 562-4207

# **Proximity**

**Shopping** 

City

**Airport** 

**Interstate** 

Boston, MA

After your outdoor adventures, cool off with a swim in the stream. The property has a reliable dug well that has never had water shortages or quality issues, ensuring you always have access to fresh water.

Despite its secluded location, you won't be disconnected from the world, as the property enjoys reliable cell phone service and high-speed internet.

This property offers potential as a year-round residence, seasonal retreat, or investment opportunity. Come and experience the tranquility of this Spears Stream sanctuary in the heart of Maine. Schedule your private tour today.



www.landbrothers.com



# 114 Dickvale Road, Peru

Year Built

2017

Square Foot

228

**Bedrooms** 

One

**Bathrooms** 

None

Flooring

Wood

Garage

N/A

Acres 23± \$177,000 Taxes \$420.74

Water

On cito

Sewer

None

Roof

Shinale

Heating

Baseboard

Cooling

N/A

View

Trees I Woods

Zoning

Rura

**Road Frontage** 

Yes | 570

Water Frontage

2500' | Spears Stream







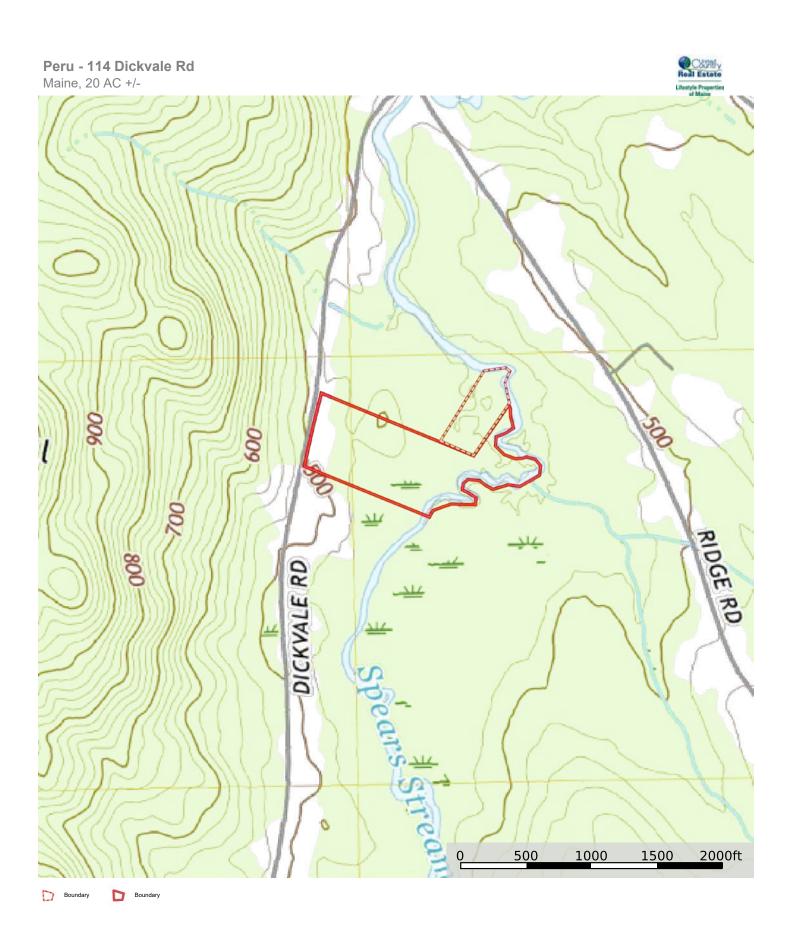




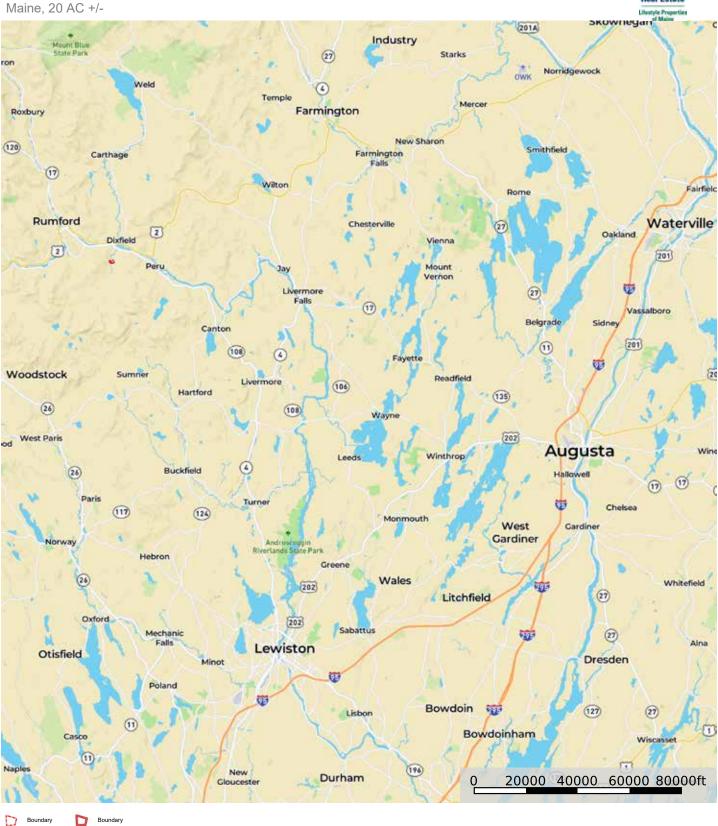
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Peru - 114 Dickvale Rd





Boundary

Boundary

#### | All Polygons 23.38 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RZ	Rumney-Podunk association, frequently flooded	15.24	65.18	0	40	4w
BRB	Brayton-Peacham complex, gently sloping, very stony	2.71	11.59	0	24	7s
LWC	Lyman-Tunbridge-Monadnock complex, 0 to 15 percent slopes, very stony	2.64	11.29	0	31	6s
HeC	Hermon sandy loam, 8 to 15 percent slopes	1.43	6.12	0	42	3e
LWE	Lyman-Tunbridge-Monadnock complex, 35 to 60 percent slopes, very stony	0.62	2.65	0	7	7s
ТуВ	Tunbridge-Lyman complex, 3 to 8 percent slopes, rocky	0.62	2.65	0	32	2e
Pw	Podunk fine sandy loam, 0 to 3 percent slopes, frequently flooded	0.08	0.34	0	45	2w
SkC	Skerry fine sandy loam, 8 to 15 percent slopes	0.04	0.17	0	44	3e
TOTALS		23.38(	100%	-	36.19	4.53

<sup>(\*)</sup> 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.

#### | Boundary 4.16 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RZ	Rumney-Podunk association, frequently flooded	3.54	85.1	0	40	4w
ТуВ	Tunbridge-Lyman complex, 3 to 8 percent slopes, rocky	0.62	14.9	0	32	2e
TOTALS		4.16(* )	100%	-	38.81	3.7

<sup>(\*)</sup> 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.

#### | Boundary 19.22 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RZ	Rumney-Podunk association, frequently flooded	11.7	60.87	0	40	4w
BRB	Brayton-Peacham complex, gently sloping, very stony	2.71	14.1	0	24	7s
LWC	Lyman-Tunbridge-Monadnock complex, 0 to 15 percent slopes, very stony	2.64	13.74	0	31	6s
HeC	Hermon sandy loam, 8 to 15 percent slopes	1.43	7.44	0	42	3e
LWE	Lyman-Tunbridge-Monadnock complex, 35 to 60 percent slopes, very stony	0.62	3.23	0	7	7s
Pw	Podunk fine sandy loam, 0 to 3 percent slopes, frequently flooded	0.08	0.42	0	45	2w
SkC	Skerry fine sandy loam, 8 to 15 percent slopes	0.04	0.21	0	44	3e
TOTALS		19.22( *)	100%	-	35.62	4.71

<sup>(\*)</sup> 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.

# Capability Legend

**Increased Limitations and Hazards** 

Decreased Adaptability and Freedom of Choice Users

Land, Capability								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							
Very Intense	•							

# **Grazing Cultivation**

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

PROPERTY LOCATED AT: 114 Dickvale Road, Peru, ME 04290

#### 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 – W	ATER SUPPLY	
TYPE OF SYSTI	EM: Public Private Drilled X Dug	SeasonalOther	Unknown
MALFUNCTION	NS: Are you aware of or have you expe (public/private/other) water system	-	the
	Pump (if any):		X No Unknown
	Quantity:	Yes	X No Unknown
	Quality:	Yes	X 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 <b>X</b> No
	If Yes, Date of most recent test: N/A	Are test results availab	le? Yes X No
	To your knowledge, have any test res or satisfactory with notation?	•	
	If Yes, are test results available?	•••••	Yes X No
	What steps were taken to remedy the	problem? <u>N/A</u>	
IF PRIVATE: (St	rike Section if Not Applicable):		
INSTALLAT	ION: Location: Right side of drivewa	y	
	Installed by: N/A		
	Date of Installation: <b>2000</b>		_
USE:	Number of persons currently using	ng system: 1	_
	Does system supply water for mo	ore than one household? 🔲 Ye	es 🗶 No 🗌 Unknown
Comments: Selle	r lives on the property and uses the w	vell everyday. No issues repoi	rted.
Source of Section	I information: Seller		
Buyer Initials	Page i of	f7 Seller Initials	J
Land Brothers, 57 Elm Bangor M	4E 03268	Phone: (603)568-2475	Fax: 114 Dick Vale Rd

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#### PROPERTY LOCATED AT: 114 Dickvale Road, Peru, ME 04290

SECTION II — WASTE WATER DISPOSAL
TYPE OF SYSTEM: Public Private Quasi-Public Outhouse Unknown
IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable): Have you had the sewer line inspected?
If Yes, what results: N/A
Have you experienced any problems such as line or other malfunctions?
What steps were taken to remedy the problem? N/A
IF PRIVATE (Strike Section if Not Applicable):  Tank: Septic Tank Holding Tank Cesspool Other: Outhouse  Tank Size: 500 Gallon 1000 Gallon Unknown Other:  Tank Type: Concrete Metal Unknown Other:  Location: N/A OR Unknown  Date installed: N/A Date last pumped: N/A Name of pumping company: N/A  Have you experienced any malfunctions?
Date of last servicing of tank: N/A  Leach Field: Yes X No Unknown  If Yes, Location: N/A  Date of installation of leach field: N/A  Installed by: N/A
Date of last servicing of leach field: N/A Company servicing leach field: N/A  Have you experienced any malfunctions? Yes X 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? X Yes No  If Yes, are they available? X Yes No  Is System located in a Shoreland Zone? Yes X No Unknown
Comments: N/A
Source of Section II information: Seller
Buyer Initials Page 2 of 7 Seller Initials Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St. Suite 2200, Dallas, TX 75201 www.lwolf.com 114 Dick Vale Rd

#### PROPERTY LOCATED AT: 114 Dickvale Road, Peru, ME 04290

SEC	TION III — HEATI	NG SYSTEM(S)/HEA	ATING SOURCES	(S)
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Electric Baseboard		0.0120	01310.411
Age of system(s) or source(s)	2017			
Name of company that services		3		
system(s) or source(s)	N/A			
Date of most recent service call	N/A			
Annual consumption per system				
or source (i.e., gallons, kilowatt hours, cords)	N/A			
Malfunction per system(s) or			-	-
source(s) within past 2 years	No			
Other pertinent information				
<u> </u>				
Are there fuel supply line	es?	***************************************	Yes	X No Unknown
Are any buried?			<u> </u>	X No Unknown
Are all sleeved?				X No Unknown
Chimney(s):			=	X No
				X No Unknown
		one flue?	_	X No Unknown
	•		<u></u>	<b>=</b> =
		•••••		
	mspected?	•••	res	X No Unknown
If Yes, date: N/A Date chimney(s) last	alaamad. NI/A			
				₩ Nr □ rr 1
Direct/Power Vent(s):			_	X No Unknown
			Yes	X No Unknown
If Yes, date: N/A				
Comments: N/A				
Source of Section III info	rmation: Seller			
	SECTION IV	- HAZARDOUS MA	TERIAL	
The licensee is disclosing	that the Seller is mak	ing representations cor	ntained herein.	
A. UNDERGROUND	STORAGE TANKS	6 - Are there now, or	have there ever b	been, any underground
storage tanks on the prope				X No Unknown
If Yes, are tanks in curren				X No Unknown
If no longer in use, how le	ong have they been ou	t of service? N/A		
If tanks are no longer in u	- •		DEP? Yes	X No Unknown
Are tanks registered with		•	<u>—</u>	X No Unknown
Age of tank(s): N/A		ze of tank(s): N/A		X 110 CIMIOWII
Location: N/A		27 01 min(0). 11/A		
			Λ ~	<u> </u>
Buyer Initials		Page 3 of 7	Seller Initials	
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PROPERTY LOCATED AT: 114 Dickvale Road, Peru, ME 04290		
What materials are, or were, stored in the tank(s)? N/A		
Have you experienced any problems such as leakage:	Yes	X No Unknown
Comments: N/A		
Source of information: Seller		
<b>B. ASBESTOS</b> – Is there now or has there been asbestos:	_	
As insulation on the heating system pipes or duct work?	Yes	X No Unknown
In the ceilings?	Yes	X No Unknown
In the siding?	Yes	X No Unknown
In the roofing shingles?	Yes	X No Unknown
In flooring tiles?	Yes	X No Unknown
Other: N/A	Yes	X No Unknown
Comments: N/A		
Source of information: Seller		
C. RADON/AIR - Current or previously existing:		
Has the property been tested?	Yes	X No Unknown
If Yes: Date: N/A By: N/A		
Results: N/A		
If applicable, what remedial steps were taken? N/A		
Has the property been tested since remedial steps?	Yes	X No Unknown
Are test results available?	Yes	X No
Results/Comments: N/A		
Sauras of information: College		
D. RADON/WATER - Current or previously existing:		
Has the property been tested?	Yes	X No Unknown
If Yes: Date: N/A By: N/A		
Paculta: N/A		
Results: N/A  If applicable, what remedial steps were taken? N/A		<del></del>
	Yes	X No Unknown
Has the property been tested since remedial steps?	_	
	Yes	X No
Results/Comments: N/A		
Source of information: Seller		
E. METHAMPHETAMINE - Current or previously existing:	Yes	X No Unknown
Comments: N/A		
Source of information: Seller		
Duvar Initials Dage 4 of 7 Caller In	itials PEC	7
Buyer Initials Page 4 of 7 Seller In	mais / E	/ — — —

114 Dick Vale Rd

PROPERTY LOCATED AT: 114 Dickvale Road, Peru, ME 04290	
F. LEAD-BASED PAINT/PAINT HAZARDS — (Note: Lead-based paint is most commonly foun constructed prior to 1978)	ed in home.
Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property	<sub>1</sub> 9
Yes X No Unknown Unknown (but possible du	
If Yes, describe location and basis for determination: N/A	ic to age
Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes	s X No
If Yes, describe: N/A	, <u>N</u> 110
Are you aware of any cracking, peeling or flaking paint?	s <b>X</b> No
Comments: N/A	Z 110
Source of information: Seller	
G. OTHER HAZARDOUS MATERIALS - Current or previously existing:	
TOXIC MATERIAL: Yes X No	Unknown
LAND FILL: Yes X No	Unknown
DADIOA CTIVE MATERIAL	Unknown
Other: N/A	
Source of information: Seller	
Buyers are encouraged to seek information from professionals regarding any specific issue or co	ncern.
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 cond	lominiums
and DIID's) or restrictive assessments	Unknown
If Yes, explain: N/A	
Source of information: Seller	
Is access by means of a way owned and maintained by the State, a county, or a mu	
ayan yahiah tha makkir kara inta ayan ayan ayan ayan ayan ayan ayan a	
If No, who is responsible for maintenance? N/A	Jnknown
Road Association Name (if known): N/A	
Toda 1 to sociation 1 value (II known). IVA	
Buyer Initials Page 5 of 7 Seller Initials	
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#### PROPERTY LOCATED AT: 114 Dickvale Road, Peru, ME 04290 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 X No Unknown If Yes, explain: N/A X No Is a Forest Management and Harvest Plan available?..... Unknown Yes Is house now covered by flood insurance policy (not a determination of flood zone) Yes X 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: N/A Year Principal Structure Built: 2017 What year did Seller acquire property? 2017 Roof: Year Shingles/Other Installed: 2017 Water, moisture or leakage: No Comments: N/A Foundation/Basement: X No Unknown Is there a Sump Pump? Yes Water, moisture or leakage since you owned the property: ..... Yes X No Unknown Prior water, moisture or leakage? Yes X No Unknown Comments: N/A Mold: Has the property ever been tested for mold? ..... Unknown X No Yes If Yes, are test results available? X No Yes Comments: N/A Unknown Fuses X Circuit Breaker Other: Electrical: Comments: 100amp service - high speed internet X Unknown Has all or a portion of the property been surveyed? ..... Yes No Yes X No Unknown If Yes, is the survey available? ..... Manufactured Housing – Is the residence a: X No Unknown Mobile Home Yes Modular ..... Yes X No Unknown Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... Unknown Yes X No Comments: Old pins in the ground. No paper survey. KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: N/A Comments: N/A Source of Section V information: Seller Page 6 of 7 Buyer Initials

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CTION VI - ADDI	TIONAL INFORMATION	
Av12 inculated above	4	
- part to steep. The	to is also a toobstorage site	d and a few other out
CURRENT PROBLION IN DISCLOSUR	EMS, PAST REPAIRS OR E:	ADDITIONAL Yes X No
able for any failure t	o provide known information	on regarding known materia
tes any representation al, federal or any oth	s as to the applicability of, o er, including but not limited	r compliance with, any codes I to fire, life safety, building
uipment, unless other	wise noted on this form, are	ion is correct. To the best of in operational condition.
	SFLIER	DATE
21112	OBBEEK	DATE
DATE	SELLER	DATE
opy of this disclosure should seek informa	e, the arsenic in wood fact tion from qualified professi	sheet, the arsenic in water onals if I/we have questions
DATE	BUYER	DATE
	CURRENT PROBLEM IN DISCLOSURABLE FOR any representation and property of this disclosure description of the DATE	Ax12 insulated, sheet-rocked cabin with electrical place to sleep. There is also a tool/storage sheet applace to sleep sheet



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#### MAINE SHORT FORM WARRANTY DEED

I, AUDREY GARNEAU (formerly known as Audrey DeBoom), of Peru, Oxford County, Maine, for consideration paid, grant to PETER E. JEWETT, whose mailing address is 4 Elmwood Road, Pownal, Maine 04069, with WARRANTY COVENANTS, a certain lot or parcel of land, with any buildings thereon, situated in Peru, County of Oxford, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS my hand this 20<sup>TH</sup> day of September, 2017.

Quely Someon

Audrey Garrieau

Witness

STATE OF MAINE COUNTY OF OXFORD, SS

Then personally appeared the above named Audrey Garneau, known to me, this 20th day of September, 2017 and acknowledged before me the foregoing instrument to be her free act and deed.

Notary Public
Name:
My commission expires:

O:\Androtc\WPDOCS\FAY\WPDOCS\2017\1300\17-1339 Warranty Deed.doc

BARTON M. KELSEA NOTARY PUBLIC, MAINE MY COMMISSION EXPIRES AUGUST 28, 2023

MAINE REAL ESTATE
RANSFER TAX PAID

DOC 10202 BK 5368 PG 665

#### EXHIBIT A

#### (Dickvale Road, Peru)

Two certain lots or parcels of land situated in the Town of Peru, County of Oxford and State of Maine, bounded and described as follows:

PARCEL ONE: A certain lot or parcel of land situated in the Town of Peru, in said County and State bounded and described as follows, to wit: Bounded southwesterly by land formerly owned by Joel Hall and known as the Joel Hall Farm; northwesterly by the County Road leading from West Peru to Dickvale; northeasterly by land now or formerly owned by Barlow Austin, formerly owned by William A. Burgess and southeasterly by land formerly owned by Lewis Burgess.

Being the same premises as conveyed to Marshall Garneau and Audrey DeBoom, now known as Audrey Garneau, as joint tenants, by Warranty Deed of Richard C. Porter and Marlene L. Porter dated April 22, 1996 and recorded in the Oxford County Registry of Deeds in Book 2322, Page 23.

PARCEL TWO: All our right, title and interest in and to a certain lot or parcel of land situated in the Town of Peru, County of Oxford and State of Maine, bounded and described as follows: Southerly, easterly and northerly by Spear Stream, so-called; on the west by land of B.S. Austin, formerly known as the William Burgess Farm, and land of Marshall Garneau and Audrey DeBoom, now known as Audrey Garneau, formerly owned by O.K. Walton.

Being the same premises as conveyed to Marshall Garneau and Audrey DeBoom, now known as Audrey Garneau, as joint tenants, by Quitclaim Deed from Marlin L. Thurston and Ethelyn S. Thurston dated October 3, 1997 and recorded in the Oxford County Registry of Deeds in Book 2482, Page 273.

The said Marshall Garneau died on May 18, 2003 leaving Audrey Garneau as the surviving joint tenant.

O:\Androtc\WPDOCS\FAY\WPDOCS\2017\1300\17-1339 Exhibit A.doc

Recorded: Oxford East County 9/21/2017 12:17:06 PM Patricia A Shearman Register of Deeds

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Quely Someon

Audrey Garrieau

Witness

STATE OF MAINE COUNTY OF OXFORD, SS

Then personally appeared the above named Audrey Garneau, known to me, this 20th day of September, 2017 and acknowledged before me the foregoing instrument to be her free act and deed.

Notary Public
Name:
My commission expires:

O:\Androtc\WPDOCS\FAY\WPDOCS\2017\1300\17-1339 Warranty Deed.doc

BARTON M. KELSEA NOTARY PUBLIC, MAINE MY COMMISSION EXPIRES AUGUST 28, 2023

MAINE REAL ESTATE
RANSFER TAX PAID

#### DOC 10202 BK 5368 PG 665

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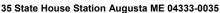
O:\Androtc\WPDOCS\FAY\WPDOCS\2017\1300\17-1339 Exhibit A.doc

Recorded: Oxford East County 9/21/2017 12:17:06 PM Patricia A Shearman Register of Deeds



# 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:

- √ 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
To be completed by Licensee
This form was presented on (date)
То
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 <a href="www.maine.gov/professionallicensing.">www.maine.gov/professionallicensing.</a>
Inactive licensees may not practice real estate brokerage.