



New Englander Home

\$89,000

27 Main Street
East Millinocket, Maine
04430



Lifestyle
Properties
of Maine



Affordable housing in downtown East Millinocket, ME. Check out this New Englander style home that was built in 1920 classic charm and has had several updates over the years. Situated on a generous 0.19-acre lot with 65 feet of road frontage, this property boasts a well-designed layout of a main house with 3 bedrooms 1 bath plus a one bedroom, half bath attached apartment that could be updated for a mother-in-law apartment, a rental, a home office or expanded first floor level living-whatever you would like it to be! With approximately 1337 square feet of living space, this home provides ample room for comfortable living. This home has a lot of original charm with original woodwork throughout, kitchen cabinets and original staircase leading to the second floor from the living room. It also features the classic stained-glass window at the bottom of the stairway.



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

www.lifestylepropertiesofmaine.com



Nancy Theriault

REALTOR®

(207) 731-9901

nancy@lifestylepropertiesme.com

Local Contacts

Police

East Millinocket Police Dept

(207) 746-3562

Fire

East Millinocket Fire Dept

(207) 746-3562

Town Office

53 Main Street

(207) 746-3376

M-F 8am-4pm

Tax Assessor

William Vantuinen

(207) 746-3376

Code Enforcement

Jason Pelkey

ceo@eastmillinocket.org

School District

East Millinocket Schools

(207) 746-3500

Proximity

Shopping

East Millinocket, 0.2± miles

City

Bangor, 65± miles

Airport

Bangor, 65± miles

Interstate

Exit #244, 3.5± miles

Hospital

Millinocket Regional, 9.1± miles

Boston, MA

299± miles (4.5± hours)

The home has a full unfinished basement with interior access as well as a bulkhead entrance for easy access to the basement. Heat is provided from a Force Air oil Furnace that has been regularly maintained. There are two hybrid hot water tanks that were installed in 2022. One is for the main house and the other is for the apartment area. There is a washer dryer hook up in the basement and one in the apartment on the first floor. In the living room a heat pump was installed 2-3 years ago for heat and cooling on the first level of the home. The home is being sold AS IS Where IS. Bring your tools and ideas for updating this home with so much potential.

ATV and Snowmobile trails accessible nearby. This property is right on the way to Baxter State Park, Mount Katahdin and many lakes, ponds and streams along the way. This home is located in downtown East Millinocket, near shopping, grocery store, hardware store, locally owned pharmacy, credit union for local banking needs, health care-Millinocket Regional Hospital Walk in Care, schools and many other local amenities and locally owned businesses. Local Public works department, Police and fire protection with local schools and a local transfer station all within 5 minutes of this property. If you enjoy fishing, hiking hunting, boating and many other outdoor activities then come take a look at this Maine In-Town Home!



Area Information

East Millinocket is a small town in Northern Penobscot County in Maine with a population of 1581 people recorded in the 2020 US Census. The town was incorporated in 1907 and known as “the town that paper made,” as it was the home of Great Northern Paper Company that opened the paper mill in August of 1907. East Millinocket’s economy has historically been centered on forest products and recreation. It is conveniently located just 3 miles from I-95 for easy access making this an easy commute to Bangor, Lincoln or even Houlton. If you enjoy four season recreation and want to live somewhere quiet, then East Millinocket may be the place for you!

Property Specifics

Trash Removal
Transfer/Recycling Site

Electric Company
Versant

Heating Company
Preble Oil Company

Water/Sewer
Public
(207) 746-3566
emwastewater@gmail.com

Internet Provider/Speed
Consolidated Communications





27 Main Street, East Millinocket

Year Built

1920

Square Foot

1337

Bedrooms

Four

Bathrooms

1.5

Flooring

Laminate | Vinyl | Wood

Garage

None

LISTING PRICE

Acres 0.19± \$89,000 Taxes \$1,389.15

Water

Public

Sewer

Public

Roof

Shingle

Heating

Heat Pump | Forced Hot Air

Cooling

Heat Pump

View

In Town | Trees

Zoning

Residential

Road Frontage

Yes | 65'

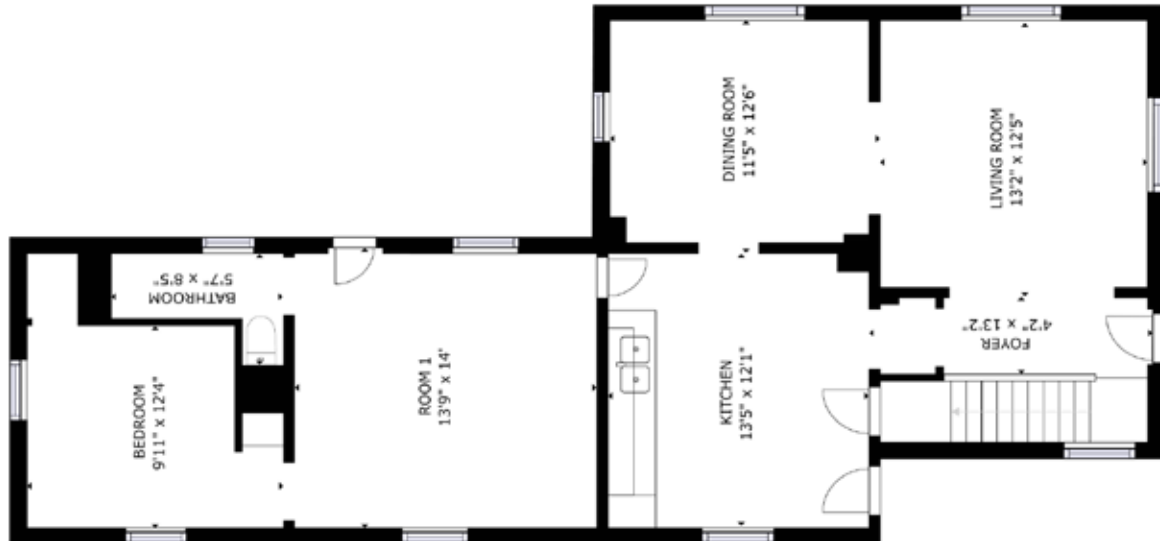
Water Frontage

None

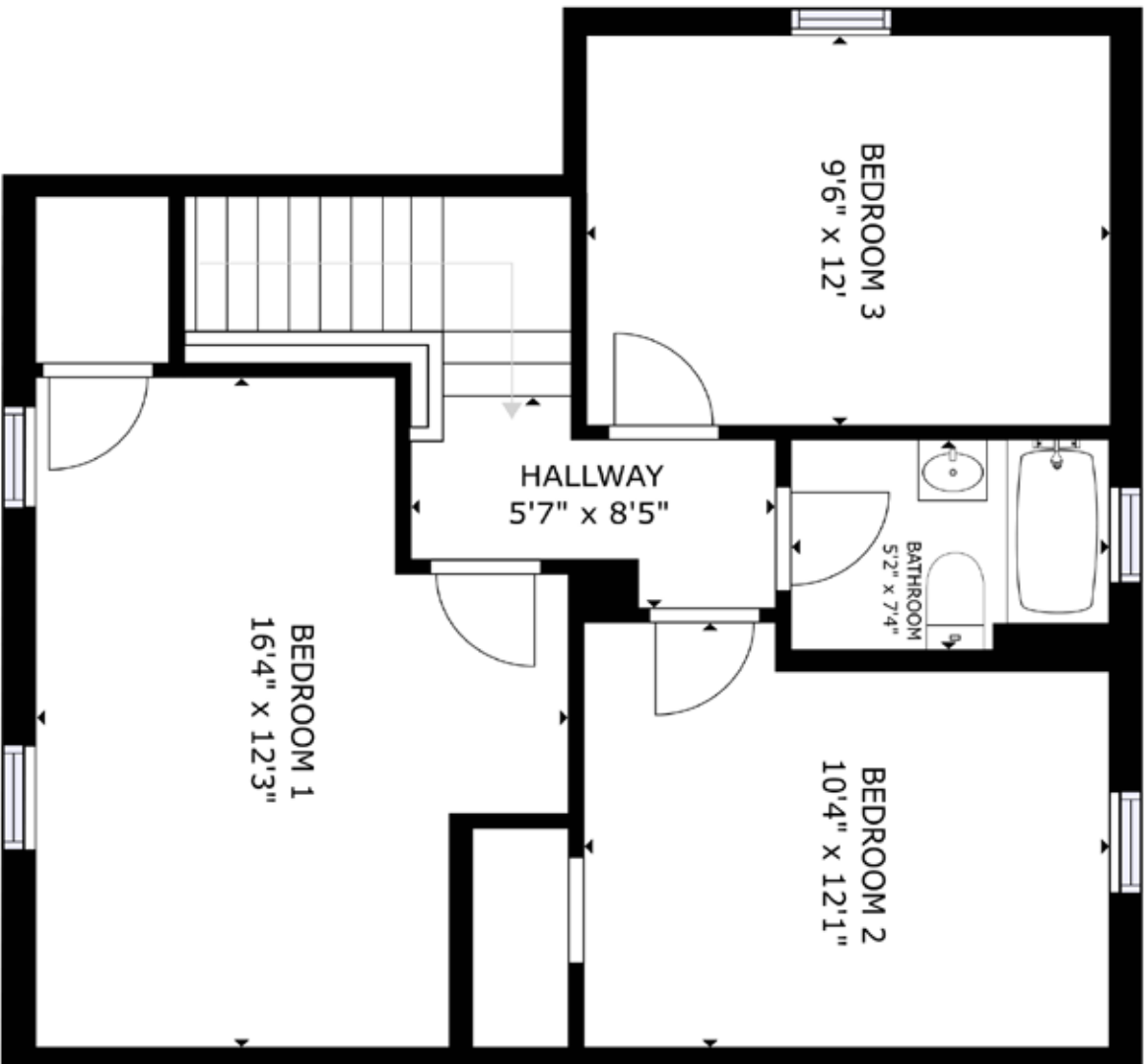


FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 867 sq ft, FLOOR 2: 965 sq ft
FLOOR 3: 566 sq ft
TOTAL: 2398 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA:
 FLOOR 1: 867 sq ft, FLOOR 2: 945 sq ft
 FLOOR 3: 566 sq ft
 TOTAL: 2398 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

(GROSS INTERNAL AREA)
FLOOR 1: 867 sq ft, FLOOR 2: 965 sq ft
FLOOR 3: 566 sq ft
TOTAL: 2398 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PROPERTY LOCATED AT: 27 Main Street, East Millinocket, ME 04430

PROPERTY DISCLOSURE

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

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

SECTION I – WATER SUPPLY

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Seasonal _____ ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the
(public/private/other) water system?

Pump (if any): ☐ N/A ☐ Yes ☒ No ☐ Unknown

Quantity: ☐ Yes ☒ No ☐ Unknown

Quality: ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ☐ Yes ☐ No
If Yes, Date of most recent test: _____ Are test results available? .. ☐ Yes ☐ No
To your knowledge, have any test results ever been reported as unsatisfactory
or satisfactory with notation? ☐ Yes ☐ No
If Yes, are test results available? ☐ Yes ☐ No
What steps were taken to remedy the problem? _____

~~IF PRIVATE: (Strike Section if Not Applicable):~~

~~INSTALLATION: Location: _____~~

~~Installed by: _____~~

~~Date of Installation: _____~~

~~USE: _____~~

~~Number of persons currently using system: _____~~

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

Comments: Public Water

Source of Section I information: Seller

Buyer Initials _____

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Seller Initials YH

PROPERTY LOCATED AT: 27 Main Street, East Millinocket, ME 04430

SECTION II — WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Quasi-Public ☐ Unknown

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

Have you had the sewer line inspected?..... ☐ Yes ☒ No

If Yes, what results: _____

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

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☐ Septic Tank ☐ Holding Tank ☒ Cesspool ☐ Other: _____

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☐ Concrete ☐ Metal ☒ Unknown ☐ Other: _____

Location: _____ OR ☐ Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

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

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: ☐ Yes ☒ No ☐ Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

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: Public Sewer

Source of Section II information: Seller

Buyer Initials _____

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Seller Initials NH

PROPERTY LOCATED AT 27 Main Street, East Millinocket, ME 04430

SECTION III – HEATING SYSTEM(S) HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Forced Hot air	Heat Pump		
Age of system(s) or source(s)	Unknown	2-3 yrs		
Name of company that services system(s) or source(s)	Preble Oil			
Date of most recent service call	Fall 2022			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Malfunction per system(s) or source(s) within past 2 years	None	None		
Other pertinent information				

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: No noted issues

Source of Section III information: Seller

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? _____
 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): _____ Size of tank(s): _____
 Location: _____

Buyer Initials _____

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Seller Initials mt

PROPERTY LOCATED AT: 27 Main Street, East Millinocket, ME 04430

What materials are, or were, stored in the tank(s)? _____

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

Comments: No Known underground storage tanks

Source of information: Seller and deed

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

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

In the ceilings? ☐ Yes ☐ No ☒ Unknown

In the siding? ☐ Yes ☐ No ☒ Unknown

In the roofing shingles? ☐ Yes ☐ No ☒ Unknown

In flooring tiles? ☐ Yes ☐ No ☒ Unknown

Other: ☐ Yes ☐ No ☒ Unknown

Comments: None by current owner

Source of information: Seller

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☐ No

Results/Comments: _____

Source of information: Seller

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☐ No

Results/Comments: _____

Source of information: _____

E. METHAMPHETAMINE - Current or previously existing:

..... ☐ Yes ☐ No ☒ Unknown

Comments: None by current owner

Source of information: Seller

Buyer Initials _____

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Seller Initials SH

PROPERTY LOCATED AT: 27 Main Street, East Millinocket, ME 04430

F. LEAD-BASED PAINT/PAINT HAZARDS — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... ☐ Yes ☐ No ☐ Unknown ☒ Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

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

If Yes, describe: _____

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

Comments: peeling paint multiple areas on outside of house around windows, trim and side entrance

Source of information: Seller and observation

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: _____

Source of information: Seller

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

SECTION V — GENERAL INFORMATION

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

If Yes, explain: _____

Source of information: Seller

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Buyer Initials _____

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Seller Initials NY

PROPERTY LOCATED AT: 27 Main Street, East Millinocket, ME 04430

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

☒ Yes ☐ No ☐ Unknown

If Yes, explain: Homestead Exemption, Blind

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: _____

Year Principal Structure Built: 1920

What year did Seller acquire property? 2000

Roof: Year Shingles/Other Installed: ≈ 2018

Water, moisture or leakage: ? around stink pipe in upstairs bathroom

Comments: _____

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: None noted

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

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

Comments: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: Electrical updated approximately 10 yrs ago

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 Noted

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

Comments: _____

Source of Section V information: seller

Buyer Initials _____

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Seller Initials PH

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Nyoka Hamm

PROPERTY LOCATED AT: 27 Main Street, East Millinocket, ME 04430

SECTION VI — ADDITIONAL INFORMATION

Property being sold AS IS, Where IS. 2 new Hot Water heaters installed in 2022. New bathtub/shower installed by Bathfitters within the last 3 yrs. Updated laminate flooring in Living room and dining room within the last 5 yrs. Basement insulated approximately 9 yrs ago by Penquis Cap and Heat pump installed in Living Room in the last 2-3 yrs.

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.

Nyoka Hamm 12/01/2023
SELLER DATE
Nyoka Hamm, Personal Representative

SELLER DATE

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE

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Nyoka Hamm

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Nyoka Hamm, Personal Representative

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 27 Main Street, East Millinocket, ME 04430

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.

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.

Buyer _____ Date _____

Nyoka Hamm 12/01/2023
Seller Nyoka Hamm, Personal Representative Date

Buyer _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Seller _____ Date _____

Agent _____ Date _____

Nancy Theriault 12/01/2023
Agent Nancy Theriault Date



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United Country Lifestyle Prope, 113 West Broadway Lincoln ME 04457
Nancy Theriault

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Nyoka Hamm

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That, We, EDGAR F. HAMM, a/k/a EDGAR F. HAMM, SR., a/k/a EDGAR F. HAM and LAURA A. HAMM, a/k/a LORA A. HAM, husband and wife, both of East Millinocket, in the County of Penobscot and State of Maine, in consideration of One (\$1.00) Dollar and other valuable consideration, paid by SCOTT P. HAMM of East Millinocket, in the County of Penobscot and State of Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said, SCOTT P. HAMM, and his heirs and assigns, forever, a certain lot or parcel of land, together with the buildings thereon, if any, situated in East Millinocket, in the County of Penobscot and State of Maine, more particularly described as follows, to wit:

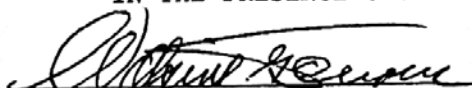
Being lot numbered two (2) in block numbered seventeen (17), as laid down on a Plan of Land of Great Northern Paper Company at said East Millinocket, Maine, and recorded in Penobscot Registry of Deeds in Plan Book number eight (8), page thirty-one (31).

Being the same premises conveyed to Grantors herein by Deed of Caroline Slocum, dated June 20, 1953 and recorded in the Penobscot County Registry of Deeds in Volume 1376, Page 458.

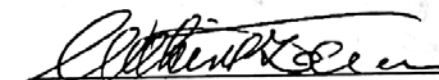
TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said, SCOTT P. HAMM, and his heirs and assigns, to them and their use and behoof forever. And we do covenant with the said Grantee, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantee to hold as aforesaid, and we and our heirs shall and will warrant and defend the same to the said Grantee, his heirs and assigns, forever, against the lawful claims and demands of all persons.

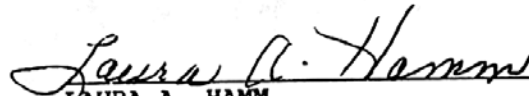
IN WITNESS WHEREOF, We, EDGAR F. HAMM and LAURA A. HAMM, Grantors, have hereunto set our hands and seals this 1st day of September in the year of our Lord one thousand nine hundred and ninety-nine.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


Witness


EDGAR F. HAMM


Witness


LAURA A. HAMM

STATE OF MAINE
PENOBSCOT, ss.

September 1, 1999

Personally appeared the above named EDGAR F. HAMM and LAURA A. HAMM, under oath, and acknowledged the above instrument to be their free act and deed.

Before me,


Notary Public

Wakine G. Tanous

"Maine Real Estate
Transfer Tax Paid"

PENOBSCOT COUNTY, MAINE

Register of Deeds



STATE OF MAINE

(Seal of Court)

PENOBSCOT COUNTY PROBATE COURT

DOCKET NO. 2023-0455

Estate of **SCOTT P. HAMM**
Decedent

CERTIFICATE AND ABSTRACT¹

To the Register of Deeds of PENOBSCOT County.

An Estate has been opened in this Court for the above-named Decedent. The following facts apply to this Estate according to the probated Will or the Petition or Application upon which an appointment was made or both.

Date of Decedent's death: 12/11/2022

1. Did Decedent leave a Will? ☒ YES ☐ NO
2. If item one is YES, Will was probated: ☐ FORMALLY ☒ INFORMALLY
3. If item one is YES, date of most recent probate of this Will was: May 23rd, 2023
4. If item 2 is answered FORMALLY, was there a previous informal probate of the same Will? ☐ YES ☐ NO
5. If the Will was previously probated informally, was that informal probate certified to the Register of Deeds of the County to which this certificate is directed? ☐ YES ☐ NO
6. Has a Petition for Elective Share been filed? (If YES, attach copy) ☐ YES ☒ NO
7. Has a Personal Representative been appointed? ☒ YES ☐ NO
8. If item 7 is YES, date of appointment was: May 23rd, 2023
9. If item 7 is YES, appointment was ☐ FORMAL ☒ INFORMAL
10. If item 7 is YES, give name and address of Personal Representative.
NYOKA M. HAMM
27 MAIN ST.
EAST MILLINOCKET, ME 04430

11. Insert here a true copy of so much of the Decedent's Will as devises real estate, if any. In addition, if a more complete description of the real estate involved appears on the petition or application upon which the appointment was made, add that description below the provisions of the Will. Label any such description: "DESCRIPTION OF REAL ESTATE FROM APPLICATION OR PETITION". Also, in every case where information is available, list each municipality and county in which the Decedent owned real estate.

EAST MILLINOCKET, PENOBSCOT COUNTY

1st Beneficiary

Nyoka Marie Hamm [full name], currently of 27 Main
Street, East Millinocket, Maine 04430 [address], as
my spouse [relation] whose last four (4) digits of her
Social Security Number (SSN) are xxx-xx-7428 with the following property:

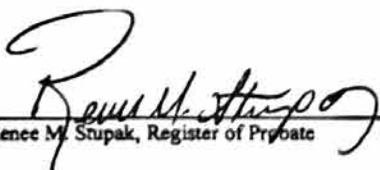
House and all of its contents, automobiles, jewelry, financial assets

12. Following is a list of Heirs or of all persons who are or may be Devisees of real estate. (List heirs only when there is no probated Will. If there is a probated Will, list Devisees of real estate.)

NYOKA M. HAMM

13. I certify that the foregoing statements are accurate so far as they may be determined from the Will or the Petition or Application upon which the appointment was made.

Dated: 5/23/2023


Renee M. Stupak, Register of Probate

NYOKA M. HAMM
27 MAIN STREET
EAST MILLINOCKET, ME 04430

Certified a true copy
¹ 18-C M.R.S. § 1-504

MARP

Susan F. Bulay, Register
Penobscot County, Maine



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 United Country Lifestyle Properties of Maine
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.