

# Tranquil Countryside



\*\* Not on property

## M10 L28-G SOPER ROAD | ORLAND, MAINE

- Field
- Stone Walls
- Power
- Home Lot
- Private
- Acreage
- Good Area
- Near Town

\$225,000



Nestled in the tranquil countryside of Orland, Maine, this expansive 20+ acre property offers a blend of natural beauty and historical charm. With a roughed-in road already in place, the land features open fields, remnants of old rock walls, and 1200 feet of road frontage with power readily available.

Just minutes away, residents can enjoy convenient access to Alamoosook Lake, boasting a nearby boat launch for water recreation. The town of Bucksport, a short drive away, provides access to the iconic Penobscot Narrows Bridge, home to the world's tallest bridge observatory, offering stunning panoramic views. Adjacent to the bridge lies the Fort Knox Historic Site, a well-preserved example of coastal defense fortifications from the mid-1800s, named after Major General Henry Knox.



**Lifestyle Properties  
of Maine**



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



# Orland, Maine

## Local Government

### Police

Hancock County Sheriff  
(207) 667-9542

### Fire

Orland Town Fire  
(207) 469-3079

### Town Office

25 School House Rd  
(207) 469-3186  
townclerk@townoforland.org

### Tax Assessor

Town Office  
(207) 469-3186

### Code Enforcement

Luke Chiavelli  
(207) 735-6428

Within a 10-minute drive, Sandy Point Beach, Fort Point State Park, Scenic Lookout Trail Point, and the Great Pond Mountain Wildlands offer endless opportunities for outdoor exploration and adventure.

The property's soil predominantly consists of a silt loam complex, suitable for various agricultural or landscaping endeavors.

Additionally, its proximity to the city of Ellsworth, just over 20 minutes away, and the city of Bangor, a 30-minute drive, provides convenient access to urban amenities while maintaining a serene rural setting.

Whether seeking a peaceful retreat, a historic backdrop, or a prime location for outdoor activities, this property embodies the quintessential charm of Maine living.



**Peter McPhail**  
REALTOR®  
(207) 794-4338

[peter@lifestylepropertiesme.com](mailto:peter@lifestylepropertiesme.com)



# M10 L28-G SOPER ROAD | ORLAND

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### Shopping

Bucksport, 6± miles

### City

Ellsworth, 18± miles

### Airport

Bangor International, 25± miles

### View

Trees | Woods

### Zoning

Rural

### Interstate

395, 17± miles

### Hospital

Northern Light Blue Hill, 16± miles

### Boston, MA

258± miles (4± hours)

### Road Frontage

Yes | 1200'

### Water Frontage

N/A

LISTING PRICE

**Acres 23.76± \$225,000 Taxes \$350**

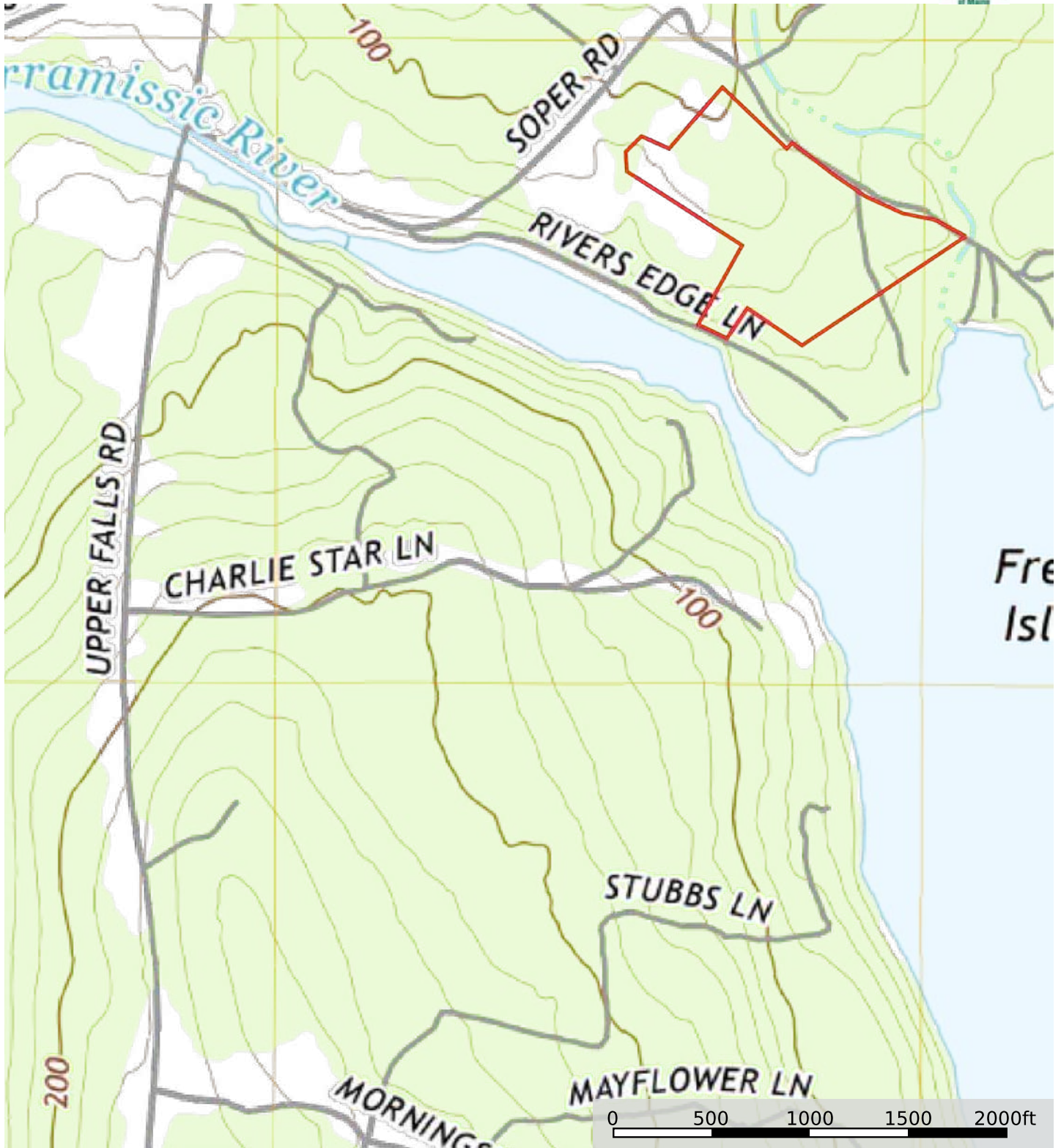


Orland Soper Road & Randall Lane  
Maine, AC +/-



 Boundary  Boundary

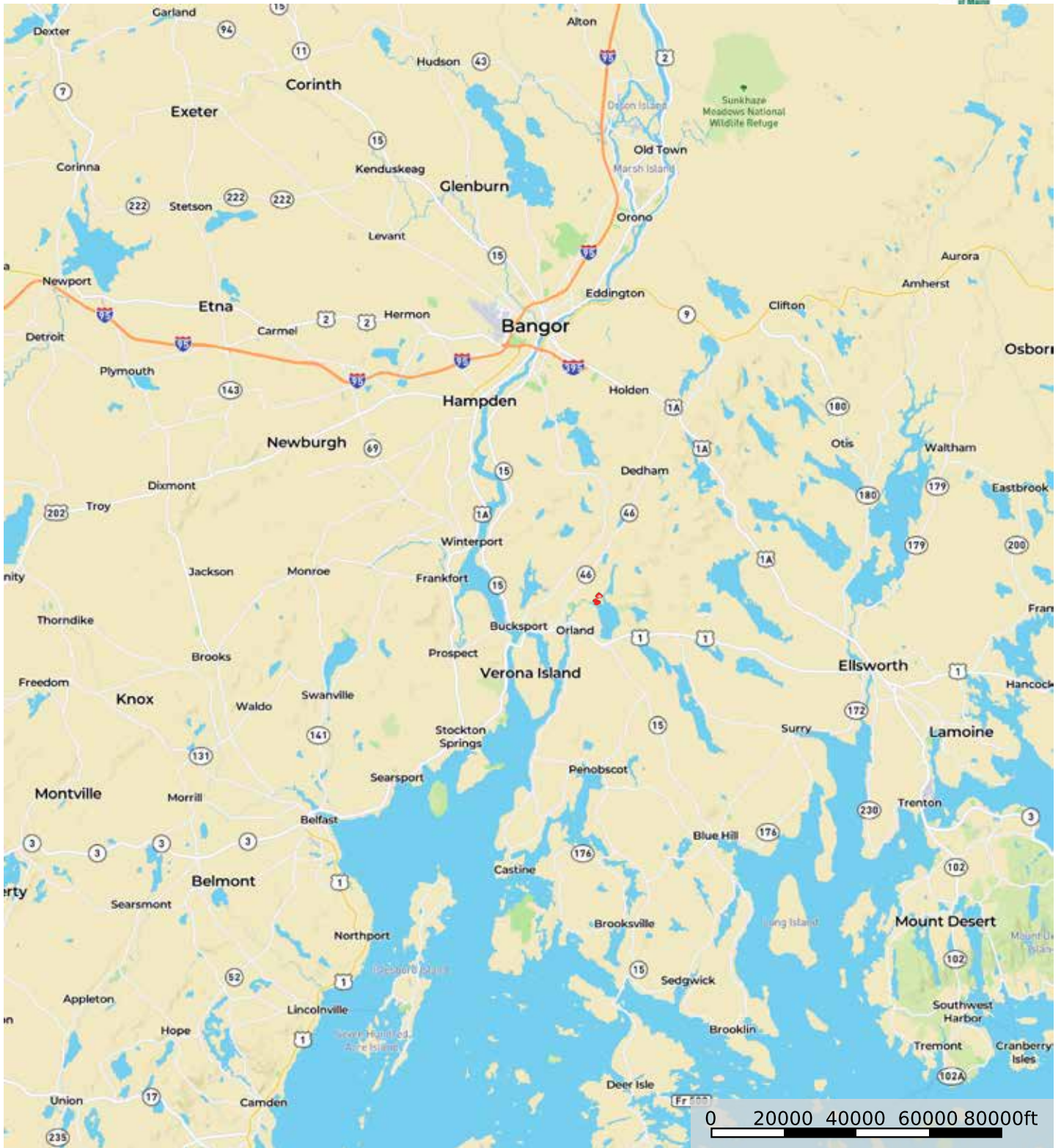
Orland Soper Road & Randall Lane  
Maine, AC +/-



Boundary Boundary

# Orland Soper Road & Randall Lane

Maine, AC +/-



Bigger Parcel Rivers Edge

PROPERTY LOCATED AT: M10 L28-G Soper Road, Orland, ME 04472

**PROPERTY DISCLOSURE – LAND ONLY**

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

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

**SECTION I – HAZARDOUS MATERIAL**

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

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

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

If no longer in use, how long have they been out of service? \_\_\_\_\_

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: \_\_\_\_\_

What materials are, or were, stored in the tank(s): \_\_\_\_\_

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

Comments: N/A

Source of information: **Information provided to the best of the sellers knowledge**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:  Yes  No  Unknown

LAND FILL:  Yes  No  Unknown

RADIOACTIVE MATERIAL:  Yes  No  Unknown

METHAMPHETAMINE:  Yes  No  Unknown

Comments: N/A

Source of information: **Information provided to the best of the sellers knowledge**

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

Buyer Initials \_\_\_\_\_

Page 1 of 3

Seller Initials RJH



PROPERTY LOCATED AT: M10 L28-G Soper Road, Orland, ME 04472

**SECTION II — GENERAL INFORMATION**

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

If Yes, explain: Right of Way

Source of information: Information provided to the best of the sellers knowledge

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): \_\_\_\_\_

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

If Yes, explain: \_\_\_\_\_

Source of information: Information provided to the best of the sellers knowledge

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

If Yes, explain: \_\_\_\_\_

Source of information: Information provided to the best of the sellers knowledge

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

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?.....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

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

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

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

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

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

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

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

Source of information: Information provided to the best of the sellers knowledge

Additional Information: N/A

Buyer Initials \_\_\_\_\_

Page 2 of 3

Seller Initials RH

PROPERTY LOCATED AT: M10 L28-G Soper Road, Orland, ME 04472

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

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

*Roland Hutchins*  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
**Roland Hutchins**

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

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

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

## KNOW ALL MEN BY THESE PRESENTS

That we, DONALD W. SOPER and THELMA J. DOUGHTY, both of Orland, Hancock County, Maine, and JENNIE S. SAWYER of Southwest Harbor, Hancock County, Maine, in consideration of One Dollar and other valuable consideration, paid by ROLAND L. HUTCHINS and CHARLANN E. HUTCHINS, husband and wife, both of Orland, Hancock County, Maine, and whose mailing address is P.O. Box 432, Orland, Maine 04472, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said ROLAND L. HUTCHINS and CHARLANN E. HUTCHINS as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, a certain lot or parcel of land with the buildings thereon, situated in Orland, Hancock County, Maine, and bounded and described as follows, to wit:

Beginning at a granite monument marked "I" on the northerly side of the Soper Road, so-called; thence North forty-seven degrees twenty-one minutes West (N. 47° 21' W.) by and along a stone wall marking the easterly line of land described in a deed from Margaret S. Harriman to Margaret S. and Robert E. Harriman, dated July 7, 1971 and recorded in the Hancock County Registry of Deeds, Book 1121, Page 98, two hundred thirty-two and thirty-eight hundredths (232.38) feet to a granite monument marked "A"; thence North sixty degrees twenty-two minutes East (N. 60° 22' E.) by and along a stone wall and fence marking the southerly line of land of said Harriman, six hundred thirty-three (633.0) feet to a granite monument marked "H"; thence South thirty degrees fifteen minutes East (S. 30° 15' E.) by and along a fence marking the westerly line of land of said Harriman, two hundred fifty-eight and thirteen hundredths (258.13) feet to a granite monument marked "A"; thence North sixty degrees fifty-four minutes East (N. 60° 54' E.) by and along a fence marking the southerly line of land of said Harriman, twelve hundred ninety-five and two tenths (1295.2) feet to a stone marked "E.S" on the westerly line of land described in a deed from Cora G. Randall to North Atlantic Properties of Maine, Inc., dated December 6, 1969 and recorded in said Registry in Book 1090, Page 226; thence South thirty degrees twenty minutes East (S. 30° 20' E.) by and along a fence marking the westerly line of land of said North Atlantic Properties of Maine, Inc., fourteen hundred eighty-three (1483.0) feet to a bolt; thence South forty-nine degrees thirty-five minutes West (S. 49° 35' W.) by and along the northerly line of land of said North Atlantic Properties of Maine, Inc., one hundred twenty-six and twenty-two hundredths (126.22) feet to a bolt on the northeasterly line of land described in a deed from

Joseph Soper to Charles W. and Lyle K. Kesnig, dated 1969 and recorded in said Registry in Book 1086, Page 738; thence North fifty-three degrees seventeen minutes West (N. 53° 17' W.) by and along the northeasterly line of land of said Kesnig, seventy-seven (77.0) feet to a bolt; thence South twelve degrees eighteen minutes West (S. 12° 18' W.) by and along the westerly line of land of said Kesnig, one hundred fifty-four (154.0) feet to a bolt; thence South thirty-nine degrees forty-seven minutes East (S. 39° 47' E.) by and along the southwesterly line of land of said Kesnig, one hundred fourteen and six tenths (114.6) feet to a bolt; thence continuing the same course (South 39° 47' East) ten (10) feet more or less to the waters of Alamoosook Lake; thence generally westerly by and along the waters of said Alamoosook Lake to the northwesterly corner of land described in a deed from Brewer Shopping Center, Inc. to Frederick Oldenburg, Jr., et al, dated March 30, 1972 and recorded in said Registry in Book 1141, Page 133; said northwest corner of Oldenburg being South forty-four degrees thirty-eight minutes West (S. 44° 38' W.) two hundred sixty-six and fifteen hundredths (266.15) feet from the last mentioned bolt; thence South nine degrees twenty-four minutes West (S. 9° 24' W.) by and along the westerly line of land of said Oldenburg, three hundred twenty-five (325) feet more or less to a bolt at the southwesterly corner thereof; thence North eighty degrees thirty-six minutes West (N. 80° 36' W.) by and along the remaining land of the grantors herein, two hundred (200.0) feet to a bolt; thence North nine degrees twenty-four minutes East (N. 9° 24' E.) by and along the remaining land of the grantors herein, three hundred twenty-five (325.0) feet to a bolt; thence North nineteen degrees thirty-two minutes West (N. 19° 32' W.) by and along the remaining land of the grantors herein, seven hundred sixty and seventy-three hundredths (760.73) feet to a bolt on the southerly sideline of a fifty (50) foot right-of-way; thence South eighty-nine degrees twenty minutes West (S. 89° 20' W.) by and along the southerly sideline of said right-of-way, two hundred eighty-nine and twenty-four hundredths (289.24) feet; thence South seventy-six degrees ten minutes West (S. 76° 10' W.) by and along the southerly sideline of said right-of-way, two hundred eight and thirty-four hundredths (208.34) feet to a bolt; thence South twenty-five degrees twenty-two minutes East (S. 25° 22' E.) by and along the remaining land of the grantors herein, sixteen hundred seventeen and five hundredths (1617.05) feet to the northerly sideline of a fifty (50) foot right-of-way; thence South seventy-nine degrees thirty-two minutes East (S. 79° 32' E.) one hundred twenty-one and seventy-seven hundredths feet (121.77) by and along remaining land of the grantors herein to a bolt and post at the southwest corner of land described in deed from Maine-Vest, Inc., to Gregory Allan Smith and Irene Dorothy Smith, dated May 5, 1975 and recorded in said Registry in Book 1216, Page 213; thence South seventy-seven degrees fifty-two minutes East (S. 77° 52' E.) by and along the southerly line of land of said Smith, one hundred (100.0) feet to a bolt on the northerly corner of land described in a deed from Donald W.

Soper to Allen D. and Charlotte A. Snowman, dated September 26, 1972 and recorded in said Registry in Book 1152, Page 334; thence South thirty-seven degrees ten minutes West (S. 37° 10' W.) by and along the westerly line of land of said Snowman, one hundred ninety-seven and thirty-six hundredths (197.36) feet to a bolt on the northerly line of land described in a deed from Joseph Soper to Lowell J. and Nancy L. Roach, dated July 14, 1969 and recorded in said Registry in Book 1088, Page 202; thence North seventy-eight degrees five minutes West (N. 78° 05' W.) by and along the northerly line of land of said Roach, thirty-three (33) feet to the northwesterly corner thereof; thence North fifty-one degrees zero minutes West (N. 51° 00' W.) by and along the northerly line of land described in a deed from Joseph E. Soper to Lowell J. and Nancy L. Roach, dated May 31, 1973 and recorded in said Registry in Book 1173, Page 338; one hundred ninety-eight (198) feet to a blazed oak tree on the southerly side line of a fifty (50) foot right-of-way; thence South forty-four degrees thirty-nine minutes West (S. 44° 39' W.) by and along the southerly side line of said right-of-way, one hundred thirty and eighty hundredths (130.80) feet; thence North seventy-six and thirty-six minutes West (N. 76° 36' W.) by and along the southerly side line of said right-of-way, one hundred sixty and eighty-eight hundredths (160.88) feet; thence South fifty-six degrees thirty minutes West (S. 56° 30' W.) by and along the southerly side of said right-of-way, one hundred (100) feet to the easterly side line of the fifty (50) foot right-of-way leading from the Soper Road to Alamoose Lodge; thence by and along the northerly side of the right-of-way leading to the cottage of George Leighton by the following courses and distances: South fifty-four degrees thirty minutes East (S. 54° 30' E.), fifty-two (52) feet; South eighty-three degrees five minutes East (S. 83° 05' E.), one hundred fifty-eight (158) feet; South seventy-one degrees forty minutes East (S. 71° 40' E.), one hundred twenty-eight (128) feet; South forty-two degrees fifteen minutes East (S. 42° 15' E.) fifty-five (55) feet to a bolt on the northerly line of land described in a deed from Joseph Soper to George and Erva M. Leighton, dated July 14, 1969 and recorded in said Registry in Book 1088, Page 204; thence South thirty-four degrees six minutes West (S. 34° 06' W.) by and along the westerly line of land of said Leighton, one hundred seventy and sixty hundredths (170.60) feet to an iron rod at the northwest corner of land described in a deed from Joseph E. Soper to George R. and Jennie F. Sawyer, and recorded in said Registry in Book 1139, Page 122; thence continuing the same course (S. 34° 06' W.) by and along the westerly line of land of said Sawyer, one hundred eleven and thirty hundredths (111.30) feet to an axle on the easterly line of land described in a deed from Winston C. Ferris to Roland L. and Charlann E. Hutchins, dated 1975 and recorded in said Registry in Book 1249, Page 288; thence North twenty-nine degrees zero minutes West (N. 29° 00' W.) by and along the easterly line of land of said Hutchins, eighty-two and eight tenths (82.8) feet to an axle; thence South seventy-seven degrees twenty minutes West (S. 77° 20' W.) by and along the northerly line of land of said Hutchins, one hundred twenty and eight tenths (120.8) feet to an iron pipe on the westerly

side line of the right-of-way leading from the Soper Road to the Alamoose Lodge; thence South fifteen degrees zero minutes East (S. 15° 00' E.) by and along said right-of-way, seventy-eight and fifty-one hundredths (78.51) feet to the northerly corner of land described in a deed from Jed Prouty Tavern, Inc., to Roland and Charlann Hutchins, dated June 28, 1972 and recorded in said Registry in Book 1145, Page 474; thence South seventy-three degrees twenty-five minutes West (S. 73° 25' W.) by and along the northerly line of land of said Hutchins, known as the Alamoose Lodge property, forty-five and twenty-one hundredths (45.21) feet to an iron pipe at the southeast corner of land described in a deed from C. Vernon Smith to Penny Jo Smith, dated November 19, 1973 and recorded in said Registry in Book 1181, Page 247; thence North four degrees fifty minutes East (N. 4° 50' E.) by and along the easterly line of land of said Smith, one hundred thirty-two (132) feet to a bolt; thence South sixty-three degrees fifteen minutes West (S. 63° 15' W.) by and along the northerly line of land of said Smith, twenty (20) feet to the southeast corner of land described in a deed from Merwin B. and Joyce C. Johnson to Alan P. Johnson, dated April 30, 1973 and recorded in said Registry in Book 1177, Page 655; thence North thirty-eight degrees fifteen minutes West (N. 38° 15' W.) by and along the easterly line of land of said Johnson, one hundred six (106) feet; thence South sixty-four degrees forty-two minutes West (S. 64° 42' W.) by and along the northerly line of land of said Johnson, one hundred twelve and six tenths (112.6) feet more or less to the waters of Alamoosook Lake; thence northwesterly by and along the waters of Alamoosook Lake, eight (8) feet more or less to the easterly line of land described in a deed from Joseph E. Soper to Hubert H. and Elizabeth J. Giard, dated May 14, 1973 and recorded in said Registry in Book 1168, Page 133; thence North twenty-six degrees fifty-two minutes East (N. 26° 52' E.) by and along the easterly line of land of said Giard, fifteen (15) feet more or less to an iron rod; thence continuing the same course (N. 26° 52' E.) by and along the easterly line of land of said Giard, eighty-two and forty-seven hundredths (82.47) feet to an iron pipe; thence North two degrees fifty-five minutes East (N. 2° 55' E.) by and along the easterly line of land of said Giard, two hundred thirty-seven and twenty-four hundredths (237.24) feet to an iron pipe on the southerly side line of the fifty (50) foot right-of-way leading from the Soper Road to the Alamoose Lodge; thence North thirty-four degrees fifty-eight minutes West (N. 34° 58' W.) by and along said right-of-way, one hundred ninety-six and forty-eight hundredths (196.48) feet to an iron pipe; thence South seventy-four degrees seventeen minutes West (S. 74° 17' W.) by and along the northerly line of land of said Giard, five hundred seven and thirty-two hundredths (507.32) feet to an iron pipe on the easterly side of Mushrall-Edgecomb right-of-way; thence South seventy-six degrees fifteen minutes West (S. 76° 15' W.), twenty-four and sixty-three hundredths (24.63) feet to an iron pipe on the westerly side of said right-of-way at the northwesterly corner of land described in a deed from Joseph E. Soper to Maxime L. and Constance Mushrall, dated July 26, 1973 and recorded in said Registry

in Book 1175, Page 443; thence South seventy-four degrees thirty-four minutes West (S. 74° 34' W.) by and along the northerly line of land of said Mushrall, four hundred forty and twenty-one hundredths (440.21) feet to an iron pipe on the easterly line of land described in a deed from George E. Potter, Administrator, to Daniel J. Dodge, dated March 11, 1964 and recorded in said Registry in Book 953, Page 301; thence North thirty-six degrees twenty-five minutes West (N. 36° 25' W.) by and along a fence marking the easterly line of land of said Dodge, three hundred thirty and ninety hundredths (330.90) feet to a bolt; thence South fifty-two degrees fifty-two minutes West (S. 52° 52' W.) by and along a fence marking the westerly line of land of said Dodge, one hundred eighty-two and sixty-seven hundredths (182.67) feet to a bolt on the northeasterly side of the right-of-way leading from Soper Road to the Dodge cottage; thence North forty-eight degrees three minutes West (N. 48° 03' W.) by and along the northerly side line of said right-of-way, one hundred seventy-four and ninety-five hundredths (174.95) feet to an iron pipe at the southerly corner of land described in a deed from the Heirs of Joseph E. Soper to Charles W. and M. Gertrude McAllian, dated June 4, 1975 and recorded in said Registry in Book 1219, Page 137; thence North forty-eight degrees twenty-five minutes East (N. 48° 25' E.) by and along the southeasterly line of land of said McAllian, four hundred fifty-three and six hundredths (453.06) feet to an iron pipe; thence North thirty-nine degrees forty-six minutes West (N. 39° 46' W.) by and along the northeasterly line of land of said McAllian, six hundred ninety-eight and twenty-four hundredths (698.24) feet to an iron pipe in the brook or swale; thence by and along the remaining land of the grantors herein following the center of the swale by the following courses and distances: North eleven degrees twenty-five minutes East (N. 11° 25' E.), one hundred and fifty-two hundredths (100.52) feet to a bolt; North fifty-nine degrees thirteen minutes East (N. 59° 13' E.), one hundred twenty-nine and eighty-two hundredths (129.82) feet to a bolt; North twenty-two degrees two minutes East (N. 22° 02' E.), one hundred sixty-six and forty-three hundredths (166.43) feet to a bolt; thence North twenty-nine degrees twenty minutes West (N. 29° 20' W.) by and along the remaining land of the grantors herein and the easterly line of land described in a deed from Joseph E. Soper to Richard L. and Joanne F. Henderson, dated March 10, 1972 and recorded in said Registry in Book 1138, Page 50, two hundred fourteen and seventeen hundredths (214.17) feet to a bolt on the southerly side of the Soper Road; thence North sixty degrees forty minutes East (N. 60° 40' E.) by and along the southerly line of said Soper Road, two hundred thirty-eight and five tenths (238.5) feet to a granite monument marked "L"; thence North twelve degrees eight minutes East (N. 12° 08' E.) crossing said Soper Road, ninety-nine and eight tenths (99.8) feet to the point of beginning, and containing one hundred two and sixty-four hundredths (102.64) acres more or less.

Together with and as appurtenant to the herein conveyed premises a right-of-way for all purposes of a way over the existing Camp Road leading from Soper Road, so-called, to the

northerly line of land described in deed from George E. Potter, Administrator C.T.A. of the Estate of Everett P. Wilder to Daniel J. Dodge, dated March 11, 1964, and recorded in Book 953, Page 301, of said Registry of Deeds, said right-of-way to be used in common with the grantors herein, their heirs and assigns, the grantees herein, their heirs and assigns, and all others lawfully entitled to the use thereof.

Excepting from the above described premises the following parcel of land bounded and described as follows:

Beginning at a bolt on the easterly side of the right-of-way described in a deed from Joseph E. Soper to North Atlantic Properties of Maine, Inc., and recorded January 29, 1971 in said Registry in Book 1111, Page 745, said bolt being South forty-six degrees fifty-seven minutes thirty seconds East (S. 46° 57' 30" E.) two hundred seven and forty-two hundredths (207.42) feet by and along said right-of-way from the southerly line of Soper Road; thence North forty-eight degrees twenty-four minutes East (N. 48° 24' E.) and passing through a cedar hedge, five hundred fifty-eight and thirty-six hundredths (558.36) feet to a drill hole in a rock in a stone wall; thence South thirty-six degrees forty-three minutes East (S. 36° 43' E.) by and along a stone wall, one hundred forty-four and forty-seven hundredths (144.47) feet to a bolt on the northerly side of a brook; thence continuing the same course (S. 36° 43' E.) one hundred sixty-one and nine hundredths (161.09) feet; thence South fifty-six degrees twenty-four minutes West (S. 56° 24' W.) one hundred seventy-nine and thirty-three hundredths (179.33) feet to a bolt on the northerly side of said brook; thence continuing the same course (S. 56° 24' W.) one hundred thirty-nine and twenty-nine hundredths (139.29) feet to a bolt on the easterly side of the fifty (50) foot right-of-way leading from Soper Road to the Alamoose Lodge; thence continuing the same course (S. 56° 24' W.) fifty and twenty-six hundredths (50.26) feet to the westerly side line of said right-of-way; thence South thirty-nine degrees ten minutes East (S. 39° 10' E.) by and along said right-of-way, twenty (20.0) feet; thence South eleven degrees twenty-five minutes East (S. 11° 25' E.) by and along said right-of-way, three hundred seventy-eight (378.0) feet; thence South thirty-three degrees thirty-two minutes East (S. 33° 32' E.) by and along said right-of-way, one hundred three and thirty-eight hundredths (103.38) feet to a bolt; thence South fifty-six degrees eighteen minutes West (S. 56° 18' W.) seventeen and seventy-four hundredths (17.74) feet to a bolt set in the corner of a stone wall; thence North twenty-eight degrees three minutes West (N. 28° 03' W.) by and along said stone wall, four hundred fifty-four and fifty-three hundredths (454.53) feet to a bolt on the easterly side line of said right-of-way conveyed to North Atlantic Properties of Maine, Inc., by deed recorded in Book 1111, Page 745, of said Registry; thence by and along said right-of-way by the following courses and distances: North seventy-three degrees fifty-two minutes thirty seconds West (N. 73° 52' 30" W.), forty-two and forty-eight hundredths (42.48) feet; North fifty-two degrees fifty-six minutes West (N. 52° 56' W.), seventy-one and eight hundredths (71.08) feet; North forty-six degrees fifty-seven minutes thirty seconds West (N. 46° 57' 30" W.), one hundred fifty-one and twenty-three hundredths (151.23) feet to the point of beginning, and containing three and eighty-seven hundredths (3.87) acres.



Together with and as appurtenant to the premises herein conveyed a right-of-way fifty (50) feet in width over that portion of the existing road leading from Soper Road to Alamoose Lodge, which crosses the above excepted lot, said right-of-way to be used in common by the grantors herein, their heirs and assigns, the grantees herein, their heirs and assigns, and all others lawfully entitled to the use thereof.

Together with and as appurtenant to the premises herein conveyed a right-of-way fifty (50) feet in width of which the easterly line is described as follows: Beginning at the above mentioned bolt on the easterly side line of said right-of-way leading to Alamoose Lodge, thence North one degree zero minutes East (N. 1° 00' E.), three hundred fifty-one and thirty-seven hundredths (351.37) feet to a point in the north-westerly line of the above excepted lot which is South forty-eight degrees twenty-four minutes West (S. 48° 24' W.), one hundred three and forty-nine hundredths (103.49) feet from the northerly corner thereof.

Together with and as appurtenant to the herein conveyed premises a right-of-way for all purposes of a way over the way as now laid out leading from that portion of the premises herein conveyed adjacent to property now or formerly of said Lowell J. Roach and Nancy L. Roach across the remaining land of the grantors herein to that portion of the herein conveyed premises lying adjacent to property described in deed from Brewer Shopping Center, Inc., to Frederick Oldenburg, Jr., et al, dated March 30, 1972 and recorded in Book 1141, Page 133, of said Registry of Deeds.

The herein conveyed premises are subject to the easements and rights-of-way conveyed by Prentiss E. Soper and Joseph E. Soper by instruments duly recorded in said Registry of Deeds, reference being had to said instruments in said Registry of Deeds for a more complete description of said easements and rights-of-way.

EXCEPTING AND RESERVING to the grantors herein, their heirs and assigns, a right-of-way over the ways now laid out from the said Soper Road to the premises excepted and reserved in this deed and to the remaining land of the grantors herein not hereby conveyed, said rights-of-way to be used in common with the grantors herein, their heirs and assigns, the grantees herein, their heirs and assigns, and all persons lawfully entitled to the use thereof and to be appurtenant to the said reserved parcel of land and the remaining land of the grantors herein.

The premises herein conveyed are a portion of the premises described in deed from Prentiss E. Soper to Joseph E. Soper, dated April 19, 1940 and recorded in Book 672, Page 272, of said Registry of Deeds.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said ROLAND L. HUTCHINS and CHARLANN E. HUTCHINS as joint tenants and not as tenants

in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And we do COVENANT with the said grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all incumbrances, that we have good right to sell and convey the same to the said grantees to hold as aforesaid, and that we and our heirs shall and will WARRANT AND DEFEND the same to the said grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said DONALD W. SOPER, THELMA J. DOUGHTY and JENNIE S. SAWYER, and I, MARJORIE SOPER, wife of the said Donald W. Soper, and I, GRANVILLE H. DOUGHTY, husband of the said Thelma J. Doughty, and I, GEORGE R. SAWYER, husband of the said Jennie S. Sawyer, each joining in this deed as grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 5th day of January in the year of our Lord one thousand nine hundred and twenty seven.

Signed, Sealed and Delivered in presence of

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DWS Donald W. Soper  
MS Marjorie S. Soper  
TJD Thelma J. Doughty  
GHD Granville H. Doughty  
JSS Jennie S. Sawyer  
GRS George R. Sawyer



STATE OF MAINE, Hancock ss.

January 5, 1927

Personally appeared the above named DONALD W. SOPER and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Harriet T. Sibley  
Justice of the Peace Notary Public

HANCOCK SS REC'D Jan. 5, 1927 AT 11:33 AM



Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

### You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

### COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

#### WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

### **Remember!**

*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

#### THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

##### To Be Completed By Licensee

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of 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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.