

# PRIVATE RETREAT

SURVEYED | YEAR-ROUND | LITTLE NARROWS

Waterfront

**83 Milts Way  
Lincoln, Maine**

Upper Cold Stream Pond



**\$380,000**

[WWW.LIFESTYLEPROPERTIESOFMAINE.COM](http://WWW.LIFESTYLEPROPERTIESOFMAINE.COM)



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**DEED**

Scan to view the  
full property details  
and video!





*Photography by Mayhem Media*

Escape to your own private retreat on the serene shores of Upper Cold Stream Pond in Lincoln, Maine. This charming 2-bedroom, 1-bathroom camp is situated on a 0.26± surveyed acres lot with 100ft on the picturesque Little Narrows, offering stunning waterfront views and endless opportunities for relaxation and recreation. This cottage is so close to the water's edge that the deck hangs over the water.

As you approach the property, you'll notice the well-maintained lot, complete with a 1-car garage featuring storage above for all your outdoor gear. The outdoor space is perfect for entertaining, with a fire pit for cozy evenings under the stars, perennial plants adding a touch of nature, and a deck/dock system that extends over the water, providing the perfect spot for fishing, sunbathing, or simply enjoying the tranquil surroundings.

Step inside the 1054± sq ft cottage and you'll find an inviting open living space, with a spacious kitchen, breakfast nook, dining area, and comfortable living room. The two bedrooms are perfect for accommodating guests or family members, with one boasting a large closet for ample storage. The bathroom features plenty of built-in cabinet space and a convenient stand-up shower.



Additional features of this charming camp include a laundry area in the entryway, providing added convenience, and a cozy atmosphere that will make you feel right at home. The cottage is heated with a propane monitor heater for those chillier nights on the lake.

Whether you're looking for a weekend getaway, a year-round residence, or a vacation rental opportunity, this property has it all. Don't miss your chance to own your own piece of paradise on the Little Narrows on Upper Cold Stream Pond.



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Properties  
of Maine**

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newsletter





# 83 MILTS WAY, LINCOLN

PRICE **\$380,000**

TAXES \$2624.60/2024

SQ FT 1054± YEAR BUILT 1961

## HOW FAR TO...



Shopping | Lincoln, 5.6± miles



Hospital | PVH, 4.3± miles



Airport | Bangor, 54± miles



Interstate | Exit #227, 9.7± miles



City | Bangor, 52± Miles



Boston | 287± miles



KITCHEN



LIVING ROOM



DECK



DINING ROOM



# Carmen McPhail

Associate Broker | REALTOR®



207.290.0371 cell



207.794.6164 office



carmen@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view  
Carmen's bio and  
other listings



## Testimonial:

'A note to say thank you for all of Carmen's efforts concerning the sale of our home in Monson. She really is very experienced in the real estate market and we couldn't be more happy with the whole process. It went smoothly and in a very short time the house was sold. Her advice along the way made our job less stressful and whenever we had questions she would always return our calls and answer us. Again we appreciated the working relationship with Carmen and your company, I would give you an A plus and recommend others who want to sell or purchase a home.'

**Steve Day**



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@lifestyleproperties



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# Morgan Espling

Broker | Auctioneer | REALTOR®



207.403.4328 cell



207.794.6164 office



uc.rogueteam@gmail.com



113 W Broadway Lincoln, ME 04457

Scan to view  
Morgan's bio and  
other listings



## Testimonial:

'From start to finish the process was fantastically organized, prompt and professional! They take pride in how they do business and their great mannerisms certainly stand out ! I couldn't be more pleased and of course the sale happened in record time!! Thanks so much to the entire team!!!'

**Robert S**



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# MUNICIPAL CONTACTS

## **Police**

Lincoln Police Dept  
(207) 794-2221

## **Fire**

Lincoln Fire Dept  
(207) 794-8455

## **Town Office**

29 Main St  
(207) 794-3372  
Monday-Friday 8am-5pm

## **Tax Assessor**

Ruth Birtz  
i(207) 794-3372

## **Code Enforcement**

Wade Jordan  
(207) 794-3372



# Lincoln- 83 Milts Way 0.26± acres

Maine, 0.26 AC +/-



 Boundary

# Lincoln- 83 Milts Way 0.26± acres

Maine, 0.26 AC +/-



 Boundary

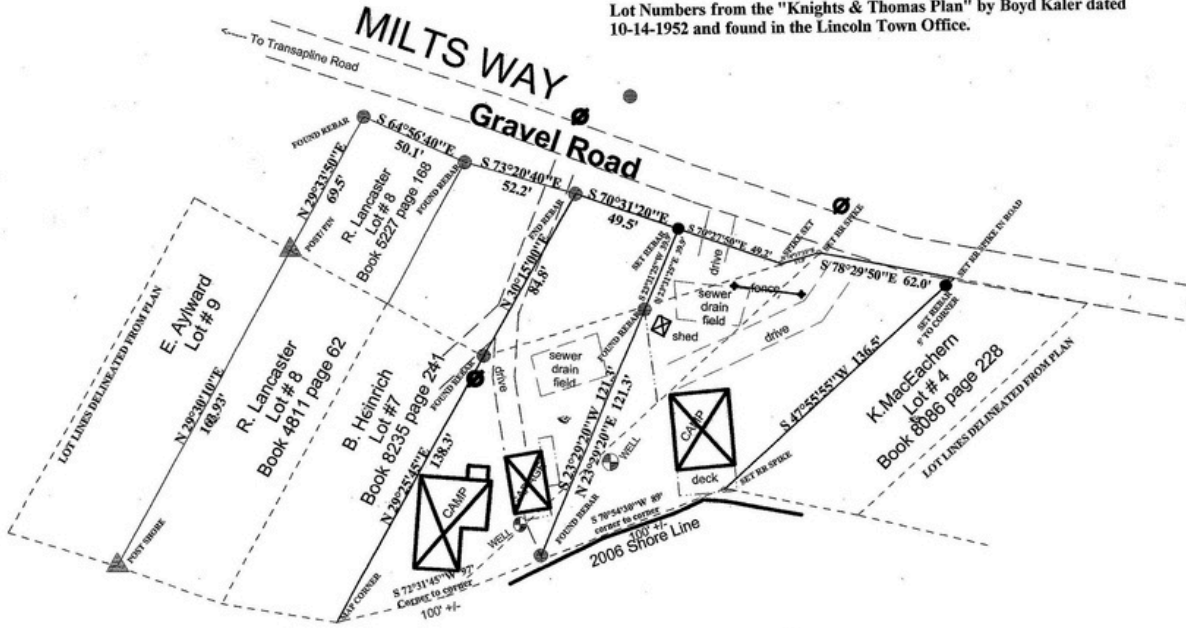
# Lincoln- 83 Milts Way 0.26± acres

Maine, 0.26 AC +/-



 Boundary

Lot Numbers from the "Knights & Thomas Plan" by Boyd Kaler dated 10-14-1952 and found in the Lincoln Town Office.



MAGNETIC OBS-2006  
2007-12

## Upper Cold Stream Pond (Little Narrows)

### ----- NOTES -----

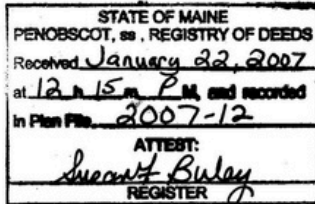
This survey was performed in accordance with the standards of the Board of Registration for land surveyors with the following exceptions: No written report, not all corners monumented, No complete research and no descriptions. The purpose of this survey was to determine the boundary between the Edes & Hilchey properties and to create an agreed new boundary between the two parties.

Lot numbers are from the Knights & Thomas Plan of 10/14/52 as found in the Lincoln Town Office.

The proposed Edes Lot contains 11,448 Square feet or 0.26 Acres and the proposed Hilchey lot contains 12,195 Square feet or 0.28 Acres.

The actual shore frontage on each lot is an estimate as the old lotting is at an acute angle with the shore and all the original wooden posts are no longer in place. shore frontages were estimated from the monuments found or placed at right angles to the high water mark of the pond which was from three to ten feet south of the monuments.

This plan is not valid without an exchange of deeds between the Edes and Ann Hilchey.



### DEEDS RELATING TO THIS SURVEY

- R. Birmingham to Ann Marie Hilchey · Book 4783 page 252
- R. Birmingham to Wm & Daine Edes · Book 4279 page 82
- Diane Edes (source) · Book 1722 page 396
- D. Edes to R. Birmingham · Book 4279 page 81
- D. Edes to Wm. & D Edes · Book 5395 page 262
- E. Aylward to Wm. & D. Edes · Book 5744 page 303

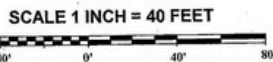
### RECORD OWNERS

William & Diane Edes  
83 Milts Way  
Lincoln, Maine 04457

Ann Marie Hilchey  
85 Milts Way  
Lincoln, Maine 04457

# Survey Plan of lots at 83 & 85 Milts Way and the Little Narrows in **LINCOLN** Penobscot County, Maine

JAMES H. HARRIS, PLS # 1168  
BOX 764, LINCOLN, ME. 04457  
Dated: November 25, 2006



SEAL  
*[Signature]*

# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Michael Cole, Betsy Vanadestine

(hereinafter "Seller")

AND \_\_\_\_\_

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 83 Milts Way, Lincoln, ME 04457

Said contract is further subject to the following terms:

## Lead Warning Statement

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

## Seller's Disclosure

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

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

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

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

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

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

## Buyer's Acknowledgment

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

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

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

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

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

## Agent's Acknowledgment

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

## 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 \_\_\_\_\_

Michael Cole 6/26/24

Seller Michael Cole Date

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Betsy Vanadestine 6/26/24

Seller Betsy Vanadestine Date

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date


Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date

Agent \_\_\_\_\_ Date \_\_\_\_\_

Carmen McPhail 6/26/24

Agent Carmen McPhail Date

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PROPERTY LOCATED AT: 83 Milts Way, Lincoln, ME 04457

### PROPERTY DISCLOSURE

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

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

### SECTION I – WATER SUPPLY

TYPE OF SYSTEM:  Public  Private  Seasonal \_\_\_\_\_  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: under wellhouse near garage

Installed by: unknown

Date of Installation: unknown

USE: Number of persons currently using system: 0

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

Comments: no used since 2011 except occasionally

Source of Section I information: current owner, personal observation

Buyer Initials \_\_\_\_\_ Page 1 of 7 Seller Initials MC BV

PROPERTY LOCATED AT: 83 Milts Way, Lincoln, ME 04457

**SECTION II – WASTE WATER DISPOSAL**

TYPE OF SYSTEM:  Public  Private  Quasi-Public \_\_\_\_\_  Unknown

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

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

If Yes, what results: \_\_\_\_\_

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: behind camp OR  Unknown

Date installed: 1989 Date last pumped: unknown Name of pumping company: Cal's Septic?

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem: \_\_\_\_\_

Date of last servicing of tank: none Name of company servicing tank: n/a

Leach Field: .....  Yes  No  Unknown

If Yes, Location: NE corner of lot

Date of installation of leach field: 1989 Installed by: William Edes

Date of last servicing of leach field: None Company servicing leach field: n/a

Have you experienced any malfunctions? .....  Yes  No

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

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: Tank is 50 ft from lake and field is 65 ft from lake - replacement system permit 1989

Source of Section II information: current owner, public record, State Septic System Permit registry

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

Page 2 of 7

Seller Initials MC BV

PROPERTY LOCATED AT: 83 Milts Way, Lincoln, ME 04457

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	<b>Monitor direct vent</b>	<b>Gas Fireplace</b>		
Age of system(s) or source(s)	<b>unknown</b>	<b>unknown</b>		
TYPE(S) of Fuel	<b>kerosene</b>	<b>propane</b>		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>seasonal use only for past 13 year</b>	<b>occasional use only</b>		
Name of company that services system(s) or source(s)	<b>unknown</b>	<b>n/a</b>		
Date of most recent service call	<b>unknown</b>	<b>n/a</b>		
Malfunctions per system(s) or source(s) within past 2 years	<b>none</b>	<b>none</b>		
Other pertinent information	<b>system not used since 2011</b>	<b>system not used since 2011</b>		

- 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 propane tank currently on site for fireplace. Current owners never lived here full time**

Source of Section III information: **current owners, personal observation**

**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 \_\_\_\_\_

Seller Initials MC BV



PROPERTY LOCATED AT: **83 Milts Way, Lincoln, ME 04457**

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

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

Comments: **none known**

Source of information: **current owners, public record**

**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: **none** .....  Yes  No  Unknown

Comments: **none known**

Source of information: **Current owner, personal observation**

**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: **none**

Source of information: **current owner**

**D. RADON/WATER** - Current or previously existing:

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

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

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: **none**

Source of information: **current owner**

**E. METHAMPHETAMINE** - Current or previously existing:  Yes  No  Unknown

Comments: **none**

Source of information: **current owner**

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

Seller Initials **MC BV** \_\_\_\_\_

PROPERTY LOCATED AT: **83 Milts Way, Lincoln, ME 04457**

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

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

If Yes, describe location and basis for determination: \_\_\_\_\_

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: **no painted surfaces in camp prior to 1990**

Source of information: **current owner**

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: **none**

Source of information: **current owner**

**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: **ROW over Milts Way, shared driveway by permission**

Source of information: **current owner, deed, survey plan**

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? **association**

Road Association Name (if known): **Little Narrows Road Association**

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

Seller Initials **MC BV**

PROPERTY LOCATED AT: **83 Milts Way, Lincoln, ME 04457**

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....  
.....  Yes  No  Unknown

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

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

Is house now covered by flood insurance policy (not a determination of flood zone)  Yes  No  Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **none**

Year Principal Structure Built: **1961**

What year did Seller acquire property? **2017 from parents**

Roof: Year Shingles/Other Installed: **unknown**

Water, moisture or leakage: **none known**

Comments: **roof needs to be resurfaced**

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: **root cellar style basement under back of camp with dirt floor**

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: **none**

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

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

Manufactured Housing – Is the residence a:

Mobile Home .....  Yes  No  Unknown

Modular .....  Yes  No  Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure  
.....  Yes  No  Unknown

Comments: \_\_\_\_\_

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **hot water tank needs to be replaced, shingles need to be replaced, deck needs painting.**

Comments: **none**

Source of Section V information: **current owner, personal observation**

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

Seller Initials **MC BV**

PROPERTY LOCATED AT: 83 Milts Way, Lincoln, ME 04457

**SECTION VI – ADDITIONAL INFORMATION**

Camp has been winterized and systems shut down since 2022. Camp has been used year-round previous to these owners. Power is on.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Michael Cole 06/27/2024  
SELLER DATE  
**Michael Cole**

Betsy Vanadestine 06/27/2024  
SELLER DATE  
**Betsy Vanadestine**

\_\_\_\_\_  
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



## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, Diane Edes, as surviving tenant, of Lincoln, County of Penobscot, and State of Maine, have a mailing address of PO Box 572, Lincoln, Maine, grants to Betsy L. Vanadestine, of Lincoln and Michael T. Cole, of Hermon, tenants in common and reserving a life tenancy for Diane Edes, for good consideration, for the sum of \$1.00 paid by the said second party and other valued consideration, the receipt whereof is hereby acknowledged does hereby remiss release and deed unto the said second party forever, all the right, title, interest, and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the town of Lincoln, County of Penobscot and State of Maine, bounded and described as follows to wit:

A certain lot or parcel of land and buildings thereon situated southerly side of Milts Way, on the northerly shore of Upper Cold Stream Pond a/k/a the Little Narrows, Easterly of the land of Beth Heinrich and Westerly of land of Ann Marie Hilchey in the Town of Lincoln, County of Penobscot, State of Maine, and more particularly, described as follows:

Beginning at a found pin on the south side of Milts Way and on the east side of a drive way, on the east line of the land of Beth Heinrich and at the northwesterly corner of the Diane Edes lot described in a deed recorded in Book 5744, Page 303 of the Penobscot County Registry of Deeds; thence South  $70^{\circ} 31' 20''$  East along Milts Way a distance of forty-nine and five tenths (49.5') feet to a set rebar; thence South  $23^{\circ} 31' 25''$  West through the Edes lot a distance of thirty-nine and nineteenth (39.9') feet to a found rebar on the north line of Lot #6 as per "Knights & Thomas Plan" by Boyd Kaler dated October 14, 1952 and at the corner of a triangular lot described in deed recorded in Book 4279, Page 81; thence South  $23^{\circ} 29' 20''$  West a distance of one hundred twenty-one and three tenths (121.3') feet to a found rebar near the shore of Upper Cold Stream Pond; thence South  $23^{\circ} 29' 20''$  West a distance of six feet (6'+/-) feet, more or less, to Upper Cold Stream Pond; thence southwesterly along Upper Cold Stream Pond a distance of one hundred (100') feet, more or less, to the corner of the land of Beth Heinrich as described in Book 8235, Page 241 and being the southeast corner of Lot #7 on the Knights & Thomas Plan; thence North  $29^{\circ} 25' 45''$  East along the land of Heinrich a distance of one hundred thirty-eight and three-tenths (138.3') feet to a found flush rebar in the junction of two driveways; thence North  $30^{\circ} 15' 00''$  East along the easterly side of a driveway a distance of eighty-four and eight-tenths (84.8') feet to the point of beginning. All bearings are magnetic in the year 2006 and all set rebars are capped and marked "JH Harris PLS 1168, and is shown on a "Survey Plan of Lots 83 & 85 Milts Way and Little Narrows in Lincoln" dated November 25, 2006 and recorded in the Penobscot County Registry of Deeds in Map File 2007-12.

Being the same premises as described in a deed of the grantees herein to the grantor herein dated May 8, 2007 and recorded in the Penobscot County Registry Deeds in Book 10940, Page 289.

IN WITNESS WHEREOF, I, Diane Edes, conveying in the deed as Grantor, and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seal this 5<sup>th</sup> day of AUGUST, 2017.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

Randy Wilson  
WITNESS

Diane Edes  
Diane Edes

STATE OF MAINE

PENOBSCOT, SS.

August 7, 2017

Personally, appeared the above-named Diane Edes in her said capacity and (severally) acknowledged the foregoing instrument to be her free act and deed

Before me,

[Signature]  
Notary Public

Printed Name of Notary: MARTHA A - Broderick

My commission expires:

**Martha A. Broderick**  
**Notary Public, Maine**  
**My Commission Expires June 8, 2020**

Susan F. Bulay, Register  
Penobscot County, Maine

**No Transfer Tax Paid**



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:

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 \_\_\_\_\_  
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.



# Maine's #1 YouTube Channel



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Subscribed



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### Testimonial

“We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm.”

**Allen LeBrun**, *Previous Client*