

QUEEN ANNE VICTORIAN

BUILT BY GEORGE KELLEY

Historic Home

**44 Sherman Street
Island Falls, Maine**

In-Town



\$260,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Nestled in the heart of Island Falls, Maine, this exquisite 5-bedroom, 2-bath Queen Anne Victorian home sits on a meticulously maintained 0.81± acre lot. Built in 1893 by George Kelley, a prominent Timber Baron of the late 19th century, this approximately 2700 square foot residence boasts timeless architectural details and modern upgrades.

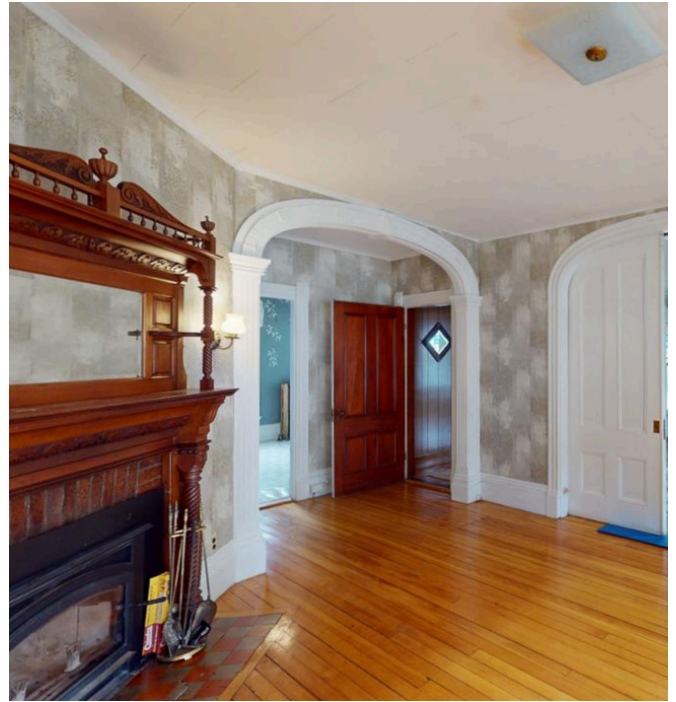
Upon entry, you are greeted by a large wrap-around front porch, perfect for relaxing evenings, and a smaller side porch offering additional outdoor enjoyment. Inside, the home retains many of its historic features, meticulously preserved to honor its heritage.

The kitchen features original cupboards, complete with a built-in flour bin and drawer-style bread board. Flowing from the kitchen, you'll find direct access to the formal dining room, butler's pantry, side porch, cold storage room, and formal living room, reflecting the home's Victorian era design.



The dining room showcases stunning stained-glass windows, prevalent throughout the public spaces and master bedroom upstairs. Original built-in buffet/China cabinet, corner cupboard, and detailed woodwork highlight the era's emphasis on family gatherings and fine dining. The room's concentric square hardwood floor pattern and ornate plate rail further accentuate its historic charm, complemented by a plaster medallion ceiling where the chandelier hangs.

The formal living room features traditional hardwood floors and a meticulously crafted mantle, a testament to the artisan's skill. A front parlor with a true parquet floor and expansive pocket doors provides privacy or openness as desired, enhancing the home's functionality.



Recently, the sellers began a renovation, addressing immediate needs such as a new Biasi boiler and oil tank installation for efficient heating. Upgrades include new radiators with multiple heating zones, a fireplace insert in the living room for added warmth, and a new 200-amp electrical panel with updated wiring and added lighting fixtures.



**Lifestyle
Properties
of Maine**





Additionally, a 160± square foot kitchen addition awaits your creative touch, currently housing a functional wood cookstove. First-floor rooms have been aesthetically refreshed with new paint and wallpaper, while the half-bath was converted into a full bath with laundry facilities for enhanced convenience.

Outside, the .81-acre lot features mature perennials, fruit trees, rhubarb, and a lush lawn ideal for summer activities like croquet or badminton. The gently sloping back lawn offers a perfect spot for winter sledding.

Attached to the home is a large 2-car barn/carriage house in very good condition. Above the carriage house is the original storage area for hay, reflecting its history as a home for horses and carriages.

This home represents an exceptional example of Queen Anne Victorian architecture, with well-preserved hardwood floors, a grand staircase, and intricate trim work characteristic of its era. Whether you envision restoring it to its former glory or enhancing its current charm, this property offers immense potential.

If you've been seeking a distinguished 5-bedroom, 2-bath Victorian home with a unique piece of history, schedule a viewing today and explore the possibilities of owning this remarkable Queen Anne Victorian residence.



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Scan to subscribe
to our monthly
newsletter





44 SHERMAN STREET, ISLAND FALLS

PRICE **\$260,000**

TAXES \$1864.38/2023

SQFT 2800± BUILT IN 1893

HOW FAR TO...



Shopping | Island Falls, 1± miles



Hospital | Houlton, 27± miles



Airport | Bangor, 94± miles



Interstate | Exit #276, 1± miles



City | Houlton, 27± Miles



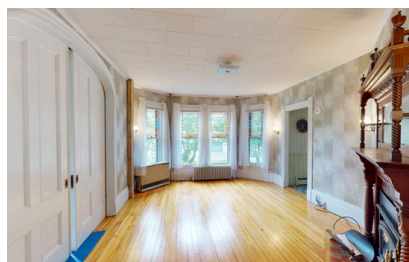
Boston | 327± miles



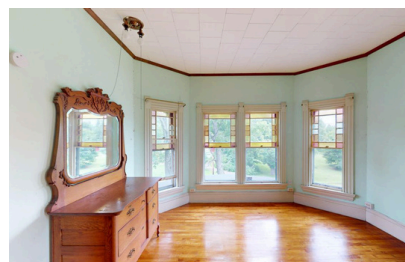
KITCHEN



DINING



LIVING



BEDROOM



Nancy Theriault

Associate Broker | REALTOR®



207.731,9901 cell



207.794.6164 office



nancy@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Nancy's
bio and other
listings



Testimonial:

'Can't thank you enough for helping me and my husband to find our new home in Maine. Nancy went above and beyond to do what was necessary in guiding us through the whole process - finding a home, getting to the closing. From the first time I saw her on YouTube after watching her husband, Rick for a while, I knew that they were the people I wanted to work with through the whole home purchase process. She and Rick are down-to-earth people who are so easy to deal with. I would recommend them to anyone looking for an agent to assist them with buying or selling homes or property. They get ***** from me!'

Connie & Allen Rochefort



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MUNICIPAL CONTACTS

Police

Aroostook County Sheriff Dept
(207) 532-3471

Fire

Island Falls Fire Dept
(207) 538-0360

Town Office

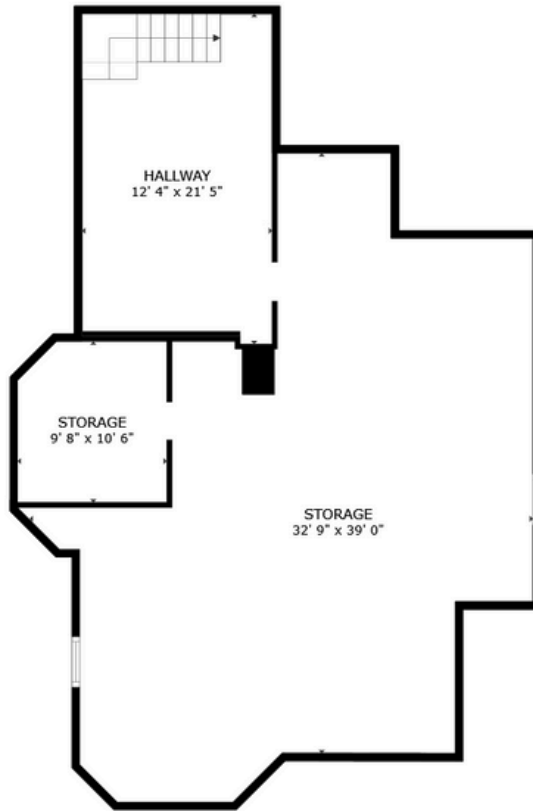
68 Houlton Road
(207) 463-2246
melissawalkerifto@gmail.com

Tax Assessor

Cheryl Gormley
(207) 943-3363
gormleyassessing@gmail.com

Code Enforcement

Bruce Hussey
(207) 554-9051
hussey.bruce@hotmail.com



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 1,239 sq.ft. FLOOR 2 1,619 sq.ft. FLOOR 3 1,924 sq.ft. FLOOR 4 1,284 sq.ft.
EXCLUDED AREAS : GARAGE 563 sq.ft. VERANDA 471 sq.ft. REDUCED HEADROOM 160 sq.ft.
TOTAL : 6,066 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

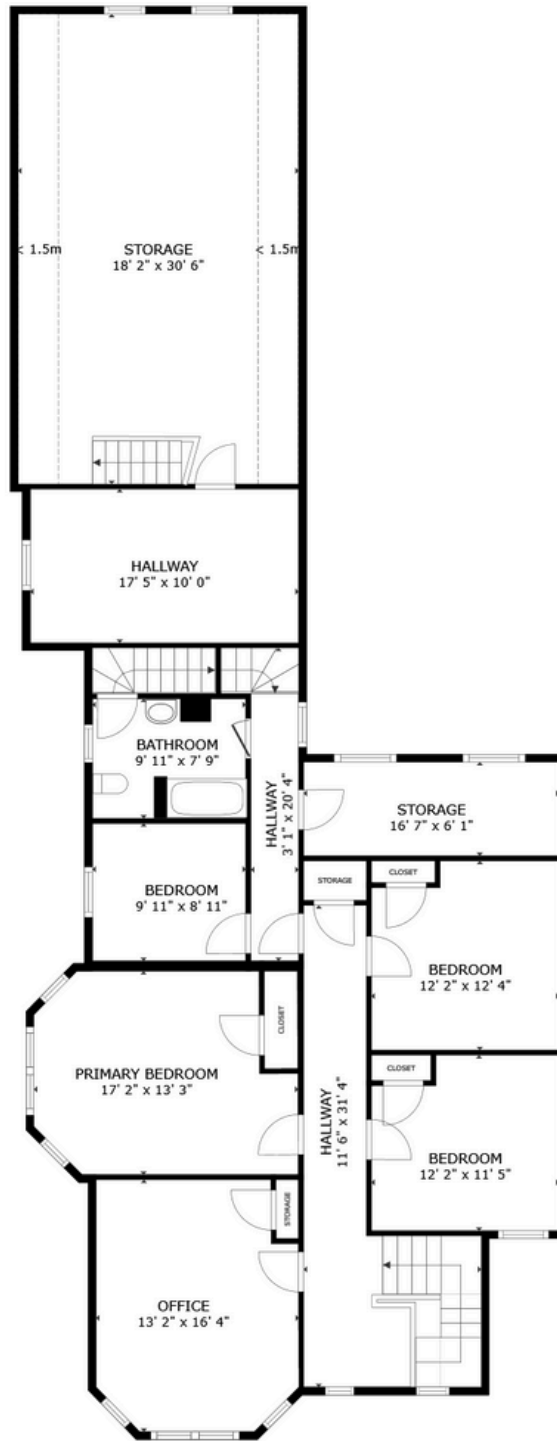


FLOOR 2

GROSS INTERNAL AREA

FLOOR 1 1,239 sq.ft. FLOOR 2 1,619 sq.ft. FLOOR 3 1,924 sq.ft. FLOOR 4 1,284 sq.ft.
 EXCLUDED AREAS : GARAGE 563 sq.ft. VERANDA 471 sq.ft. REDUCED HEADROOM 160 sq.ft.
 TOTAL : 6,066 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

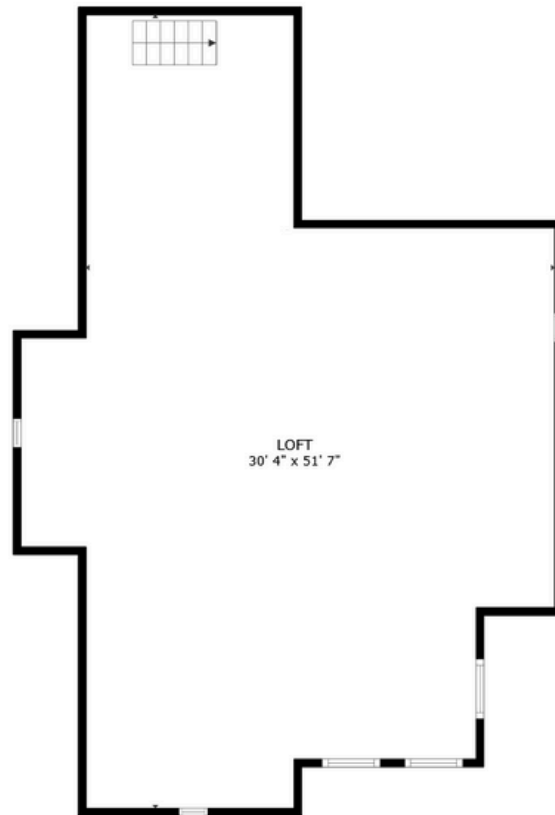


FLOOR 3

GROSS INTERNAL AREA

FLOOR 1 1,239 sq.ft. FLOOR 2 1,619 sq.ft. FLOOR 3 1,924 sq.ft. FLOOR 4 1,284 sq.ft.
 EXCLUDED AREAS : GARAGE 563 sq.ft. VERANDA 471 sq.ft. REDUCED HEADROOM 160 sq.ft.
 TOTAL : 6,066 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 4

GROSS INTERNAL AREA
FLOOR 1 1,239 sq.ft. FLOOR 2 1,619 sq.ft. FLOOR 3 1,924 sq.ft. FLOOR 4 1,284 sq.ft.
EXCLUDED AREAS : GARAGE 563 sq.ft. VERANDA 471 sq.ft. REDUCED HEADROOM 160 sq.ft.
TOTAL : 6,066 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Island Falls-44 Sherman Street

Aroostook County, Maine, 0.81 AC +/-



 Boundary

Island Falls-44 Sherman Street

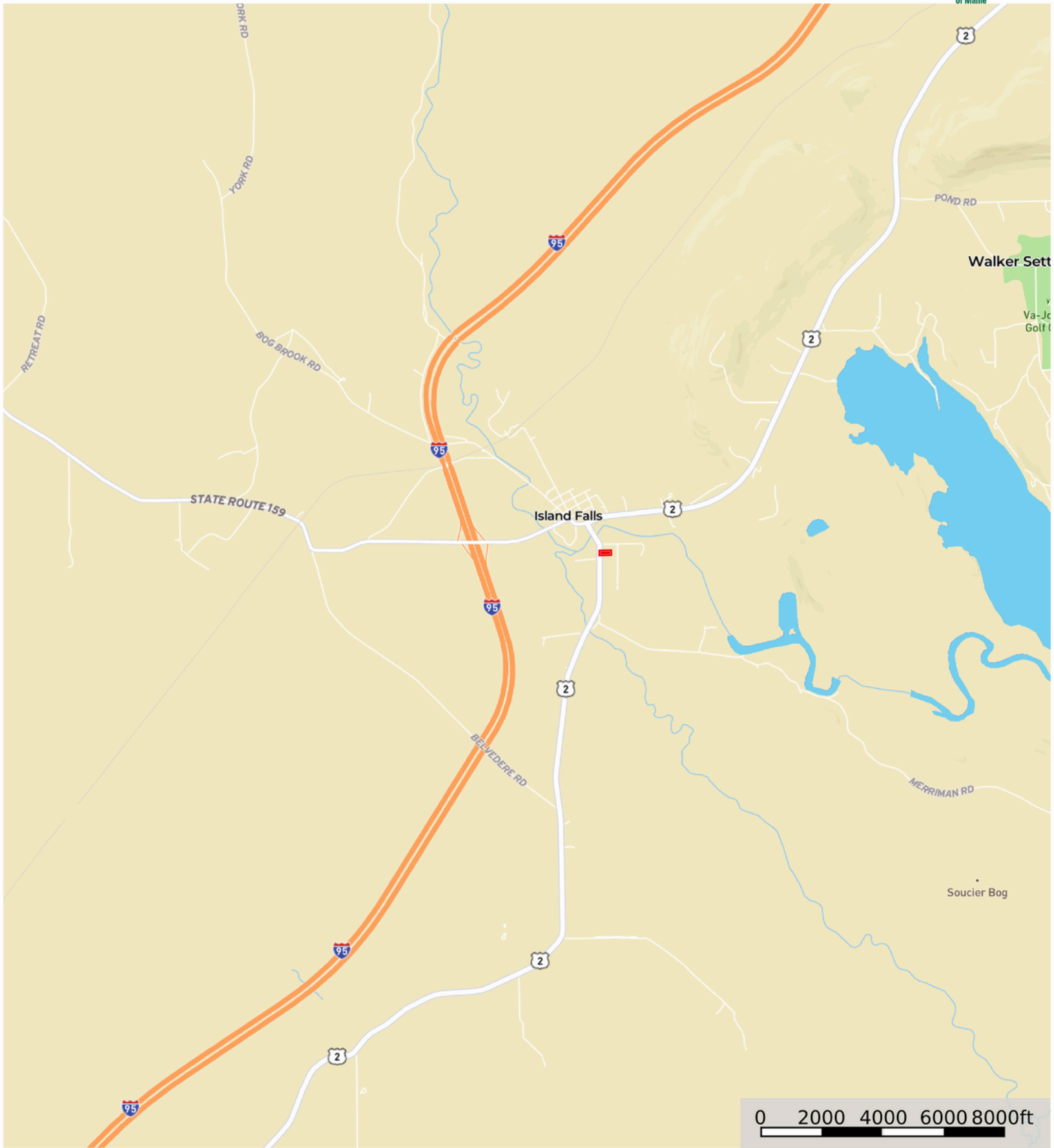
Aroostook County, Maine, 0.81 AC +/-



 Boundary

Island Falls-44 Sherman Street

Aroostook County, Maine, 0.81 AC +/-



Boundary



PROPERTY MAP

ISLAND FALLS

MAP NO. **3**

SCALE 1" = 100'

REVISED TO APRIL 1, 2015

CAIT Technologies

DESIGNED & SURVEYED BY
CAIT Technologies
 100 W. BROAD ST., SUITE 100
 ISLAND FALLS, ME 04468
 TEL: 207.666.1111
 FAX: 207.666.1112
 WWW.CAITTECH.COM

THIS MAP IS A COMPUTER GENERATED PROPERTY MAP. IT IS NOT VALID FOR CONSTRUCTION PURPOSES. THE LANDOWNERS, RECORDERS, AND OTHERS ARE ADVISED THAT THIS MAP IS NOT A SUBSTITUTE FOR A PROFESSIONAL SURVEYOR'S PLAN. ANY INDEMNITY IS LIMITED BY STATE LAW. © 2015 CAIT, INC.

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Patricia A. Collins, Michele E. Collins (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT 44 Sherman Street, Island Falls, ME 04747

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

Patricia A. Collins 6/28/2024
Seller Patricia A. Collins Date

Buyer Date

Michele E. Collins 6/28/2024
Seller Michele E. Collins Date


Buyer Date

Seller Date

Buyer Date

Nancy Theriault 6/28/2024
Agent Nancy Theriault Date

Agent Date

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Nancy Theriault

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Fax: (207)794-6666

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



Patricia A. Collins

PROPERTY LOCATED AT: 44 Sherman Street, Island Falls, ME 04747

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: Sellers

Buyer Initials _____

Seller Initials  _____

PROPERTY LOCATED AT: 44 Sherman Street, Island Falls, ME 04747

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 Barn OR Unknown

Date installed: 1976 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: 78 feet behind the barn

Date of installation of leach field: 1976 Installed by: George Dubois

Date of last servicing of leach field: ~~07/23/2021~~ 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: Design from 1976 does not state # of bedrooms- seller does have a copy of the design.

Source of Section II information: Sellers/ public record

Buyer Initials _____

Page 2 of 7

Seller Initials 

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	HWBB	Wood insert fireplace	Rinnai	
Age of system(s) or source(s)	2 yrs old	1 year old	2013	
TYPE(S) of Fuel	oil	wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1500 gal 10/1/2023 - 5/31/2024	3 cords of wood	73.4 gal include use for gas range	
Name of company that services system(s) or source(s)	Daigle Oil Houlton	N/A	Daigle Oil Houlton	
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	New Biasi Boiler	None	None	
Other pertinent information	All new registers in home 4 zones	stainless steel liner 2011		

- 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: Sept 2023
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: _____

Comments: both Chimney flues have stainless steel liners and cap, New Biasi Boiler and radiators

Source of Section III information: Sellers

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 EC

MC

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

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

Comments: _____

Source of information: _____

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

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

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: in basement on ceiling above boiler 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: N/A By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

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

Are test results available? Yes No

Results/Comments: None

Source of information: Sellers

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: N/A By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

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

Are test results available? Yes No

Results/Comments: N/A

Source of information: Sellers/Previous property disclosure

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

Comments: N/A

Source of information: Sellers

Buyer Initials _____

Seller Initials PC MC

PROPERTY LOCATED AT: 44 Sherman Street, Island Falls, ME 04747

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: N/A

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

If Yes, describe: N/A

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

Comments: some of the bedroom ceilings, exterior trim, upstairs bathroom

Source of information: Sellers

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 _____

Page 5 of 7

Seller Initials



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: _____

Year Principal Structure Built: 1893

What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: 2017 metal on the house /barn metal done in 1950s

Water, moisture or leakage: none noted

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: appears to be condensation dripping off water lines-

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: 200 amp entrance

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: A lot of the wiring has been updated and seller has a map of the wiring of what has been replaced, there is some knob and tube wiring in parts of the home.

Comments: _____

Source of Section V information: sellers

Buyer Initials _____

Seller Initials [Signature] [Signature]

Many updates in the last 2 years, New Biasi HWBB furnace, new modern radiators throughout, foam insulation in basement, New Bradford White Hot water tank, New 275 gal oil tank, Painted the outside Cupola, Glazed some of windows, all new storm windows, New summer kitchen renovation, new wood insert for fireplace, new wall paper in several rooms, new first floor bathroom. Many other upgrades and improvements.

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 code 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.

Patricia A. Collins 6/28/2024
SELLER DATE
Patricia A. Collins

Michele E. Collins 6/28/2024
SELLER DATE
Michele E. Collins

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



Return To:

Gateway Title of Maine, a Div of Liberty Title & Escrow Co, LLC
49 West Broadway
Lincoln, ME 04457

File No.: ME21014692L

**QUITCLAIM DEED
WITH COVENANT**

DLN NO.: 1002140172015

Daniel James Scheffer and Amber Renee Scheffer both of 1406 N Jetty Ave SW, Ocean Shores, WA 98569, FOR CONSIDERATION PAID, grant to Patricia A. Collins and Michele E. Collins both of 4203 South Main Street, Winston Salem, NC 27127, as joint tenants, with QUITCLAIM COVENANT, the following described real property located in the Town of Island Falls, County of Aroostook, State of Maine, being bounded and described as follows, to wit:

The land in Island Falls, County of Aroostook, and State of Maine, to wit:

All of Lot 29 in Block 4, according to the 1894 Drury Plan of said town, a copy of which is recorded in Plan Book 5, Page 59 1/2, at the Southern Aroostook County Registry of Deeds in Houlton, Maine.

Excepting however, those premises conveyed to Earl W. Armstrong by the Warranty Deed of Mary W. Campbell, et al., dated November 10, 1949, and recorded in the Aroostook County Registry of Deeds in Book 612 and Page 244.

And excepting however, that Easement conveyed to Earl W. Armstrong by the Quitclaim Deed of Mary W. Campbell and Clara H. Hathaway, dated August 2, 1982, and recorded in Book 1611, Page 309, at said registry.

And excepting however, that Easement conveyed to Esther Q. Pettengill, by the Quitclaim Deed of Mary W. Campbell and Clara H. Hathaway, dated August 2, 1982, and recorded in Book 1611, Page 308, at said registry.

Excepting the premises as described in a deed from Clara H. Hathaway, Donald F. Hathaway, James K. Hathaway, Mary H. Sherwood, Seth T. Hathaway, Anita C. Green, Ray C. Newman, Joy Newman, Arthur H. Smith, and Reneva Smith to Daniel M. Brooks and Dorothy J. Brooks, dated June 21, 1988 and recorded July 14, 1988 in the Aroostook County Registry of Deeds in Book 2102 and Page 327.

Excepting the premises as described in a deed from Seth Timothy Hathaway and Mary Hathaway Sherwood to Bruce C. Willette, dated September 9, 2021 and recorded in Aroostook County Registry of Deeds in Book 6221, Page 256.

The easement in Island Falls, County of Aroostook, and State of Maine, to wit:

An easement for travel by foot and with all manner of vehicles over a strip of land described below.

This easement is for the benefit of land belonging to the Grantees, as described in Parcel I, in the Deed from Clara B. Kelley to Mary A. Campbell, dated October 22, 1903, in Book 202, Page 364, and recorded at the Southern Aroostook Registry of Deeds in Houlton, Maine.

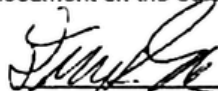
This easement is over the following parcel of land:

Beginning at the Southwest corner of the parcel of land described above; which is also the Northwest corner of land of the Grantors, as conveyed by Tabitha J. Sanborn to Mary J. Pettengill by the Warranty Deed, dated June 9, 1893, and recorded in Book 137, Page 179, at said registry, which now belongs to the Grantors, thence easterly along the northerly boundary of said land of the Grantors, 150 feet; thence southerly at a right angle, 6 feet; thence westerly parallel with the northerly boundary of said land of said land of the Grantors, 150 feet, more or less, to Sherman Street; thence northerly along said Sherman Street, 6 feet, more or less, to the point of beginning.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Being the same premises as described in the deed from Seth Timothy Hathaway and Mary Hathaway Sherwood to Daniel James Scheffer and Amber Renee Scheffer dated September 3, 2021 and recorded in Book 6221, Page 259, Aroostook County Registry of Deeds.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.



Daniel James Scheffer



Amber Renee Scheffer

State of Washington
County of Kitsap, ss

November 10th, 2021

Personally appeared the above named Daniel James Scheffer and Amber Renee Scheffer and acknowledged the foregoing instrument to be their free act and deed.

Before me,

S Dutta
Notary Public

SAROJ DUTTA
Print Name





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

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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.



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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