

1910 GAPE

CHARACTER | RECREATIONAL | COUNTRY HOME

56± Acres

170 Bucksmills Road
Bucksport, Maine

Built in 1910



\$239,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

If you love old houses like I do, then you'll see the charm and potential of this 1910 cape located in rural Bucksport Maine. From the humble eat-in kitchen to the sloped roof second floor this home has character, emits a homey-ness reminiscent of Gramma's house and yet is functionally intact. The first floor full bath with cast iron tub (the claw-feet are all that's missing to add even more of a nostalgic feel) a nice sized bedroom with closet, a laundry room and a sunny den/study with built-in bookcases, shelves and a mantle compliment the living room and kitchen. The full height half basement contains the utilities – a fairly new electric hot water heater, oil-fired forced hot air furnace, a root cellar cupboard for storage of vegetables and canned goods and the electrical panel – which should be updated to breakers from its current fuses). The home does need some maintenance and attention – the oak floor in the living room is bumped up in a couple places, the tiles need replacing in the bathroom, and the kitchen cupboards and counters are in need of replacing, but the bones of the home are good. There is both a private well and septic on site as well as a shed and workshop area. All this sits on 56± acres of land with frontage on Brook and includes a small farm pond as well as some nicely wooded areas with trails for walking.

Bucksport Maine is located in eastern Hancock County and fronts on the Penobscot River just inland from Penobscot Bay. The 2020 census has the population at 4944. Bucksport offers limited shopping and eateries and boasts a nice marina on the Penobscot River that is deep enough for almost any size personal vessel. This home is located just 3.5 miles from the downtown business district and only 20 miles from Bangor/Brewer or Ellsworth and 24 to Belfast - making it an easy commute if you prefer to live the rural life and work in the city.



Nearby attractions include the Boat landing on Verona Island – Access to Penobscot River & Penobscot Bay for fishing or boating adventures. It is also just a 15 minute drive to Great Pond Mountain Conservation Trust Lands - 5,000 acres of mountains, woods, and water managed for wildlife habitat, sustainable forestry, and community trails. There are many local lakes – including Silver Lake, Alamoosook, Toddy Pond, and others just minutes away. Other area attractions include Fort Knox & The Penobscot Narrows Bridge just 5 miles away (the Fort was built 1844 to protect Penobscot River Valley against British naval incursion and the bridge boasts the tallest public bridge observatory in the world!

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 **United
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**Lifestyle
Properties
of Maine**





170 BUCKSMILLS ROAD, BUCKSPORT

PRICE **\$239,000**

TAXES \$2586/2023

SQFT 1503 ROAD FRONTAGE 590'

HOW FAR TO...



Shopping | Bucksport, 3.5± miles



Hospital | Bangor, 18± miles



Airport | Bangor, 21± miles



Interstate | 182A, 16± miles



City | Brewer, 17± Miles



Boston | 230± miles



KITCHEN



LIVING ROOM



FIREPLACE



BEDROOM



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



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Bucksport Police Dept
(207) 469-7951

Fire

Bucksport Fire Dept
(207) 469-7951

Town Office

50 Main Street
(207) 469-7368
M-Th 7:30am - 5:30pm

Tax Assessor

Katlyn Eldridge
(207) 469-7368
keldridge@bucksportmaine.gov

Code Enforcement

Luke Chiavelli
(207) 469-7368
ceo@bucksportmaine.gov

Bucksport- 170 Bucksmills Rd 56 acres Grindle Maine, AC +/-



 Boundary

Bucksport- 170 Bucksmills Rd 56 acres Grindle

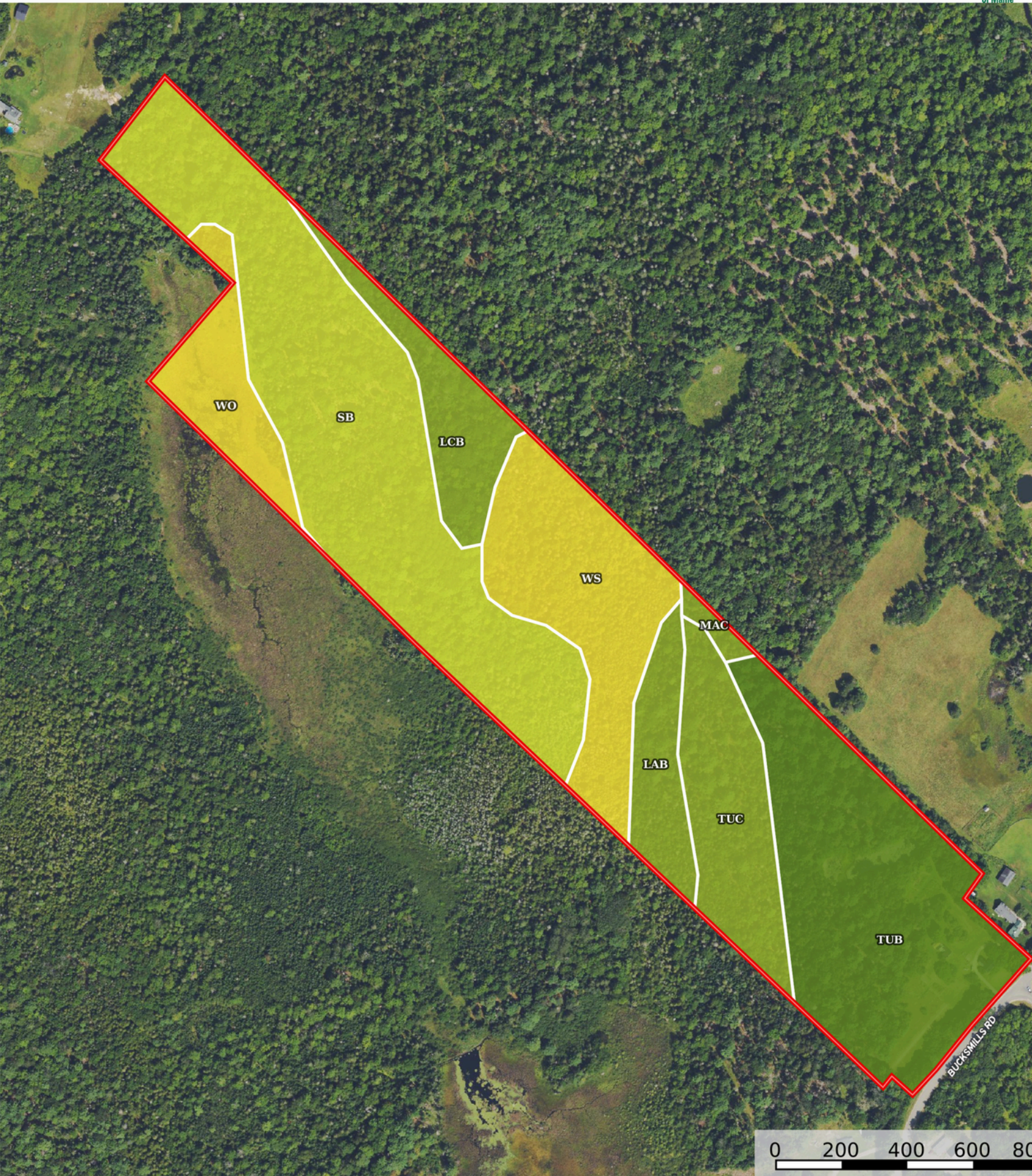
Maine, AC +/-



Boundary



Bucksport- 170 Bucksmills Rd 56 acres Grindle Maine, AC +/-



 Boundary

Boundary 53.93 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SB	Scantic-Biddeford complex, 0 to 3 percent slopes	18.37	34.06	0	50	4w
TuB	Tunbridge-Lyman complex, 3 to 8 percent slopes, rocky	12.99	24.08	0	34	2e
Ws	Wonsqueak and Bucksport mucks, 0 to 2 percent slopes	7.62	14.13	0	17	5w
TuC	Tunbridge-Lyman complex, 8 to 15 percent slopes, rocky	5.16	9.57	0	32	3e
LCB	Lamoine-Scantic-Buxton complex, 0 to 15 percent slopes	3.39	6.28	0	57	3w
Wo	Wonsqueak muck, 0 to 2 percent slopes, frequently flooded	3.29	6.1	0	17	5w
LaB	Lamoine silt loam, 3 to 8 percent slopes	2.69	4.99	0	64	3w
MaC	Marlow fine sandy loam, 8 to 15 percent slopes	0.42	0.78	0	37	3e
TOTALS		53.93(*)	100%	-	38.78	3.5

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

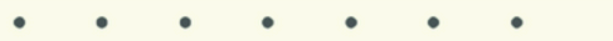
Land, Capability



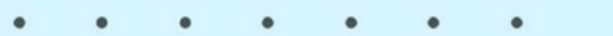
'Wild Life'



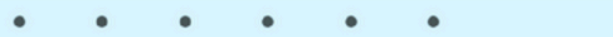
Forestry



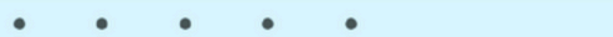
Limited



Moderate



Intense



Limited



Moderate



Intense



Very Intense



Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

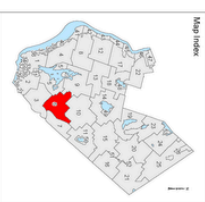
PROPERTY MAPS
Tax Map
6
BUCKSPORT
 Hancock County, ME



- LEGEND**
- PROPERTY LINE
 - PUBLIC RIGHT-OF-WAY
 - PRIVATE RIGHT-OF-WAY
 - RAILROAD RIGHT-OF-WAY
 - HISTORIC/SUBDIVISION LINE
 - EASEMENT
 - PARCEL HOOK
 - 2-1 PARCEL ID NUMBER
 - 190' SURVEY DIMENSION (FEET)
 - SURVEY LOT NUMBER
 - 1 HYDROLOGY
 - WETLANDS

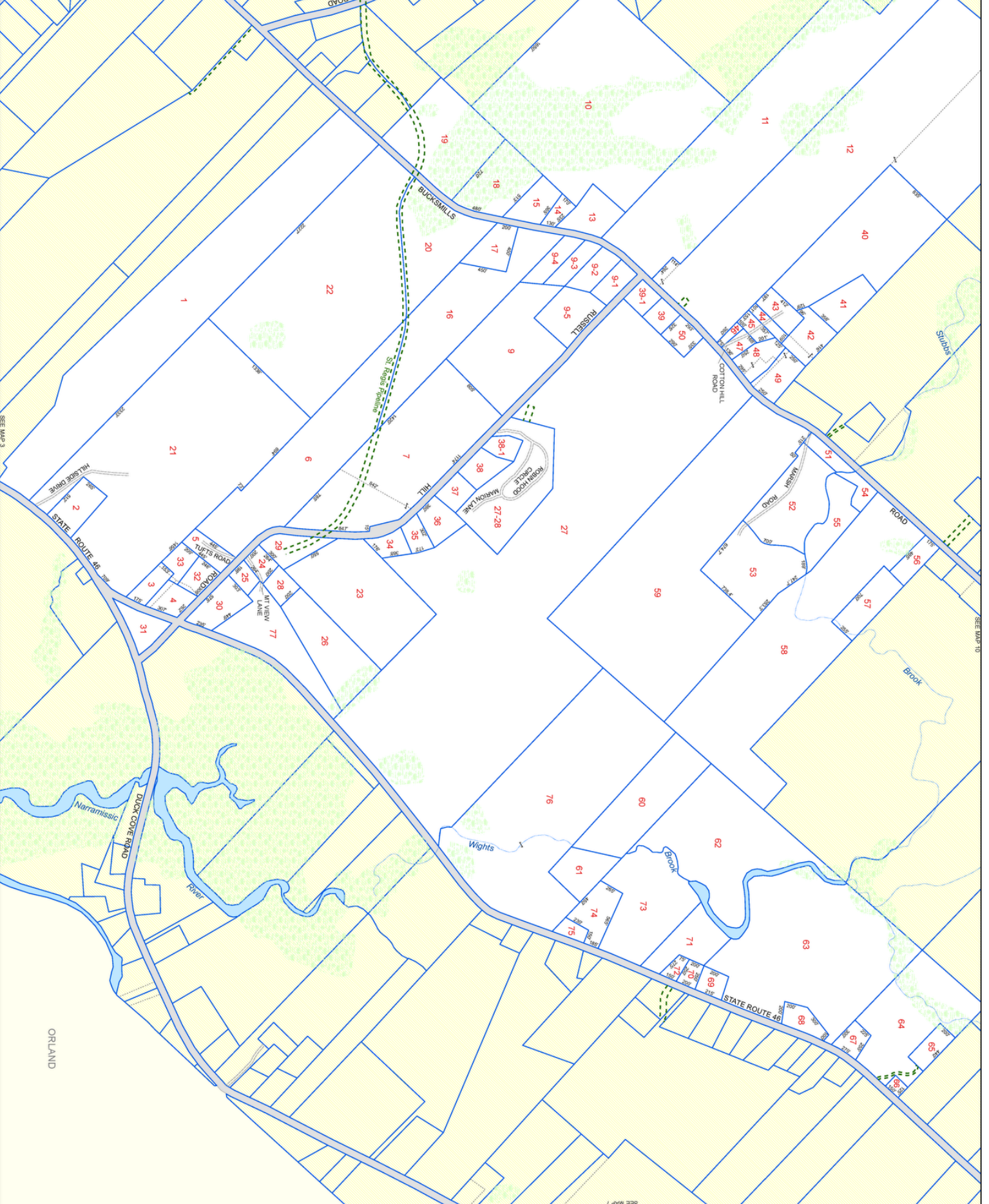
The information on this map is for assessment purposes only, is not a legal survey, and is not intended to be used for conveyance.

SCALE: 1 in = 400 ft
 0 400 800



Original map created by J. W. Sewall Company and revisions made by Town of Buckport. Map updated by LarkLog Logg, LLC. (February, 2021)
 Print Date: 2/24/2021

Bucksport Assessor's Office
 50 Main Street
 Bucksport, Maine 04416
 (207) 469-7368
6



PROPERTY LOCATED AT: 170 Bucks Mills Rd, Bucksport, ME 04416

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: Northwest of driveway at turn - Latitude 44.60783 Longitude -68.75299

Installed by: unknown

Date of Installation: 11/10/1964

USE: Number of persons currently using system: 0

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

Comments: estate property - not currently being lived in - PR has not lived in home for many years

Source of Section I information: personal observation, PR of Estate, Maine.gov well database

Buyer Initials _____

Page 1 of 7

Seller Initials JWG

PROPERTY LOCATED AT: 170 Bucksmills Rd, Bucksport, ME 04416

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: **Between home and Bucksmill Rd near north driveway** OR Unknown
Date installed: **2008** Date last pumped: **unknown** Name of pumping company: **n/a**
Have you experienced any malfunctions? Yes No
If Yes, give the date and describe the problem: _____

Date of last servicing of tank: **unknown** Name of company servicing tank: **n/a**
Leach Field: Yes No Unknown
If Yes, Location: **Between home and Bucksmill Rd - in front of home**
Date of installation of leach field: **2008** Installed by: **Gene Bass**
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: **current system is a replacement system for a trench system in use prior to 2008**
Source of Section II information: **PR of Estate, HHE-200**

Buyer Initials _____ Page 2 of 7 Seller Initials JWG _____

PROPERTY LOCATED AT: 170 Bucksmills Rd, Bucksport, ME 04416

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	Hot Air furnace			
Age of system(s) or source(s)	2001 +/-			
TYPE(S) of Fuel	oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	none known			
Other pertinent information	home not currently occupied			

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: _____
 Source of Section III information: _____

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 _____ Page 3 of 7 Seller Initials JWG

PROPERTY LOCATED AT: 170 Bucksmills Rd, Bucksport, ME 04416

~~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: PR of Estate, 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: _____ Yes No Unknown

Comments: none known

Source of information: PR of Estate, 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: PR of Estate

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: PR of Estate

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: none known

Source of information: PR of Estate

Buyer Initials _____

Seller Initials JWG

PROPERTY LOCATED AT: 170 Bucksmills Rd, Bucksport, ME 04416

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: none

Source of information: PR of Estate

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 known

Source of information: PR of Estate

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: deed

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? n/a

Road Association Name (if known): n/a

Buyer Initials _____

Seller Initials JWG

PROPERTY LOCATED AT: 170 Bucksmills Rd, Bucksport, ME 04416

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

If Yes, explain: **homestead and widow exemptions (\$31,000 total value reduction)**

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: **propane tank**

Year Principal Structure Built: 1910

What year did Seller acquire property? 1955

Roof: Year Shingles/Other Installed: 2020 metal roof installed

Water, moisture or leakage: **none**

Comments: **none known**

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: **PR has no direct knowledge of leaking or moisture in basement**

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: **none known**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **Water heater timer not used for a long time - not sure if it functions,.**

Comments: **PR of Estate has not lived in home for many years**

Source of Section V information: **PR of Estate, personal observation**

Buyer Initials _____

Seller Initials JWG

PROPERTY LOCATED AT: 170 Bucksmills Rd, Bucksport, ME 04416

SECTION VI – ADDITIONAL INFORMATION

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.

Joseph W. Grindle 07/17/2024
SELLER DATE SELLER DATE

Estate of Marlene E. Grindle

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



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Estate of Marlene E. Grindle (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 170 Bucksmills Rd, Bucksport, ME 04416

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	<u>Joseph W. Grindle</u>	<u>07/17/2024</u>
		Seller Estate of Marlene E. Grindle	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	<u>Carmen McPhail</u>	<u>07/17/2024</u>
		Agent Carmen McPhail	Date

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U.S.I.R.
Stamps
\$8.80

KNOW ALL MEN BY THESE PRESENTS,
THAT Lincoln J. Fish and Florence L. Fish, husband and wife, of Bucksport, Hancock County Maine, in consideration of One dollar and other valuable considerations, paid by Wendell L. Grindle, Jr. and Marlene E. Grindle, husband and wife, of Sedgwick, Hancock County Maine, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Wendell L. Grindle, Jr. and Marlene E. Grindle as joint tenants and not as tenants in common, and to the survivor, his or her Heirs and Assigns forever, a certain lot or parcel of land, with the buildings thereon, situated in Bucksport in said County of Hancock and bounded and described as follows:

Beginning on the northerly side of the Range Road at a corner of the House lot now or formerly of Louis Bending; thence north thirty-three degrees west, but always following the line of said Bending lot sixteen and three-quarters rods; thence turning at right angles to the last-mentioned line and running in a generally northerly direction seven and one-quarter rods to land now or formerly of said Bending; thence north thirty-three degrees west, but always following said Bending land to the range line, so-called; thence on said range line in a generally southerly direction about forty-five rods to a point now or formerly indicated by an ash tree marked "R. P."; thence in a generally southerly direction, but always following land now or formerly of Thomas and William Wilson to a burying ground lot; thence in a generally northerly and easterly direction by said burying ground lot to the Range Road; thence in a generally northerly direction by the Range Road to the place of beginning.

Excepting from the foregoing-described land one acre of the cedar swamp, the westerly side line of which is the westerly side line of the lot as above described, said cedar swamp lot being twenty rods along the westerly line of the said above-described lot and eight rods in width on the southerly and northerly boundary of said swamp lot, all as now or formerly marked by a spotted line.

Also excepting from the above-described premises a parcel of land heretofore described as conveyed by Charles Page to Adnoriam Blything, by deed dated April 8, 1890, and recorded in the Hancock County Registry of Deeds in Book 301, Page 218, and therein described as follows:

"a certain lot or parcel of land situated in said Bucksport described as follows to wit:

"Beginning at the southwest corner of my homestead lot at a stake and stones; thence at right angles with my south line by the easterly line of land of the said Blything northeasterly to the northwest corner of my home-

stead lot 50 rods thence southeasterly on my northerly side line thirty two rods to a birch tree spotted; thence at right angles to last described line southwesterly to my southerly side line 50 rods thence northwesterly on said side line to place of beginning, containing ten acres more or less."

All the above-described property is the same as that described as conveyed by Harold R. Burrill to Lincoln J. Fish and Florence L. Fish by deed dated March 28, 1952, and recorded in Book 745, Page 303 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 Wendell L. Grindle, Jr. and Marlene E. Grindle as joint tenants and not as tenants in common, and to the survivor, his or her Heirs and Assigns, to their use and behoof forever.

AND we do COVENANT with the said Grantees, their Heirs and Assigns that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey the same to the said 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 forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said Grantors (being husband and wife) in testimony of relinquishment of all rights by descent or otherwise in the above described premises, have hereunto set our hands and seals this 31st day of March in the year of our Lord one thousand nine hundred and Fifty-five.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF

W C Conary

Lincoln J Fish (L.S.)

Florence L. Fish (L.S.)

STATE OF MAINE,)
) SS.
Hancock)

March 31, 1955

Personally appeared the aboved named Lincoln J. Fish and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Wiley C Conary

Justice of the Peace.

Rec'd Apr. 12, 1955 at 12h., 08m., P. M., and entered by,

Tessie B. Patten, Reg'r.

HANCOCK COUNTY PROBATE COURT

STATE OF MAINE

(Seal of Court)

HANCOCK COUNTY PROBATE COURT

DOCKET NO. 2023-496

Estate of MARLENE E. GRINDLE
Decedent

CERTIFICATE AND ABSTRACT¹

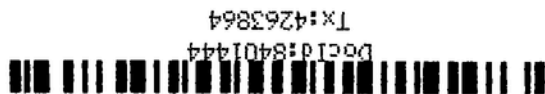
To the Register of Deeds of HANCOCK County.

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

Date of Decedent's death: OCTOBER 27, 2023

1. Did Decedent leave a Will? YES NO
2. If item one is YES, Will was probated: FORMALLY INFORMALLY
3. If item one is YES, date of most recent probate of this Will was: DECEMBER 20, 2023
4. If item 2 is answered FORMALLY, was there a previous informal probate of the same Will? YES NO
5. If the Will was previously probated informally, was that informal probate certified to the Register of Deeds of the County to which this certificate is directed? YES NO
6. Has a Petition for Elective Share been filed? (If YES, attach copy) YES NO
7. Has a Personal Representative been appointed? YES NO
8. If item 7 is YES, date of appointment was: DECEMBER 20, 2023
9. If item 7 is YES, appointment was FORMAL INFORMAL
10. If item 7 is YES, give name and address of Personal Representative.
JOSEPH GRINDLE
63 SHORT POINT WAY
ORLAND, ME 04472
11. Insert here a true copy of so much of the Decedent's Will as devises real estate, if any. In addition, if a more complete description of the real estate involved appears on the petition or application upon which the appointment was made, add that description below the provisions of the Will. Label any such description: "DESCRIPTION OF REAL ESTATE FROM APPLICATION OR PETITION". Also, in every case where information is available, list each municipality and county in which the Decedent owned real estate.

BUCKSPORT, HANCOCK COUNTY



SECOND: I give and devise all of the rest, residue and remainder of my estate, real, personal or mixed, wherever located and whenever and however acquired to my daughter, KATHLEEN FINDLAY, my daughter, VICKI BONIN and my son, JOSEPH GRINDLE equally share and share alike. If one of my said children should predecease me or if we both should die as a result of a common accident or disaster then I give and devise his/her share to my surviving children equally.

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

JOSEPH GRINDLE
KATHLEEN FINDLAY
VICKI BONIN

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

Dated: DECEMBER 20, 2023


Kathy Zerrien, Deputy Registrar

SEAL

Certified a true copy

¹ 18-C M.R.S. § 1-504

MARP

② Ret / Probate

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5872 Fax (207) 287-3165

Town, City, Plantation

BUCKSPORT

Street, Road, Subdivision

Box 170 BUCKSMILL RD

Owner's Name

GRINDLE, WENDELL

SITE PLAN

Scale 1" = 30 ft. or as shown

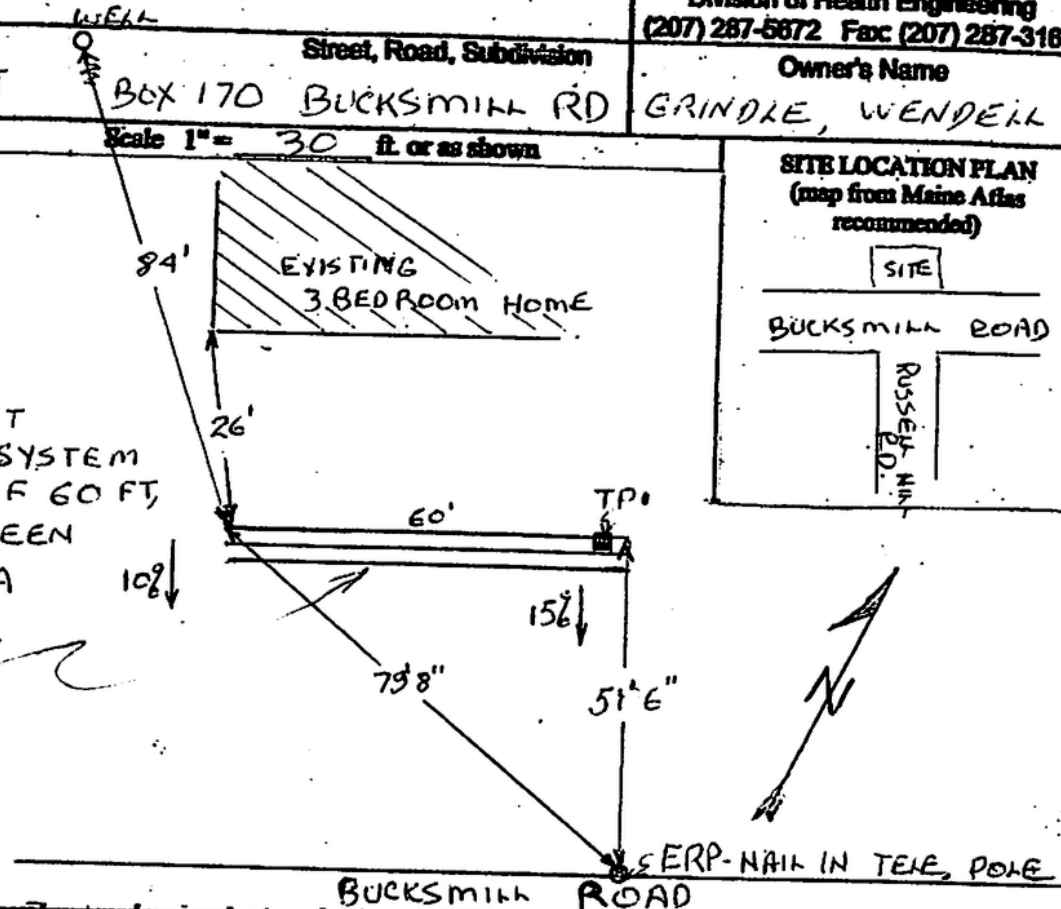
SITE LOCATION PLAN
(map from Maine Atlas recommended)

SITE

BUCKSMILL ROAD

RUSSELL RD.

PROPOSED 180 FT
ENVIROSEPTIC SYSTEM
IN 3 ROWS OF 60 FT,
2 1/2 FT BETWEEN
ROWS WITH A
3 INCH DROP.



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TPL Test Pit Boring
 Depth of Organic Horizon Above Mineral Soil

Observation Hole TBZ Test Pit Boring
 Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
LOAM	FRIABLE	DARK BROWN	FREE
SANDY LOAM		BROWNISH GRAYS	
		GRAY	FEW
	FIRM		

Depth Below Mineral Soil Surface (feet): 0, 10, 20, 30, 40, 50

Texture	Consistency	Color	Mottling
LOAM	FRIABLE	DARK BROWN	
SANDY LOAM		BROWNISH GRAY	FREE
		GRAY	
		SL. ROCK ON EDGE	

Depth Below Mineral Soil Surface (feet): 0, 10, 20, 30, 40, 50

Soil Classification: <u>3 C</u>	Slope: <u>15%</u>	Limiting Factor: <u>18</u>	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Fr Depth
Profile Condition: <u>DESIGN CLASS I</u>			

Soil Classification: <u>3 AU</u>	Slope: <u>10%</u>	Limiting Factor: <u>24</u>	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Fr Depth
Profile Condition: <u>DESIGN CLASS II</u>			

James E. Grindles 269 11/11/08
 Site Estimator Signature SE# Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-3165

PROPERTY LOCATION

>> CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW <<

City, Town, or Plantation: **BUCKSPORT**
Street or Road: **BOX 170 BUCKSMILL RD**
Subdivision, Lot #:

BUCKSPORT

PERMIT # 2520 STATE COPY

Date Permit Issued: **11/14/08**

\$ **120.00** Double Fee Charged

[Signature]
Local Plumbing Inspector Signature

L.P.I. # **0359**

OWNER/APPLICANT INFORMATION

Name (last, first, MI): **GRINDLE WENDELL** Owner Applicant
Mailing Address of Owner/Applicant: **BOX 170 BUCKSMILL ROAD BUCKSPORT**
Daytime Tel. #: **469-3047**

Municipal Tax Map # _____ Lot # _____

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

Wendell Grindle 11/14/08
Signature of Owner or Applicant Date

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

(1st) date approved

[Signature] (2nd) date approved

PERMIT INFORMATION

TYPE OF APPLICATION

- 1. First Time System
- 2. Replacement System
Type replaced: **TRENCH**
Year installed: **N/A**
- 3. Expanded System
 - a. Minor Expansion
 - b. Major Expansion
- 4. Experimental System
- 5. Seasonal Conversion

THIS APPLICATION REQUIRES

- 1. No Rule Variance
- 2. First Time System Variance
 - a. Local Plumbing Inspector Approval
 - b. State & Local Plumbing Inspector Approval
- 3. Replacement System Variance
 - a. Local Plumbing Inspector Approval
 - b. State & Local Plumbing Inspector Approval
- 4. Minimum Lot Size Variance
- 5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

- 1. Complete Non-engineered System
- 2. Primitive System (graywater & alt. toilet)
- 3. Alternative Toilet, specify: _____
- 4. Non-engineered Treatment Tank (only)
- 5. Holding Tank, _____ gallons
- 6. Non-engineered Disposal Field (only)
- 7. Separated Laundry System
- 8. Complete Engineered System (2000 gpd or more)
- 9. Engineered Treatment Tank (only)
- 10. Engineered Disposal Field (only)
- 11. Pre-treatment, specify: _____
- 12. Miscellaneous Components

SIZE OF PROPERTY

56 SQ. FT. ACRES

DISPOSAL SYSTEM TO SERVE

- 1. Single Family Dwelling Unit, No. of Bedrooms: **3**
- 2. Multiple Family Dwelling, No. of Units: _____
- 3. Other: _____ (specify)

TYPE OF WATER SUPPLY

- 1. Drilled Well 2. Dug Well 3. Private
- 4. Public 5. Other

SHORELAND ZONING

- Yes No

Current Use Seasonal Year Round Undeveloped

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

- 1. Concrete
 - a. Regular
 - b. Low Profile
 - 2. Plastic
 - 3. Other: _____
- CAPACITY: **1000 GAL**
WITH FILTER

DISPOSAL FIELD TYPE & SIZE

- 1. Stone Bed 2. Stone Trench
 - 3. Proprietary Device
 - a. cluster array c. Linear
 - b. regular load d. H-20 load
 - 4. Other: **ENVIRO-SEPTIC**
- SIZE: **150** sq. ft. lin. ft.

GARBAGE DISPOSAL UNIT

- 1. No 2. Yes 3. Maybe
- If Yes or Maybe, specify one below:
- a. multi-compartment tank
 - b. _____ tanks in series
 - c. increase in tank capacity
 - d. Filter on Tank Outlet

DESIGN FLOW

270 gallons per day
BASED ON:
 1. Table 501.1 (dwelling unit(s))
 2. Table 501.2 (other facilities)
SHOW CALCULATIONS for other facilities

SOIL DATA & DESIGN CLASS

PROFILE CONDITION DESIGN: **3 1 C 1 1**
at Observation Hole # **1**
Depth **18"**
of Most Limiting Soil Factor

DISPOSAL FIELD SIZING

- 1. Small—2.0 sq. ft. / gpd
- 2. Medium—2.6 sq. ft. / gpd
- 3. Medium—Large 3.3 sq. ft. / gpd
- 4. Large—4.1 sq. ft. / gpd
- 5. Extra Large—5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP

- 1. Not Required
 - 2. May Be Required
 - 3. Required
- Specify only for engineered systems:
DOSE: _____ gallons

- 3. Section 503.0 (meter readings)
ATTACH WATER METER DATA

LATITUDE AND LONGITUDE

at center of disposal area
Lat. **44** d **36** m **27.2** s
Lon. **68** d **45** m **09.1** s
if g.p.s., state margin of error: **27'**

SITE EVALUATOR STATEMENT

certify that on **11/11/08** (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

James E. Sonns
Site Evaluator Signature

269
SE #

11/11/08
Date

JAMES E. SONNS
Site Evaluator Name Printed

207-469-3627
Telephone Number

E-mail Address

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5872 FAX (207) 287-4172

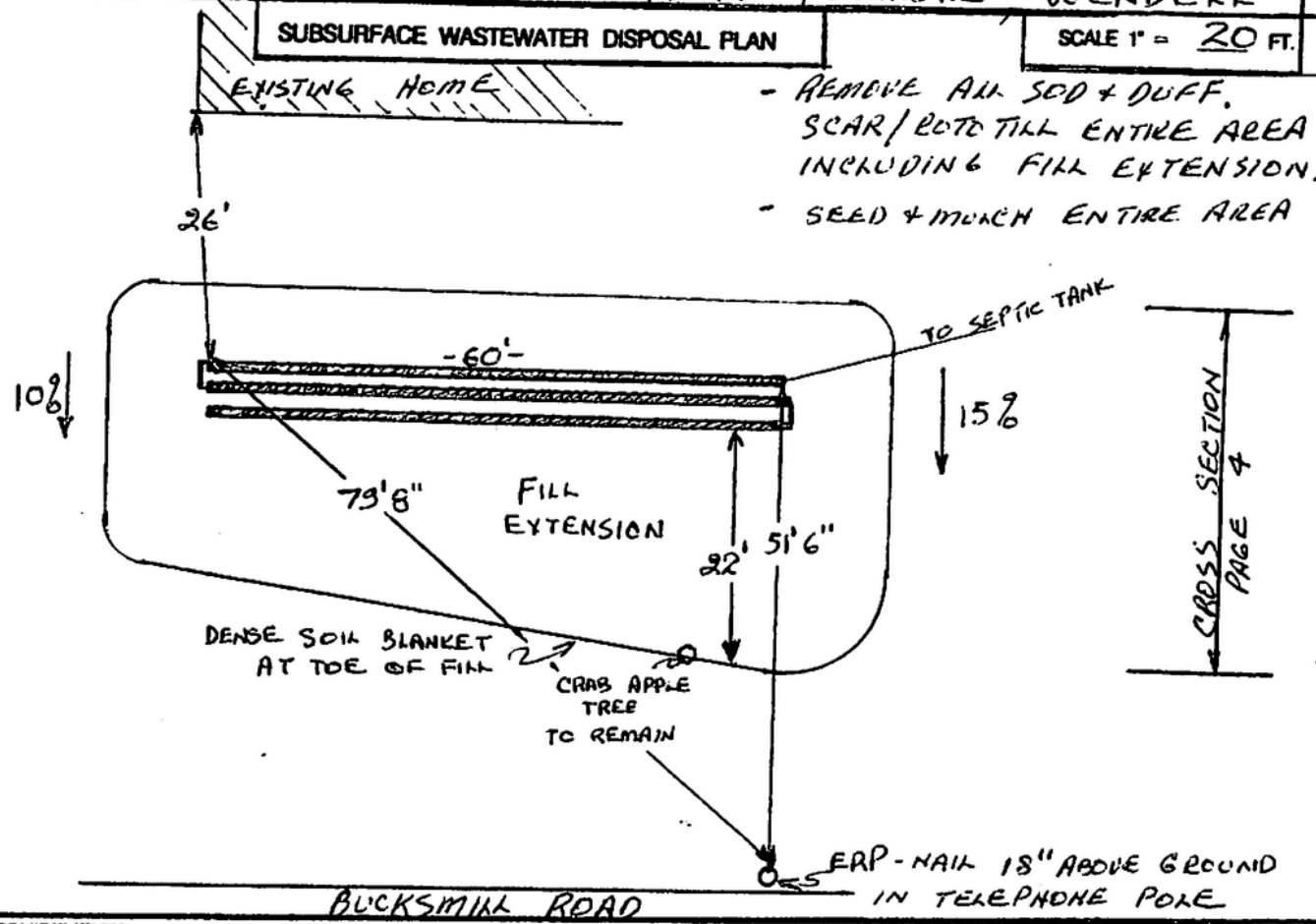
Town, City, Plantation
BUCKSPORT

Street, Road, Subdivision
170 BUCKSMILL ROAD

Owner's Name
GRINDLE WENDELL

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 FT.



- REMOVE ALL SOIL + DUFF. SCAR/ROTO TILL ENTIRE AREA INCLUDING FILL EXTENSION.
- SEED + MUNCH ENTIRE AREA

FILL REQUIREMENTS

CONSTRUCTION ELEVATIONS

ELEVATION REFERENCE POINT

Depth of Fill (Upslope)
Depth of Fill (Downslope)

Finished Grade Elevation
Top of Distribution Pipe or Proprietary Device
Bottom of Disposal Area

Location & Description
Reference Elevation

SYSTEM TO CONSIST OF 180 FT OF ENVIRO SEPTIC PIPE IN 3 ROWS OF 60 FT, 2 1/2 FT ON CENTER WITH A 3 INCH DROP BETWEEN ROWS. IT MUST BE INSTALLED ACCORDING TO ENVIRO-SEPTIC INSTALLATION MANUAL FOR MAINE, 2003 EDITION

SCALE:
VERTICAL: 1" =
HORIZONTAL: 1" =

SEE ATTACHED SHEET

James E. [Signature]
Site Evaluator Signature

269
SE •

11/11/08
Date

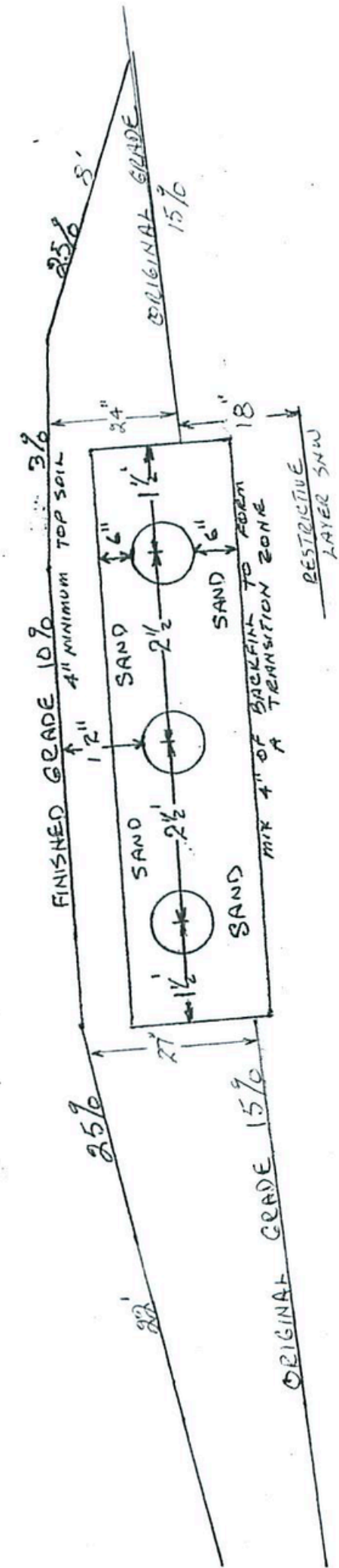
"SPECIAL NOTE. SAND AROUND ENVIRO-SEPTIC PIPE (6" MINIMUM) MUST BE COARSE, CONCRETE GRADE FREE OF FINES ASTM-STANDARD C-33.

DEPTH OF FILL UPSLOPE - 24", 24"
 DEPTH OF FILL DOWNSLOPE - 24", 27"
 FILL EXTENSION UP SLOPE - 8', 8'
 FILL EXTENSION DOWNSLOPE - 16', 22'

GRINDLE, WENDELL
 SCALE = 1" = 2'

ERP- NAIL 18" ABOVE GROUND
 IN TELEPHONE POLE

ELEVATION TABLE
 TOP OF ENVIRO-PIT
 ROW #1 +84"
 ROW #2 +81"
 ROW #3 +78"




SITE EVALUATION
SEPTIC SYSTEM DESIGN
JAMES SOHNS
 LICENSED SITE EVALUATOR
 #265
 563 SILVER LAKE ROAD
 BUCKSPORT, MAINE • (207) 469-3627

James E. Sohns

11/1/08
 DATE

VARIANCE CATEGORY	LIMIT OF LPI'S APPROVAL AUTHORITY						VARIANCE REQUESTED TO:	
	Disposal Fields (total design flow)			Septic Tanks (total design flow)			Disposal Fields	Septic Tanks
From	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	To	To
SOILS							-	
Soil Profile	Ground Water Table			to 7"			- inches	
Soil Condition	Restrictive Layer			to 7"			- inches	
from HHE-200	Bedrock			to 12"			- inches	
Wells with water usage of 2000 or more gpd or public water supply wells	300 ft	300 ft	300 ft	150 ft	150 ft	150 ft	-	-
Owner's wells	100 down to 60 ft [a]	200 down to 100 ft	300 down to 150 ft	100 down to 50 ft [b]	100 down to 50 ft	100 down to 50 ft	84	-
Neighbor's wells	100 down to 60 ft [f]	200 down to 120 ft [f]	300 down to 180 ft [f]	100 down to 50 ft [f]	100 down to 75 ft [f]	100 down to 75 ft [f]	-	-
Water supply line	10 ft	20 ft	25 ft [h]	10 ft	10 ft	10 ft [h]	-	-
Water course, major - for replacements only, see Table 400.4 for major expansions	100 down to 60 ft [d]	200 down to 120 ft [d]	300 down to 180 ft [d]	100 down to 50 ft [b]	100 down to 50 ft	100 down to 50 ft	-	-
Water course, minor	50 down to 25 ft [e]	100 down to 50 ft [e]	150 down to 75 ft [e]	50 down to 25 ft [e]	50 down to 25 ft [e]	50 down to 25 ft [e]	-	-
Drainage ditches	25 down to 12 ft	50 down to 25 ft	75 down to 35 ft	25 down to 12 ft	25 down to 12 ft	25 down to 12 ft	-	-
Edge of fill extension - Coastal wetlands, special freshwater wetlands, great ponds, rivers, streams	25 ft [e]	25 ft [e]	25 ft [e]	25 ft [e]	25 ft [e]	25 ft [e]	-	-
Slopes greater than 3:1	10 ft [g]	18 ft [g]	25 ft [g]	N/A	N/A	N/A	-	-
No full basement [e.g. slab, frost wall, columns]	15 down to 7 ft	30 down to 15 ft	40 down to 20 ft	8 down to 5 ft	14 down to 7 ft	20 down to 10 ft	-	-
Full basement [below grade foundation]	20 down to 10 ft	30 down to 15 ft	40 down to 20 ft	8 down to 5 ft	14 down to 7 ft	20 down to 10 ft	-	-
Property lines	10 down to 5 ft [c]	18 down to 9 ft [c]	20 down to 10 ft [c]	10 down to 4 ft [c]	15 down to 7 ft [c]	20 down to 10 ft [c]	-	-
Burial sites or graveyards, measured from the down toe of the fill extension	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft	-	-
OTHER								
1. Fill extension Grade - to 3:1								
2.								
3.								

Footnotes: [a.] Single-family well setbacks may be reduced as prescribed in Section 701.2.
 [b.] This distance may be reduced to 25 feet, if the septic or holding tank is tested in the plumbing inspector's presence and shown to be watertight or of monolithic construction.
 [c.] Additional setbacks may be needed to prevent fill material extensions from encroaching onto abutting property.
 [d.] Additional setbacks may be required by local Shoreland zoning.
 [e.] Natural Resource Protection Act requires a 25 feet setback on slopes of less than 20% from the edge of soil disturbance and 100 feet on
 [f.] May not be any closer to neighbors well than the existing disposal field or septic tank unless written permission is granted by the neighbor. This setback may be reduced for single family houses with Department approval. See Section 702.3.
 [g.] The fill extension shall reach the existing ground before the 3:1 slope or within 100 feet of the disposal field.
 [h.] See Section 1402.10 for special procedures when these minimum setbacks cannot be achieved.

James E. [Signature]
 SITE EVALUATOR'S SIGNATURE

11/11/08
 DATE

FOR USE BY THE DEPARTMENT ONLY

The Department has reviewed the variance(s) and (does does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

 SIGNATURE OF THE DEPARTMENT

 DATE

REPLACEMENT SYSTEM VARIANCE REQUEST

THE LIMITATIONS OF THE REPLACEMENT SYSTEM VARIANCE REQUEST

This form shall be attached to an application (HHE-200) for the proposed replacement system which requires a variance to the Rules. The LPI shall review the Replacement System Variance Request and HHE-200 and may approve the Request if all of the following requirements can be met, and the variance(s) requested fall within the limits of LPI's authority.

1. The proposed design meets the definition of a Replacement System as defined in the Rules (Sec. 2006)
2. There will be no change in use of the structure except as authorized for minor expansions outside the shoreland zone of major waterbodies/courses.
3. The replacement system is determined by the Site Evaluator and LPI to be the most practical method to treat and dispose of the wastewater.
4. The BOD5 plus S.S. content of the wastewater is no greater than that of normal domestic effluent.

GENERAL INFORMATION		Town of <u>BUCKSPORT</u>
Permit No. <u>2500</u>		Date Permit Issued _____
Property Owner's Name: <u>GRINDLE, WENDELL</u>		Tel. No.: <u>469-3047</u>
System's Location: <u>170 BUCKSMILL ROAD BUCKSPORT, ME</u>		
Property Owner's Address: _____		
(if different from above)		

SPECIFIC INSTRUCTIONS TO THE:

LOCAL PLUMBING INSPECTOR (LPI):

If any of the variances exceed your approval authority and/or do not meet all of the requirements listed under the Limitations Section above, then you are to send this Replacement System Variance Request, along with the Application, to the Department for review and approval consideration before Issuing a Permit. (See reverse side for Comments Section and your signature.)

SITE EVALUATOR:

If after completing the Application, you find that a variance for the proposed replacement system is needed, complete the Replacement Variance Request with your signature on reverse side of form.

PROPERTY OWNER:

If has been determined by the Site Evaluator that a variance to the Rules is required for the proposed replacement system. This variance request is due to physical limitations of the site and/or soil conditions. Both the Site Evaluator and the LPI have considered the site/soil restrictions and have concluded that a replacement system in total compliance with the Rules is not possible.

PROPERTY OWNER

I understand that the proposed system requires a variance to the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

Wendell Grindle
SIGNATURE OF OWNER

11/14/08
DATE

LOCAL PLUMBING INSPECTOR

I, Jeff Grinnard, the undersigned, have visited the above property and have determined to the best of my knowledge that it cannot be installed in compliance with the Rules. As a result of my review of the Replacement Variance Request, the Application, and my on-site investigation, I (check and complete either a or b):

a. (Approve, disapprove) the variance request based on my authority to grant this variance. Note: If the LPI does not give his approval, he shall list his reasons for denial in Comments Section below and return to the applicant.

-OR-

b. find that one or more of the requested Variances exceeds my approval authority as LPI. I (recommend, do not recommend) the Department's approval of the variances. Note: If the LPI does not recommend the Department's approval, she shall state his reasons in Comments Section below as to why the proposed replacement system is not being recommended.

Comments:

[Signature]
LPI SIGNATURE

11-14-08
DATE



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. Inactive licensees may not practice real estate brokerage.



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties · 54.8K subscribers · 813 videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting, wa... >

lifestylepropertiesofmaine.com and 3 more links

Subscribed



Do you need to sell your Maine property?



Scan the code to learn how to get the most money for your property, with the least amount of hassle.

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*