

# YEAR ROUND COTTAGE

RECREATIONAL | LAKEFRONT | VIEWS

BOYDEN LAKE

139 Lake Road  
Robbinston, Maine

1.7 ACRES



**\$265,000**

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Scan to view the  
full property details  
and video!







*Photography by Mayhem Media*

1.7 Acre lot on Boyden Lake with over 100 ft of frontage. This year-round cottage offers plenty of living space and room options. There are 5 rooms that could be used as bedrooms, 3 on the first floor, making this a great "at the lake" home for anyone to share with family and friends or as a vacation rental. Cozy wood insert in the fireplace offers a nice back up to the oil furnace. Convenient location and wonderful view! Large yard space for outdoor activities, 2 car garage w/space for an apartment, several other outbuildings for additional storage.

This lakefront cottage in Robbinston has a fantastic view over Boyden Lake w/approximately 225 feet of frontage. The year-round cottage offers some options on rooms, eat in kitchen with fireplace to use as a dining area or sitting area. A small room off the kitchen could be a large walk-in pantry, home office, craft space or another bedroom if needed as such. Large living room with 2 new bedroom additions added off from that. Upstairs there are 2 more rooms each accessible by their own staircases. Large bathroom with the laundry behind that and space for the oil tank, furnace and water heater. Out the back door to the kitchen you find a nice outside area to sit and enjoy along with several outbuildings for storage and a large 2 car garage with an apartment space over.





The septic system was redone in the past few years along with the new additions to the home. Updated electrical and new chimney liner have been taken care of.

Boyden Lake is 1759 acres, 10.6 miles around it, average depth of 10 feet, maximum depth is 34, cold water lake.

Robbinston population is 559 by the last census. 35 miles Northeast of Machias (the county seat), 16 Miles North of Lubec, 12 miles South of Calais and the closest shopping and hospital. Robbinston was first settled in October 1786 by the Honorable Edwin H. Robbins of Milton Mass. He was a colonel in the Army, during the Revolutionary War and received township #4 as a grant from the state of Massachusetts for the sum of one dollar! Jacob Boyden lived at the lake when the town was bought by Robbins and was the first settler there. Colonel Robbins brought in settlers and named the town Robbinstown but it was later changed to Robbinston before incorporation in 1811

Mill Cove on Rt 1 was home to a large tide mill powered dam, this furnished power for a lumber mill, a grist mill and a card mill for wool. Liberty Point was home to the first school made of logs for the community and the area was known for its ship building and lumber trade. There are multiple lumber mills in the area and at one point there were also 6 schools in the town.



**Lifestyle  
Properties  
of Maine**







# 139 LAKE ROAD, ROBBINSTON

PRICE **\$265,000**

TAXES \$1220/2023

SQFT 1716 BUILT IN 1930S±

## HOW FAR TO...



Shopping | Calais , 18± miles



Hospital | Calais , 18± miles



Airport | Bangor, 102± miles



Interstate | 182A, 120± miles



City | Calais , 18± Miles



Boston | 338± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



# Janine Hawkins

BROKER | REALTOR®



207.263.9089 cell



207.794.6164 office



janine@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view  
Janine's bio and  
other listings



## Testimonial:

Our family has had the pleasure of Janine Hawkins being our real estate agent on three occasions. She is exactly the kind of person you hope to find when searching for property...someone who is professional and has integrity.

Janine is friendly, knowledgeable, down to earth, and honest. And... she listens, really listens to her clients. Never tried to talk us into something that we did not want or need in our property search.

Thanks to Janine's help, we have a very special place to call ours. We highly recommend her to all.

**Better Honeker**



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# MUNICIPAL CONTACTS

**Police**

911

**Fire**

911

**Town Office**

898 US-1, Robbinston  
(207) 454-2814

**Tax Assessor**

Town Office  
(207) 454-3220

**Code Enforcement**

Town Office  
(207) 454-3220

# National Flood Hazard Layer FIRMette



67°10'7"W 45°1'40"N



0 250 500 1,000 1,500 2,000 1:6,000 Feet

67°9'29\"/>

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

**OTHER AREAS OF FLOOD HAZARD**

- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

**OTHER AREAS**

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs Area of Undetermined Flood Hazard Zone D

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped



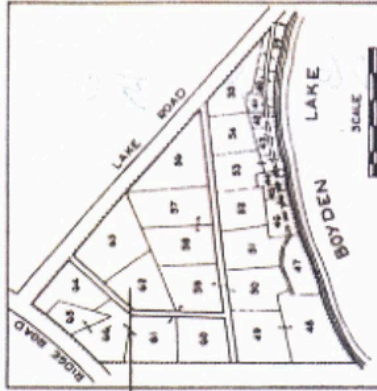
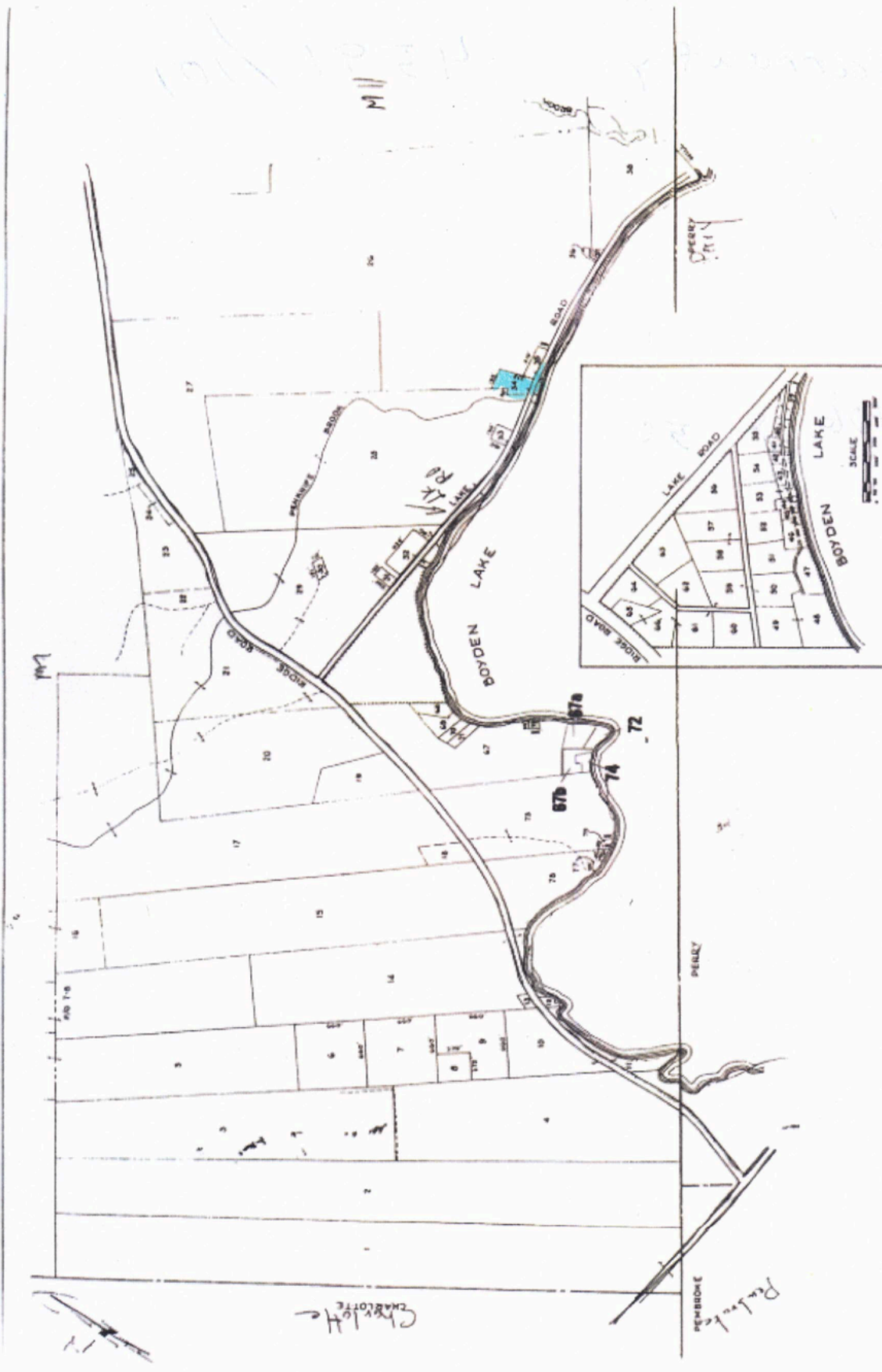
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/13/2024 at 12:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





**LEGEND**

DATE: 1985	1	1981 PERIMETER METHOD
ADJUSTED MAP	2	ROAD
PART OF MAP'S LOT #	3	PRIVATE ROAD
WATER LINE	4	TRAIL LINE
POWELL LINE	5	

PROPERTY TAX MAPS  
TOWN OF ROBINSTON  
WASHINGTON COUNTY, MAINE

PREPARED BY:  
H. E. DICKEY, III  
400 BAY, WASHINGTON COUNTY

SCALE

10

PROPERTY LOCATED AT: 139 Lake Rd, Robbinston, ME ~~04655~~ 04671

### 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: 2019 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: left of home by garage

Installed by: Lords

Date of Installation: NA

USE: Number of persons currently using system: 4

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

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

Source of Section I information: seller

Buyer Initials \_\_\_\_\_ Page 1 of 8 Seller Initials SK LK



PROPERTY LOCATED AT: 139 Lake Rd, Robbinston, ME 04653 04671

**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: 1500

Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_

Location: in back of house OR  Unknown

Date installed: 5/6/21 Date last pumped: NA Name of pumping company: NA

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

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

Date of last servicing of tank: none since new Name of company servicing tank: NA

Leach Field: .....  Yes  No  Unknown

If Yes, Location: in back of house

Date of installation of leach field: 5/6/21 Installed by: Mingo's

Date of last servicing of leach field: none Company servicing leach field: NA

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: \_\_\_\_\_

Source of Section II information: seller

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

Seller Initials SK LK



PROPERTY LOCATED AT: 139 Lake Rd, Robbinston, ME 04655-04671

**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	FHA	wood insert in fireplace		
Age of system(s) or source(s)	30+/-	NA		
TYPE(S) of Fuel	oil	wood		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	approx 100 gal a month	not a set amount		
Name of company that services system(s) or source(s)	Tammaro			
Date of most recent service call	yearly service			
Malfunctions per system(s) or source(s) within past 2 years	none			
Other pertinent information	Heat is kept at about 74			

- 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: cleaned yearly
- Date chimney(s) last cleaned: each fall
- Direct/Power Vent(s): .....  Yes  No  Unknown
- Has vent(s) been inspected? .....  Yes  No  Unknown
- If Yes, date: each fall

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

Source of Section III information: seller (chimney has new liner)

**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 SK LK



PROPERTY LOCATED AT: 139 Lake Rd, Robbinston, ME ~~04655~~ 04671

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: seller

**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: \_\_\_\_\_

Source of information: seller

**C. RADON/AIR** - Current or previously existing:

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

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

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

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

Are test results available? .....  Yes  No

Results/Comments: \_\_\_\_\_

Source of information: seller

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

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

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

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

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

Are test results available? .....  Yes  No

Results/Comments: \_\_\_\_\_

Source of information: sellers

**E. METHAMPHETAMINE** - Current or previously existing:

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

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

Source of information: sellers

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

Seller Initials SK LK



PROPERTY LOCATED AT: 139 Lake Rd, Robbinston, ME ~~04655~~ 04671

**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: \_\_\_\_\_

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: sellers

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

**SECTION V — ACCESS TO THE PROPERTY**

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: sellers

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

Source of information: sellers

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

Seller Initials SK LK



PROPERTY LOCATED AT: 139 Lake Rd, Robbinston, ME ~~04655~~ 04671

**SECTION VI – FLOOD HAZARD**

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? .....  Yes  No  Unknown

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

Have any flood events affected a structure on the property? .....  Yes  No  Unknown

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

Has any flood-related damage to a structure occurred on the property? .....  Yes  No  Unknown

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

Has there been any flood insurance claims filed for a structure on the property? .....  Yes  No  Unknown

If Yes, indicate the dates of each claim: \_\_\_\_\_

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? .....  Yes  No  Unknown

If Yes, indicate the date of each payment: \_\_\_\_\_

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? .....  Yes  No  Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

**not in zone**  
Relevant Panel Number: 230321 Year: 2017 (Attach a copy)  
Comments: \_\_\_\_\_

Source of Section VI information: FIRMette

Buyer Initials \_\_\_\_\_ Page 6 of 8 Seller Initials SK LK

PROPERTY LOCATED AT: 139 Lake Rd, Robbinston, ME 04655 04671

**SECTION VII – GENERAL INFORMATION**

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

Is a Forest Management and Harvest Plan available?.....  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: unknown (1930 ?)

What year did Seller acquire property? 2019

Roof: Year Shingles/Other Installed: 2008 (prior disclosure)

Water, moisture or leakage: none

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: homes is on posts (cement)

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: updated - new service panel by meter

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: \_\_\_\_\_

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

Source of Section VII information: observation/seller

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

Seller Initials SK LK



PROPERTY LOCATED AT: 139 Lake Rd, Robbinston, ME 04655 04671

**SECTION VIII – ADDITIONAL INFORMATION**

New septic, updated electrical, new bedroom additions in 2022

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

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.

Scott Krom 08/19/2024  
SELLER DATE  
**Scott Krom**

Linette Krom 08/19/2024  
SELLER DATE  
**Linette Krom**

\_\_\_\_\_  
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 Scott Krom, Linette Krom (hereinafter "Seller")  
 AND \_\_\_\_\_ (hereinafter "Buyer")  
 FOR PROPERTY LOCATED AT 139 Lake Rd, Robbinston, ME 04655 04671

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.

_____	Date	<u>Scott Krom</u>	<u>08/19/2024</u>
Buyer	Date	Seller <u>Scott Krom</u>	Date
_____	Date	<u>Linette Krom</u>	<u>08/19/2024</u>
Buyer	Date	Seller <u>Linette Krom</u>	Date
_____	Date	Seller	Date
Buyer	Date	Seller	Date
_____	Date	<u>Janine Hawkins</u>	<u>08/17/2024</u>
Agent	Date	Agent <u>Janine Hawkins</u>	Date





Town, City, Plantation  
Robbinston

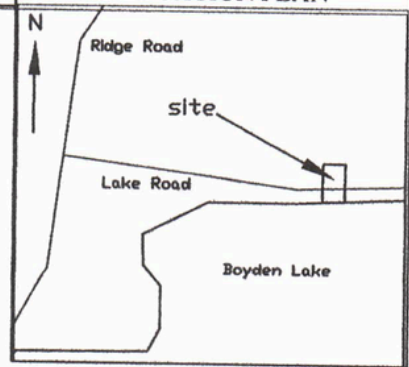
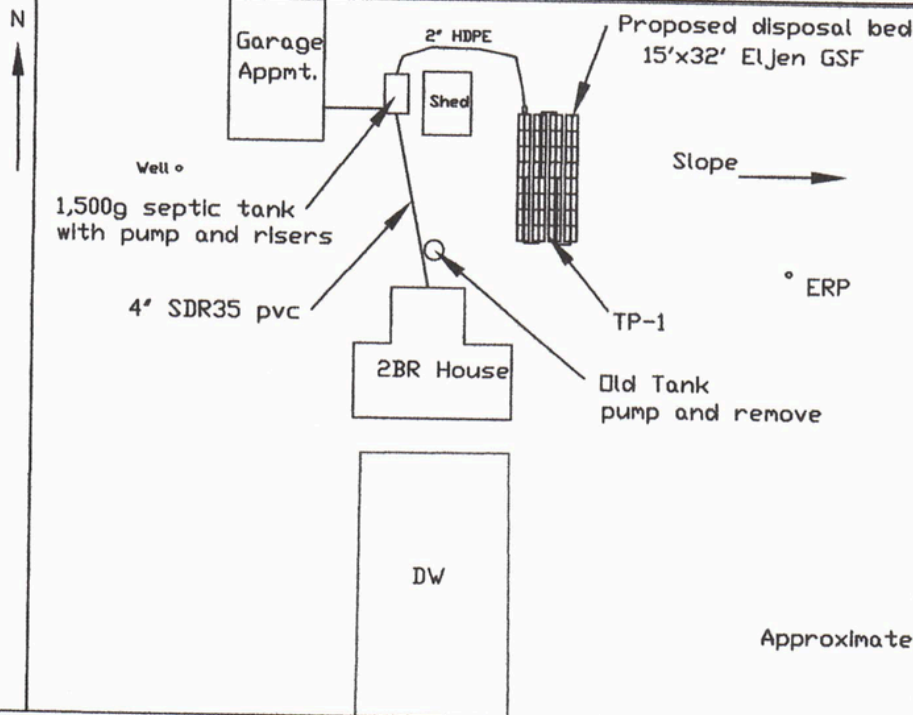
Street, Road, Subdivision  
139 Lake Road

Owner's Name  
Linette & Scott Krom

**SITE PLAN**

Scale 1" = 50 ft. or as shown

**SITE LOCATION PLAN**



Approximate PL

Lake Road

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

Observation Hole TP-1  Test Pit  Boring  
 0 " Depth of Organic Horizon Above Mineral Soil

Observation Hole \_\_\_\_\_  Test Pit  Boring  
 \_\_\_\_\_ " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0		Friable		none
0-10	Silt Loam		Strong Brown	
10-20		Firm	Olive Brown	Common
20-30				
30	Limit of Test Pit			
30-40				
40-50				

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0				
0-10				
10-20				
20-30				
30-40				
40-50				

Soil Classification <u>1</u> <u>C</u> Profile Condition	Slope <u>5</u> %	Limiting Factor <u>15</u> "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	---------------------	--------------------------------	--

Soil Classification _____ Profile Condition	Slope ____ %	Limiting Factor ____ "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	-----------------	---------------------------	---

*Oana Attwater*

SE00366

5/6/21

Site Evaluator Signature

SE #

Date



Street or Road 139 Lake Road  
 Date Permit Issued 5/17/21, Fees \$265.- Double Fee Charged ( )  
 L.P.I. # 7882  
 Local Plumbing Inspector Signature T. Fisher  
 The Subsurface Wastewater Disposal System **shall not** be installed until a Permit is attached HERE by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.  
 Municipal Tax Map # 10 Lot # 34

**OWNER/APPLICANT INFORMATION**  
 Name (last, first, MI) From, Linette & Scott  Owner  Applicant  
 Mailing Address of Owner/Applicant 139 Lake Road  
Robbinston, ME 04671  
 Daytime Tel. # 845-313-0364

**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 \_\_\_\_\_  
 \_\_\_\_\_  
 Local Plumbing Inspector Signature (2nd) date approved \_\_\_\_\_

**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 Local Plumbing Inspector to deny a Permit.  
 Signature of Owner or Applicant [Signature] Date 5-17-21

**PERMIT INFORMATION**

<b>TYPE OF APPLICATION</b> 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type replaced: <u>steel tank</u> Year installed: <u>unknown</u> 3. Expanded System <input checked="" type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. >25% Expansion 4. Experimental System 5. Seasonal Conversion	<b>THIS APPLICATION REQUIRES</b> 1. No Rule Variance 2. First Time System Variance <input checked="" type="checkbox"/> 3. Replacement System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval Xa. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval 4. Minimum Lot Size Variance 5. Seasonal Conversion Permit	<b>DISPOSAL SYSTEM COMPONENTS</b> <input checked="" type="checkbox"/> 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
<b>SIZE OF PROPERTY</b> <u>2</u> SQ. FT. <input checked="" type="checkbox"/> ACRES	<b>DISPOSAL SYSTEM TO SERVE</b> 1. Single Family Dwelling Unit, No. of Bedrooms: _____ 2. Multiple Family Dwelling, No. of Units: _____ X3. Other: <u>2BR home &amp; 1 BR Apt.</u> (specify) Current Use Seasonal <input checked="" type="checkbox"/> Year Round Undeveloped	<b>TYPE OF WATER SUPPLY</b> <input checked="" type="checkbox"/> 1. Drilled Well 2. Dug Well 3. Private 4. Public 5. Other
<b>SHORELAND ZONING</b> <input checked="" type="checkbox"/> Yes No		

**DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)**

<b>TREATMENT TANK</b> <input checked="" type="checkbox"/> 1. Concrete <input checked="" type="checkbox"/> a. Regular b. Low Profile 2. Plastic 3. Other: _____ CAPACITY: <u>1,500</u> GAL.	<b>DISPOSAL FIELD TYPE &amp; SIZE</b> 1. Stone Bed 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <u>Eljen GSF</u> <input checked="" type="checkbox"/> a. cluster array c. Linear b. regular load d. H-20 load 4. Other: _____ SIZE: <u>128</u> sq. ft. X <u>in.</u> ft.	<b>GARBAGE DISPOSAL UNIT</b> <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> d. Filter on Tank Outlet	<b>DESIGN FLOW</b> <u>360</u> gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s)) 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities 180gpd house & 180gpd Garage
<b>SOIL DATA &amp; DESIGN CLASS</b> PROFILE CONDITION <u>1 / C</u> Observation Hole # <u>TP-1</u> Depth <u>15</u> " Most Limiting Soil Factor	<b>DISPOSAL FIELD SIZING</b> 1. Medium---2.6 sq. ft. / gpd 2. Medium---Large 3.3 sq. ft. / gpd <input checked="" type="checkbox"/> 3. Large---4.1 sq. ft. / gpd 4. Extra Large---5.0 sq. ft. / gpd	<b>EFFLUENT/EJECTOR PUMP</b> 1. Not Required 2. May Be Required <input checked="" type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	<b>LATITUDE AND LONGITUDE</b> at center of disposal area Lat. <u>45</u> d <u>01</u> m <u>28.13</u> s Lon. <u>67</u> d <u>09</u> m <u>50.39</u> s if g.p.s, state margin of error: <u>9'</u>

**SITE EVALUATOR STATEMENT**  
 I certify that on 5/3/21 (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).  
 Site Evaluator Signature Dana Altvater SE # SE00366 Date 5/6/21

Dana Altvater Site Evaluator Name Printed  
(207)853-2462 Telephone Number  
daltvater@myfairpoint.net E-mail Address

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator. HHE-200 Rev. 2/2011



NOTES:

1. FILL REQUIREMENTS VARY GREATLY BECAUSE OF BED LOCATION. CONTRACTOR SHALL FIELD CHECK ALL SLOPES BEFORE DETERMINING ACTUAL FILL REQUIREMENTS.
2. NOTES ON PAGE 3 OF 4 ARE HEREBY MADE PART OF THIS HHE-200 FORM.
3. THE FIRST 6" DIRECTLY BENEATH THE IN-DRAINS SHALL BE MEDIUM TO COARSE TEXTURED SAND, WITH AN EFFECTIVE SIZE OF 0.25 TO 2.0 MM, NO GREATER THAN 5% PASSING A #200 SIEVE, AND NO PARTICLES LARGER THAN 3/4 INCH. OR MATERIALS MEETING THE ASTM C-33 SPECIFICATION. CONCRETE OR WASHED SAND IS A RELIABLE CHOICE. SUITABILITY OF BANK RUN SAND OR SITE DISPOSAL AREA SOIL MUST BE VERIFIED.
4. ROTTO-TILL ORIGINAL SURFACE THOROUGHLY IN ALL AREAS OF THE SYSTEM INCLUDING FILL EXTENSIONS BEFORE PLACING FILL. REMOVE ALL ORGANIC LAYER IN AREA OF SYSTEM.
5. ROWS SHOULD BE LEVEL WITH A TOLERANCE OF 1/100FT.
6. SECTION SHOWN IS BASED ON AN AVERAGE EXISTING GROUND SLOPE OF  $\frac{1}{4}$ .

FILL REQUIREMENTS AT SECTION:

DEPTH OF FILL (UPSLOPE) 23"

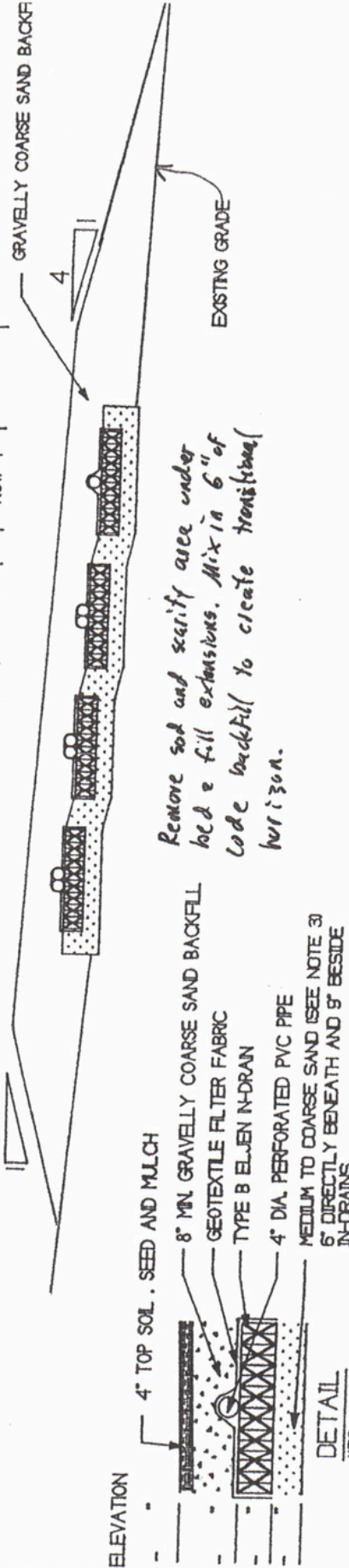
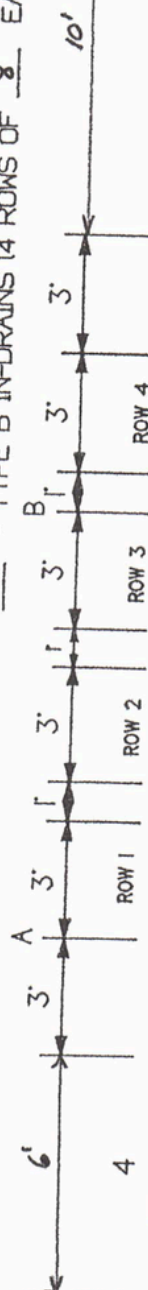
DEPTH OF FILL (DOWNSLOPE) 23"

CONSTRUCTION ELEVATIONS:

E.R.P. REFERENCE ELEVATION IS 0"

ROW	1	2	3
FINISH GRADE	-29"	-32"	-35"
TOP OF DISTRIBUTION PIPE	-37"	-40"	-43"
BOTTOM OF IN-DRAINS	-48"	-51"	-54"

32 <sup>GSF</sup> - TYPE B IN-DRAINS (4 ROWS OF 8 EACH ROW)



Remove sod and scarify area under bed & fill extensions. Mix in 6" of code backfill to create transitional horizon.

ELEVATION

- 4" TOP SOIL, SEED AND MULCH
- 8" MIN GRAVELLY COARSE SAND BACKFILL
- GEOTEXTILE FILTER FABRIC
- TYPE B 4" DIA IN-DRAIN
- 4" DIA PERFORATED PVC PIPE
- MEDIUM TO COARSE SAND (SEE NOTE 3)
- 6" DIRECTLY BENEATH AND 8" BESIDE IN-DRAINS

DETAIL  
NTS

*Oliver A. Strout*  
SITE EVALUATOR SIGNATURE

SE 00366  
SEA

5/6/21  
DATE



# SUBSURFACE WASTEWATER DISPOSAL SYSTEM VARIANCE REQUEST

This form must accompany an application (HHE-200 Form) for any subsurface wastewater disposal system which requires a variance to provisions of the Subsurface Wastewater Disposal Rules. The Local Plumbing Inspector must not issue a permit for the installation of a subsurface wastewater disposal system requiring a variance from the Department of Health and Human Services until approval has been received from the Department.

**GENERAL INFORMATION**

Property Owner's Name: Linette & Scott Krom Town of Robbinston

System's Location: 139 Lake Road Tel. No.: 845-313-0364

Property Owner's Address: 139 Lake Road Robbinston, Maine Zip Code 04671

e-mail address: \_\_\_\_\_

The subsurface wastewater disposal system design for the subject property requires a  replacement system variance  first time system variance to the Subsurface Wastewater Disposal Rules. This variance requires  local approval  local and state approval.

**SPECIFIC VARIANCE REQUESTED** (To be filled in by Site Evaluator. Use additional sheets if needed.)

1. Request 85' from well to disposal field

2. \_\_\_\_\_

**SECTION OF RULE**  
Table 8A

**SITE EVALUATOR**

When a property is found to be unsuitable for subsurface wastewater disposal by a licensed Site Evaluator, the Evaluator shall so inform the property owner. If the property owner, after exploring all other alternatives, wishes to request a variance to the Rules, and the Evaluator in his professional opinion feels the variance request is justified and the site limitations can be overcome, he shall document the soil and site conditions on the Application. The Evaluator shall list the specific variances necessary plus describe below the proposed system design and function. The Evaluator shall further describe how the specific site limitations are to be overcome, and provide any other support documentation as required prior to consideration by the Department. Attach a separate sheet if necessary.

The system is no closer than the existing system. I did not want to move the system further east since the soil go worse in that direction.

Dana Altwater  
\_\_\_\_\_, S.E., certify that a variance to the Rules is necessary since a system cannot be installed which will completely satisfy all the Rule requirements. In my judgment, the proposed system design on the attached Application is the best alternative available; enhances the potential of the site for subsurface wastewater disposal; and that the system should function properly.

Dana Altwater  
SIGNATURE OF SITE EVALUATOR

5/6/21  
DATE

**PROPERTY OWNER**

Linette Krom  
\_\_\_\_\_, am the  owner  agent for the owner of the subject property. I understand that the Application on the Application is not in total compliance with 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.

Linette Krom  
SIGNATURE OF OWNER

AGENT FOR THE OWNER

5-17-21  
DATE



**SUBSURFACE WASTEWATER DISPOSAL PLAN**

SCALE: 1" = 20 FT.

Edge of Fill Extensions

Garage with 1 BR Apt.

4" SDR35 pvc

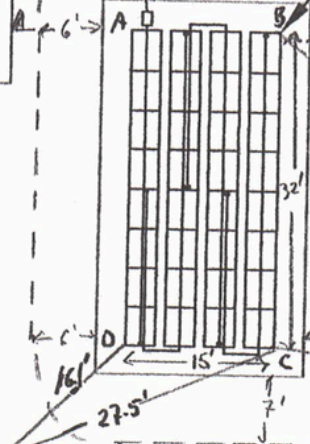
Tk.

Shed

15'x32' Eljen GSF, sloped system  
4 rows of 8 units, 12"  
between rows.

3' berm

North



Install per Maine Code 10-144  
CMR 241 and employ MEDP  
erosion control BMPs

House

Original Grade Corner Elevations  
A = -52", B = -61", C = -60", D = -51"

**FILL REQUIREMENTS**

**CONSTRUCTION ELEVATIONS**

**ELEVATION REFERENCE POINT**

Depth of Fill (Upslope) 23"/22"

Finished Grade Elevation

see table

Location & Description: Flagged nail in 14" poplar 72" up

Depth of Fill (Downslope) 23"/22"

Top of Disposal Area or Proprietary Device

on page

Reference Elevation: 0.0'

Bottom of Disposal Area

4 of 4

**DISPOSAL AREA CROSS SECTION**

Scale Vertical and Horizontal  
1"=5'

See page 4 of 4 for cross section. Bed is 15'x32', 4 rows of 8 Eljen GSF (In-drains), sloped system. Install per manufacturers installation instructions and Maine Plumbing Code. 12" spacing between rows. Use perf. SDR 35 pipe over units and solid SDR 35 pipe to connect rows. Elbows can be turned over units. Run 2" HDPE force main to over sized D-box set outlet invert 2" higher than top of GSF units.

Remove vegetation/of layer under bed and fill extensions, scarify and loosen this area to receive system sand and code backfill.

Employ MDEP erosion control measures during field construction. Loam, seed and mulch all disturbed areas to establish good grass growth.

*Dana Altvater*

Site Evaluator Signature

SE00366

SE #

5/6/21

Date

**LOCAL PLUMBING INSPECTOR - Approval at local level**

The local plumbing inspector shall review all variance requests prior to rendering a decision.  
 I, G. Johnson, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (  does ~~it~~ does not ) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (  do  do not ) approve the requested variance. I (  will  will not ) issue a permit for the system's installation as proposed by the application.

G. Johnson  
 LPI Signature 5-17-21  
Date

**LOCAL PLUMBING INSPECTOR - Referral to the Department**

The local plumbing inspector shall review all variance requests prior to forwarding to the Division of Environmental Health.  
 I, \_\_\_\_\_, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (  does  does not ) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (  do  do not ) recommend the issuance of a permit for the system's installation as proposed by the application.

\_\_\_\_\_  
 LPI Signature \_\_\_\_\_  
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

- Notes: 1. Variances for soil conditions may be approved at the local level as long as the total point assessment is at least the minimum allowed. (See Section 7.B.4 of the Subsurface Wastewater Disposal Rules for Municipal Review.)  
 2. Variances for other than soil conditions or soil conditions beyond the limit of the LPI's authority are to be submitted to the Department for review. (See Section 7.B.3 for Department Review.) The LPI's signature is required on these variance requests prior to sending them to the Department.

**SOIL, SITE AND ENGINEERING FACTORS FOR FIRST TIME SYSTEM VARIANCE ASSESSMENT WITH LIMITING SOIL DRAINAGE CONDITIONS (SEE TABLES 7C THROUGH 7M).**

Soil Profile	CHARACTERISTIC	POINT ASSESSMENT
Depth to Groundwater/Restrictive Layer		
Terrain		
Size of Property		
Waterbody Setback		
Water Supply		
Type of Development		
Disposal Area Adjustment		
Vertical Separation Distance		
Additional Treatment		
<b>TOTAL POINT ASSESSMENT:</b>		

Minimum Points (Check One):  Outside Shoreland Zone-50  Inside Shoreland Zone-65  Subdivision-65





*Timothy Niles*  
 Clean Sweeps Chimney Sweeping

041601

CUSTOMER'S ORDER NO.	DEPARTMENT	DATE
NAME		16/28/22
ADDRESS		
CITY, STATE, ZIP		

Scott Cramm

Lake Rd

Robbinsville

SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.	PAID OUT
---------	------	--------	--------	-----------	-------------	----------

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	wood insert swept + inspected		205.00
2	to level one		
3	5 1/2 feet of door gasket replaced		46.00
4	<ul style="list-style-type: none"> <li>• venting system lightly laden w/ stage 1 creosote + flue</li> <li>is clear • appliance in good condition, some cracked stove</li> <li>brick • liner has proper support • insulated 7" liner appropriate for</li> <li>appliance • no defects in liner seen • no clearance • concrete</li> <li>padding stove as a cap, should be 4" higher • wash solid, of</li> <li>concrete • <del>hearth</del> extension appliance meets clearances •</li> <li>• connectors secured at joints, to flue, to collar &amp; in good</li> <li>condition • draft seems to engage mechanically •</li> <li>• hearth is of tile</li> </ul>		
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			

PAID 251.00

RECEIVED BY

A-5805  
T-46320/46350

KEEP THIS SLIP FOR REFERENCE

01-11



## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that PATRICK K. BASSETT, of Robbinston, County of Washington, State of Maine,

for consideration paid,

grants to SCOTT KROM and LINETTE KROM, whose mailing address is PO BOX 835, Kerhonkson, New York, 12446,

with WARRANTY COVENANTS, as Joint Tenants,

Certain lots or parcels of land, with the buildings thereon, situated at Boyden's Lake in Robbinston, Washington County, Maine, described as follows:

LOT ONE: Beginning at a stake on the shore of Boyden's Lake at the intersection of the West line of the land formerly of Alfred B. Carson and Margaret Carson and the line of land of the Boyden heirs; thence running Northerly 114 feet to a stake; thence at right angles Easterly 50 feet to a stake; thence at right angles Southerly 114 feet to a stake on the shore of the Lake; thence Westerly 50 feet to the point of beginning. Meaning and intending to convey a rectangular lot 114 feet by 50 feet on the shore of Boyden's Lake in the Northwest corner of the land conveyed by Samuel Carson to Alfred B. Carson and Margaret Carson, recorded in the Washington County Registry of Deeds in Book 576, Page 581.

LOT TWO: Beginning at the center of the traveled portion of the Lake Road, on a prolongation of the Westerly line of land of William A. Hickey, formerly Alfred Carson; thence generally Northerly on line of land of said Hickey one hundred six feet (106), more or less, to a stake; thence generally Westerly and parallel with the center line of the traveled portion of said Lake Road fifty feet (50), more or less, to a stake; thence generally Southerly and parallel with the line of land formerly of said William A. Hickey one hundred six feet (106), more or less, to center of traveled portion of said Lake Road; thence on a continuation of said line to low water mark on the shore of Boyden's Lake; thence generally Easterly by said low water mark fifty- feet (50), more or less, to land formerly of William A. Hickey; thence generally Northerly on line of land formerly of said William A. Hickey to the center of traveled portion of said Lake Road and place of beginning. EXCEPTING so much of the above-described premises as are within limits of the Lake Road, being 48 feet, more or less.

LOT THREE: Beginning at an iron stake at the Northeasterly corner of land of the late Carroll A. Hickey; thence running in a general Northerly direction one hundred feet to an iron stake; thence approximately at right angles but on a line parallel with said Carroll A. Hickey's Northerly line fifty feet;

thence at approximately right angles, but following the old Myrtle Boyden line, Southerly one hundred feet to land of the late Carroll A. Hickey; thence by said Hickey's land Easterly fifty feet to said iron stake and place of beginning.

LOT FOUR: Commencing at the Northeast corner of land formerly of Carroll A. Hickey and thence running generally Northerly and along the Westerly line of land of Carson one hundred feet; thence generally Westerly and parallel with the Carroll A. Hickey Northerly line sixty feet; thence generally Southerly and parallel with said Carroll A. Hickey's Westerly line, or a prolongation thereof, to the Lake Road; thence by said Lake Road in an Easterly direction ten feet, more or less, to said Carroll A. Hickey's Southwesterly corner; thence by the Westerly and Northerly line of said Carroll A. Hickey's land to the place of beginning.

LOT FIVE: A certain lot or parcel of land on the Southerly side of said Lake Road and lying between the Road and Boyden's Lake and bounded and described as follows; Northerly by said Lake Road, Easterly by land formerly of Carroll A. Hickey, Southerly by Boyden's Lake and Westerly by the thread of the stream of Penknife Brook.

LOT SIX: Beginning at an iron stake set in cement on the northerly right of way line of the Lake Road; and being the southwest corner of land of Turner; thence on a bearing of N 10° E a distance of 107.2 feet along said Turner west sideline to an iron stake set in cement, and thence on the same bearing a further distance of 231.8 feet to an iron stake set in the ground; thence N 80° W a distance of 195.5 feet to an iron stake set in the ground; thence S 12° E a distance of 182.5 feet along land of Boyden to an iron stake set in the ground; thence S 82° E a distance of 50 feet to another iron stake set in the ground; thence on a bearing of S 12° E, or nearly so, to an iron stake set in the ground on the northerly right of way line of said Lake Road; thence in a general easterly direction, by and along said northerly right of way line of said Lake Road, a distance of 16 feet to the place of beginning. Said to Contain 1 acre, more or less.

The foregoing description is in accordance with a plan of survey made by Angus Humphries, registered land surveyor, dated August 23, 1990 and of record in the Washington County Registry of Deeds in Plan Cabinet 3, Drawer 5, #3.

Granting also to the Grantees herein, their heirs and assigns forever, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by Title 33 M.R.S. § 773.

For source of title, reference may be had to a Deed from Elaine D. McPhail to Patrick K. Bassett, dated July 14, 2017 and recorded in the Washington County Registry of Deeds in Book 4376, Page 241.



Witness my hand and seal this 10 day of September, 2019.

\_\_\_\_\_  
Witness


  
\_\_\_\_\_  
Patrick K. Bassett

STATE OF MAINE

County of Washington

Then personally appeared this 10 day of September, 2019 the above named Patrick K. Bassett acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public

**MARY JANE GOOD**  
NOTARY PUBLIC  
State of Maine  
My Commission Expires  
August 28, 2021

\_\_\_\_\_  
Typed/printed name of Notary Public  
My Commission expires:

Received  
Recorded Register of Deeds  
Sep 10, 2019 02:56:25P  
Washington County  
Sharon D. Strout





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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### 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