

FARM STYLE PROPERTY

RIVERFRONT | COUNTRY HOME | ATTACHED GARAGE

Surrounded by the State
of Maine

**444 River Road
Dresden, Maine**

Drive Down Boat Launch



\$750,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Nestled on the banks of the Eastern River, this unique farm-style property offers a blend of historical charm and modern convenience. Situated on 2.6± acres of land, the home boasts a total of 2,681 square feet, including 2,241 square feet above ground and an additional 440 square feet in the basement.

This home features three spacious bedrooms and one full and one half bathroom. Enjoy the picturesque views from 444 square feet of decking, which includes both open and covered areas, as well as a cozy covered front porch. The property also includes a 4-bay detached garage, a 4-bay tractor barn, and a sizable 50 x 77 potato house, providing ample storage and workspace.

With 550 feet of waterfront along the Eastern River, this property offers a tranquil retreat and easy access to river activities. The land is enveloped by State of Maine-owned land on three sides, ensuring privacy and a natural setting.



Dresden is a charming town with a rich history, dating back to 1752 when it was originally settled by French and German Huguenots. Incorporating as Pownalborough in 1760 and later renamed Dresden in 1794, the town is known for its historical sites such as the Pownalborough Courthouse, the first seat of government east of the Kennebec River.



Nearby attractions include the Pownalborough Court House Trails, a 75-acre wooded preservation with 2 miles of trails, and the Green Point Wildlife Management Area, a scenic spot with a gravel road leading through an orchard to a river picnic area. For history enthusiasts, the Dresden Falls Archaeological and Wildlife Preserve offers insights into a Native American settlement that existed for approximately 4,000 years.



**Lifestyle
Properties
of Maine**



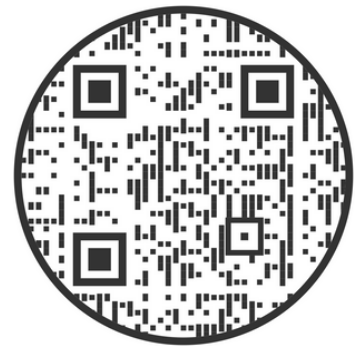


Conveniently located just 2 hours and 21 minutes from Boston, 46 minutes from Portland, and 49 minutes from Portland Jetport, this property provides a peaceful escape with easy access to urban amenities. Augusta is just a short 27-minute drive away.

Embrace the opportunity to own a piece of Maine's history with all the comforts of modern living. Schedule a visit today to experience the charm and beauty of this exceptional property.



Like what you see?
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to our monthly
newsletter





444 RIVER ROAD, DRESDEN

PRICE **\$750,000**

TAXES \$5048/2024

SQFT 2681 RBUILT IN 1963

HOW FAR TO...



Shopping | Bath, 12± miles



Hospital | Brunswick, 17± miles



Airport | Portland, 46± miles



Interstate | Exit #43, 7± miles



City | Augusta, 10± Miles



Boston | 156± miles



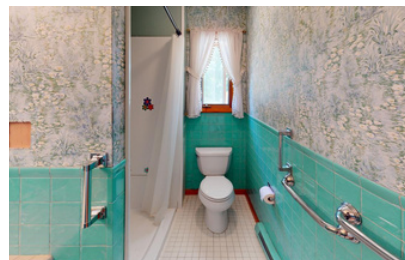
KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



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



@uclifestylepropertiesme



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@lifestyleproperties



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MUNICIPAL CONTACTS

Police

Lincoln County Sheriffs Office
(207) 882-7332

Fire

Dresden Fire Dept
(207) 737-7151

Town Office

534 Gardner Rd
(207) 737-4335

Tax Assessor

Select Board

Code Enforcement

Greg Lumbert
ceodresden@dresdenme.org

Dresden 444 River Rd Maine, AC +/-



 Boundary

Dresden 444 River Rd

Maine, AC +/-



Boundary

Dresden 444 River Rd

Maine, AC +/-



Boundary



National Flood Hazard Layer FIRMette



09°06'52" N 94°44'25" W



Legend

SEE THE REPORT FOR EXPLANATIONS AND CONTACT MAP FOR FIRM PANELS/COVER

SPECIAL FLOOD HAZARD AREAS	<ul style="list-style-type: none"> Without Base Flood Elevation (BFE) (Zone AE, Zone X) With BFE (Depth Limitation, etc.) and Regulatory Floodway
-----------------------------------	---

OTHER AREAS OF FLOOD HAZARD	<ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with depths of less than one square foot (Zone X) Source Conditions: 1% Annual Chance Flood Hazard (Zone X) Areas with Reduced Flood Risk due to Levees, Sea Walls, Zone X Areas with Flood Risk due to Inlets/Levees
------------------------------------	--

OTHER AREAS	<ul style="list-style-type: none"> Areas of Unimproved Road Hazard (Zone D) Effective ID MRs Channel, Culvert, or Storm Sewer Levee, Dam, or Roadwall
--------------------	---

GENERAL STRUCTURES	<ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Wave/Surface Behavior Casual Traversal Base Road Behavior Line (BFD) Left of Slurry Jurisdiction Boundary Casual Traversal, Baseline Profile Baseline Hydrographic Feature
---------------------------	--

MAP PANELS	<ul style="list-style-type: none"> 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 noted 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 updated on **8/28/2024 at 1:58 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 is not valid if the site or portion of the following map elements do not appear: Basemap, Floodway, Flood zone labels, legend, scale bar, map creation date, copyright, identifiers, FIRM panel number, and FIRM effective date. Mapings for unimproved and unimproved areas cannot be used for regulatory purposes.

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

Basemap Imagery Source: USGS National Map 2023

09°06'52" N 94°44'25" W

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: 1960s? 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: N side of driveway / walkway
Installed by: Unknown
Date of Installation: 1963±

USE: Number of persons currently using system: 1
Does system supply water for more than one household? Yes No Unknown

Comments: ~~none~~ well head is buried in walkway curve

Source of Section I information: seller,

Buyer Initials _____ Page 1 of 8 Seller Initials ooc

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: 2 tanks on site

Tank Type: Concrete Metal Unknown Other: _____

Location: 1 behind laundry room deck 2 behind 2nd bath OR Unknown

Date installed: 1963 Date last pumped: 2018± Name of pumping company: Dan's Septic

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: None Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? Yes No

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

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: _____

Source of Section II information: Current owner

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	HWBB	Baseboard	Fireplace x 2	
Age of system(s) or source(s)	unknown	1963	1963	
TYPE(S) of Fuel	oil	electric	wood	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	* 808 gallons	not currently in use	no currently in use	
Name of company that services system(s) or source(s)	Augusta Fuel			
Date of most recent service call	10/31/2023			
Malfunctions per system(s) or source(s) within past 2 years	No			
Other pertinent information	5 zone			

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: unknown

Direct/Power Vent(s): Yes No Unknown

Has vent(s) been inspected? Yes No Unknown

 If Yes, date: _____

Comments: * elderly owner kept heat at 80-82°

Source of Section III information: current owner

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 ccc

PROPERTY LOCATED AT: 444 River Road, Dresden, ME 04342

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

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

Comments: _____

Source of information: _____

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

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

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: flooring? Yes No Unknown

Comments: flooring tiles are circa 1963 so possible

Source of information: current owner

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: _____

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: _____

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: None known

Source of information: current owner

Buyer Initials _____

Page 4 of 8

Seller Initials cc

PROPERTY LOCATED AT: 444 River Road, Dresden, ME 04342

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: current owner

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: Maine PFAS/Landfill databases, seller

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: irrigation pipe easement

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? _____

Road Association Name (if known): _____

Source of information: _____

Buyer Initials _____

Page 5 of 8

Seller Initials cc

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?

AE zone

Relevant Panel Number: 23015C0217D Year: 7/16/15 (Attach a copy)

Comments: at river's edge only - does not include any buildings

Source of Section VI information: FEMA Flood Risk Maps

Buyer Initials _____ Page 6 of 8 Seller Initials ccc

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: 1963

What year did Seller acquire property? 1963

Roof: Year Shingles/Other Installed: 15+ years

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: None known

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: Whole house generator backup for all buildings / Grey garage has amp

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: #0 Skylight controls are

"finicky"

Comments: none

Source of Section VII information: Current owner

Buyer Initials _____

Seller Initials ccc

SECTION VII – ADDITIONAL INFORMATION

Single family ownership

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.

Clyde C Carlson 9-5-24
SELLER DATE SELLER DATE
Clyde Carlson

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





Instr # 104766
Rebecca S. Wotton Lincoln County Registry of Deeds

N-121
(Rev. 07/01/19)
Page 1 of 2

(Seal of Court)

STATE OF MAINE

LINCOLN COUNTY PROBATE COURT

DOCKET NO. 2024-0116

Estate of Helen M. Carlson, Late of Dresden
Decedent

CERTIFICATE AND ABSTRACT¹

To the Register of Deeds of Lincoln 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: 4/19/2024

- 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: May 1, 2024
- 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 N
- 8. If item 7 is YES, date of appointment was: May 1, 2024
- 9. If item 7 is YES, appointment was FORMAL INFORMAL
- 10. If item 7 is YES, give name and address of Personal Representative.
Clyde C. Carlson, 444 River Road, Dresden, ME 04342

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.

DESCRIPTION OF REAL ESTATE FROM APPLICATION
Dresden, Lincoln County

THIRD: I give, bequeath and devise my house, land and all buildings thereon in Dresden, Maine, to my son, **CLYDE C. CARLSON**, if he survives me. If **CLYDE C. CARLSON** fails to survive me by thirty (30) days, I devise that property as part of my residuary estate.

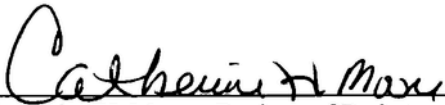
12. Following is a list of Heirs or of all persons who are or may be Devisees of real estate. (List heirs only when there is no probated Will. If there is a probated Will, list Devisees of real estate.)

Devisee
Clyde C. Carlson

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: May 1, 2024

SEAL


Catherine H. Moore, Register of Probate

Certified a true copy

¹ 18-C M.R.S. § 1-504

MARP

KNOW ALL MEN BY THESE PRESENTS,

THAT I, WILSON C. RYDER, of Dresden, in the County of Lincoln and State of Maine, in consideration of one dollar and other good and valuable considerations paid by BERNHARD H. CARLSON and HELEN M. CARLSON, both of said Dresden, in said County of Lincoln and State of Maine, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said BERNHARD H. CARLSON and HELEN M. CARLSON, husband and wife, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them forever, -

Ryder
to
Carlson,
et al
Warranty

A certain lot or parcel of land situated in Dresden, in said County of Lincoln and State of Maine, bounded and described as follows: BEGINNING at an iron pipe set on the Easterly side of Route 128, being thirty-three (33) feet from the center of the travelled portion, and being one hundred and seven (107) feet and two (2) inches Northeasterly from a cut stone monument which represents the corner boundary mark of the lands of Stephen Powell and Wilson Ryder, said pipe also being sixty-three (63) feet and five (5) inches Northerly from the approximate center of an eight (8) inch maple on the property line of land of Cecil Lilly and land of Wilson C. Ryder; thence N. 11° 45' E. along the Easterly side of said Route #128 four hundred and seventy nine (479) feet and four (4) inches to a pipe being set thirty-three (33) feet from the center of the travelled portion of said Route #128; thence at right angles to last named course and line South 78° 30' East two hundred and twenty-six (226) feet and ten (10) inches to a pipe set at the top of a banking; thence same course one hundred and sixty-five (165) feet, more or less, to the low water mark in the Eastern River; thence Southerly by low water mark of said river five hundred and fifty (550) feet to a point in the easterly extension of the south line of this lot herein conveyed and land of said Wilson C. Ryder; thence North 82° 15' West to approximate high water mark; thence continuing the same course sixty-five (65) feet to a pipe set on the bank; thence continuing the same course eighty-one (81) feet and six (6) inches to the point of beginning.

The Grantees herein agree, for themselves, their heirs and assigns, that the Grantor herein, his heirs and assigns, shall have the right to lay, maintain and repair irrigation pipes, and to cut trees or bushes necessary for the carrying out of the foregoing and to erect pumps and other apparatus for transporting of water over land herein conveyed from Eastern River to other land of this Grantor, and to enter upon said land to carry out said functions above set forth provided said functions shall be confined as near as possible to an area which lies easterly of and reasonably close to a line running S. 5° 15' E. to the Eastern River one hundred sixty (160) feet from a pipe set in the north line of the premises herein conveyed, and said pipe also being one hundred sixty-five (165) feet westerly from high water mark in said Eastern River.

The Grantees herein further agree for themselves, their heirs and assigns, that they will not obstruct by any type of construction the laying of any pipe line as set forth in the next preceding paragraph.

Meaning and intending to convey a portion of those premises described in deed of Perley P. Roode to me dated Feb. 28, 1945 and recorded in the Lincoln County Registry of Deeds in Book 458, Page 325.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said BERNHARD H. CARLSON and HELEN M. CARLSON, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

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

IN WITNESS WHEREOF, I, the said Wilson C. Ryder, and Zadia G. Ryder, wife of the said Wilson C. Ryder, joining in this deed as Grantor, and relinquishing and conveying her right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 6th day of August, in the year of our Lord one thousand nine hundred and sixty-three.

Signed, Sealed and Delivered in presence of

David B. Soule
David B. Soule

\$1.65
REVENUE
STAMPS

Wilson C. Ryder
Zadia G. Ryder

SEAL
SEAL

STATE OF MAINE,
County of Lincoln, ss.

August 6, 1963

Personally appeared the above named Wilson C. Ryder and acknowledged the foregoing instrument to be his free act and deed.

Before me,
David B. Soule
Justice of the Peace

Received AUGUST 7, 1963 at 8 H. 30 M., A. M., and recorded from the original.

ATTEST: Edith N. Whitehouse REGISTER

B. Harbor,
Inhab. of

to
Morton,
(Howard S.)

Disch. of
Tax Lien

See Book
583
Page 100A

The debt secured by this mortgage has been fully paid and I, Chester A. Swett, Treasurer of the Town of Boothbay Harbor, Maine do hereby release the within described premises from said mortgage and all claims under the same.

WITNESS my hand and seal in my said capacity of Treasurer this 5th day of August A. D. 1963.

Chester A. Swett CORP. SEAL
Treasurer of the Town of Boothbay Harbor, Me.
STATE OF MAINE
August 5, 1963

Then personally appeared the above named Chester A. Swett and acknowledged the above instrument to be his free act and deed in his said capacity.

NOTARIAL SEAL Before me, Isabel G. Barter
My Commission Expires May 24, 1968 Notary Public

Received AUGUST 7, 1963 at 8 H. 30 M., A. M., and recorded from the original.

ATTEST: Edith N. Whitehouse REGISTER



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

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

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

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

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

You May Become A Client

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

services required of all licensees listed above:

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

Remember!

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

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To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.



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Allen LeBrun, *Previous Client*