

RIVERFRONT HOME

COUNTRY HOME | HUNTING | RECREATIONAL

East Branch
Penobscot River

1492 Grindstone Road
Grindstone TWP

Four Season
Riverfront Home



\$225,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!

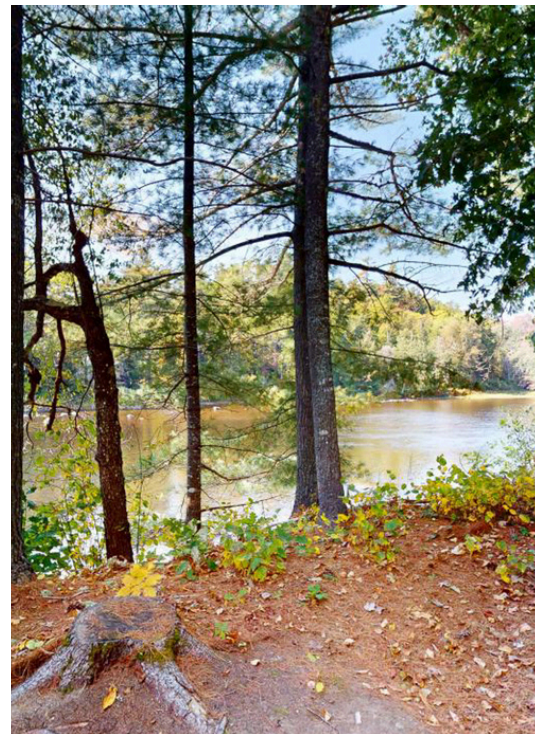




Looking for a waterfront property with privacy, surrounded by nature? How about low property taxes? This stunning home at 1492 Grindstone Road, located in the low-taxed unorganized territory of Grindstone Township, might be the perfect match for you!

This year-round riverfront home offers the perfect setting for a full-time residence or a seasonal getaway. Situated on **1.52 surveyed acres**, the property includes **approximately .40 acres along the river**, boasting **232 feet of water frontage** on the East Branch of the Penobscot River, with the remaining **1+ acres** on the opposite side of Route 11 North.

The **3-bedroom, 1-bath home**, with approximately **1,587 square feet of living space**, was built in 1986 with low maintenance and comfort in mind. The front sunroom/office offers mesmerizing views of the crystal-clear river, where you can even spot fish swimming by. Several windows throughout the home showcase the breathtaking scenery, with reflections that create the illusion of “diamonds dancing on the water.” The river’s gentle riffles, bends, and deep pools offer a dynamic, ever-changing view.



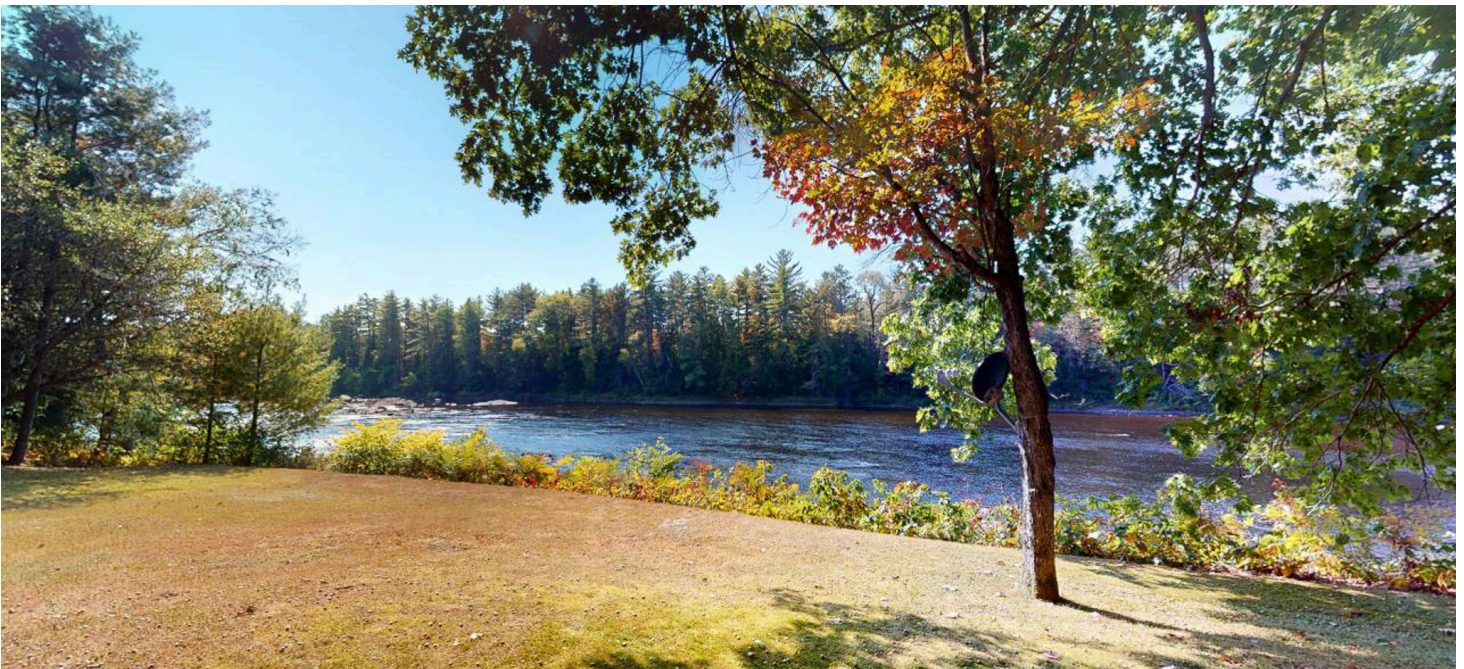
Designed for first-floor living, the **primary bedroom** and full bathroom are on the main level, while two additional bedrooms upstairs provide space for guests or an office. The home is efficiently heated with a **Harmon pellet stove**, a **heat pump** in the dining room for both heating and cooling, and a **small wood stove** in the kitchen for additional warmth. The home also features a **metal roof**, a **drilled well**, a **septic system** with a leach field, and a **full-house generator** to ensure all the comforts of home, even in this tranquil, rural setting.

A **24x26 ft. two-car detached garage** offers ample storage and additional space, while the recently paved driveway and mature trees provide seasonal shade and a windbreak in the winter.



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Properties
of Maine**

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Located along the scenic **Katahdin Woods and Waters National Scenic Byway**, just 7 miles from Medway, this riverfront property is an outdoor enthusiast's dream. The **East Branch of the Penobscot River** is part of the historic **Henry David Thoreau-Wabanaki Trail**, a 27-mile stretch known for its whitewater sections. You'll find excellent fishing opportunities here, with **Atlantic salmon**, **brook trout**, and **smallmouth bass** populating the waters.

The surrounding area offers endless recreational opportunities, from **Penobscot River Trails** (just 4 miles away, with 15 miles of trails for hiking, biking, and skiing) to **Katahdin Woods and Waters National Monument** and **Baxter State Park**, home to **Mount Katahdin**, Maine's tallest mountain.

This turn-key riverfront home offers a rare chance to live surrounded by wildlife—**moose**, **deer**, **bald eagles**, and more—while being just a short drive from outdoor recreation, pristine forests, and the majestic beauty of Maine's natural wonders. Enjoy peaceful mornings in the sunroom with your coffee, and relax by the river in the evening as the sun sets over the water.



1492 GRINDSTONE ROAD, GRINDSTONE TWP

PRICE	\$225,000		
TAXES	\$858.19/2024		
SQFT	1290	BUILT IN	1986

HOW FAR TO...



Shopping | E. Milkt, 9± miles



Hospital | Millinocket, 16± miles



Airport | Bangor, 66± miles



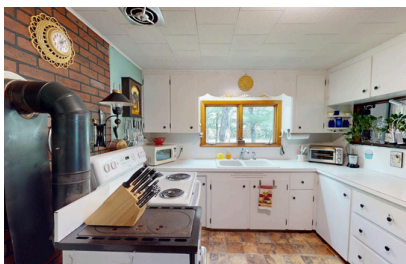
Interstate | Exit #244, 8± miles



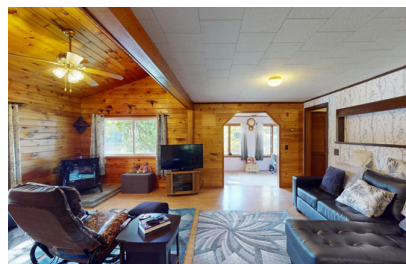
City | Bangor, 66± Miles



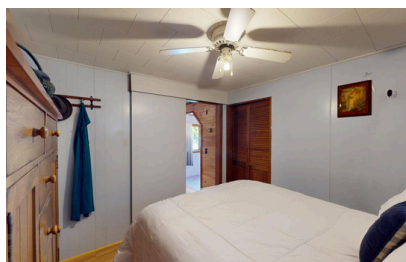
Boston | 300± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Nancy Theriault

Associate Broker | REALTOR®



207.731.9901 cell



207.794.6164 office



nancy@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Nancy's
bio and other
listings



Testimonial:

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

Connie & Allen Rochefort



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MUNICIPAL CONTACTS

Police

Penobscot County Sheriff
(207) 947-4585

Fire

Medway Fire Dept
(207) 746-9618

Town Office

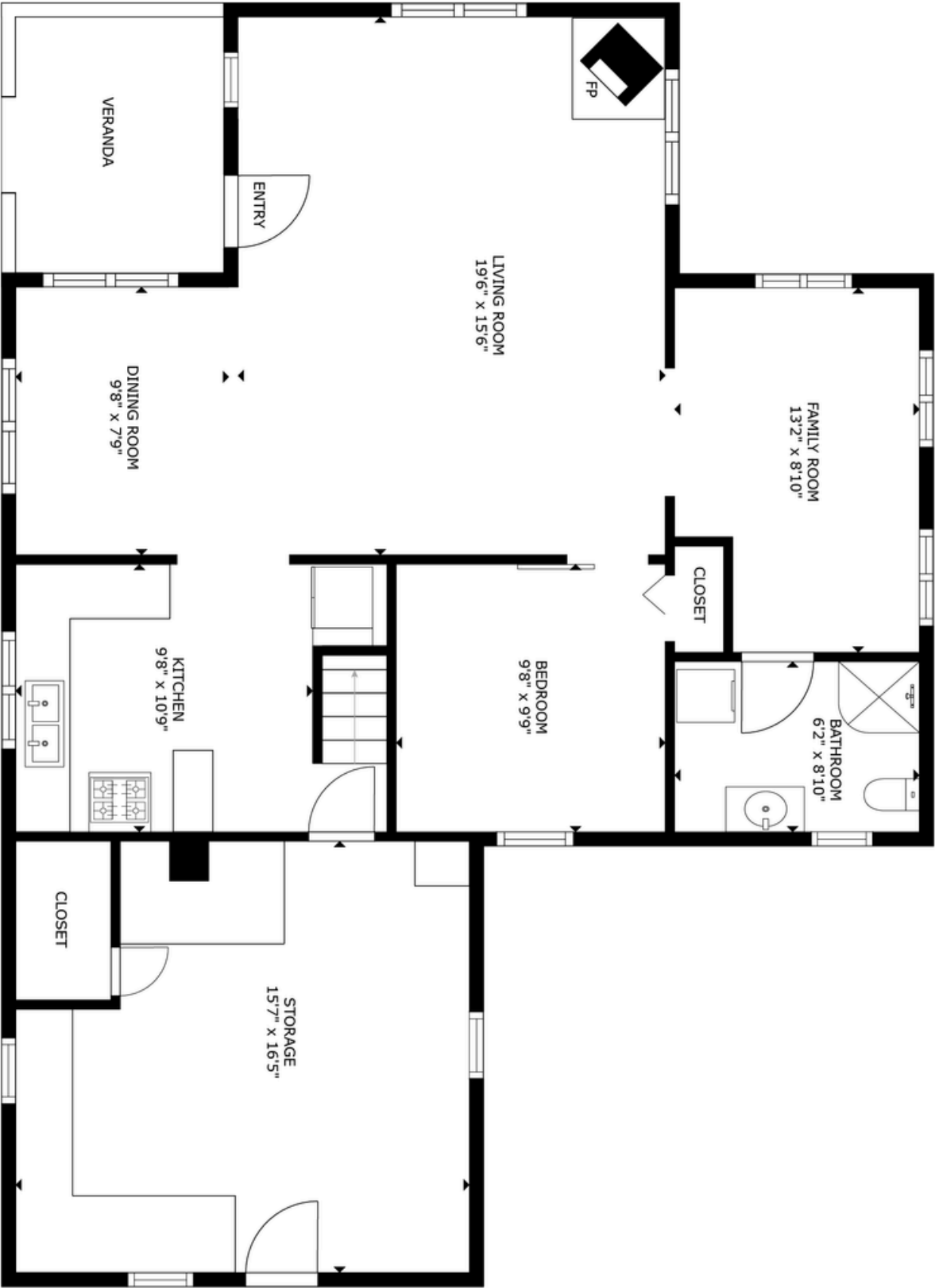
LUPC Office
(207) 485-8354

Tax Assessor

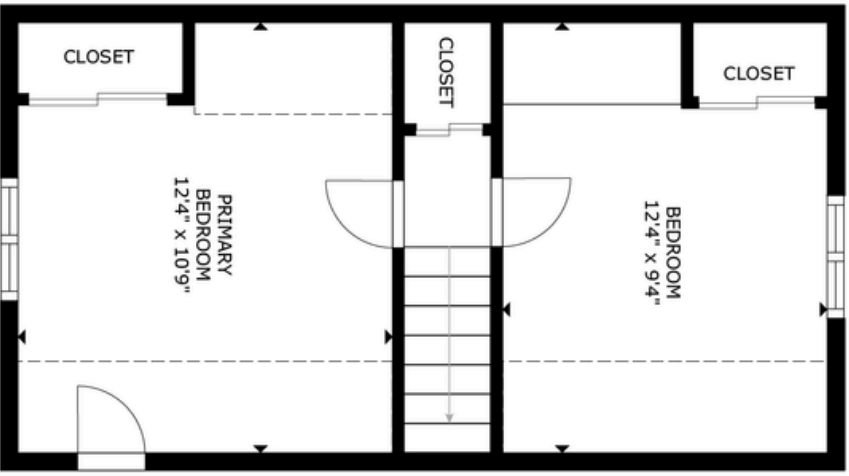
State of Maine
(207) 624-5600

Code Enforcement

LUPC
(207) 746-3500



GROSS INTERNAL AREA
 FLOOR 1: 1,070 sq. ft., FLOOR 2: 220 sq. ft.
 TOTAL: 1,290 sq. ft.
 REDUCED HEADROOM BELOW: 1.5 M: 67 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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REDUCED HEADROOM BELOW: 1.5 M: 67 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Grindstone-1492 Grindstone Road

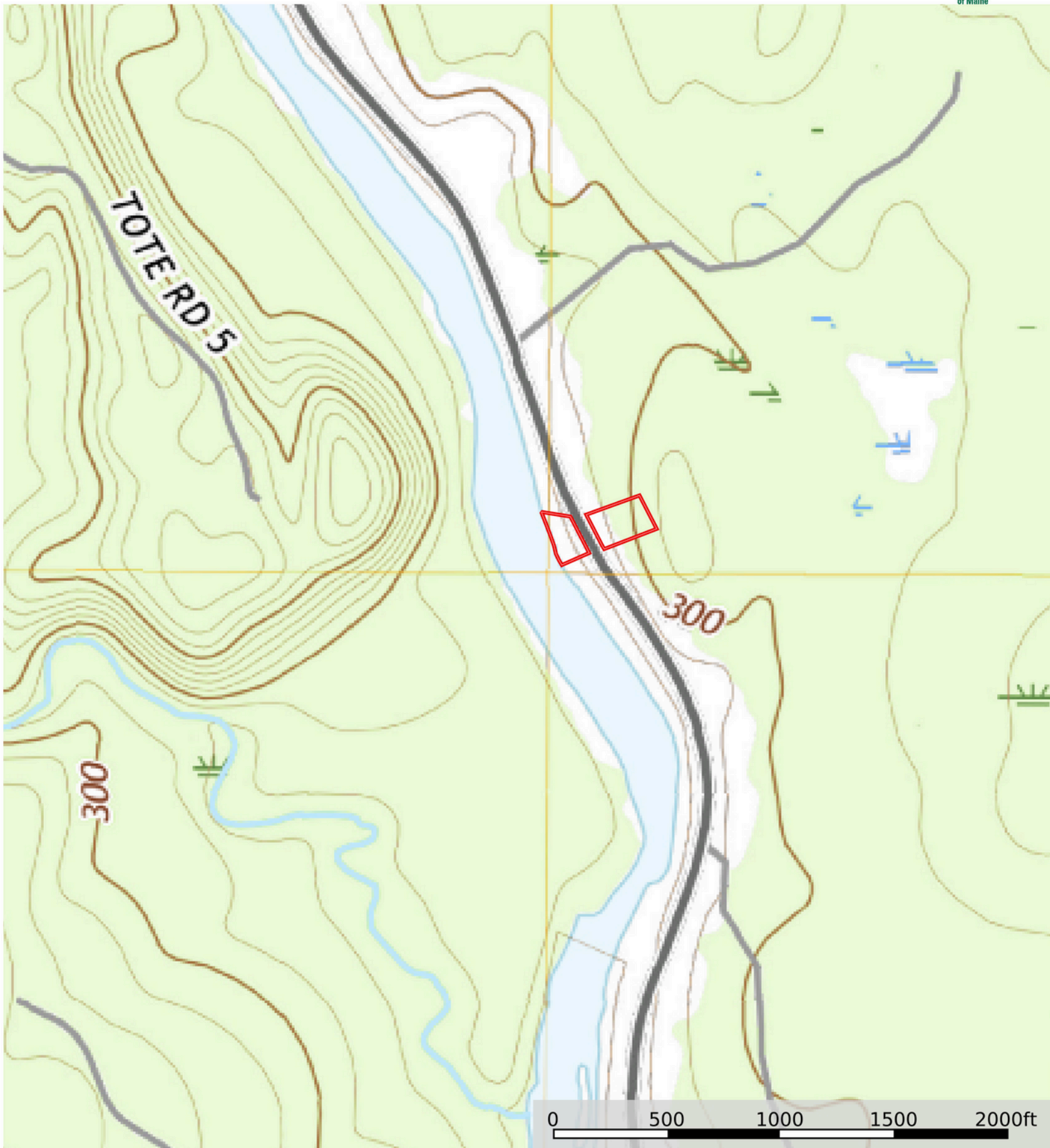
Maine, AC +/-



 Boundary

Grindstone-1492 Grindstone Road

Maine, AC +/-



 Boundary

Grindstone-1492 Grindstone Road

Maine, AC +/-



Boundary



 Boundary

 All Polygons 1.57 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CnB	Colton gravelly sandy loam, 3 to 8 percent slopes	0.59	37.58	0	30	3s
MaB	Machias fine sandy loam, 0 to 8 percent slopes	0.48	30.57	0	44	2w
CnC	Colton gravelly sandy loam, 8 to 15 percent slopes	0.38	24.2	0	29	3s
W	Water bodies	0.12	7.64	0	-	-
TOTALS		1.57(*))	100%	-	31.75	2.67

(*) 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.

 Boundary 0.61 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CnB	Colton gravelly sandy loam, 3 to 8 percent slopes	0.49	80.33	0	30	3s
W	Water bodies	0.12	19.67	0	-	-
TOTALS		0.61(*))	100%	-	24.1	3.0

(*) 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.

 Boundary 0.96 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MaB	Machias fine sandy loam, 0 to 8 percent slopes	0.48	50	0	44	2w
CnC	Colton gravelly sandy loam, 8 to 15 percent slopes	0.38	39.58	0	29	3s
CnB	Colton gravelly sandy loam, 3 to 8 percent slopes	0.1	10.42	0	30	3s
TOTALS		0.96(*))	100%	-	36.6	2.5









(*) 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

								
	1	2	3	4	5	6	7	8
'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 LOCATED AT: 1492 Grindstone Road, Grindstone TWP, ME 04460

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: In the front yard by the fence

Installed by: Merle "Sam" Dunham Inc

Date of Installation: 07/15/2009

USE: Number of persons currently using system: 2

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

Comments: Had water sample tested when well drilled in 2009, no issues.

Source of Section I information: Seller

Buyer Initials _____

Page 1 of 8

Seller Initials DAV MEK HPM

PROPERTY LOCATED AT: 1492 Grindstone Road, Grindstone TWP, ME 04460

SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable): Yes No

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: North Side of house in front of wood shed area OR Unknown

Date installed: 1986-1987 Date last pumped: 2022 Name of pumping company: Cal's Septic

Have you experienced any malfunctions? Yes No

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

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: North Side of Home beyond the septic tank

Date of installation of leach field: 1986-1987 Installed by: No information on who installed it

Date of last servicing of leach field: N/A 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: Seller states that in 2022 when Cal's septic emptied the tank they said everything was working well & tank in good shape.

Source of Section II information: Sellers

Buyer Initials _____

Seller Initials DFN MEV JPM

PROPERTY LOCATED AT: 1492 Grindstone Road, Grindstone TWP, ME 04460

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	Harmon Pellet stove	Heat Pump	Wood Stove	
Age of system(s) or source(s)	10 yrs old	5 yrs	35 yrs	
TYPE(S) of Fuel	wood pellets	Electricity	wood	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	2 ton per year	N/A	has not used in 10 yrs	
Name of company that services system(s) or source(s)	Nicaton Stove Shop	N/A	N/A	
Date of most recent service call	Fall 2023	N/A	N/A	
Malfunctions per system(s) or source(s) within past 2 years	None	None	None	
Other pertinent information	Had the blower replaced 4 yrs ago		small end wood stove located in Kitchen	

- 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: >10 yrs
- Direct/Power Vent(s): Yes No Unknown
 - Has vent(s) been inspected? Yes No Unknown
 - If Yes, date: _____

Comments: _____

Source of Section III information: Sellers

SECTION IV – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

- A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown
- If Yes, are tanks in current use? Yes No Unknown
- If no longer in use, how long have they been out of service? _____
- If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
- Are tanks registered with DEP? Yes No Unknown
- Age of tank(s): _____ Size of tank(s): _____
- Location: _____

Buyer Initials _____

Seller Initials DAV MEV JPM

PROPERTY LOCATED AT: 1492 Grindstone Road, Grindstone TWP, ME 04460

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

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

Comments: Sellers are not aware of any underground storage tanks on the property

Source of information: Sellers

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: Seller states that nothing on the property has asbestos.

Source of information: Sellers

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: The house and the garage are both built on concrete slab-no basement

Source of information: Sellers

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: Yes No Unknown

Comments: No use from prior and current owners

Source of information: Sellers

Buyer Initials _____

Seller Initials DAV MEV JPM

PROPERTY LOCATED AT: 1492 Grindstone Road, Grindstone TWP, ME 04460

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: some cracking and flaking paint outside around window & door frames house and garage.

Source of information: Sellers and observation

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: Seller

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

SECTION V – 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: _____

Buyer Initials _____

Seller Initials DAV MEV JPM

PROPERTY LOCATED AT: 1492 Grindstone Road, Grindstone TWP, ME 04460

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?

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: FEMA has not completed a study to determine flood hazard for selected location. No flood map published. _____

Source of Section VI information: _____

Buyer Initials _____ Page 6 of 8 Seller Initials DAV MEV HPM

PROPERTY LOCATED AT: 1492 Grindstone Road, Grindstone TWP, ME 04460

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 Exemption

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: _____

Year Principal Structure Built: 1986

What year did Seller acquire property? 5/6/1998

Roof: Year Shingles/Other Installed: South side of house metal roof done 2000, North side 2004

Water, moisture or leakage: None noted on both the home and garage

Comments: Original shingles on the gambrel 2 car garage-probably built late 80's early 90's

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: There is no basement-house is built on concrete slab

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: New 100 amp service 2018 when added a full house 7000 watts Predator Generator

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: New GCFIs & LED lights installed by Electrician in Bathroom & Kitchen done in 2018

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: sellers

Buyer Initials _____

Seller Initials DMV MEV JPM

PROPERTY LOCATED AT: 1492 Grindstone Road, Grindstone TWP, ME 04460

SECTION VIII — ADDITIONAL INFORMATION

Driveway paved 7-8 yrs ago. New window installed in upstairs bedroom. New hardware updated by Portland Glass on garage doors 9/12/2024.

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.

David A. Vandine 09/13/2024
SELLER DATE
David A. Vandine

Marjorie E. Vandine 09/13/2024
SELLER DATE
Marjorie E. Vandine

Harry P. Maginley 09/13/2024
SELLER DATE
Harry P. Maginley

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

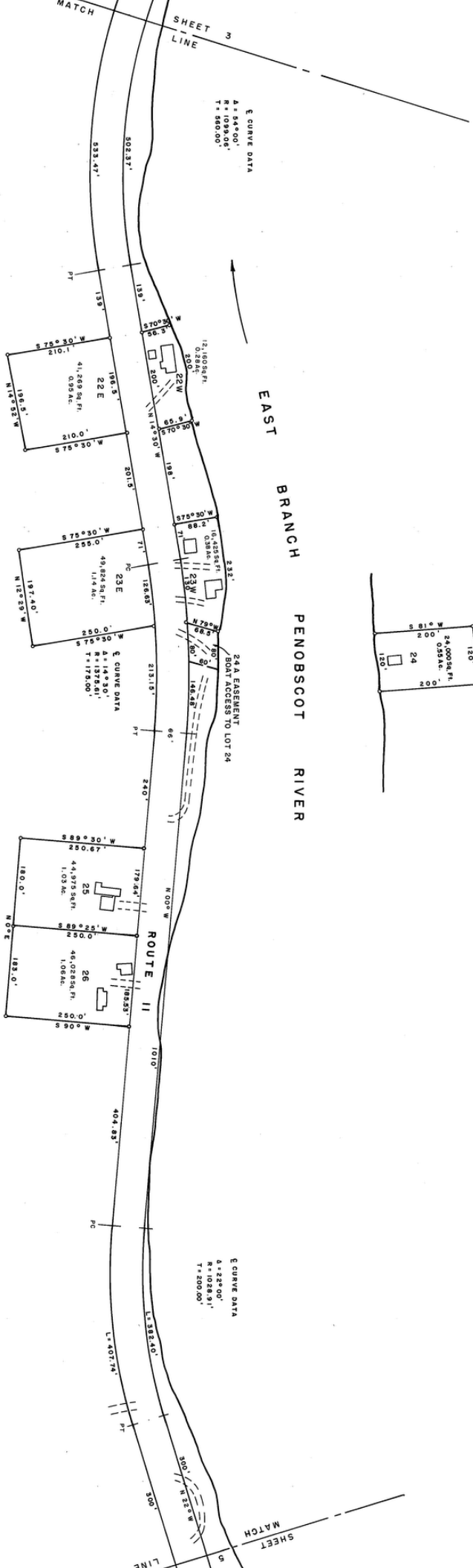
BUYER DATE

BUYER DATE

BUYER DATE



D8696



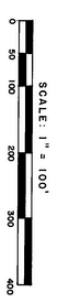
THIS PLAT COMPLIES WITH THE PROVISIONS OF 12 M.R.S.A. SECTION 669, B. 5.
 THIS PLAT HAS BEEN SIGNED BY THE LAND USE REGULATION COMMISSION SO
 THAT IT MAY BE FILED IN THE PENOBSCOT COUNTY REGISTRY OF DEEDS
 AS REPRESENTING A LEGAL DIVISION OF LAND.

BECAUSE OF THE CIRCUMSTANCES INVOLVED WITH THIS LAND DIVISION, A
 SURVEY HAS NOT BEEN CONDUCTED BY THE COMMISSION. THE SURVEY
 DESCRIBED HEREON IS TO THEIR SATISFACTION FOR BUILDING OR DEVELOPMENT
 PURPOSES. BUILDING OR THE DEVELOPMENT OF ANY OF THE LOTS HEREON
 DESCRIBED IS SUBJECT TO THE REQUIREMENTS OF THE MAINE LAND USE
 REGULATION COMMISSION. FOR MORE INFORMATION, CONTACT THE LAND USE
 REGULATION COMMISSION.

FILE REFERENCE: _____
 DATE: April 29, 1990
 DIRECTOR, LAND USE REGULATION COMMISSION

STATE OF MAINE
 PENOBSCOT COUNTY
 REGISTRY OF DEEDS
 RECEIVED AND FILED
 APR 15 1990
 AMERSONVILLE DISTRICT REGISTER

LEGEND
 ○ IRON PIN WITH CAP
 — GRANITE DRIVE
 □ BUILDING
 3 LOT NUMBER



PENOBSCOT COUNTY, MAINE
 SUBDIVISION PLAN GRINDSTON
 FOR WEBBER TIMBERLANDS
 PRENTISS & CARLISLE MANAGEMENT CO.
 SCALE: 1/4" = 100'
 DRAWN BY: J. VITAL
 CHECKED BY: E. CLEAVES
 CORRECTED TO: _____
 REVISION NO. _____
 SHEET 4 OF 9 FILE

QUIT-CLAIM DEED WITH COVENANT

HERBERT C. HAYNES, INC., a Maine corporation, a/k/a H.C. Haynes, Inc., with a mailing address of P.O. Box 96, Winn, Penobscot County, Maine, 04495, for consideration paid, grants a $\frac{1}{2}$ interest to DAVID A. VANDINE and MARJORIE E. VANDINE, husband and wife, as joint tenants, both with an address of HCR 86, Box 88, Medway, Penobscot County, Maine, 04460, and a $\frac{1}{2}$ interest to HARRY P. MAGINLEY, of 1750 Beaver Hollow Dr., West Norriton, PA 19403 with quit-claim covenants, a certain lot or parcel of land, situated in Grindstone (Township 1, Range 7 W.E.L.S.), Penobscot County, Maine bounded and described as follows:

Lot 23E and Lot 23W as laid down on a Subdivision Plan, Grindstone (T1 R7) for Webber Timberlands dated December 11, 1989 and recorded in the Penobscot County Registry of Deeds in Map File D86-90.

This conveyance is subject to, or there is excepted from this conveyance as appropriate, all real estate or rights therein, if any, including without limitation, flowage rights, rights of way, easements, licenses, leases, and permits conveyed of record by the grantor herein or grantor's predecessors in interest and all real estate or rights therein, if any, acquired by the exercise of the power of eminent domain by the State of Maine or any political subdivision thereof or any other quasi-municipal or public utility entity having the power of eminent domain, which may be of record but not specifically referred to herein.

Also excepting and reserving from this conveyance all navigable flowing water, and the property underlying said water, falling in whole or in part within the property herein conveyed. Hereby conveying, however, as appurtenant to the above-described property, any right, title or interest that the grantor may ever be determined to hold in or to said navigable flowing water, or

the property underlying said water, including the land lying between the high and low water lines, which may abut the premises conveyed herein.

Meaning and intending to convey a portion of the premises contained in a trustee's deed to Grantor herein from Kenneth Grinnell et al, dated September 28, 2000, and recorded in the Penobscot County Registry of Deeds in Book 7489 Page 343 on September 29, 2000.

IN WITNESS WHEREOF, Herbert C. Haynes, Inc., has caused this instrument to be executed by Ginger Maxwell, its Secretary, hereunto duly authorized this 15th day of May, 2001.

Witness:

HERBERT C. HAYNES, INC.

By: Ginger Maxwell
GINGER MAXWELL
Its Secretary

STATE OF MAINE
PENOBSCOT, ss.

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May 15, 2001

Then personally appeared the above named Ginger Maxwell, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said corporation.

Before me, Kimberly J. Downs
Notary Public
Print Name:



KIMBERLY J. DOWNS
MY COMMISSION EXPIRES JULY 9, 2007

**"Maine Real Estate
Transfer Tax Paid"**

PENOBSCOT COUNTY, MAINE

Susan F. Bulay
Register of Deeds



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.



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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*