

RURAL HOME

COUNTRY HOME | RURAL | QUIET

6± ACRES

9 Main Road
Burlington, Maine

Barn & 2 Car Garage



\$205,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!



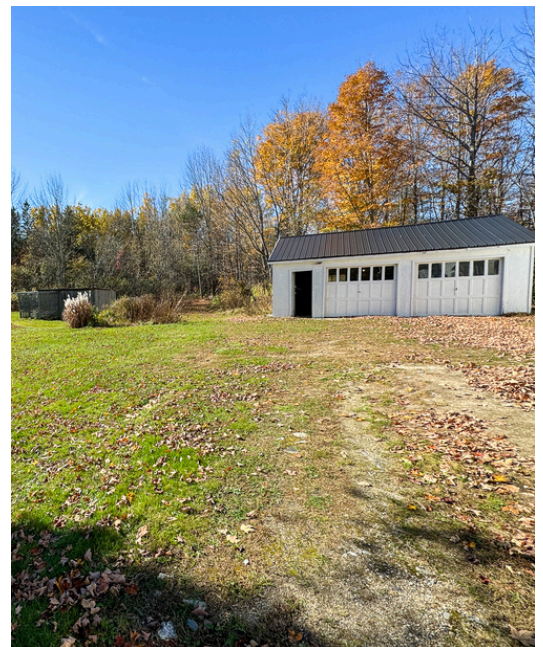


Photography by Mayhem Media

Nestled in the charming town of Burlington, Maine, 9 Main Road offers a blend of tranquility and convenience. This property is an ideal choice for those seeking a quiet rural lifestyle while remaining within easy reach of nearby towns and amenities. Whether you're a first-time homebuyer, looking for a vacation retreat, or planning to downsize, this property has much to offer.

Exterior Features The home sits on a well-maintained lot with beautiful natural surroundings. The exterior features vinyl siding, complemented by 6 acres of land, providing plenty of outdoor space for gardening, play, or relaxation. A deck area enhances the outdoor experience, perfect for enjoying the crisp Maine air. The property also includes a barn and a two-car garage.

Interior Features Step inside to discover a 3-bedroom, 1 1/2-bathroom home with 2000 square feet of comfortable living space. The kitchen welcomes you with natural sunlight, while the adjacent dining room offers a warm space for meals and gatherings. The kitchen features new appliances, soft close cabinetry, and new countertops, providing a functional workspace for everyday cooking.



Location 9 Main Road is conveniently located within 20 minutes from Lincoln offering easy access to schools, shopping, and recreational activities. Burlington is known for its proximity to the outdoors, with opportunities for hiking, fishing, hunting, and snowmobiling in the surrounding areas. Saponac pond, located nearby, is popular for activities like fishing, swimming, and boating. It's also close to larger natural attractions such as Nicasious Lake, which is well-known for its recreational opportunities and scenic views, making it a perfect destination for outdoor enthusiasts.

Additional Information This property is move-in ready, offering a rare opportunity to own a piece of peaceful Maine living. Schedule a showing today to experience all that 9 Main Road has to offer!



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Properties
of Maine**

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9 MAIN ROAD, BURLINGTON

PRICE **\$205,000**

TAXES \$847/2024

SQFT 2000 BUILT IN 1851

HOW FAR TO...



Shopping | Lincoln, 13± miles



Hospital | Lincoln, 13± miles



Airport | Bangor, 50± miles



Interstate | Exit #227, 15± miles



City | Bangor, 50± Miles



Boston | 287± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Vicki Peters

ASSOCIATE BROKER | REALTOR®



207.290.2017 cell



207.794.6164 office



vicki@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Vicki's
bio and other
listings



Testimonial:

'When looking for property in Maine we were indeed fortunate to find Vicki Peters at United Country Lifestyle Properties. Before we drove up to Maine we had many questions regarding the area and properties that were available and Vicki answered our questions via email promptly and with the insight of a person who knows the area well.

We enjoyed meeting Vicki and spending time with her. We were fortunate to find just what we wanted and Vicki was there to answer any questions we had right through closing. We are pleased to recommend her.'

Richard Wainwright



@uclifestylepropertiesme



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@lifestyleproperties



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MUNICIPAL CONTACTS

Police

Maine State Police
(207) 973-3700

Fire

Burlington Fire Dept
(207) 732-3985

Town Office

1523 Long Ridge Rd
(207) 732-3985
townclerk@burlingtonme.com

Tax Assessor

Glenda Shorey
(207) 732-3985

Code Enforcement

Nilas Kramer
(207) 732-3985

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Kathleen R. Heywood (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 9 Main Road , Burlington, ME 04417

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).

KRH 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).

KRH 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

VP (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Buyer	_____ Date	<u>Kathleen R. Heywood</u> Seller Kathleen R. Heywood	<u>10/14/2024</u> Date
_____ Buyer	_____ Date	_____ Seller	_____ Date
_____ Buyer	_____ Date	_____ Seller	_____ Date
_____ Buyer	_____ Date	_____ Seller	_____ Date
_____ Agent	_____ Date	<u>Vicki Peters</u> Agent Vicki Peters	<u>10/12/2024</u> Date

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United Country Lifestyle Properties of Maine, 113 West Broadway Lincoln ME 4457
Vicki Peters

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

Phone: (207)794-6164

Fax: (207)794-6666



Kathleen R.

PROPERTY LOCATED AT: 9 Main Road , Burlington, ME 04417

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: N/A 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? Filter

IF PRIVATE: (Strike Section if Not Applicable):
INSTALLATION: Location: North side of home in field
Installed by: UNK
Date of Installation: UNK
USE: Number of persons currently using system: 1
Does system supply water for more than one household? Yes No Unknown

Comments: Iron in Water 2019

Source of Section I information: Seller

Buyer Initials _____ Page 1 of 8 Seller Initials KRJH

PROPERTY LOCATED AT: 9 Main Road , Burlington, ME 04417

SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

~~IF PUBLIC OR QUASI PUBLIC (Strike Section if Not Applicable):~~

~~Have you had the sewer line inspected? Yes No~~

~~If Yes, what results: _____~~

~~Have you experienced any problems such as line or other malfunctions? Yes No~~

~~What steps were taken to remedy the problem? _____~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: South side of house OR Unknown

Date installed: appx 1972 Date last pumped: 11/2019 Name of pumping company: Cal's Septic

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: 11/2019 Name of company servicing tank: Cal's Septic

Leach Field: Yes No Unknown

If Yes, Location: South side of house

Date of installation of leach field: appx 1972 Installed by: UNK

Date of last servicing of leach field: 10/12/2024 Company servicing leach field: UNK

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 and previous disclosures

Buyer Initials _____

Seller Initials KRH

PROPERTY LOCATED AT: 9 Main Road , Burlington, ME 04417

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	FHW	Beehive Fireplace KT	Propane fireplace LR	N/A
Age of system(s) or source(s)	1998	1851	UNK	N/A
TYPE(S) of Fuel	OIL	Wood	Propane	N/A
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Unknown	Not used	Seasonal	N/A N/A
Name of company that services system(s) or source(s)	RH Foster	Bobby Wotton Fall 2017	RH Foster	N/A
Date of most recent service call	FALL 2024	Fall 2017	UNK	N/A
Malfunctions per system(s) or source(s) within past 2 years	None	Not used	None	N/A
Other pertinent information	None	Previous owners used for	None	N/A N/A

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: **Fall 2019**
 Date chimney(s) last cleaned: **Fall 2019**

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

Comments: **Chimney repointing 2017**

Source of Section III information: **Seller and previous disclosures**

SECTION IV – HAZARDOUS MATERIAL

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

Buyer Initials _____ Page 3 of 8 Seller Initials **KRJH**

PROPERTY LOCATED AT: 9 Main Road , Burlington, ME 04417

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: _____

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: **Seller**

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

Comments: _____

Source of information: **Seller**

Buyer Initials _____

Seller Initials KRH

PROPERTY LOCATED AT: 9 Main Road , Burlington, ME 04417

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: Exterior siding and trim

Source of information: _____

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: _____

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: Seller

Buyer Initials _____

Seller Initials KRH

PROPERTY LOCATED AT: 9 Main Road , Burlington, ME 04417

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: None

Source of Section VI information: Seller/FEMA's National Flood Hazard Layer (NFHL) Viewer - Area NOT included

Buyer Initials _____ Page 6 of 8 Seller Initials KRH

PROPERTY LOCATED AT: 9 Main Road , Burlington, ME 04417

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: _____

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? Yes No Unknown

If Yes, explain: _____

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: 1851

What year did Seller acquire property? 2019

Roof: Year Shingles/Other Installed: 2020

Water, moisture or leakage: None

Comments: 30 year architectural Shingles

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: Spring - Sump pump takes care of it. Seller has a new sump pump

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? Yes No

Comments: None

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: New panel and breakers - Part of kitchen renovation

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 MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None known

Comments: None

Source of Section VII information: Seller/visual

Buyer Initials _____ Page 7 of 8 Seller Initials KRH

PROPERTY LOCATED AT: 9 Main Road , Burlington, ME 04417

SECTION VIII – ADDITIONAL INFORMATION

Updates:

- 1.) Custom shower by bath fitters Jan 2020**
- 2.) 30 year architectural shingles May 2020**
- 3.) Extensive beam replacement and lolly Columns in basement**
- 4.) Supports in barn started in 2022 - SEE ATTACHMENT FOR ADDITIONAL INFO**

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.

<u><i>Kathleen R. Heywood</i></u>	<u>10/14/2024</u>	SELLER	DATE	SELLER	DATE
Kathleen R. Heywood					
SELLER	DATE	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



alcove off dining room. Removal of wood stove in dining room, wall and woodwork/moulding trim paint. Removal of wall paper, fresh paint, ceiling tiles + crown moulding, all woodwork + trim painted in living room. Removal of wall paper and fresh paint in front entry and stairwell as well as upstairs hallway. Removal of all wall paper, replacement of missing paneling, ceiling tiles and ceiling. Floor mouldings, windows, woodwork, and floor paint in master bedroom, floor paint, wall paint, all trim paint, ceiling tiles + new trim in middle bedroom. Removal of wall paper, all wall + woodwork paint, ceiling repainted, custom shower, new sink + faucet provided (not installed as of today) in upstairs bath. Lg 3rd bedroom has not had any work + remains as is.

The kitchen project started as a structural repair which was to be done top down but once opened up it was not possible and ended up being a complete gut job. The north + west wall sheetrock, insulation, + electrical are new. North windows over sink completely reframed, new sub floor, new mop boards, new window reframing on south side windows, new FHW baseboard, all new paint, new finish flooring, new non-stock base cabinets (soft close) including trash bins to the right of the sink, new counter tops, new door to laundry room, French door refrigerator + 5 burner stove with convection + removable griddle new in January 2020. Switches, plugs + covers purchased not installed as of today.

New paint in laundry room + new pantry cabinet. New light purchased, not installed as of today.

New smoke / carbon detectors, 2 fire extinguishers, 2 fire blankets provided, not installed as of today.

Garage has new sill plate, corner post, replacement of side windows w/old re-used windows. T1-11 replaced / painted

Barn to was removed from right side of garage. Debris is supposed to be removed but has not been as of today.

Old one holer outhouse appendage on back of barn removed, area closed up and siding replaced. Siding is close but not exact match as house siding originally used is no longer made.

Driveway side deck new in May 2023

Front deck new in Fall 2024

Deck off of barn made structurally sound with new concrete pads fall of 2024

Home includes furnishings as shown and John Deere X350B riding mower purchased new May 2020 with current hours less than 100.

Entry porch new paint and LVP flooring with new mop boards. Washable rug.

KRH

N O T N O T
A N A N
O F F I C I A L O F F I C I A L
C O P Y E X H I B I T A C O P Y

A certain lot or parcel of land, together with any buildings and improvements thereon, situate in the Town of Burlington, County of Penobscot, State of Maine, bounded and described as follows:

O F F I C I A L O F F I C I A L
C O P Y C O P Y

Beginning at the point of intersection of the westerly and southerly sidelines of Route 188 at Burlington Corners; thence South eighty-three degrees, fifty-three minutes, fifty-three seconds West (N 83° 53' 53" W along the southerly sideline of Route 188, a distance of two hundred thirty-six and eighty-one hundredths (236.81 feet, more or less, to land of the Burlington Congregational Church, a 3/4" iron rod found on or near said point; thence southerly along said Church Lot, a distance of one hundred thirty-eight and five tenths (138.5 feet, more or less, to the southeast corner of said Church Lot, a 3/4" iron rod found on or near said point; thence westerly along said Church Lot, a distance of three hundred sixty and three tenths (360.3 feet, more or less, to the east line of land conveyed by Linwood Batchelder to Vinal Stratton as Parcel 1 in a deed recorded in the Penobscot Registry of Deeds, Book 2902 Page 234; thence South thirteen degrees, thirty-six minutes, sixteen seconds West (S 13° 36' 16" W along said Parcel 1, a distance of one hundred twelve and six hundredths (112.06 feet to a found 1/4" iron rod; thence South six degrees, twenty minutes, twenty-six seconds West (S 6° 20' 26" W along remaining land of Roland E. Minott, a distance of three hundred twenty-four and forty-six hundredths (324.46 feet to a rebar set at a point three hundred (300 feet northerly of and perpendicular to a stone wall and fence on or near Roland E. Minott's south line; thence South eighty-three degrees, thirty-nine minutes, thirty-four seconds East (S 83° 39' 34" E along a line parallel with said wall and fence, a distance of four hundred ninety-six and seventy-six hundredths (496.76 feet to a set rebar on the westerly sideline of said Route 188; thence North eighteen degrees, thirty minutes, twenty-five seconds East (N 18' 30' 25" E along said road, a distance of five hundred sixty-eight and sixty-nine hundredths (568.69 feet to the point of beginning

Said parcel according to a survey by Cook Land Services of Old Town, Maine, in January of 1993. It is specially noted that during the course of said survey, the dimensions of the Burlington Congregational Church Lot and iron pins called for in the deed from Lawrence L, Rehlander and Paula J. Rehlander to Roland E. Minott, dated March 31, 1992, recorded in the Penobscot County Registry of Deeds in Volume 5035 Page 188, were accepted as found in the field. No attempt was made to determine if said pins marked the correct limits of said Church lot

Set rebars mentioned herein are 40" long standard 5/8" diameter reinforcing rods and are marked with yellow plastic caps bearing the Inscription "COOK LAND SYS" and "PLS #2071"

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

NOT AN OFFICIAL COPY
NOT AN OFFICIAL COPY
WARRANTY DEED
(Maine Statutory Short Form)

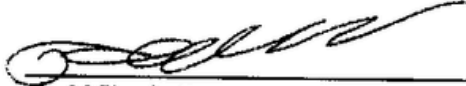
KNOW ALL PERSONS BY THESE PRESENTS, that, **Todd Haskell and Tami Haskell** of Burlington County of Penobscot, State of Maine, for consideration paid, grant to **Kathleen R. Heywood**, having a mailing address of 100 Captains Walk Cir. 3, Salem, SC 29676-4411, with **WARRANTY COVENANTS**, the land with any buildings thereon, situated at 9 Main Road, Burlington, County of PENOBSCOT and State of Maine, described as follows:

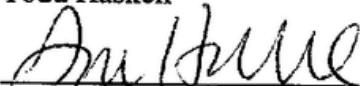
See Attached Exhibit A

Meaning and intending to convey the same premises conveyed to Todd Haskell and Tami Haskell by virtue of a deed from Carol Thompson dated June 23, 2017 and recorded in the PENOBSCOT County Registry of Deeds in Book 14523, Page 134.

Witness my hand and seal this 8th day of November, 2019.

Witness



Todd Haskell



Tami Haskell

STATE OF Maine
COUNTY OF PENOBSCOT

November 8, 2019

Then personally appeared before me the above named **Todd Haskell and Tami Haskell** acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,



Notary Public/ Attorney at Law
Printed Name: *Deena L. Crocker*
My Comm. Exp: *1-13-2021*



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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“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