

# HILLTOP GETAWAY

HUNTING | OFF-GRID | RECREATIONAL

30.8± ACRES

6 Johnson Kneel Road  
Lowell, Maine

WELL & SEPTIC



**\$159,900**

[WWW.LIFESTYLEPROPERTIESOFMAINE.COM](http://WWW.LIFESTYLEPROPERTIESOFMAINE.COM)

# Table of **CONTENTS**

**03**

**PROPERTY DETAILS & DESCRIPTION**

**06**

**MEET YOUR AGENT**

**07**

**MUNICIPAL CONTACTS**

**08**

**MAPS**

**16**

**PROPERTY DISCLOSURE**

**25**

**DEED**

Scan to view the  
full property details  
and video!





Wonderful hilltop getaway. This cabin has amazing views of Cold Stream Pond high up on a hilltop. Cold Stream is a larger cold-water lake with great bass, togue and landlocked salmon fishing. This 30.8-acre lot has been well maintained and manicured. The cabin has a drilled well and septic and is off-grid, but runs fully on a generator. One could also install a solar system; this property would be perfect for that as you would get plenty of sun. The current owner lives here year-round. This would make a great hunting property as well.

There is also a 12x28 Old Hickory deluxe cabin on the lot just a short distance from the main house. Use that cabin for guests or as an in-law cabin. The cabin has laminate floors and is insulated.

Lowell Maine is just 15 minutes from Lincoln with its grocery and hardware stores. There is a Wal-Mart and larger stores you can get lumber from. There is a hospital, hotels, and restaurants as well. Lowell is 45 minutes from Bangor, the next large town. Here you can find more medical facilities, large home improvement stores, and some entertainment.

The second lot of this property could be subdivided and has ROW and frontage on the Johnson Kneel Road. Come take a look at this amazing quiet retreat today!



*Photography by Mayhem Media*

[www.lifestylepropertiesofmaine.com](http://www.lifestylepropertiesofmaine.com)

(800) 286-6164



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Properties  
of Maine**

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# 6 JOHNSON KNEEL ROAD, LOWELL

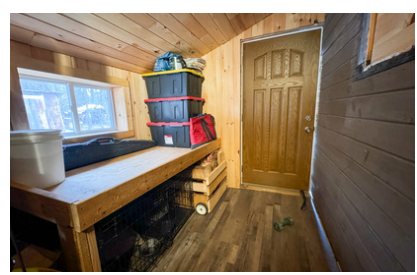
PRICE	<b>\$159,900</b>		
TAXES	\$779/2022		
SQFT	700	BUILT IN	2008

## HOW FAR TO...

-  Shopping | Lincoln, 15± miles
-  Hospital | Lincoln, 16± miles
-  Airport | Bangor, 47± miles
-  Interstate | Exit #217, 18± miles
-  City | Bangor, 45± Miles
-  Boston | 280± miles



KITCHEN



STORAGE



BED ROOM



BATHROOM



# Emily Pond

ASSOCIATE BROKER | REALTOR®



207.794.4152 cell



207.794.6164 office



emily@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Emily's  
bio and other  
listings



## Testimonial:

'I was fortunate enough to have the opportunity to work with Emily Pond on two different properties. She was incredible to work with! She took the time to explain the process and was extremely knowledgeable on all areas pertaining to listing, selling, and closing both properties. I would highly recommend her as your realtor, and will turn to her again in the future if I ever need to list a property. Don't waste your time searching around, go straight to United Country Lifestyle Properties of Maine! They offer a more than fair price given the amount of work and effort they put into listing and selling your property.'

**Dan Reed**



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

# MUNICIPAL CONTACTS

## **Police**

Sheriff Dept  
(207) 947-4585

## **Fire**

Lowell Fire Dept  
(207) 732-5177

## **Town Office**

129 W Old Main Road  
(207) 732-5177

## **Tax Assessor**

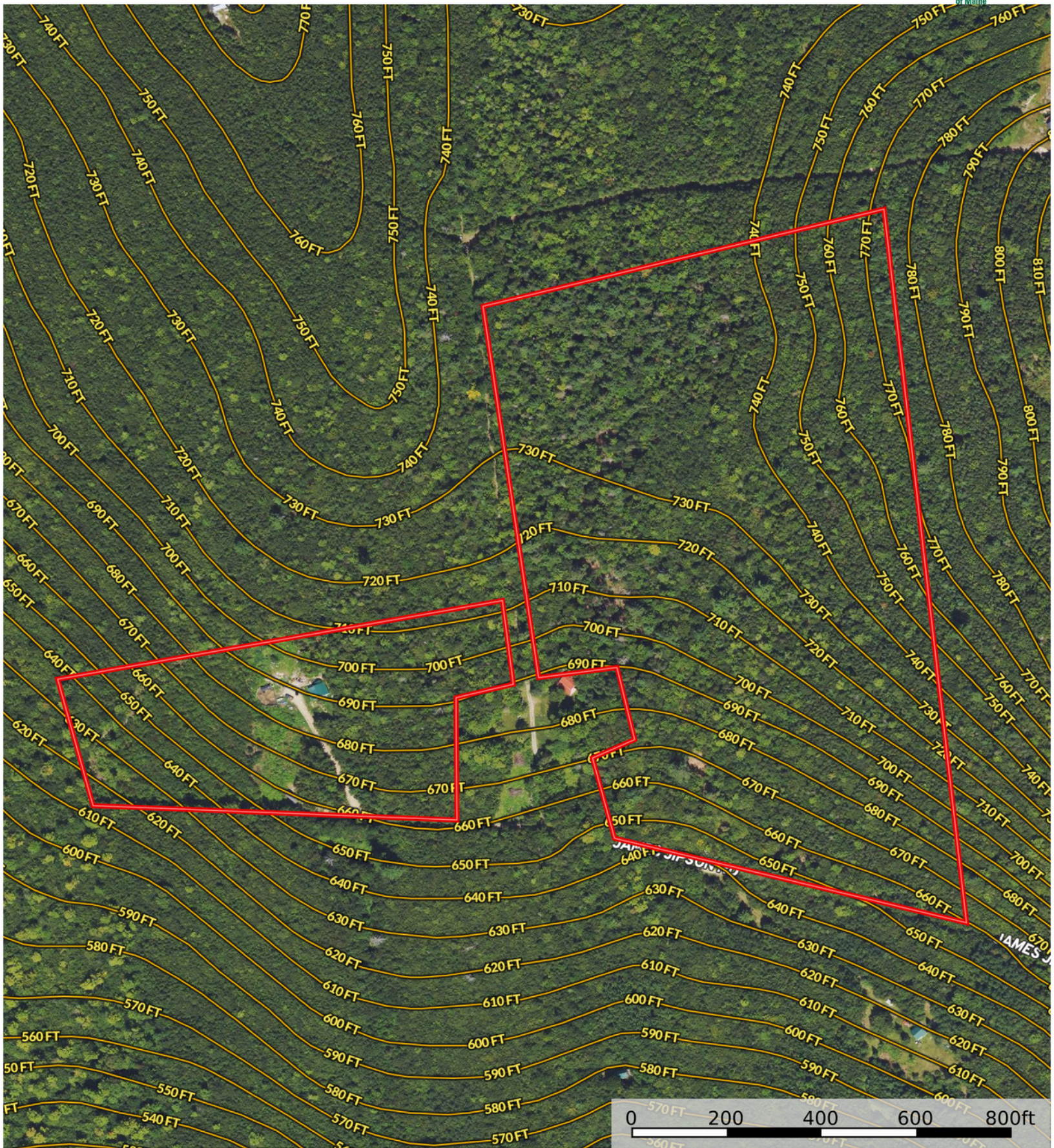
(207) 732-5177

## **Code Enforcement**

Dwight Tilton  
(207) 794-4434

# Lowell - 6 Johnson Kneel Rd

Maine, AC +/-



Boundary



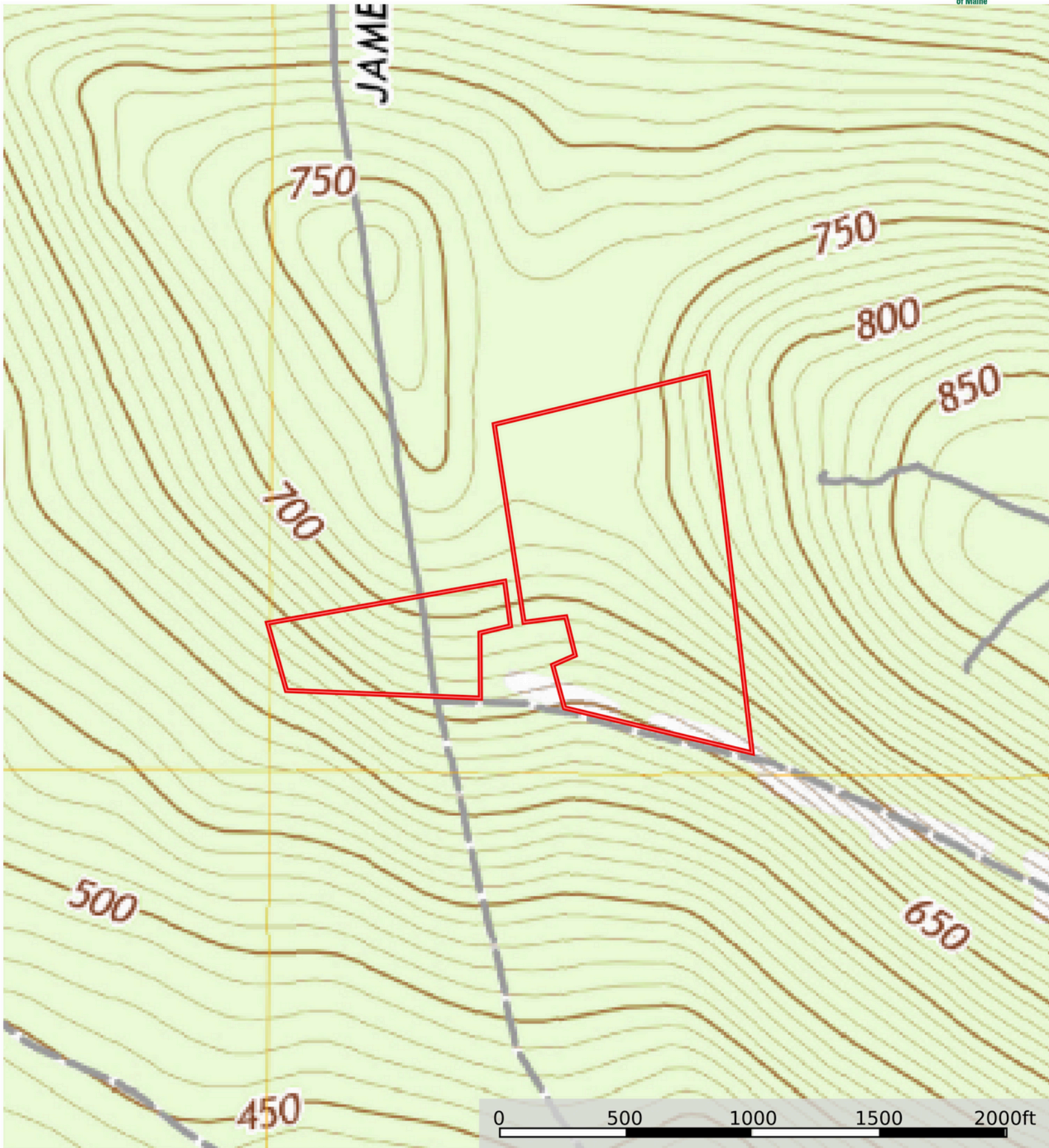
# Lowell - 6 Johnson Kneel Rd

Maine, AC +/-



# Lowell - 6 Johnson Kneel Rd

Maine, AC +/-



 Boundary



Boundary

▮ All Polygons 31.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CaC	Canaan extremely rocky sandy loam, 5 to 15 percent slopes	18.75	59.73	0	13	7s
CaE	Canaan extremely rocky sandy loam, 15 to 45 percent slopes	12.65	40.3	0	3	7s
TOTALS		31.4(*)	100%	-	8.97	7.0

(\*) 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 24.33 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CaC	Canaan extremely rocky sandy loam, 5 to 15 percent slopes	18.41	75.7	0	13	7s
CaE	Canaan extremely rocky sandy loam, 15 to 45 percent slopes	5.92	24.34	0	3	7s
TOTALS		24.33(*)	100%	-	10.57	7.0

(\*) 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 7.07 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CaE	Canaan extremely rocky sandy loam, 15 to 45 percent slopes	6.73	95.19	0	3	7s
CaC	Canaan extremely rocky sandy loam, 5 to 15 percent slopes	0.34	4.81	0	13	7s
TOTALS		7.07(*)	100%	-	3.48	7.0









(\*) 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.

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

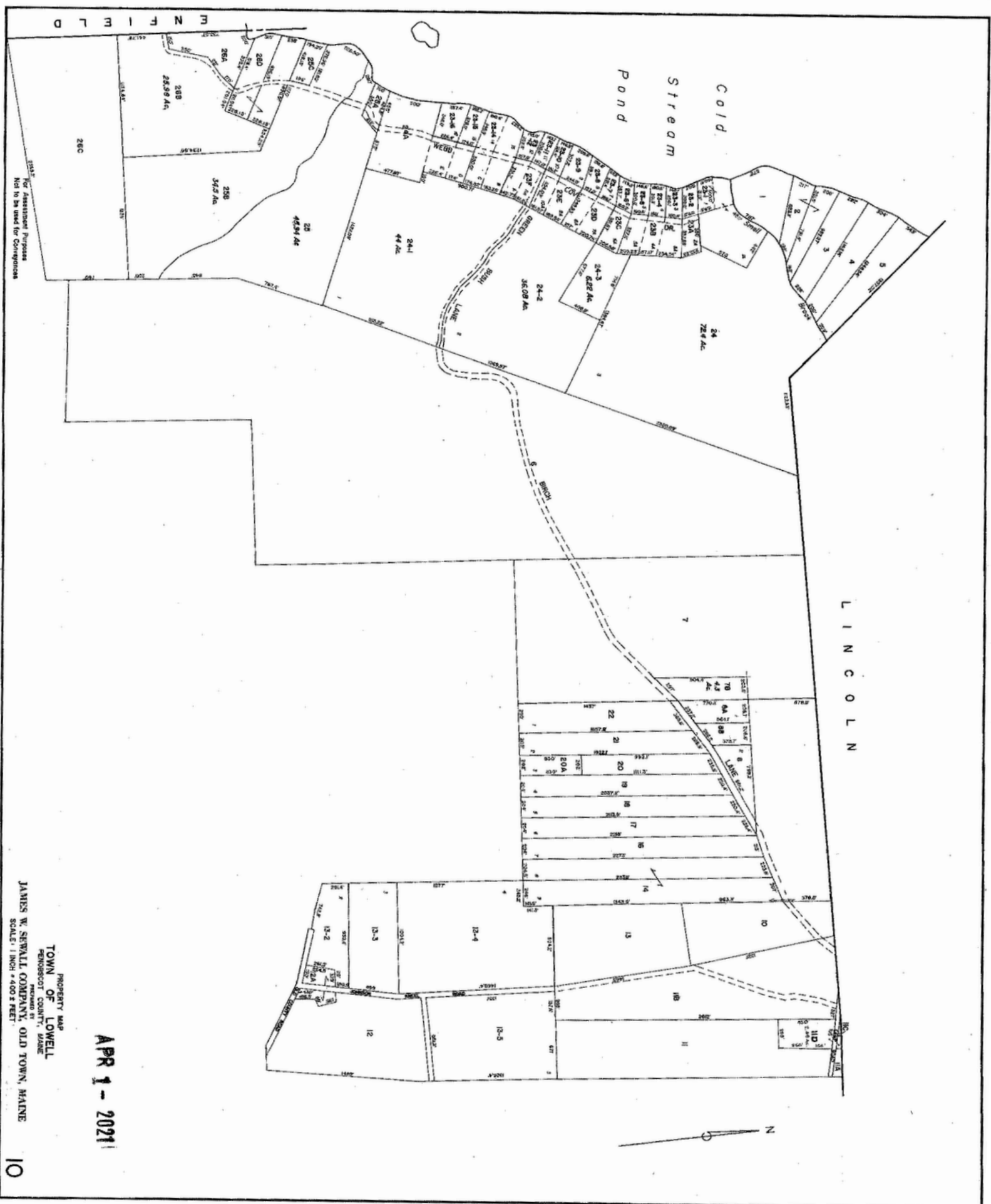
Land, Capability

								
	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



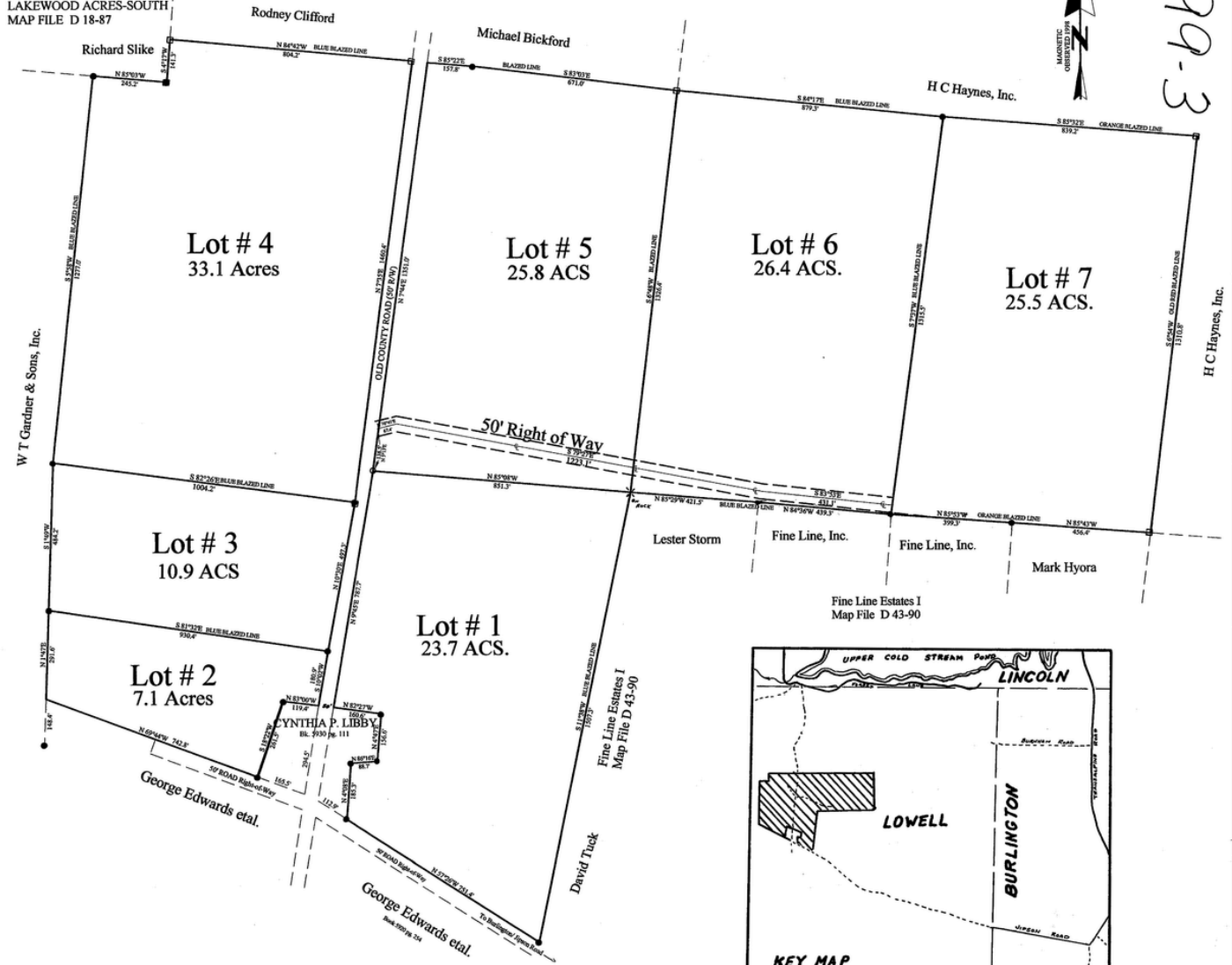
Not to be used for Conveyance

PROPERTY MAP  
 TOWN OF LOWELL  
 RENOSCOOT COUNTY, MAINE  
 PREPARED BY  
 JAMES W. SEWALL COMPANY, OLD TOWN, MAINE  
 SCALE: 1 INCH = 400 FEET.

APR 1 - 2021

1999-3

LAKEWOOD ACRES-SOUTH  
MAP FILE D 18-87



----- NOTES -----

This survey was done to a Condition III according to the Standards of the Board of Licensure for Land Surveyors. EXCEPTIONS: No written report, No descriptions, No complete deed research, and not all corners monumented.

Deed References to Rodney Clifford are Book 6750 page 157, page 161, page 163 and page 179 of the Penobscot County Registry of Deeds.

This plan shows seven (7) lots and 152.5 Acres.

This subdivision does not lie within a flood zone as shown on the National Flood Insurance Maps for Lowell, Me.

This subdivision does not lie within a shoreland zone as per the zoning maps for Lowell, Maine.

This subdivision does not contain any NPA wetlands.

The existing spring brook (as a water source) on Lot # One southerly of Libby's Spring is to be reserved for all lot owners as a source of domestic water.

PLANNING BOARD - TOWN OF LOWELL

APPROVED BY: *Wesley J. Sherry*  
*Stephane P. Levesque*  
*Michael J. Goff*  
*Ronda L. Dalley*

DATED: 1-19-99

THIS PLAN HAS BEEN REVIEWED AND SIGNED ACCORDING TO TITLE 30A MRSA subsection 4024 BY THE PLANNING BOARD OF THE TOWN OF LOWELL, MAINE.

STATE OF MAINE  
PENOBSCOT, SS.  
REGISTRY OF DEEDS  
RECEIVED AND FILED  
February 8 1999  
10 A.M.  
Aimee M. Boley  
Register

SUBDIVISION PLAN  
OF  
**HILLTOP ESTATES**  
FOR  
RODNEY CLIFFORD  
12 LAKEVIEW ST.  
LINCOLN, ME.  
ON  
**JOHNSON-NEAL HILL**  
off the  
JIPSON ROAD  
IN  
**LOWELL**  
Penobscot County, Maine

JAMES H. HARRIS, PLS # 1168  
BOX 764, LINCOLN, ME. 04457  
Dated: November 30, 1998

----- LEGEND -----

- Found 5/8" rebar - PLS 8458
- Found post & stone
- Found post & rebar
- Set 3/4" rebar

SCALE 1 inch = 200 feet  
200 0 200 400

1999-3

# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Joshua Kingsley (hereinafter "Seller")  
AND \_\_\_\_\_ (hereinafter "Buyer")  
FOR PROPERTY LOCATED AT 6 Johnson Kneel Rd, Lowell,

Said contract is further subject to the following terms:

## Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

## Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

## Agent's Acknowledgment

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

## Certification of Accuracy

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

\_\_\_\_\_  
Buyer Date

Joshua Kingsley 8/14/2023  
Seller Joshua Kingsley Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date


\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Buyer Date

Emily Pond 8/14/2023  
Agent Emily Pond Date

\_\_\_\_\_  
Agent Date

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United Country Lifestyle Prope, 113 West Broadway Lincoln ME 04457  
Emily Pond

Phone: (207)794-6164 Fax:  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwof.com](http://www.lwof.com)



6 Johnson Kneel



PROPERTY LOCATED AT: 6 Johnson Kneel Rd, Lowell,

### 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: **to the left of the house**

Installed by: **UNKNOWN**

Date of Installation: **2019**

USE: Number of persons currently using system: **4**

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

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

Source of Section I information: **seller**

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

Seller Initials **JK** \_\_\_\_\_

PROPERTY LOCATED AT: 6 Johnson Kneel Rd, Lowell,

**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: **POLY**

Location: **Back right of the house** OR  Unknown

Date installed: 2019 Date last pumped: n/a Name of pumping company: n/a

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

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

Date of last servicing of tank: n/a Name of company servicing tank: n/a

Leach Field: .....  Yes  No  Unknown

If Yes, Location: **Back of house**

Date of installation of leach field: 2019 Installed by: **Owner**

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: \_\_\_\_\_

Source of Section II information: **seller**

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

Seller Initials JK

PROPERTY LOCATED AT: **6 Johnson Kneel Rd, Lowell,**

**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	<b>Wood Stove</b>			
Age of system(s) or source(s)	<b>2019</b>			
TYPE(S) of Fuel	<b>wood</b>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>4 to 5 cord</b>			
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	<b>none</b>			
Other pertinent information				

- Are there fuel supply lines? .....  Yes  No  Unknown
- Are any buried? .....  Yes  No  Unknown
- Are all sleeved? .....  Yes  No  Unknown
- Chimney(s): .....  Yes  No
- If Yes, are they lined: .....  Yes  No  Unknown
- Is more than one heat source vented through one flue? .....  Yes  No  Unknown
- Had a chimney fire: .....  Yes  No  Unknown
- Has chimney(s) been inspected? .....  Yes  No  Unknown
- If Yes, date: \_\_\_\_\_
- Date chimney(s) last cleaned: \_\_\_\_\_
- Direct/Power Vent(s): .....  Yes  No  Unknown
- Has vent(s) been inspected? .....  Yes  No  Unknown
- If Yes, date: \_\_\_\_\_

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

Source of Section III information: **seller**

**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 *JK*

PROPERTY LOCATED AT: **6 Johnson Kneel Rd, Lowell,**

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: \_\_\_\_\_  Yes  No  Unknown

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

Source of information: **seller**

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

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

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

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

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

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

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

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

Source of information: **seller**

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

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

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

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

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

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

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

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

Source of information: **seller**

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

Comments: \_\_\_\_\_  Yes  No  Unknown

Source of information: **seller**

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

Seller Initials *JK*

PROPERTY LOCATED AT: 6 Johnson Kneel Rd, Lowell,

**F. LEAD-BASED PAINT/PAINT HAZARDS** – (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? .....  
.....  Yes  No  Unknown  Unknown (but possible due to age)

If Yes, describe location and basis for determination: \_\_\_\_\_

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards:  Yes  No

If Yes, describe: \_\_\_\_\_

Are you aware of any cracking, peeling or flaking paint? .....  Yes  No

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

Source of information: **seller**

**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: **ROW**

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? **landowners**

Road Association Name (if known): \_\_\_\_\_

Source of information: **seller**

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

Seller Initials JK

PROPERTY LOCATED AT: **6 Johnson Kneel Rd, Lowell,**

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

Source of Section VI information: **seller**

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

Seller Initials JK

PROPERTY LOCATED AT: **6 Johnson Kneel Rd, Lowell,**

**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: **7 acre parcel gets the 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: **none**

Year Principal Structure Built: **2019**

What year did Seller acquire property? **2019**

Roof: Year Shingles/Other Installed: **2019**

Water, moisture or leakage: **none**

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

Foundation/Basement:

Is there a Sump Pump? .....  Yes  No  Unknown

Water, moisture or leakage since you owned the property: .....  Yes  No  Unknown

Prior water, moisture or leakage? .....  Yes  No  Unknown

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

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: \_\_\_\_\_

Has all or a portion of the property been surveyed? .....  Yes  No  Unknown

If Yes, is the survey available? .....  Yes  No  Unknown

Manufactured Housing – Is the residence a:

Mobile Home .....  Yes  No  Unknown

Modular .....  Yes  No  Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure .....  Yes  No  Unknown

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

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

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

Source of Section VII information: **seller**

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

Seller Initials *JK*

PROPERTY LOCATED AT: 6 Johnson Kneel Rd, Lowell,

**SECTION VIII – ADDITIONAL INFORMATION**

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

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: .....  Yes  No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Joshua Kingsley                      09/08/2024  
SELLER                                      DATE  
**Joshua Kingsley**

\_\_\_\_\_  
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



## **Quitclaim Deed With Covenant**

**Better Living Lands, LLC.**, a limited liability company, having a mailing address of PO Box 127, Lincoln, Maine 04457 for consideration paid, **GRANTS** to **Joshua Kingsley**, with a mailing address of 235 Gorham Bridge Road, Florence, Vermont 05744, with **QUITCLAIM COVENANT**, the land, together with the improvements thereon, in Lowell, Penobscot County, Maine to wit;

Being Lot No. 2 as shown on a subdivision plan for "Hilltop Estate" for Rodney Clifford, 12 Lakeview Street, Lincoln, ME on Johnson-Neal Hill off the Jipson Road in Lowell, Penobscot County, Maine, dated November 30, 1998, approved by the Planning Board of the Town of Lowell, January 19, 1999 and recorded in the Penobscot County Registry of Deed in Map File 1999-3, being more particularly bounded and described as follows:

Commencing at a found 5/8" rebar on the northerly sideline of a 50' road right of way, said rebar also marks the most southwesterly corner of land of Cynthia P. Libby as described in a deed recorded in Book 5930, Page 111, Penobscot County Registry of Deeds; thence N 18° 22' W along Libby's most westerly line two hundred sixty-one and five tenths (261.5) feet; thence S 83° 0' E one hundred nineteen and four tenths (119.4) feet along Libby's northerly sideline to the westerly sideline of a 50' right of way; thence N 10° 2' E one hundred eighty and nine tenths (180.9) feet along the westerly sideline of said 50' right of way to a 5/8" rebar marking the southeasterly corner of Lot No. 3 as shown on the aforementioned plan; thence N 81° 32' W along the southerly sideline of Lot No. 3 being a blue blazed line, nine hundred thirty and four tenths (930.4) feet to a 5/8" rebar situate on the southwesterly corner of Lot No. 3 and along the easterly sideline of land of W.T. Gardner & Sons, Inc.; thence S 1° 47' W two hundred ninety-one and six tenths (291.6) feet to a point; said point being one hundred forty-eight and four tenths (148.4) feet N 1° 47' E from a 5/8" rebar; thence S 69° 44' E seven hundred forty-two and eight tenths (742.8) feet along the northerly sideline of land of George Edwards, et al. to the point of beginning.

Also conveying a right of way for access by foot, motor vehicle or otherwise, including the right to place utility lines, along the Burlington/Jipson Road to the Transalpine Road. Also granting the right to take water from an existing Spring Brook located on Lot No. 1. Access is granted to Lot No. 1 in the most direct route in order to take water from said Spring Brook. This right does not include the right to lay pipes from the premises conveyed herein to Spring Brook.

Being the same premises described in a deed from Christopher Jones and Lori Jones to Better Living Lands, LLC dated July 2, 2018 and recorded in the Penobscot County Registry of Deeds, Book 14867, Page 282.

Lacey M. Jarrow  
Witness

Brian Souers Authorized Member  
Better Living Lands, LLC

STATE OF MAINE  
PENOBSCOT, ss.

June 21, 2019

Personally appeared the above named Brian Souers, authorized member of Better Living Lands, LLC., and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Heather A Noble  
Notary Public

Heather A Noble  
(Print Name)

HEATHER A. NOBLE  
Notary Public  
State of Maine  
My Commission Expires  
March 18, 2023

**TRUSTEES' DEED**

**KENYON RUSSELL CLIFFORD, SUCCESSOR TRUSTEE OF THE KENYON RUSSELL CLIFFORD TRUST, created by Declaration of Trust dated November 27, 2000, with a mailing address of 80 Lee Road, Lincoln, Maine, 04457, and GREGORY M. CLIFFORD, SUCCESSOR TRUSTEE OF THE GREGORY M. CLIFFORD TRUST, created by Declaration of Trust dated November 27, 2000, with a mailing address of P.O. Box 32, Lincoln, Maine, 04457, for consideration paid, grant to JOSHUA KINGSLEY, with a mailing address of 6 Johnson Kneel Road, Burlington, Maine, 04417, the land, together with any improvements thereon, in Lowell, Penobscot County, Maine, bounded and described as follows:**

Being Lot 1 as shown on the Subdivision Plan of Hilltop Estates, dated November 30, 1998 and recorded in Map File 1999-3 of the Penobscot County Registry of Deeds.

Meaning and intending to convey a portion of the premises described in the deed from Rodney Blake Clifford to Rodney Blake Clifford, as Trustee of The Kenyon Russell Clifford Trust under Declaration of Trust dated November 27, 2000 and Rodney Blake Clifford, as Trustee of The Gregory M. Clifford Trust, under Declaration of Trust dated November 27, 2000, recorded on January 17, 2001 in Book 7579, Page 243 of the Penobscot County Registry of Deeds. Rodney Blake Clifford passed away on February 14, 2001. Under the terms of The Kenyon Russell Clifford Trust, Kenyon Russell Clifford was named Successor Trustee and under the terms of The Gregory M. Clifford Trust, Gregory M. Clifford was named Successor Trustee.

Kenyon Russell Clifford hereby warrants and covenants that he has full authority under the terms of The Kenyon Russell Clifford Trust to execute this deed and to convey the property as above-described, that no actions are pending with respect to The Kenyon Russell Clifford Trust which could affect the Trustee's ability to convey said property, and on behalf of the Trust, hereby conveys the property.

Gregory M. Clifford hereby warrants and covenants that he has full authority under the terms of The Gregory M. Clifford Trust to execute this deed and to convey the property as above-described, that no actions are pending with respect to The Gregory M. Clifford Trust which could affect the Trustee's ability to convey said property, and on behalf of the Trust, hereby conveys the property.

This deed shall be construed according to the laws of the State of Maine.

IN WITNESS WHEREOF, Kenyon Russell Clifford, Successor Trustee of The Kenyon Russell Clifford Trust, created by Declaration of Trust dated November 27, 2000, has caused this instrument to be executed this 3<sup>rd</sup> day of June, 2021.

Witness:

THE KENYON RUSSELL CLIFFORD TRUST  
CREATED BY DECLARATION OF TRUST  
DATED NOVEMBER 27, 2000

\_\_\_\_\_

By:

*Kenyon Russell Clifford*  
KENYON RUSSELL CLIFFORD  
Trustee

STATE OF MAINE  
County of Penobscot, ss.

June 3, 2021

Then personally appeared the above named Kenyon Russell Clifford, Successor Trustee of The Kenyon Russell Clifford Trust, created by Declaration of Trust dated November 27, 2000, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Trust.

Before me,

*Lacey W. Farrar*  
NOTARY PUBLIC

*Lacey W. Farrar*  
TYPE OR PRINT NAME AS WRITTEN



IN WITNESS WHEREOF, Gregory M. Clifford, Successor Trustee of The Gregory M. Clifford Trust, created by Declaration of Trust dated November 27, 2000, has caused this instrument to be executed this 7<sup>th</sup> day of June, 2021.

Witness:

THE GREGORY M. CLIFFORD TRUST  
CREATED BY DECLARATION OF TRUST  
DATED NOVEMBER 27, 2000

\_\_\_\_\_ By: *Gregory M. Clifford*  
GREGORY M. CLIFFORD  
Trustee

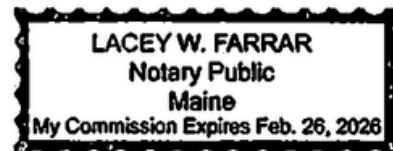
STATE OF MAINE  
County of Penobscot, ss.

June 7, 2021

Then personally appeared the above named Gregory M. Clifford, Successor Trustee of The Gregory M. Clifford Trust, created by Declaration of Trust dated November 27, 2000, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Trust.

Before me, *Lacey W. Farrar*  
NOTARY PUBLIC

Lacey W. Farrar  
TYPE OR PRINT NAME AS WRITTEN



Maine Real Estate Transfer Tax Paid  
SUSAN F. BULAY, REGISTER  
PENOBSCOT COUNTY MAINE E-RECORDED





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

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### Right Now You Are A Customer

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

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

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

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

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

### You May Become A Client

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

services required of all licensees listed above:

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

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

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

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

#### WHAT IS A DISCLOSED DUAL AGENT?

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

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

### **Remember!**

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

#### THIS IS NOT A CONTRACT

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

*To Be Completed By Licensee*

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of \_\_\_\_\_  
Company/Agency

MREC Form#3 Revised 07/2006  
Office Title Changed 09/2011

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



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Subscribed



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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*