# OFF-GRID GABIN

#### RECREATIONAL | TIMBERLAND | HUNTING

Stunning Views

1218 Upper Dobsis Road Lakeville, Maine

**Ultimate Privacy** 



\$525,000



03

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**DEED** 

Scan to view the full property details and video!





Photography by Mayhem Media

Come make some memories that will last for generations in the heart of Eastern Maine's natural beauty. Rand Brook Preserve is an exceptional off-grid retreat cabin set upon 550± acres of forestland with ridges, valleys, wetlands and nearly 1½ miles of frontage along the trout-rich Rand Brook, part of the headwaters of the Passadumkeag River.

**LOCATION** 1218 Upper Dobsis Road in Lakeville. This property location offers seclusion while remaining accessible to nearby towns and amenities. The small town of Lakeville, with just 104 residents reported in the last census, will ensure you find the seclusion you have been looking for. This rural town with limited government services enjoys one of the lowest property tax rates in New England.

Conveniently located just eight miles from Lee for gas and food, and less than 20 miles from Lincoln for the nearest hospital, restaurants, grocery stores, building and hardware supplies and many other services. Bangor, with its international airport and vibrant cultural scene, is only 70 miles away, while Portland and Boston are within three to five hours for longer excursions.



**CABIN** The charming 416-square-foot wood-framed cabin sits on the south facing slope of a ridge at 420 feet above sea level. This side hill location offers protection from the northwest winds and, at the same time, is well located for off-grid solar.

Designed for comfort and functionality, the cabin includes a cozy bedroom, a full bathroom with shower, sink, and flush toilet. It has a fully equipped kitchen featuring a gas range and refrigerator. A covered porch offers breathtaking views of the river valley and Passadumkeag Mountain.

Additional improvements include a shipping container and a generator building/storage shed. All this is hidden at the end of a nearly half-mile-long private driveway.









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**550± ACRES** The land is a blend of rolling ridges, fertile valleys, and wetlands that support diverse habitats for many of Maine's wildlife with elevations ranging from 260 feet along the brook to 600 feet above sea level at the ridge north of the cabin. It is not uncommon to see whitetail deer, moose, black bear, otter, beaver, upland birds as well as waterfowl frequenting this location.

A diverse mix of eastern hardwoods and softwoods covers the terrain, providing both aesthetic beauty and adding to the wildlife habitat. This uneven aged forest will provide revenue from future harvest or just let the trees grow, adding value on the stump.

The soils, predominantly silty and sandy loams, offer potential for planting in areas with gentle slopes and minimal rockiness. If you are into hunting, there are plenty of places to make trails and construct food plots. Off-grid homesteading is also a good possibility for those that are more self-sufficient.





**WATER FEATURE** Rand Brook is a short flat water brook that is nearly completely encompassed by this property. Approximately 7,200 feet of the brook flows through the land. The large forested wetland surrounding the brook filters and cools the water, making it great habitat for eastern brook trout and rearing waters for Atlantic Salmon.

The brook is a tributary of the Passadumkeag River and enters it just west of the property boundary. The Passadumkeag is a major tributary of the Penobscot River. These wilderness waters see very little boating or fishing pressure, because of their remote location and lack of easy road access.

**PLACES OF INTEREST** This location is a gateway to adventure. The nearby Down East Lakes Community Forest spans over 57,000 acres, including conserved lands just a few miles from the property. These include a mile of protected shoreline along Horseshoe and Sysladobsis Lakes. The area boasts countless lakes—such as Upper and Lower Sysladobsis, Bottle, and Junior Lakes—accessible via nearby boat landings.

Outdoor recreation abounds with hundreds of miles of ATV and snowmobile trails, as well as proximity to the Canadian border for access to the Bay of Fundy and beyond.



## 1218 UPPER DOBSIS ROAD, LAKEVILLE

**PRICE** 

\$525,000

**TAXES** 

\$732/2024

ACREAGE 550±

**BUILT IN** 

2016



KITCHEN



**BED ROOM** 



LIVING ROOM



BATHROOM

#### HOW FAR TO ...



Shopping | Lincoln, 20± miles



Hospital | Lincoln, 20± miles



Airport | Bangor, 87± miles



Interstate | Exit #227, 32± miles



City | Bangor, 85± Miles



Boston | 319± miles



## Phil McPhail

Designated Broker/Owner | ALC | REALTOR®



207.290.0372 cell



207.794.6164 office



phil2@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Phil's bio and other listings





#### **Testimonial:**

'Phil and his team engender trust with their enthusiasm, 7day/wk availability, and knowledge of the local area and the market. They've gone beyond the basic level of service to ensure potential buyers see the best features of a property and they insist the seller is part of the marketing process. They truly are a partner in the seller's corner. They offer experience based opinions re: potential and real offers. If you want the selling process to be pleasant AND profitable in today's market---then make United Country LifeStyle Properties of Maine is your realtor!'

**Kelly Simmons** 



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

## MUNICIPAL CONTACTS

**Police** 

County Sheriff

(207) 947-4585

(207) 738-5047

**Fire** 

Local Towns/Maine Forest Service

**Town Office** 

1337 Bottle Lake Road

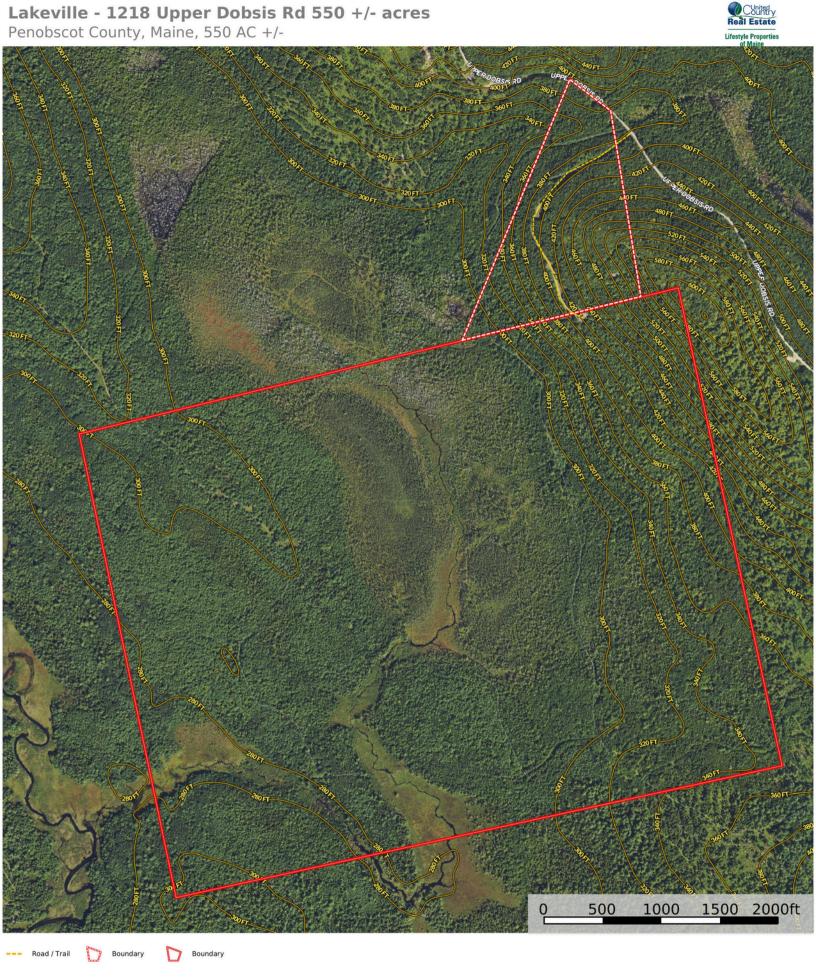
**Tax Assessor** 

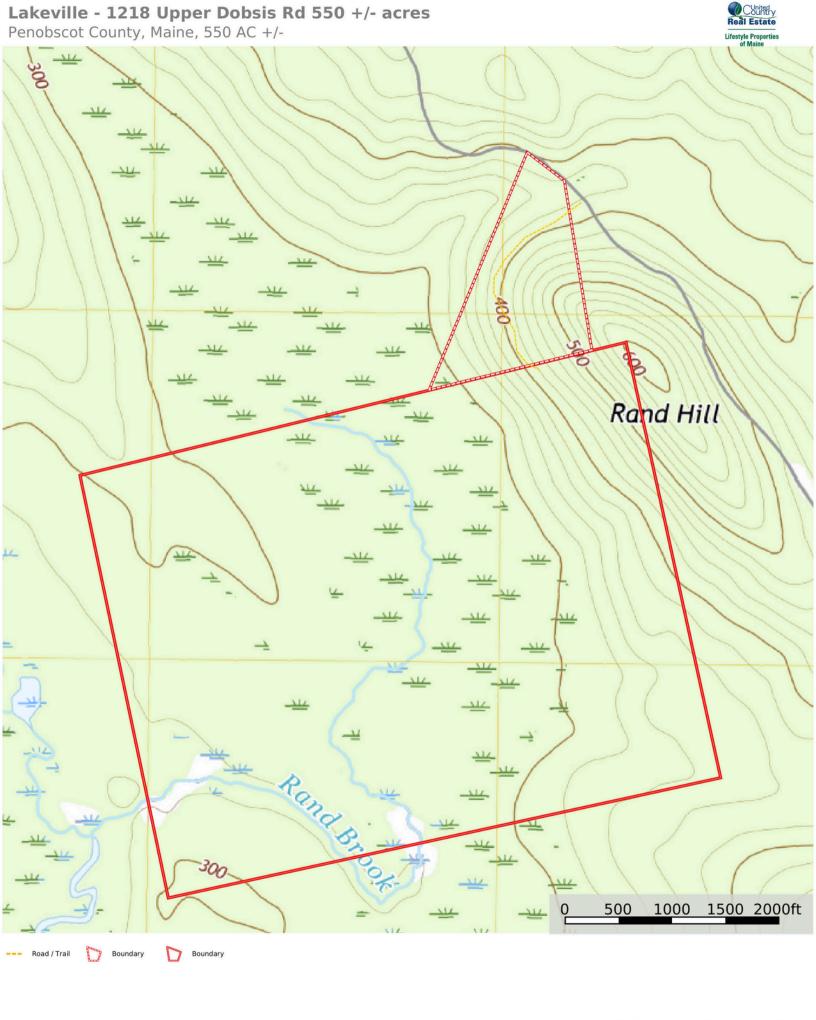
Town of Lakeville

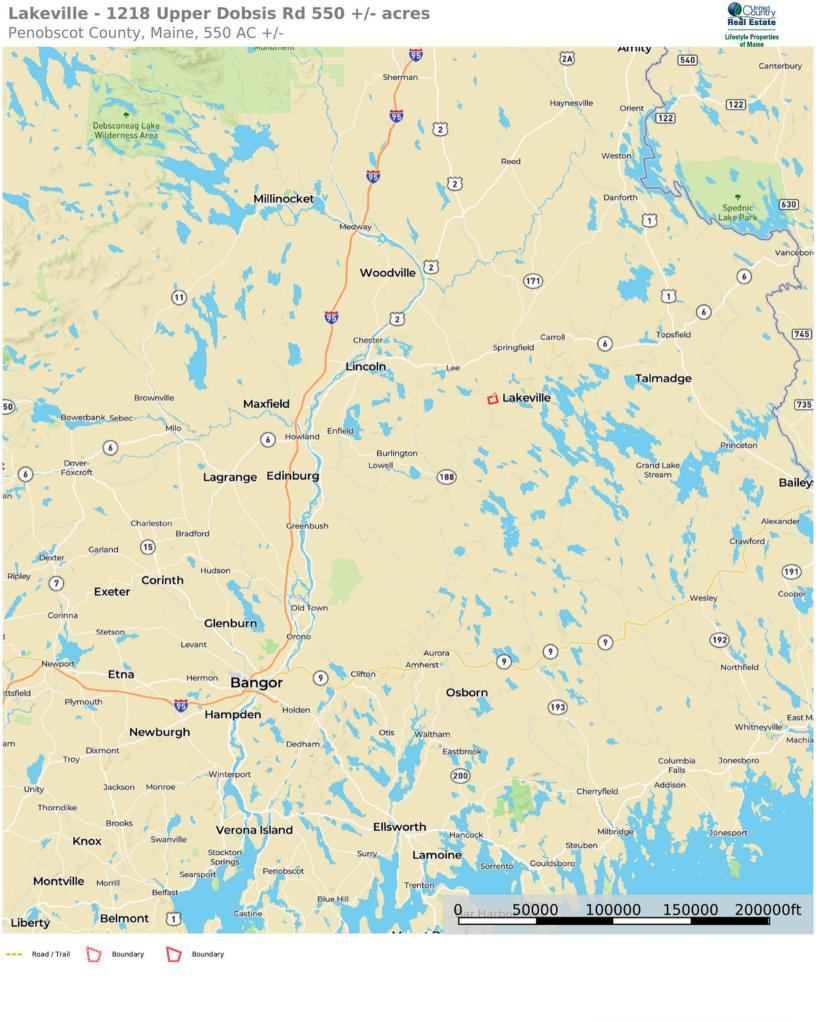
**Code Enforcement** 

LUPC East Millinocket - Lonna Perry (207) 399-2176

#### Lakeville - 1218 Upper Dobsis Rd 550 +/- acres

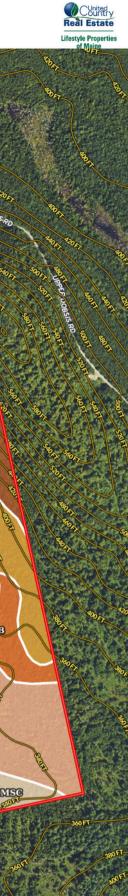






#### Lakeville - 1218 Upper Dobsis Rd 550 +/- acres

Penobscot County, Maine, 550 AC +/-





#### All Polygons 540.7 ac

| SOIL CODE | SOIL DESCRIPTION   | ACRES        | %     | CPI | NCCPI | CAP  |
|-----------|--|--------------|-------|-----|-------|------|
| RaB       | Red Hook and Atherton silt loams, 0 to 8 percent slopes          | 200.4<br>8   | 37.08 | 0   | 36    | 3w   |
| CaE       | Canaan extremely rocky sandy loam, 15 to 45 percent slopes       | 47.31        | 8.75  | 0   | 3     | 7s   |
| MrB       | Monarda-Burnham complex, 0 to 3 percent slopes, very stony       | 46.72        | 8.64  | 0   | 20    | 7s   |
| HhC       | Hermon sandy loam, 3 to 15 percent slopes, extremely stony       | 43.42        | 8.03  | 0   | 31    | 7s   |
| HvB       | Howland loam, 0 to 8 percent slopes, very stony                  | 36.32        | 6.72  | 0   | 35    | 6s   |
| Pa        | Peat and Muck  | 29.9         | 5.53  | 0   | 7     | 8w   |
| CnC       | Colton gravelly sandy loam, 8 to 15 percent slopes               | 28.86        | 5.34  | 0   | 29    | 3s   |
| Lk        | Charles silt loam, 0 to 2 percent slopes, frequently flooded     | 27.31        | 5.05  | 0   | 40    | 4w   |
| Mu        | Muck   | 17.05        | 3.15  | 0   | 15    | 7w   |
| HeB       | Hermon sandy loam, 0 to 8 percent slopes, very stony             | 16.11        | 2.98  | 0   | 36    | 6s   |
| MaB       | Machias fine sandy loam, 0 to 8 percent slopes                   | 14.54        | 2.69  | 0   | 44    | 2w   |
| AaB       | Adams loamy sand, 0 to 8 percent slopes                          | 12.59        | 2.33  | 0   | 35    | 3s   |
| HeE       | Hermon sandy loam, 15 to 45 percent slopes, very rocky           | 6.5          | 1.2   | 0   | 8     | 7s   |
| HvC       | Howland silt loam, 8 to 15 percent slopes, very stony            | 4.97         | 0.92  | 0   | 35    | 6s   |
| CaC       | Canaan extremely rocky sandy loam, 5 to 15 percent slopes        | 3.63         | 0.67  | 0   | 13    | 7s   |
| MsC       | Monarda-Burnham complex, 0 to 15 percent slopes, extremely stony | 3.19         | 0.59  | 0   | 16    | 7s   |
| DyB       | Dixmont very stony silt loam, 2 to 8 percent slopes              | 1.34         | 0.25  | 0   | 50    | 6s   |
| HeC       | Hermon sandy loam, 8 to 15 percent slopes, very stony            | 0.46         | 0.09  | 0   | 34    | 6s   |
| TOTALS    |  | 540.7(<br>*) | 100%  | ,   | 28.43 | 4.87 |

<sup>(\*)</sup> 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 500.32 ac

| SOIL CODE | SOIL DESCRIPTION   | ACRES | %     | CPI | NCCPI | CAP |
|-----------|--|-------|-------|-----|-------|-----|
| RaB       | Red Hook and Atherton silt loams, 0 to 8 percent slopes      |       | 39.68 | 0   | 36    | 3w  |
| MrB       | Monarda-Burnham complex, 0 to 3 percent slopes, very stony   |       | 9.29  | 0   | 20    | 7s  |
| HhC       | Hermon sandy loam, 3 to 15 percent slopes, extremely stony   | 43.24 | 8.64  | 0   | 31    | 7s  |
| HvB       | Howland loam, 0 to 8 percent slopes, very stony              | 36.17 | 7.23  | 0   | 35    | 6s  |
| Pa        | Peat and Muck  | 29.9  | 5.98  | 0   | 7     | 8w  |
| CnC       | Colton gravelly sandy loam, 8 to 15 percent slopes           | 28.86 | 5.77  | 0   | 29    | 3s  |
| Lk        | Charles silt loam, 0 to 2 percent slopes, frequently flooded | 27.31 | 5.46  | 0   | 40    | 4w  |
| CaE       | Canaan extremely rocky sandy loam, 15 to 45 percent slopes   | 24.53 | 4.9   | 0   | 3     | 7s  |

| Mu     | Muck   | 17.05         | 3.41 | 0 | 15    | 7w   |
|--------|--|---------------|------|---|-------|------|
| HeB    | Hermon sandy loam, 0 to 8 percent slopes, very stony             |               | 3.22 | 0 | 36    | 6s   |
| MaB    | Machias fine sandy loam, 0 to 8 percent slopes                   |               | 2.91 | 0 | 44    | 2w   |
| AaB    | Adams loamy sand, 0 to 8 percent slopes                          |               | 2.52 | 0 | 35    | 3s   |
| MsC    | Monarda-Burnham complex, 0 to 15 percent slopes, extremely stony |               | 0.64 | 0 | 16    | 7s   |
| DyB    | Dixmont very stony silt loam, 2 to 8 percent slopes              |               | 0.27 | 0 | 50    | 6s   |
| HeC    | Hermon sandy loam, 8 to 15 percent slopes, very stony            | 0.46          | 0.09 | 0 | 34    | 6s   |
| TOTALS |  | 500.3<br>2(*) | 100% | , | 29.87 | 4.72 |

<sup>(\*)</sup> 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 40.38 ac

| SOIL CODE | SOIL DESCRIPTION   |              | %     | CPI | NCCPI | CAP  |
|-----------|--|--------------|-------|-----|-------|------|
| CaE       | Canaan extremely rocky sandy loam, 15 to 45 percent slopes | 22.78        | 56.43 | 0   | 3     | 7s   |
| HeE       | Hermon sandy loam, 15 to 45 percent slopes, very rocky     |              | 16.1  | 0   | 8     | 7s   |
| HvC       | Howland silt loam, 8 to 15 percent slopes, very stony      |              | 12.31 | 0   | 35    | 6s   |
| CaC       | Canaan extremely rocky sandy loam, 5 to 15 percent slopes  |              | 8.99  | 0   | 13    | 7s   |
| RaB       | Red Hook and Atherton silt loams, 0 to 8 percent slopes    |              | 4.81  | 0   | 36    | 3w   |
| MrB       | Monarda-Burnham complex, 0 to 3 percent slopes, very stony |              | 0.57  | 0   | 20    | 7s   |
| HhC       | Hermon sandy loam, 3 to 15 percent slopes, extremely stony |              | 0.45  | 0   | 31    | 7s   |
| HvB       | Howland loam, 0 to 8 percent slopes, very stony            | 0.15         | 0.37  | 0   | 35    | 6s   |
| TOTALS    |  | 40.38(<br>*) | 100%  | ,   | 10.57 | 6.68 |

<sup>(\*)</sup> 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

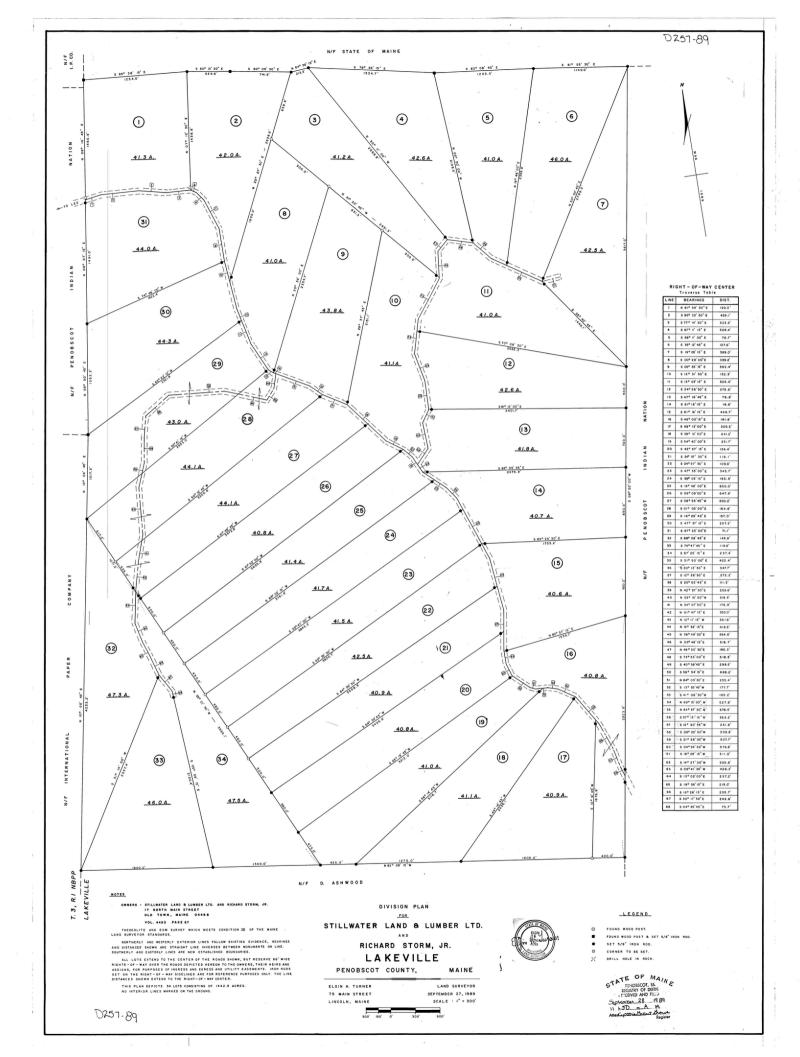
Increased Limitations and Hazards

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 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 SYSTI     | EM: Public X Private Seasonal Unknown  To Dug Other   |
| MALFUNCTION       | IS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?   |
|                   | Pump (if any):  |
|                   | Quantity: Yes X No Unknown  |
|                   | Quality: Yes X 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 X 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?  |
|                   | If Yes, are test results available?   |
|                   | What steps were taken to remedy the problem? N/A  |
| IF PRIVATE: (St   | rike Section if Not Applicable):  |
| INSTALLAT         | ION: Location: 45.31118 -68.18233   |
|                   | Installed by: Innis Well Drilling   |
|                   | Date of Installation: June 25, 2016   |
| USE:              | Number of persons currently using system: 6   |
|                   | Does system supply water for more than one household? $\square$ Yes $\boxed{\mathbf{X}}$ No $\square$ Unknown |
| Comments: per N   | Maine Geological database well 320 feet deep, 20 feet casing, 1 GPM at time of drilling.                      |
| Source of Section | I information: Maine Geological Survey Water Well Database/Seller   |
| Buyer Initials    | Page 1 of 8 Seller Initials <b>2F</b>   |

| SECTION II - WASTE WATER DISPOSAL  |
|--|
| TYPE OF SYSTEM: Public Quasi-Public Unknown  |
| IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):  Have you had the sewer line inspected?                            |
| IF PRIVATE (Strike Section if Not Applicable):   |
| Tank: X Septic Tank Holding Tank Cesspool X Other:   |
| Tank Size: 500 Gallon X 1000 Gallon Unknown Other:   |
| Tank Type: X Concrete Metal Unknown Other:   |
| Location: south side of cabin OR Unknown   |
| Date installed: 2015/2016 Date last pumped: unknown Name of pumping company:   |
| Have you experienced any malfunctions?   |
| If Yes, give the date and describe the problem:  |
| Date of last servicing of tank: <u>Unknown</u> Name of company servicing tank: <u>N/A</u>  |
| Leach Field: X Yes No Unknown  |
| If Yes, Location: south of cabin   |
| Date of installation of leach field: 2015/2016 Installed by: unknown   |
| Date of last servicing of leach field: <u>unknown</u> Company servicing leach field: <u>unknown</u>                              |
| Have you experienced any malfunctions?   |
| 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? X Yes No If Yes, are they available? |
| Source of Section II information: seller   |
| RF   |
| Buyer Initials Page 2 of 8 Seller Initials   |

| 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  |                           |                        |                       |                 |  |  |  |
| Age of system(s) or source(s)                                |                           |                        |                       |                 |  |  |  |
| TYPE(S) of Fuel  |                           |                        |                       |                 |  |  |  |
| Annual consumption per system                                |                           |                        |                       |                 |  |  |  |
| or source (i.e., gallons, kilowatt<br>hours, cords)          |                           |                        |                       |                 |  |  |  |
| 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<br>Other pertinent information |                           |                        |                       |                 |  |  |  |
| Other pertinent information                                  |                           |                        |                       |                 |  |  |  |
| Are there fuel supply lis                                    | nes?                      |                        | Yes                   | No Unknown      |  |  |  |
| Are any buried?  |                           |                        | = =                   | No Unknown      |  |  |  |
| Are all sleeved?   |                           |                        | Yes                   | No Unknown      |  |  |  |
| Chimney(s):  |                           |                        | Yes                   | No              |  |  |  |
| If Yes, are they line  | d:                        |                        | 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  | n inspected?              |                        | Yes                   | No Unknown      |  |  |  |
| If Yes, date:  |                           |                        |                       |                 |  |  |  |
| Date chimney(s) last of                                      | cleaned:                  |                        |                       | _               |  |  |  |
| Direct/Power Vent(s):  |                           |                        | Yes                   | No Unknown      |  |  |  |
| -  | ected?                    |                        | Yes                   | No Unknown      |  |  |  |
| If Yes, date:  |                           |                        |                       |                 |  |  |  |
| Comments:  |                           |                        |                       |                 |  |  |  |
| Source of Section III info                                   | rmation:                  |                        |                       |                 |  |  |  |
|  | SECTION IV                | - HAZARDOUS M          | ATERIAL               |                 |  |  |  |
| The licensee is disclosing                                   | that the Seller is making | ng representations cor | itained herein.       |                 |  |  |  |
| A. UNDERGROUND   | STORAGE TANKS             | - Are there now, or    | have there ever been, | any underground |  |  |  |
| storage tanks on the prope                                   | erty?                     |                        | Yes                   | No Unknown      |  |  |  |
| If Yes, are tanks in curren                                  | ıt use?                   |                        | Yes                   | No Unknown      |  |  |  |
| If no longer in use, how l                                   | ong have they been ou     | t of service?          |                       |                 |  |  |  |
| If tanks are no longer in u                                  | se, have tanks been ab    | andoned according to   | DEP? Yes              | No Unknown      |  |  |  |
| Are tanks registered with                                    |                           |                        |                       | No Unknown      |  |  |  |
| Age of tank(s):  | Siz                       | ze of tank(s):         |                       |                 |  |  |  |
| Location:  |                           |                        |                       |                 |  |  |  |
| Buyer Initials   |                           | Page 3 of 8            | Seller Initials       |                 |  |  |  |

| What materials are, or were, stored in the tank(s)? N/A |                  |                |
|---|------------------|----------------|
| Have you experienced any problems such as leakage:      | Yes              | No Unknown     |
| Comments: N/A   |                  |                |
| 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              | X No Unknown   |
| In the ceilings?  | Yes              | X No Unknown   |
| In the siding?  | Yes              | X No Unknown   |
| In the roofing shingles?                                | Yes              | X No Unknown   |
| In flooring tiles?                                      | Yes              | X No Unknown   |
| Other: N/A  | _ Yes            | X No Unknown   |
| Comments: N/A   |                  |                |
| Source of information: seller                           |                  |                |
| C. RADON/AIR - Current or previously existing:          |                  |                |
| Has the property been tested?                           | Yes              | X No L Unknown |
| If Yes: Date: N/A By: N/A                               |                  |                |
| Results: N/A  |                  |                |
| If applicable, what remedial steps were taken? N/A      |                  |                |
| Has the property been tested since remedial steps?      | Yes              | ☐ No ☐ Unknown |
| Are test results available?                             | Yes              | No             |
| Results/Comments: N/A                                   |                  |                |
| Source of information: seller                           |                  |                |
| D. RADON/WATER - Current or previously existing:        |                  |                |
| Has the property been tested?                           | Yes              | X No L Unknown |
| If Yes: Date: N/A By: N/A                               |                  |                |
| Results: N/A  |                  |                |
| If applicable, what remedial steps were taken? N/A      |                  |                |
| Has the property been tested since remedial steps?      | ☐ Yes            | ☐ No ☐ Unknown |
| Are test results available?                             | Yes              | No             |
| Results/Comments: N/A                                   |                  |                |
| Source of information: seller                           |                  |                |
| E. METHAMPHETAMINE - Current or previously existing:    | Yes              | X No L Unknown |
| Comments: N/A   |                  |                |
| Source of information: seller                           |                  |                |
|   |                  |                |
|   | PF               |                |
| Buyer Initials Page 4 of 8 Seller In                    | itials <b>RF</b> |                |

| 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?   |
|   |
| If Yes, describe location and basis for determination: N/A  |
| Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: $\square$ Yes $\boxed{\mathbf{X}}$ No  |
| If Yes, describe: N/A   |
| Are you aware of any cracking, peeling or flaking paint?  |
| Comments: N/A   |
| Source of information: seller   |
| G. OTHER HAZARDOUS MATERIALS - Current or previously existing:  |
| TOXIC MATERIAL: Yes X No Unknown  |
| LAND FILL: Yes X No Unknown   |
| RADIOACTIVE MATERIAL: Yes X No Unknown  |
| Other: N/A  |
| 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? |
| 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?   |
| Road Association Name (if known): Stillwater Land & Lumber Road Owners Association  |
| Source of information: deed and sellers*  |
| NO VIVA V VA ANALVANATIVA VAL   |
|   |

#### 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 pro   | perty:                      |                            |                         |
|--|-----------------------------|----------------------------|-------------------------|
| Have any flood events affected the proper      | ty?                         | Yes                        | X No Unknown            |
| If Yes, explain: N/A                           |                             |                            |                         |
| Have any flood events affected a structure     | on the property?            | Yes                        | X No Unknown            |
| If Yes, explain: N/A                           |                             |                            |                         |
| Has any flood-related damage to a structu      | re occurred on the prope    | erty? Yes                  | X No Unknown            |
| If Yes, explain: N/A                           |                             |                            |                         |
| Has there been any flood insurance claims f    | iled for a structure on the | e                          |                         |
| property?                                      |                             | Yes                        | X No Unknown            |
| If Yes, indicate the dates of each claim:      | N/A                         |                            |                         |
| Has there been any past disaster-related aid   | provided related to the p   | roperty                    |                         |
| or a structure on the property from federal, s | state or local sources for  |                            |                         |
| purposes of flood recovery?                    |                             | Yes                        | X No Unknown            |
| If Yes, indicate the date of each payment      | : <u>N/A</u>                |                            |                         |
| Is the property currently located wholly or p  | artially within an area of  | fspecial                   |                         |
| flood hazard mapped on the effective flood     | insurance rate map issue    | d by the                   |                         |
| Federal Emergency Management Agency or         | n or after March 4, 2002    | ? Yes                      | X No Unknown            |
| If yes, what is the federally designated flo   | ood zone for the property   | y indicated on that flo    | ood insurance rate map? |
| N/A  |                             |                            |                         |
| Relevant Panel Number: N/A                     |                             | Year:_ <b>N/A</b>          | (Attach a copy)         |
| Comments: area shown as unmapped of            | on FEMA website             |                            |                         |
|  |                             |                            |                         |
| Source of Section VI information: FEMA v       | vebsite and Seller          |                            |                         |
| Buyer Initials                                 | Page 6 of 8                 | Seller Initials <b>2</b> F |                         |

| SECTION VII - GENERAL INFORMAT  | ION          |                 |                |
|---|--------------|-----------------|----------------|
| Are there any tax exemptions or reductions for this property for any reason in  | _            |                 |                |
| Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Bli   | _            |                 | _              |
|   | X Yes        | No              | Unknown        |
| If Yes, explain: Tree Growth  |              |                 |                |
| Is a Forest Management and Harvest Plan available?  | X 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          | X No            | Unknown        |
| If Yes, explain: N/A  |              |                 |                |
| Equipment leased or not owned (including but not limited to, propane tank,  | hot water he | eater, satellit | te dish, water |
| filtration system, photovoltaics, wind turbines): Type: N/A   |              |                 |                |
| Year Principal Structure Built: 2015/2016 +/- What year did Seller acqu   | ire property | ? 2022          |                |
| Roof: Year Shingles/Other Installed: 2015/2016 +/-  |              |                 |                |
| Water, moisture or leakage: none known  |              |                 |                |
| Comments: N/A   |              |                 |                |
| Foundation/Basement:  |              |                 |                |
| Is there a Sump Pump?   | Yes          | X No            | Unknown        |
| Water, moisture or leakage since you owned the property:  | Yes          | X No            | Unknown        |
| Prior water, moisture or leakage?   | Yes          | X No            | Unknown        |
| Comments: N/A   |              |                 |                |
| Mold: Has the property ever been tested for mold?   | Yes          | X No            | Unknown        |
| If Yes, are test results available?   | Yes          | No              |                |
| Comments: N/A   |              |                 |                |
| Electrical: Fuses X Circuit Breaker Other: N/A  |              |                 | Unknown        |
| Comments: N/A   |              |                 |                |
| Has all or a portion of the property been surveyed?   | X Yes        | No [            | Unknown        |
| If Yes, is the survey available?  | X Yes        | No [            | Unknown        |
| Manufactured Housing - Is the residence a:  |              |                 | _              |
| Mobile Home   | Yes          | X No            | Unknown        |
| Modular   | Yes          | X No            | Unknown        |
| Known defects or hazardous materials caused by insect or animal infestation   | inside or on | the resident    | ial structure  |
|   |              |                 | Unknown        |
| Comments: some signs of mice  | (A)          |                 |                |
| KNOWN MATERIAL DEFECTS about Physical Condition and/or value of   | of Property. | including th    | nose that may  |
| 1 |              | meraamig u      |                |
|   |              |                 |                |
| Comments: N/A   |              |                 |                |
| Source of Section VII information: seller, previous seller, LUPC building   |              |                 |                |
| Buyer Initials Page 7 of 8 Seller Ir  | nitials -    |                 |                |

#### SECTION VIII - ADDITIONAL INFORMATION

| See dead in the Development Com  |                          | . i D l. 16404 D 15       | I Daala 10046 Daan 50    |
|--|--------------------------|---------------------------|--------------------------|
| *See deed in the Penobscot Cou<br>Survey plan in Map File D176-                                  |                          | .,                        | .,                       |
| Subdivision Permit SP 3241-16  | •                        | •                         | .,                       |
| n Book 5536 Page 252. Access   |                          | .,                        | •                        |
| Continued See Addendum Ad  |                          |                           | er to convey an          |
| Continueu See Audendum At  | iuiuonai mioi mauon      | 1                         |                          |
| ATTACHMENTS EXPLAINING INFORMATION IN ANY SECT   |                          |                           |                          |
| Seller shall be responsible and 1 defects to the Buyer.  | iable for any failure to | provide known information | regarding known material |
| Neither Seller nor any Broker ma<br>of any sort, whether state, munic<br>electrical or plumbing. |                          | * *                       |                          |
| As Sellers, we have provided the our knowledge, all systems and e                                |                          |                           |                          |
| Rob Fennandez  | 12/24/2024               |                           |                          |
| SELLER   | DATE                     | SELLER                    | DATE                     |
| Rand Brook LLC   |                          |                           |                          |
|  |                          |                           |                          |
| SELLER   | DATE                     | SELLER                    | DATE                     |
| I/We have read and received a cop<br>and understand that I/we should s                           | •                        |                           |                          |
| BUYER  | DATE                     | BUYER                     | DATE                     |
| BUYER  | DATE                     | BUYER                     | DATE                     |
|  |                          |                           |                          |



#### **ADDENDUM**

| PROPERTY: 1218 Upper Dobsis Rd, Lakeville, ME |   |  |  |  |
|---|---|--|--|--|
| 1) Additional information                     |   |  |  |  |
| easement for access from the center of Upp    | per Dobis Rd over the existing driveway to the east |  |  |  |
| boundary of lot 17.                           |   |  |  |  |
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| 12/24/2024<br>Date:                           | Date:   |  |  |  |
| Date:   | Date:   |  |  |  |
| Rob Fennandez                                 |   |  |  |  |
| Signature                                     | Signature   |  |  |  |
| Signature                                     | Signature   |  |  |  |
| Data:   | Data  |  |  |  |
| Date:   | Date:   |  |  |  |
|   |   |  |  |  |
|   |   |  |  |  |
| Signature                                     | Signature   |  |  |  |
|   |   |  |  |  |
|   |   |  |  |  |
| Addendum                                      |   |  |  |  |

Fax: 207.794.6666

#### QUITCLAIM DEED WITH COVENANT

(DLN 1002240195078

KEVIN APPLEBEE, with a mailing address of 2567 County Road 450 E, Mahomet, Illinois, 61853, for consideration paid, grants to RAND BROOK, LLC, a Maine limited liability company, with a mailing address of c/o 30 Nagog Park, Suite 210, Acton MA 01727, with quitclaim covenant, the land, together with any improvements thereon, in Lakeville, Penobscot County, Maine, together with any and all easement and access rights thereto, including those described in conveyances to Grantor and those exercised by Grantor, bounded and described as follows:

#### SEE EXHIBIT A ATTACHED HERETO

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

WITNESS my hand this 25th day of May, 2022.

Witness:

STATE OF ILLINOIS

County of Manpaign, ss.

May 25<sup>4</sup>, 2022

Then personally appeared the above named Kevin Applebee and acknowledged the foregoing instrument to be his free act and deed.

Before me.

NOTARY PUBLIC

TYPE OR PRINT NAME AS WRITTEN

CHRISTINA HERSCHBERGER Official Seal Notary Public - State of Illinois My Commission Expires Nov 5, 2024

#### EXHIBIT A

Certain lots or parcels of land, together with any improvements thereon, situated in the Town of Lakeville, County of Penobscot and State of Maine, together with any and all easement and access rights thereto, including those described in conveyances to Grantor and those exercised by Grantor, bounded and described as follows:

#### PARCEL ONE:

Lot 17 according to a plat entitled "Division Plan for STILLWATER LAND & LUMBER LIMITED and RICHARD STORM, Jr." as prepared by Elgin H. Turner, Maine R.L.S. #1256, and recorded in the Penobscot County Registry of Deeds in Map File D176-93 as amended by plat entitled "Division Plan for STILLWATER LAND & LUMBER LIMITED and RICHARD STORM, Jr." as prepared by Elgin H. Turner, Maine R.L.S. #1256, dated September 27, 1989, and recorded in the Penobscot County Registry of Deeds in Map File D257-89. Said amended plat clarifies the width of the interior roads. Said Lot 17 contains 40.9 acres, more or less.

#### AS APPURTENANT TO THE ABOVE DESCRIBED PARCEL:

ALSO CONVEYING appurtenant nonexclusive rights of way, in common with Stillwater Land & Lumber Road Owners Association and others who now have, or hereafter acquire similar rights, sixty-six (66) feet in width, for all purposes of a way, the centerlines of which are as shown on the above said Plans, said rights of way to be used in common with owners of other lots shown on said Plans and others lawfully entitled to use the same.

ALSO CONVEYING appurtenant nonexclusive rights of way, sixty-six (66) feet in width, for all purposes of a way, in common with Stillwater Land & Lumber Road Owners Association and others who now have, or hereafter acquire similar rights, as are described in Schedule B in a deed from Alton Timberlands to Richard Storm, Jr. and Stillwater Land & Lumber Limited dated August 7, 1989 and recorded in the Penobscot County Registry of Deeds in Book 4493, Page 67.

EXCEPTING AND RESERVING, however, to the Stillwater Land & Lumber Road Owners Association, and others lawfully entitled to use the same, a sixty-six foot (66') right-of-way, for all purposes of a way, over all roads crossing the above described lot or forming part of a boundary of the above described lot, all as shown on said Map File D176-93 and said Map File D257-89.

The above described parcel is expressly conveyed subject to the following covenants, conditions, and restrictions:

- 1. Said Lot 17 is part of a subdivision approved by the Maine Land Use Regulation Commission under Subdivision Permit SP 3241-16 which is recorded in the Penobscot County Registry of Deeds in Book 5413, Page 348. Development and use of the lots is subject to applicable conditions and limitations of that Subdivision Permit Approval.
- 2. By acceptance of this deed the Grantee, its successors and assigns hereby agrees to become a paying member of the Stillwater Land & Lumber Road Owners Association and to abide by the Bylaws and Articles of said Association, which has been created for the continued maintenance of roads, common areas, and water crossings within the subdivision.
- 3. No lot shall be used for any commercial purposes whatsoever, but shall be used solely for single family residential purposes. This restriction shall not be construed to prevent the conduct of home occupations on the lots. Home Occupations shall be defined as businesses, occupations, or professions which are carried on in a dwelling unit or structure accessory to a dwelling unit by a member of the family residing in the dwelling unit. The conduct of such business, occupation, or profession must clearly be incidental and secondary to the use of the dwelling unit for residential purposes, and must occupy no more than 25 percent of all floor area of the dwelling unit or of the total combined floor area of the dwelling unit and accessory structure in which the occupation is carried out.
- 4. No development, placement or construction of principal or accessory structures including, but not limited to, a dwelling unit, garage, barn, or shed, may be undertaken on any lot without first obtaining a Building Permit from the Maine Land Use Regulation Commission for that construction or development.
- 5. Not more than one residential dwelling unit is allowed per subdivision lot. Such dwelling unit and accessory structures may not occupy more then a total of 4,000 square feet of gross floor area.
- 6. Dwelling units and accessory structures occupying more than 250 square feet and placed on any lot within the subdivision must be located a minimum of 70 feet back from the travel surface of any road, except that detached garages may be no closer than 40 feet to such roads. All structures must be set back a minimum of 100 feet from any water body and 15 feet from any property boundary line.
- 7. No lot within the subdivision may be further divided such that the area of any lot is less than 40 acres, unless such sale or transfer of an interest in land is to an abutting landowner. Any such division is subject to the prior review and approval of the Maine Land Use Regulation Commission.
- 8. No trash, garbage, refuse, junk automobiles, or other solid waste shall be maintained or kept on any lot beyond a reasonable period of time necessary to arrange for its removal.

- 9. Lots 32, 33 and 34 comprising 140.8 acres must remain permanently in an undeveloped natural state and reserved for wildlife habitat and the conveyance of said lots is subject to the following restrictions which shall run with the land:
  - A. No building, construction or other development shall ever be permitted on said lots 32, 33, and 34, except however, that this restriction shall not prevent necessary and reasonable maintenance of roadways as approved under Maine Land Use Regulation Commission Sub Division Permit No. SP 3241-16 as long as said maintenance shall be conducted in a manner and time which minimizes disturbance to the area.
  - B. Within lots 32, 33, and 34 timber harvesting by uneven-aged selection methods designed to retain the natural character of the area is allowed in the (M-GN) General Management Sub-district and only upon written notice to the Maine Land Use Regulation Commission. During any fifteen year period, timber harvest and removal from the lots 32, 33 and 34 may not exceed 20 percent of the total volume of trees. Land management roads for such harvesting shall be limited to winter haul roads only.
- 10. Except as otherwise provided in Chapter 16, uses of lots within a subdivision are permitted to the extent and in the manner allowed within the Sub-district(s) within which they are located.
- 11. For every 500 acres of land in a subdivision, at least 40 acres must remain permanently undeveloped by imposition of appropriate restrictions, pursuant to a conservation easement or conveyance to a lot owners association, for use as open space or wildlife habitat. However, if the area of all the lots to be sold or developed after July 1, 1990, in any subdivision, or contiguous subdivisions owned or controlled by the same entity, comprises more than 3,000 acres, regardless of how platted, at least 80 acres must remain undeveloped in the above described fashion for every 500 acres of land in the subdivision or subdivisions.
- 12. This conveyance is in accordance with Maine Land Use Regulation Commission Subdivision Permit SP 3241-16 which is recorded in the Penobscot County Registry of Deeds in Book 5413, Page 348. See also Maine Land Use Regulation Commission Certificate of Compliance dated December 29, 1993, and recorded in the Penobscot County Registry of Deeds in Book 5536, Page 252. The parcels conveyed hereby are subject to applicable conditions and limitations of that Subdivision Permit Approval.

This conveyance is subject to the conditions and restrictions contained in the deed from Stillwater Land & Lumber Limited to Stillwater Land & Lumber Road Owners Association, dated May 4, 2007 and recorded in Book 10946, Page 50 of the Penobscot County Registry of Deeds.

#### PARCEL TWO:

A certain lot or parcel of land together with the improvements thereon, situated in Lakeville, Penobscot County, Maine, and more particularly described as follows:

Beginning on the west town line at the southwest corner of the so-called Prentiss and Passamaquoddy Land Company Strip; thence North seven degrees East (N 7° E) or along said west town line for sixty-three (63) chains to a point; thence South eighty-three degrees East (S 83° E) or parallel to the north line of the so-called Prentiss and Passamaquoddy Land Company Strip for one hundred (100) chains to a point on the easterly line of land of Stillwater Land & Lumber Limited; thence South seven degrees West (S 7° W) or parallel to the west town line for sixty-three (63) chains to the southeast corner of land of Stillwater Land & Lumber Limited; thence westerly by and along the southerly line of land of Stillwater Land & Lumber Limited for one hundred (100) chains to the southwest corner of said strip and the point of beginning.

Excepting and reserving therefrom a certain lot or parcel bounded and described as follows:

Beginning at the southwest corner of the above described parcel on the west town line; thence North seven degrees East (N 7° E) or along the west town line for sixty (60) chains to a point; thence South eighty-three degrees East (S 83° E) twenty (20) chains to a point; thence South seven degrees West (S 7° W) or parallel to the said west town line sixty (60) chains, more or less, to a point on the south line of said Prentiss and Passamaquoddy Land Company Strip; thence westerly by and along the southerly line of said strip for twenty (20) chains, more or less, to the point of beginning.

For Grantor's source of title to Parcel One and Parcel Two, see the deed from Maine Land, Inc., to Kevin Applebee dated November 12, 2010 and recorded in Book 12319, Page 47 of the Penobscot County Registry of Deeds.

#### PARCEL THREE:

The land, together with any improvements thereon, in Lakeville, Penobscot County, Maine, bounded and described as follows:

Lot 15 according to a plat entitled "Division Plan for STILLWATER LAND & LUMBER LIMITED and RICHARD STORM, Jr." as prepared by Elgin H. Turner, Maine R.L.S. #1256, and recorded in the Penobscot County Registry of Deeds in Map File D176-93 as amended by plat entitled "Division Plan for STILLWATER LAND & LUMBER LIMITED and RICHARD STORM, Jr." as prepared by Elgin H. Turner, Maine R.L.S.

#1256, dated September 27, 1989, and recorded in the Penobscot County Registry of Deeds in Map File D257-89. Said amended plat clarifies the width of the interior roads. Said Lot 15 contains 40.6 acres, more or less.

#### AS APPURTENANT TO THE ABOVE DESCRIBED PARCEL:

ALSO CONVEYING appurtenant nonexclusive rights of way, in common with Stillwater Land & Lumber Road Owners Association and others who now have, or hereafter acquire similar rights, sixty-six (66) feet in width, for all purposes of a way, the centerlines of which are as shown on the above said Plans, said rights of way to be used in common with owners of other lots shown on said Plans and others lawfully entitled to use the same.

ALSO CONVEYING appurtenant nonexclusive rights of way, sixty-six (66) feet in width, for all purposes of a way, in common with Stillwater Land & Lumber Road Owners Association and others who now have, or hereafter acquire similar rights, as are described in Schedule B in a deed from Alton Timberlands to Richard Storm, Jr. and Stillwater Land & Lumber Limited dated August 7, 1989 and recorded in the Penobscot County Registry of Deeds in Book 4493, Page 67.

EXCEPTING AND RESERVING, however, to the Stillwater Land & Lumber Road Owners Association, and others lawfully entitled to use the same, a sixty-six foot (66') right-of-way, for all purposes of a way, over all roads crossing the above described lot or forming part of a boundary of the above described lot, all as shown on said Map File D176-93 and said Map File D257-89.

The above described parcel is expressly conveyed subject to the following covenants, conditions, and restrictions:

- 1. Said Lot 15 is part of a subdivision approved by the Maine Land Use Regulation Commission under Subdivision Permit SP 3241-16 which is recorded in the Penobscot County Registry of Deeds in Book 5413, Page 348. Development and use of the lots is subject to applicable conditions and limitations of that Subdivision Permit Approval.
- 2. By acceptance of this deed the Grantee, its successors and assigns hereby agree to become a paying member of the Stillwater Land & Lumber Road Owners Association and to abide by the Bylaws and Articles of said Association, which has been created for the continued maintenance of roads, common areas, and water crossings within the subdivision.
- 3. No lot shall be used for any commercial purposes whatsoever, but shall be used solely for single family residential purposes. This restriction shall not be construed to prevent the conduct of home occupations on the lots. Home Occupations shall be defined as businesses, occupations, or professions which are carried on in a dwelling unit or structure accessory to a dwelling unit by a member of the family

residing in the dwelling unit. The conduct of such business, occupation, or profession must clearly be incidental and secondary to the use of the dwelling unit for residential purposes, and must occupy no more than 25 percent of all floor area of the dwelling unit or of the total combined floor area of the dwelling unit and accessory structure in which the occupation is carried out.

- 4. No development, placement or construction of principal or accessory structures including, but not limited to, a dwelling unit, garage, barn, or shed, may be undertaken on any lot without first obtaining a Building Permit from the Maine Land Use Regulation Commission for that construction or development.
- 5. Not more than one residential dwelling unit is allowed per subdivision lot. Such dwelling unit and accessory structures may not occupy more than a total of 4,000 square feet of gross floor area.
- 6. Dwelling units and accessory structures occupying more than 250 square feet and placed on any lot within the subdivision must be located a minimum of 70 feet back from the travel surface of any road, except that detached garages may be no closer than 40 feet to such roads. All structures must be set back a minimum of 100 feet from any water body and 15 feet from any property boundary line.
- 7. No lot within the subdivision may be further divided such that the area of any lot is less than 40 acres, unless such sale or transfer of an interest in land is to an abutting landowner. Any such division is subject to the prior review and approval of the Maine Land Use Regulation Commission.
- 8. No trash, garbage, refuse, junk automobiles, or other solid waste shall be maintained or kept on any lot beyond a reasonable period of time necessary to arrange for its removal.
- 9. Lots 32, 33 and 34 comprising 140.8 acres must remain permanently in an undeveloped natural state and reserved for wildlife habitat and the conveyance of said lots is subject to the following restrictions which shall run with the land:
  - A. No building, construction or other development shall ever be permitted on said lots 32, 33, and 34, except however, that this restriction shall not prevent necessary and reasonable maintenance of roadways as approved under Maine Land Use Regulation Commission Sub Division Permit No. SP 3241-16 as long as said maintenance shall be conducted in a manner and time which minimizes disturbance to the area.
  - B. Within lots 32, 33, and 34 timber harvesting by uneven-aged selection methods designed to retain the natural character of the area is allowed in the (M-GN) General Management Sub-district and only upon written notice to the Maine Land Use Regulation Commission. During any fifteen year period, timber harvest and removal from the lots 32, 33 and 34 may not

exceed 20 percent of the total volume of trees. Land management roads for such harvesting shall be limited to winter haul roads only.

- 10. Except as otherwise provided in Chapter 16, uses of lots within a subdivision are permitted to the extent and in the manner allowed within the Sub-district(s) within which they are located.
- 11. For every 500 acres of land in a subdivision, at least 40 acres must remain permanently undeveloped by imposition of appropriate restrictions, pursuant to a conservation easement or conveyance to a lot owners association, for use as open space or wildlife habitat. However, if the area of all the lots to be sold or developed after July 1, 1990, in any subdivision, or contiguous subdivisions owned or controlled by the same entity, comprises more than 3,000 acres, regardless of how platted, at least 80 acres must remain undeveloped in the above described fashion for every 500 acres of land in the subdivision or subdivisions.
- 12. This conveyance is in accordance with Maine Land Use Regulation Commission Subdivision Permit SP 3241-16 which is recorded in the Penobscot County Registry of Deeds in Book 5413, Page 348. See also Maine Land Use Regulation Commission Certificate of Compliance dated December 29, 1993, and recorded in the Penobscot County Registry of Deeds in Book 5536, Page 252. The parcels conveyed hereby are subject to applicable conditions and limitations of that Subdivision Permit Approval.

This conveyance is subject to the conditions and restrictions contained in the deed from Stillwater Land & Lumber Limited to Stillwater Land & Lumber Road Owners Association, dated May 4, 2007 and recorded in Book 10946, Page 50 of the Penobscot County Registry of Deeds.

For Grantor's source of title to Parcel Three, see the deed from Lakeville Shores, Inc., to Kevin Applebee dated March 27, 2013 and recorded in Book 13135, Page 193 of the Penobscot County Registry of Deeds.



### Dept. of Professional & Financial Regulation Office of Professional & Occupational Regulation

#### MAINE REAL ESTATE COMMISSION





#### 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 ser-

vices 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       |
| Company/Agency                    |

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





#### **United Country Lifestyle Properties of Maine**



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Maine Real Estate property listings | Interested in residential, land, recreational, hunting, wa...



lifestylepropertiesofmaine.com and 3 more links



## Do you need to sell your Maine property?



Scan the code to learn how to get the most money for your property, with the least amount of hassle.

#### **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

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