

RANCH HOME

5.5± ACRES | COUNTRY HOME | NEAR LAKES

FOUR BEDROOM

16 Eastern Cutoff Road
Princeton, Maine

NEAR THE COAST



\$189,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



Table of **CONTENTS**

03

PROPERTY DETAILS & DESCRIPTION

07

MEET YOUR AGENT

08

MUNICIPAL CONTACTS

09

MAPS

14

PROPERTY DISCLOSURE

24

DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Nestled in the small town of Princeton in Washington County, Maine, this property offers a blend of convenience, outdoor adventure, and rural living. Located at 16 Eastern Cutoff Road, this ranch-style home sits on an expansive 5.5-acre lot, and provides a single-story living experience with a spacious layout of approximately 1,334 square feet. If you're searching for more than just a house—a place that connects you to nature while still being close to essential amenities—this is your ideal home.

LOCATION Princeton is a picturesque town with a population of just 745, as recorded in the 2020 census. Despite its small size, it boasts a grocery store, bank, and gas stations, offering everyday conveniences. For larger shopping needs or medical services, Calais is only 19 miles away, featuring a hospital, restaurants, and the border crossing into New Brunswick, Canada. Bangor, with its commercial airport, is a 90-minute drive, and Boston is accessible within 331 miles.

RECREATION The property's surroundings are a paradise for outdoor enthusiasts. Princeton is renowned for its stunning lakes, including Big Lake, Long Lake, and Grand Falls Flowage, which collectively offer thousands of acres of water for fishing, power boating, kayaking, or paddleboarding. The region is a haven for anglers, with species ranging from salmon to smallmouth bass.



Washington County boasts more conserved lands than anywhere else in Maine, providing public access for hiking, hunting, birdwatching, and more. Nearby, the Down East Lakes Community Forest and Associated conservation easements have protected or conserved hundreds of thousands of acres. Also nearby is the Moosehorn National Wildlife Refuge spans nearly 30,000 acres, providing habitats for over 225 bird species and other wildlife. For those seeking coastal beauty, the northern Maine coast and the Bay of Fundy are a short 20-mile trip away.



YOUR NEW HOME The home, originally constructed in 1963, now features low-maintenance vinyl siding and a durable metal roof, along with a detached one-car garage and a large outbuilding for additional storage.



**Lifestyle
Properties
of Maine**





Inside, you'll find a kitchen, dining room, living room, laundry room, four bedrooms and one bathroom all set on a full concrete basement. Plenty of windows allow natural light into nearly every corner of the home.

The home is equipped with oil heating and a modern heat pump system for air conditioning and shoulder season heating. The property includes well and septic utilities, ensuring self-sufficiency.

The land is a highlight, with 4.6 acres on the home's side of the road and nearly an acre across the street, ensuring no one will build in your view. The level terrain is ideal for gardening or giving pets ample space to roam.

If you are searching for an affordable home, with some land for privacy in an area rich with outdoor activities and history, don't wait to explore this hidden gem in Princeton.

Like what you see?
Scan to subscribe
to our monthly
newsletter





16 EASTERN CUTOFF ROAD, PRINCETON

PRICE **\$189,900**

TAXES \$1880/2024

SQFT 1334 BUILT IN 1963

HOW FAR TO...



Shopping | Princeton, 1± miles



Hospital | Calais, 19± miles



Airport | Bangor, 93± miles



Interstate | Exit #184, 92± miles



City | Calais, 18± Miles



Boston | 331± miles



KITCHEN



LIVING ROOM



BEDROOM



BATHROOM



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) 255-4422

Fire

16 Mill St
911

Town Office

15 Depot St
(207) 796-2744

Tax Assessor

Joe Salley
(207) 796-2744

Code Enforcement

Jamaey Bohanon
(207) 427-3442
codeenforcementplanning@baileysville.com

Princeton - 16 Eastern Cutoff Rd

Maine, AC +/-

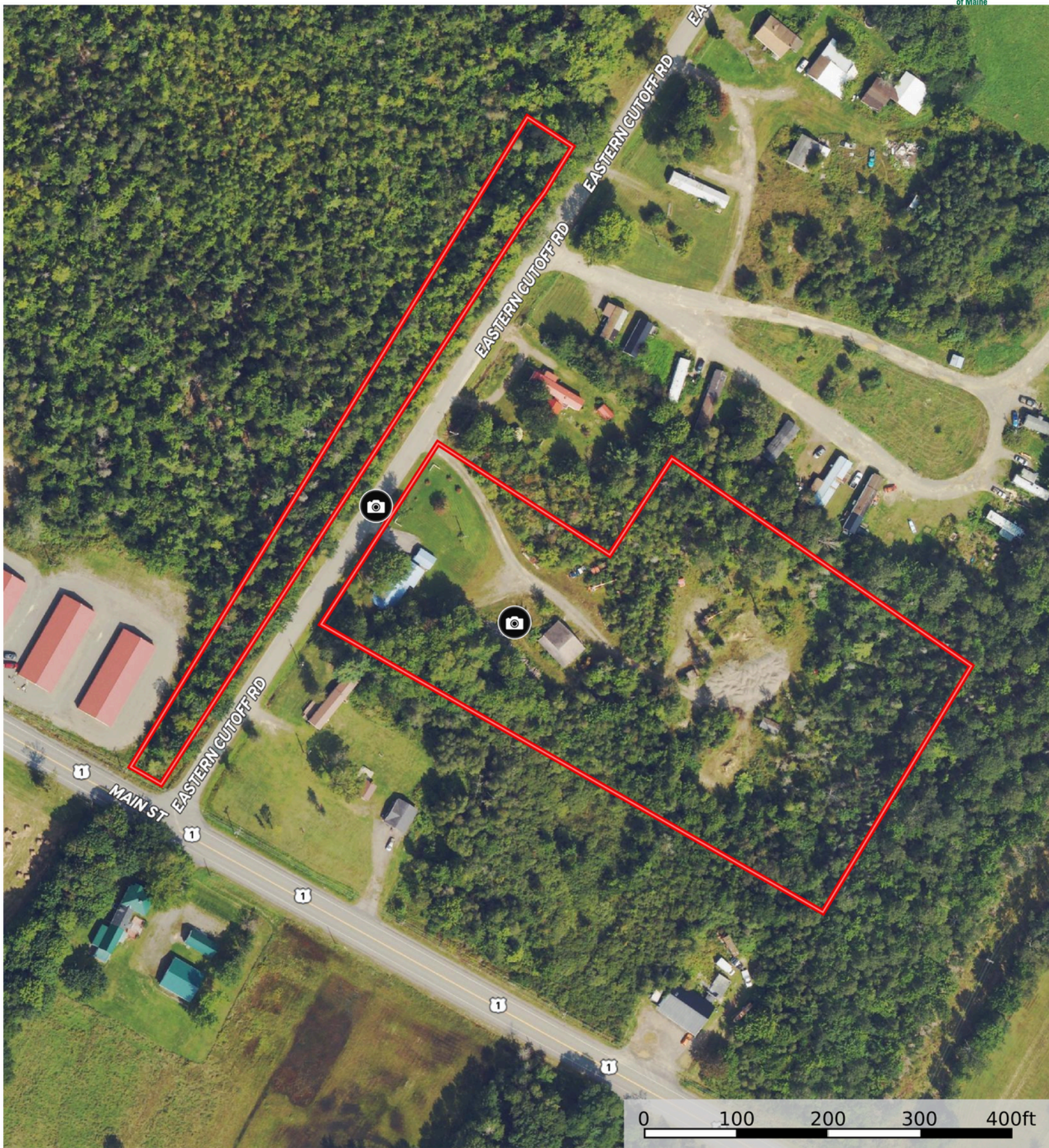
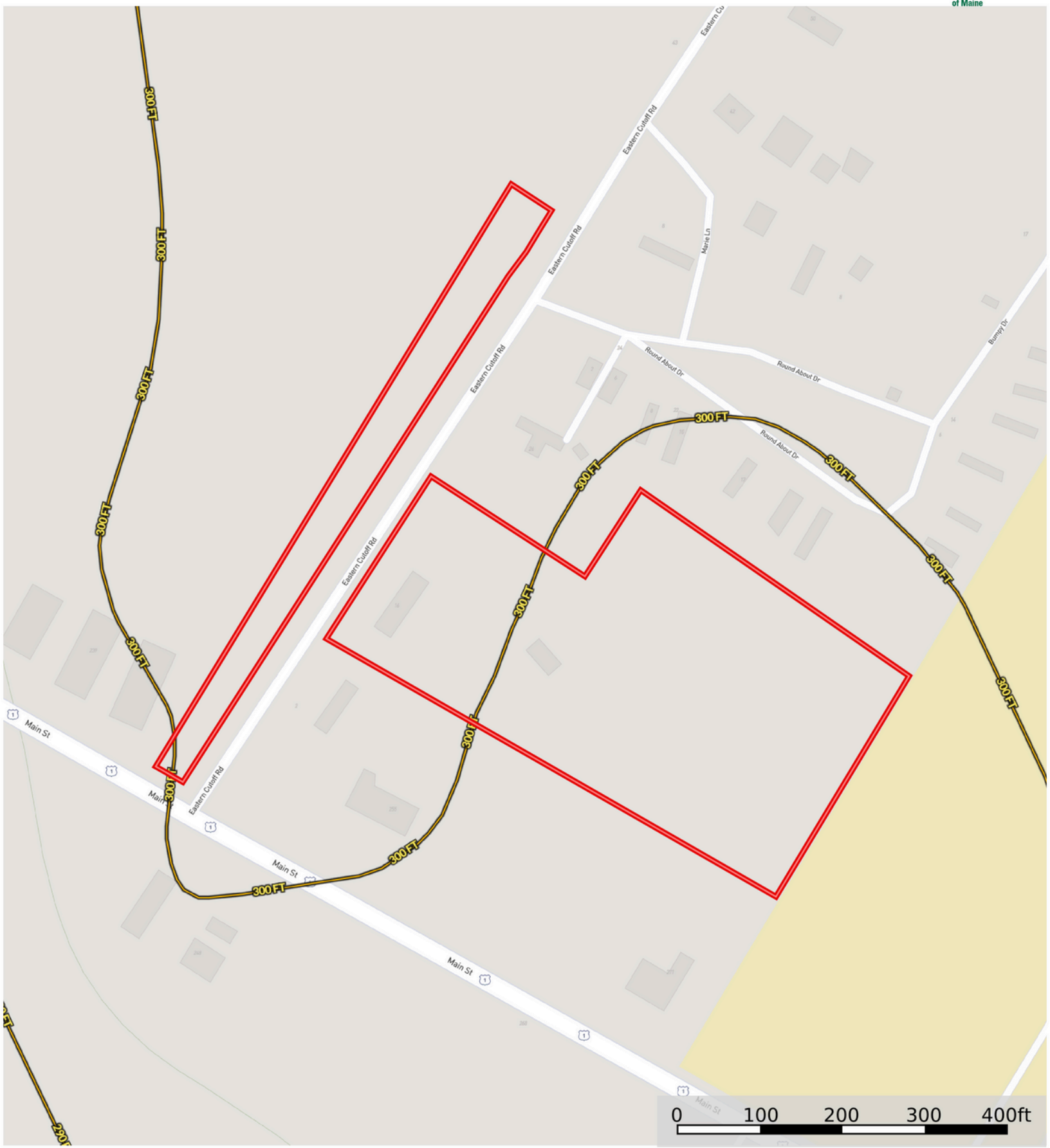


 Photo Point  Boundary

Princeton - 16 Eastern Cutoff Rd

Maine, AC +/-



 Boundary

Princeton - 16 Eastern Cutoff Rd

Maine, AC +/-

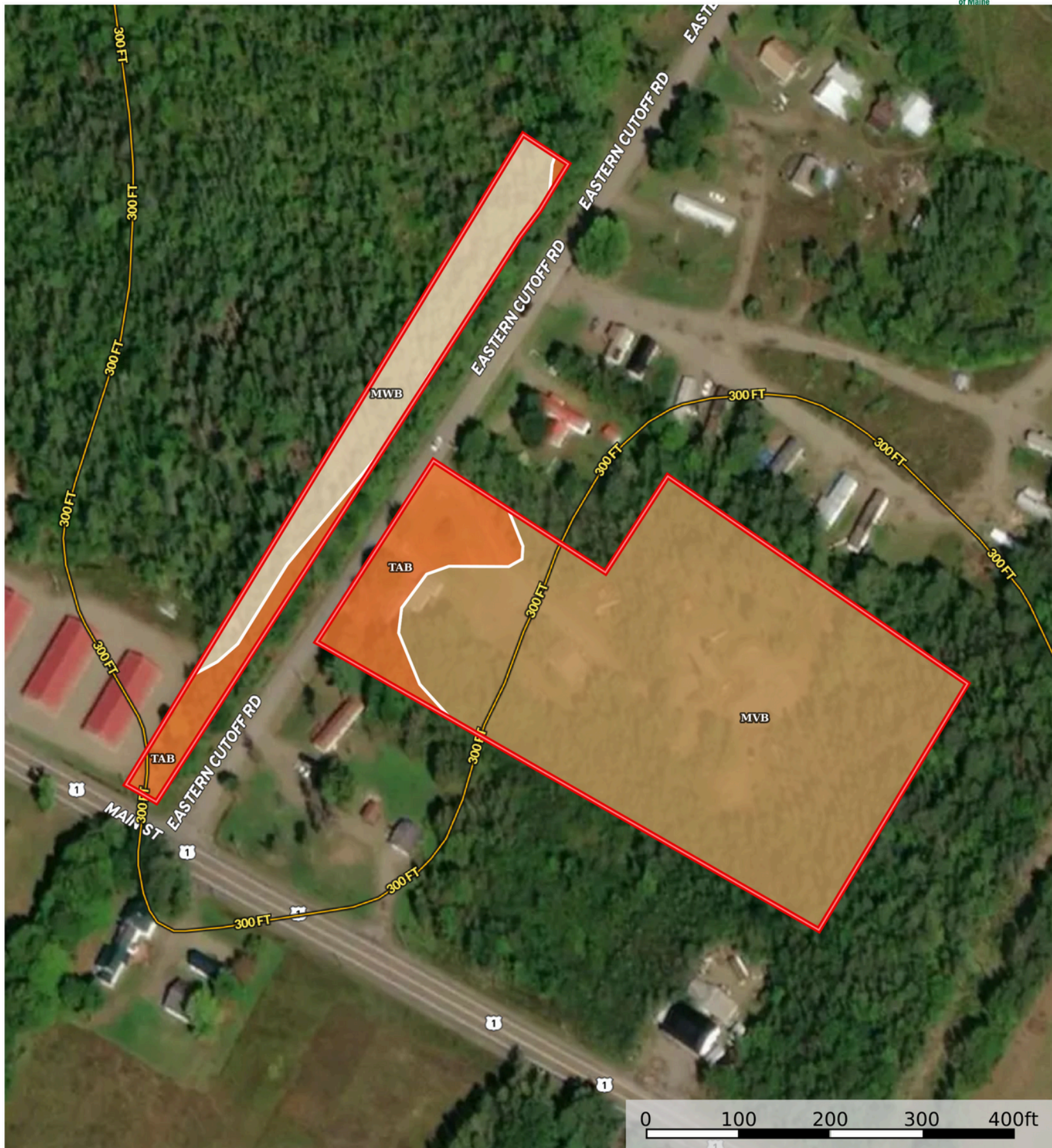


Boundary



Princeton - 16 Eastern Cutoff Rd

Maine, AC +/-



 Boundary



All Polygons 5.12 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MvB	Monarda silt loam, 0 to 8 percent slopes, very stony	3.71	72.46	0	23	7s
TaB	Telos silt loam, 3 to 8 percent slopes	0.76	14.84	0	48	3w
MWB	Monarda-Telos complex, 0 to 8 percent slopes, very stony	0.65	12.7	0	25	7s
TOTALS		5.12(*)	100%	-	26.96	6.41

(*) 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

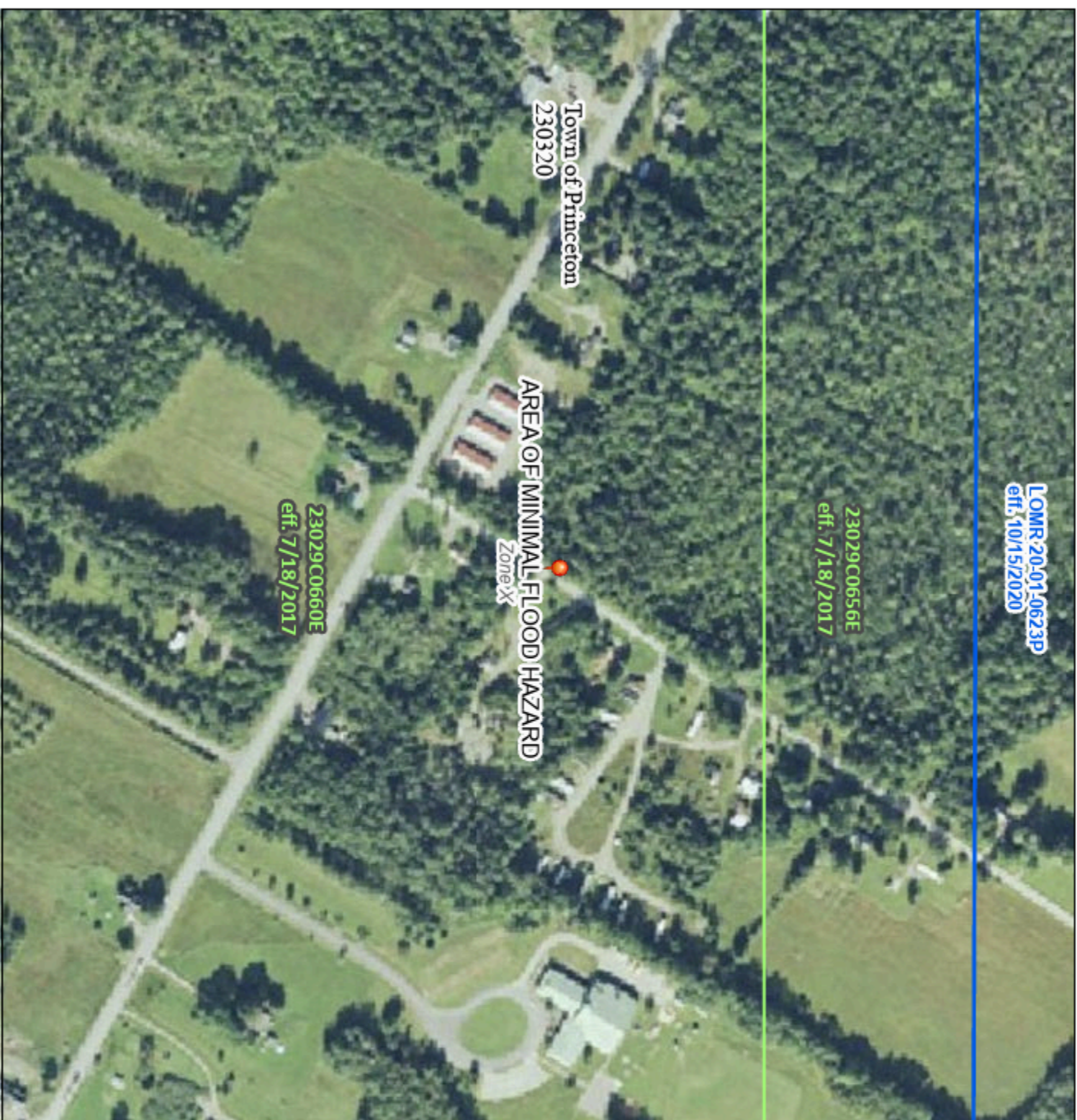
(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

National Flood Hazard Layer FIRMette



67°33'37"W 45°13'15"N



Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LOCATOR

	Without Base Flood Elevation (BFE) <i>Zone A, X, V, VE</i> with BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway
--	--

	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone D</i>
	Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
	Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
	Area with Flood Risk due to Levee <i>Zone D</i>

	Area of Minimal Flood Hazard <i>Zone X</i>
	Effective LOMRs
	Area of Undetermined Flood Hazard <i>Zone D</i>

	Channel, Culvert, or Storm Sewer Structures
	Levee, Dike, or Floodwall

	Cross sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

	Digital Data Available
	No Digital Data Available
	Unmapped

	The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.
--	--

	Digital Data Available
	No Digital Data Available
	Unmapped

This map complies with FEMA's standards for the use of digital flood maps. If it is not void as described below, the basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/23/2024 at 12:56 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: Basemap Imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000
Basemap Imagery Source: USGS National Map 2.023
67°33'W 45°12'50"N

PROPERTY LOCATED AT: 16 Eastern Cutoff Rd, Princeton, ME 04668

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: **Right of the house- center right about 20 ft off the house**
Installed by: _____
Date of Installation: **1968**

USE: Number of persons currently using system: **0**
Does system supply water for more than one household? Yes No Unknown

Comments: _____

Source of Section I information: **seller**

Buyer Initials _____ Page 1 of 8 Seller Initials **RON**

PROPERTY LOCATED AT: 16 Eastern Cutoff Rd, Princeton, ME 04668

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

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

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

If Yes, what results: _____

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

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: Back of house _____ OR Unknown

Date installed: 10± years Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? Yes No

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

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

Leach Field: Yes No Unknown

If Yes, Location: _____

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

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

Have you experienced any malfunctions? Yes No

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

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

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: _____

Source of Section II information: seller

Buyer Initials _____

Seller Initials RON

PROPERTY LOCATED AT: **16 Eastern Cutoff Rd, Princeton, ME 04668**

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	FHA	Heat Pump		
Age of system(s) or source(s)	2009	2012-14		
TYPE(S) of Fuel	Oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	V L Tammaro			
Date of most recent service call		NA		
Malfunctions per system(s) or source(s) within past 2 years	None	No malfunctions		
Other pertinent information		Seller cleaned regularly		

- 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 PCN

PROPERTY LOCATED AT: 16 Eastern Cutoff Rd, Princeton, ME 04668

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

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

Comments: _____

Source of information: **seller**

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

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

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: _____ Yes No Unknown

Comments: _____

Source of information: **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: Yes No Unknown

Comments: _____

Source of information: **seller**

Buyer Initials _____

Seller Initials RON

PROPERTY LOCATED AT: 16 Eastern Cutoff Rd, Princeton, ME 04668

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: Was mostly paneling when built

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: _____

Source of information: seller and public record

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? N/A

Road Association Name (if known): N/A

Source of information: seller and public record

Buyer Initials _____

Seller Initials RON

PROPERTY LOCATED AT: 16 Eastern Cutoff Rd, Princeton, ME 04668

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?

Zone X area of minimal flood hazard

Relevant Panel Number: 23029C0660E Year: 2017 (Attach a copy)

Comments: N/A

Source of Section VI information: **FEMA website**

Buyer Initials _____

Seller Initials RON

PROPERTY LOCATED AT: 16 Eastern Cutoff Rd, Princeton, ME 04668

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
..... Yes No Unknown

If Yes, explain: _____

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

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

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: _____

Year Principal Structure Built: _____ What year did Seller acquire property? _____

Roof: Year Shingles/Other Installed: _____

Water, moisture or leakage: _____

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: **Sump Pump keeps removes water from basement**

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

If Yes, are test results available? Yes No

Comments: **N/A**

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: **N/A**

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: _____

Comments: _____

Source of Section VII information: **seller**

Buyer Initials _____

Seller Initials RON

PROPERTY LOCATED AT: 16 Eastern Cutoff Rd, Princeton, ME 04668

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.

Renee O Neill 12/23/2024
SELLER DATE SELLER DATE
Estate of Herbert J. Melanson

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



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Estate of Herbert J. Melanson

(hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT 16 Eastern Cutoff Rd, Princeton, ME 04668

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	<u>Renee O Neill</u>	<u>12/23/2024</u>
Buyer	Date	Seller Estate of Herbert J. Melanson	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller <u>Phil McPhail</u>	Date
Agent	Date	Agent Phil McPhail	<u>12/22/2024</u> Date

 **Maine Association of REALTORS®/Copyright © 2024.**
All Rights Reserved. Revised 2023.



That we, John M. Lane and Beulah Lane, husband and wife, and both of Rogers Road in Chattanooga, County of Hamilton, State of Tennessee

in consideration of one dollar and other value (not exceeding two hundred dollars)

paid by Herbert J. Melanson and Charlotte P. Melanson, husband and wife, and both of Grand Falls Road in Princeton, County of Washington and State of Maine

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

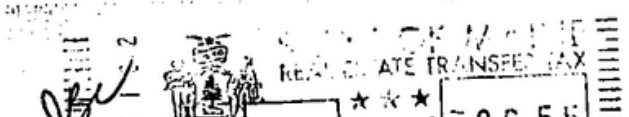
Herbert J. Melanson and Charlotte P. Melanson

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

a certain lot or parcel of land situated in said Princeton and bounded and described as follows:

Starting at a stake which stake is the Northeast corner of a lot which on December 13, 1961 was conveyed to Herbert J. Melanson et al and situated on the southerly side of a road known as the Eastern Pulpwood Road; thence in a general southerly direction along the eastern boundary of said Melanson lot for a distance of two hundred twenty (220) feet, more or less, to a stake (which is the Southeast corner stake of said Melanson lot); thence in a general easterly direction for a distance of one hundred fifty (150) feet, more or less, to a stake; thence in a general northerly direction for a distance of two hundred twenty (220) feet, more or less, to a stake on the southerly side of the Eastern Pulpwood Road, so-called; thence in a general westerly direction along the southerly edge of the road for a distance of one hundred fifty (150) feet, more or less, to a stake, the place of beginning.

Meaning and intending to convey the same premises as were conveyed to us by Bertram G. McLaughlin by his deed dated December 13, 1961 of record in Washington County Registry of Deeds in Book 580, Page 391.



Herbert J. Melanson and Charlotte P. Melanson

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And we do COVENANT with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all incumbrances,

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that we and our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said

John M. Lane and Beulah Lane, husband and wife,

joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this eleventh day of October in the year of our Lord one thousand nine hundred and seventy one.

Signed, Sealed and Delivered in presence of

Y
x John M. Lane
Beulah Lane



Tennessee
State of ~~MISSISSIPPI~~
Hamilton
~~MISSISSIPPI~~

} ss.

1971

October

19 71

Personally appeared the above named

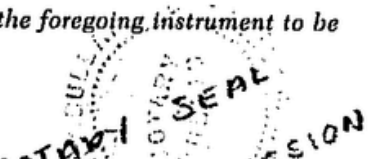
John M. Lane and Beulah Lane

the foregoing instrument to be their free act and deed.

and acknowledged

Before me

E. H. Bullard



UNAT I, Bertram G. McLaughlin

in consideration of One Dollar and other value
Herbert J. Melanson and Charlotte P. Melanson (Husband and wife)

paid by

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey
unto the said Herbert J. Melanson and Charlotte P. Melanson, their
heirs and assigns forever,

a certain lot or parcels of land situated in the Town of Princeton and bounded and described as follows:

A certain Lot of Land situated on the southerly side of the St. Croix Pulpwood Company road and bounded as follows: Beginning at an iron stake, driven in the ground at the Southwesterly corner of the John Lane Lot (Now owned by Herbert J. Melanson) and running in a Southerly direction in line with the Westerly boundary of the above John Lane Lot for a distance of Three Hundred (300) feet, more or less, to the Sam Klingler Lot, thence Easterly along the Sam Klingler boundary line for a distance of One Hundred Fifty (150) feet, more or less, Thence Northerly for a distance of Three Hundred (300) feet, more or less, to the Southeasterly corner of the John Lane Lot, thence in a westerly direction for a distance of One Hundred Fifty (150) feet, more or less, to the place of beginning, which is the above mentioned stake. A certain lot of land situated in Princeton, Maine and bounded and described as follows: Located on the Northerly side of the St. Croix Pulpwood Road, and beginning at a stake driven in the ground at the Junction of the Houlton Road and the St. Croix Pulpwood Road, thence running in an Easterly direction for a distance of Thirteen hundred (1300) feet, more or less to the Southwesterly corner of the Robert Bacon Lot, thence in a Northerly direction for a distance of Sixty Five (65) feet, more or less to the Northwesterly corner of the Robert Bacon Lot, thence in a Westerly direction for a distance of Thirteen Hundred (1300) feet, more or less, along the Southerly boundary of the Earl Pratt Lot to the Houlton Road, thence in a Southerly direction along the Houlton Road for a distance of Twenty Five (25) feet, more or less to the place of beginning, which is the above mentioned stake.

(\$.55)
Tax Stamp
Cancelled

To Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof to the said Herbert J. Melanson and Charlotte P. Melanson, their heirs and assigns, to them and their use and behoof forever. And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Bertram G. McLaughlin, (single)

and of the said joining in this deed as grantor, and relinquishing and conveying - - right - - by descent and all other rights in the above described premises; have hereunto set my hand and seal this tenth day of June in the year of our Lord one thousand nine hundred and sixty-eight.

Signed, Sealed and Delivered in presence of

Fred E. Richards

Bertram G. McLaughlin (seal)

State of Maine
Washington Co. ss. June 10th 1968

above named Bertram G. McLaughlin and acknowledged the above instrument to be his free act and deed.

N. P. (seal) by impression Before me, Fred E Richards My comm. expires 2-17-72

Received June 18, 1968 at 9 h. - m. A. M.

Personally appeared the

JUSTICE OF THE PEACE
Notary Public

Know all Men by these Presents,

That I, Bertram G. McLaughlin, of Princeton in the County of Washington and State of Maine

in consideration of One Dollar and other value (Not exceeding One Hundred Dollars) paid by Herbert J. Melanson and Charlotte P. Malanson, husband and wife, and both of said Princeton

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Herbert J. Melanson and Charlotte P. Malanson as joint tenants, and not as tenants in common, their heirs and assigns, and to the survivor of them, and the heirs and assigns of the survivor of them forever, a certain lot or parcel of land a certain lot or parcel of land situated in said Princeton and bounded and described as follows;

Beginning at a stake driven in the ground which marks the southeast corner of a certain lot or parcel of land conveyed by the grantor herein to the grantees herein and which is of record in Book 584, Page 499 of the Registry of Deeds for Washington County; thence in a southerly direction a distance of two hundred twenty (220) feet to the northerly line of Leroy Kinney; thence in a general westerly direction a distance of two hundred twenty (220) feet and along and by the northerly line of Leroy Kinney a distance of two hundred Twenty (220) feet to a point; thence in a general northerly direction along and by the easterly side line of the Stanley Wheeler lot a distance of two hundred twenty (220) feet to the lot hereinbefore referred to in the first course; thence along and by the southerly side of the other lot hereto conveyed to the grantees a distance of two hundred twenty (220) feet to a stake which marks the point of beginning.

Meaning and intending to convey herewith a lot of land two hundred twenty (220) feet by two hundred twenty (220) feet which lies south of the lot heretofore conveyed to the grantees in Book 584, Page 499.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Herbert J. Melanson and Charlotte P. Melanson as joint tenants, and not as tenants in common, their heirs and assigns, and to the survivor of them, and the heirs and assigns of the survivor of them, to their own use and behoof forever.

And I do covenant with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns and the survivor of them, and the heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Bertram G. McLaughlin (Single)

and -

wife - of the said

-- joining in this deed as Grantor --- and relinquishing

and conveying right by descent and all other rights in the above described premises, have hereunto set

my hand and seal this fifteenth day of April

in the year of our Lord one thousand nine hundred and sixty-four

Signed, Sealed and Delivered in presence of

H.V. Jewett

Bertram G. McLaughlin (seal)

State of Maine, Washington ss. April 15,

Personally appeared the above named Bertram G. McLaughlin

and acknowledged

19 64

the foregoing instrument to be his

free act and deed.

Before me, Harold V. Jewett

N. P. (seal) B. impression

Justice of the Peace Notary Public

Received Apr 16, 1964

10 h. - m. A.M.

Know all Men by these Presents.

That I, Bertram G. McLaughlin, of Princeton in the County of Washington and State of Maine

in consideration of One Dollar and other value (Not exceeding One Hundred Dollars) paid by
Herbert J. Melanson and Charlotte P. Melanson, husband and wife, and both of said Princeton

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey
unto the said Herbert J. Melanson and Charlotte P. Melanson, as joint tenants and not as tenants
heirs and assigns forever, in common, and their heirs and assigns, and the survivor of them, and the heirs and
assigns of the survivor of them, forever

a certain lot or parcel of land situated in said Princeton and bounded and described as follows:
Starting at a stake which stake is the Northeast corner stake of land of Stanley Wheeler situated
on the southerly side of a road known as the Eastern Pulpwood Road; thence in a general southerly
direction along the eastern boundary of said Wheeler lot for a distance of two hundred twenty
(220) feet, more or less to a stake; thence in a general easterly direction for a distance of two
hundred twenty (220) feet, more or less, to a stake; thence in a general northerly direction for
a distance of two hundred twenty (220) feet, more or less to a stake on the southerly side of the
Eastern Pulpwood Road, so-called; thence in a general westerly direction along the southerly edge
of the road for a distance of two hundred twenty (220) feet, more or less, to a stake, the place
of beginning.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurte-
nances thereof, to the said Herbert J. Melanson and Charlotte P. Melanson as joint tenants and
not as tenants in common, and their heirs and assigns, and the survivor of them and the heirs and
assigns of the survivor of them, to them and their use and behoof forever, And I do Covenant
with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises, that they
are free of all incumbrances, that I have good right to sell and convey the same to the said
Grantees to hold as aforesaid, and that I and my heirs shall and will Warrant and Defend the same
to the said Grantees, their heirs and assigns and the survivor of them, and the heirs and assigns
of the survivor of them, forever, against the lawful claims and demands of all person.

~~On Fair and to Hold~~ the aforegranted and bargained premises, with all the privileges and appurtenances thereof
to the said Herbert J. Melanson and Charlotte P. Melanson heirs and assigns, to their use
and behoof forever. And do covenant with the said heirs and
assigns, that lawfully seized in fee of the premises; that they are free of all incumbrances;

that have good right to sell and convey the same to the said to hold as aforesaid;
and that and heirs shall and will warrant and defend the same to the said
heirs and assigns forever, against the lawful claims and demands of all persons,

In Witness Whereof I, the said Bertram G. McLaughlin, (Single)

and
of the said joining in this deed as grantor,
and relinquishing and conveying right by descent and all other rights in the above described premises,
have hereunto set my hand and seal this thirteenth day of December
in the year of our Lord one thousand nine hundred and sixty-one.

Signed, Sealed and Delivered in presence of
William F. Boardman Bertram G. McLaughlin (seal)

State of Maine
Washington ss.
above named Bertram G. McLaughlin
and acknowledged the above instrument to be his free act and deed.

December 13, 1961
Personally appeared the

Before me, William F. Boardman JUSTICE OF THE PEACE
Received Aug. 6, 1962 9 h. 30 m.A. M.



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

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

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

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

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

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

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

You May Become A Client

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

services required of all licensees listed above:

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

Remember!

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date) _____

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

by _____
Licensee's Name

on behalf of _____
Company/Agency

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

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



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties · 54.8K subscribers · 813 videos

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

lifestylepropertiesofmaine.com and 3 more links

Subscribed



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*