

WATERFRONT HOME

RECREATIONAL | COUNTRY HOME | RIVERFRONT

Penobscot River

**338 Edinburg Road
Edinburg, Maine**

Paved Drive



\$244,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Are you looking for one story living with waterfront? This 1650 sq ft ranch is a must see! This home has four bedrooms and two full bathrooms and holds endless potential. With 297' of water frontage on the Penobscot River, the beauty of this lot will not disappoint.

As you enter the home, you come into an entry that leads to the rest of the home. Straight ahead you will find the first full bathroom with a stand-up shower. To the left is the first bedroom. In here you will find a large walk-in closet, a heat pump, and a propane stove. This room could be used as a bedroom, office, or a second living space. It's a nice big space with french doors that lead out to a large deck on the back of the home.



To the right of the entry, you come into the kitchen. The kitchen has newer stainless-steel appliances, and a large bar that separates the kitchen from the dining area. The dining area is large and spacious and has french doors that lead into the living room. In this room you will find a propane fireplace, and another set of french doors that lead to the back deck.



Like what you see?
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to our monthly
newsletter

Down the hall you will find a laundry room with built-ins and a closet, three more bedrooms all with closets, and the second bathroom. This bathroom has a tub/shower combo and has been recently updated.

If you head down to the basement, you will find a finished, heated room which could be used as an additional bedroom, and a large space that would make a great family room. Outside the home you will find a storage barn, a large raspberry patch, a paved driveway, and many flower beds. Walk down over the hill and you will see the beauty of the 297' of water frontage that this property has to offer. This would make a great family home. Come see the potential this property holds before it's gone!



**Lifestyle
Properties
of Maine**





338 EDINBURG ROAD, EDINBURG

PRICE

\$244,900

TAXES

\$1600.64/2024

SQFT

1650

BUILT IN

1960

RD FRONTAGE

297

WATER FRONTAGE

297

HOW FAR TO...



Shopping | Lincoln, 13± miles



Hospital | Lincoln, 13± miles



Airport | Bangor, 37± miles



Interstate | Exit #217, 2± miles



City | Bangor, 35± Miles



Boston | 269± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Mariea Thurlow

ASSOCIATE BROKER | REALTOR®



207.403.3724 cell



207.794.6164 office



mariea@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Mariea's bio and
other listings



Testimonial:

'We haven't bought a house yet, as I write this review. But Mariea Thurlow is working hard for us—above and beyond, as the expression goes. We are in California trying to go home to Maine, which means her driving about and offering virtual property walkthroughs by phone. She is a trooper. My wife and I also watch all the video tours as they post to the YouTube channel. They are an amazing resource for people like us trying to move from "away", as some Mainers might say.'

Joe Wilcox



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

911

Fire

Howland Fire Dept
(207) 732-7195

Town Office

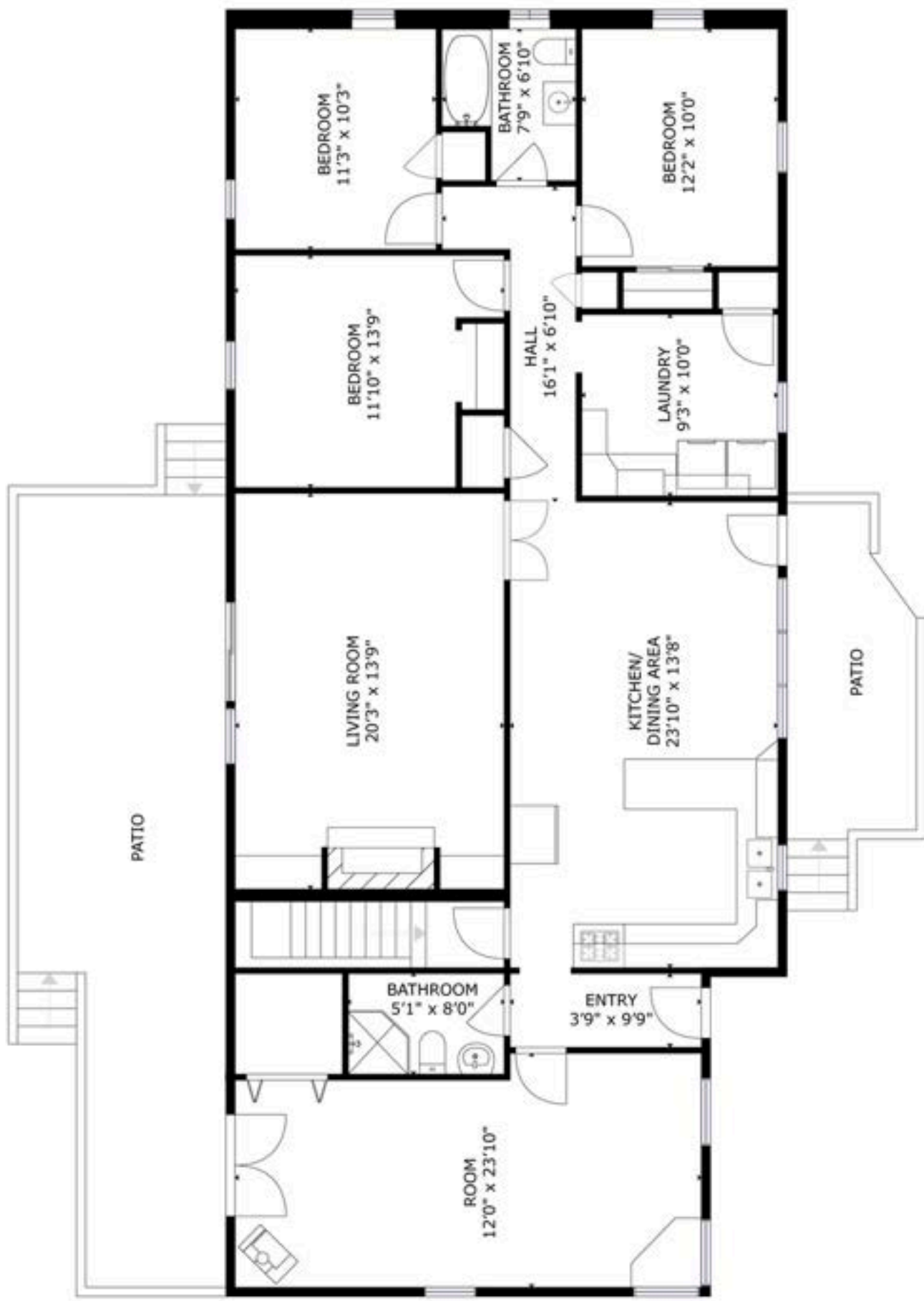
595 Edinburg Rd
(207) 290-3272
Available by appointment only

Tax Assessor

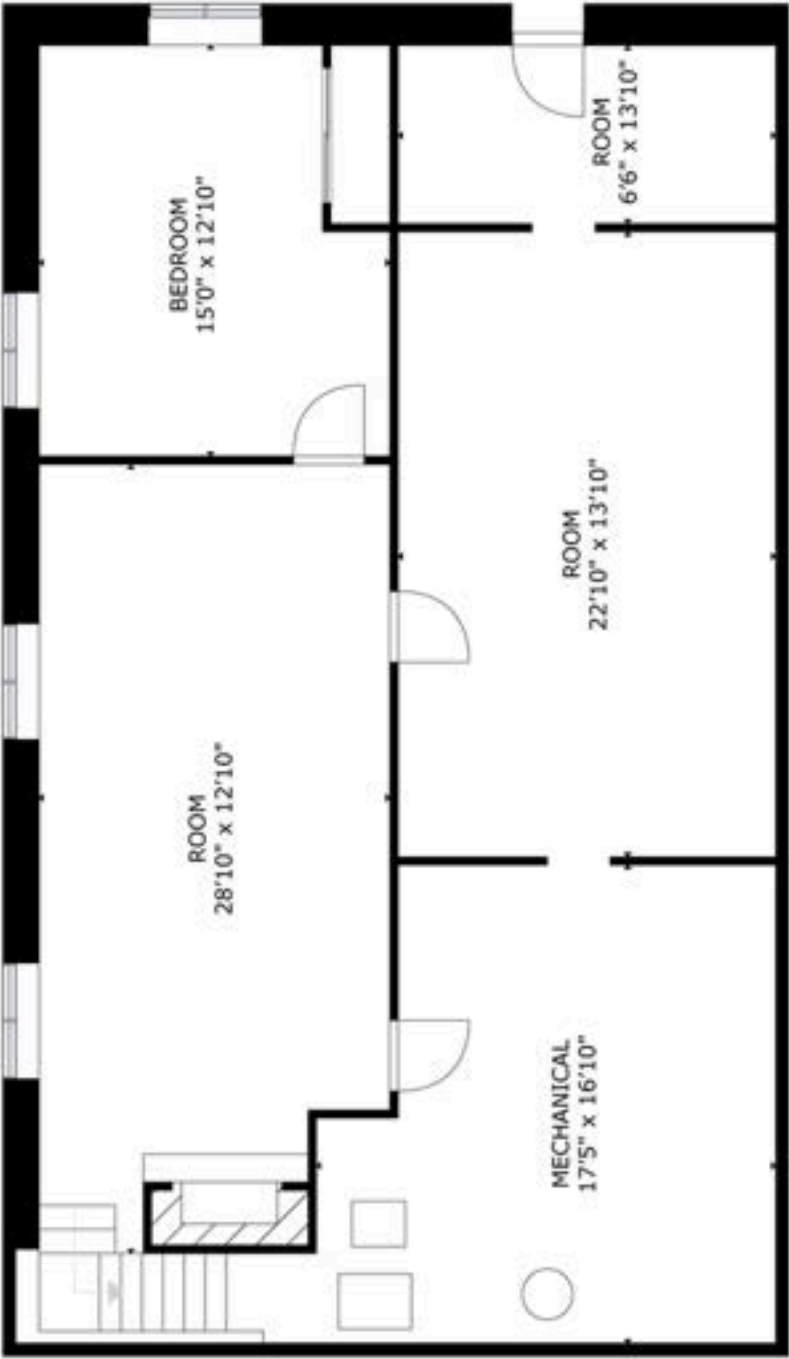
Hamlin Associates
assessor@edinburgmaine.org

Code Enforcement

Vacant



GROSS INTERNAL AREA
BASEMENT 1: 1354 sq.ft, FLOOR 1: 1732 sq.ft
TOTAL: 3086 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



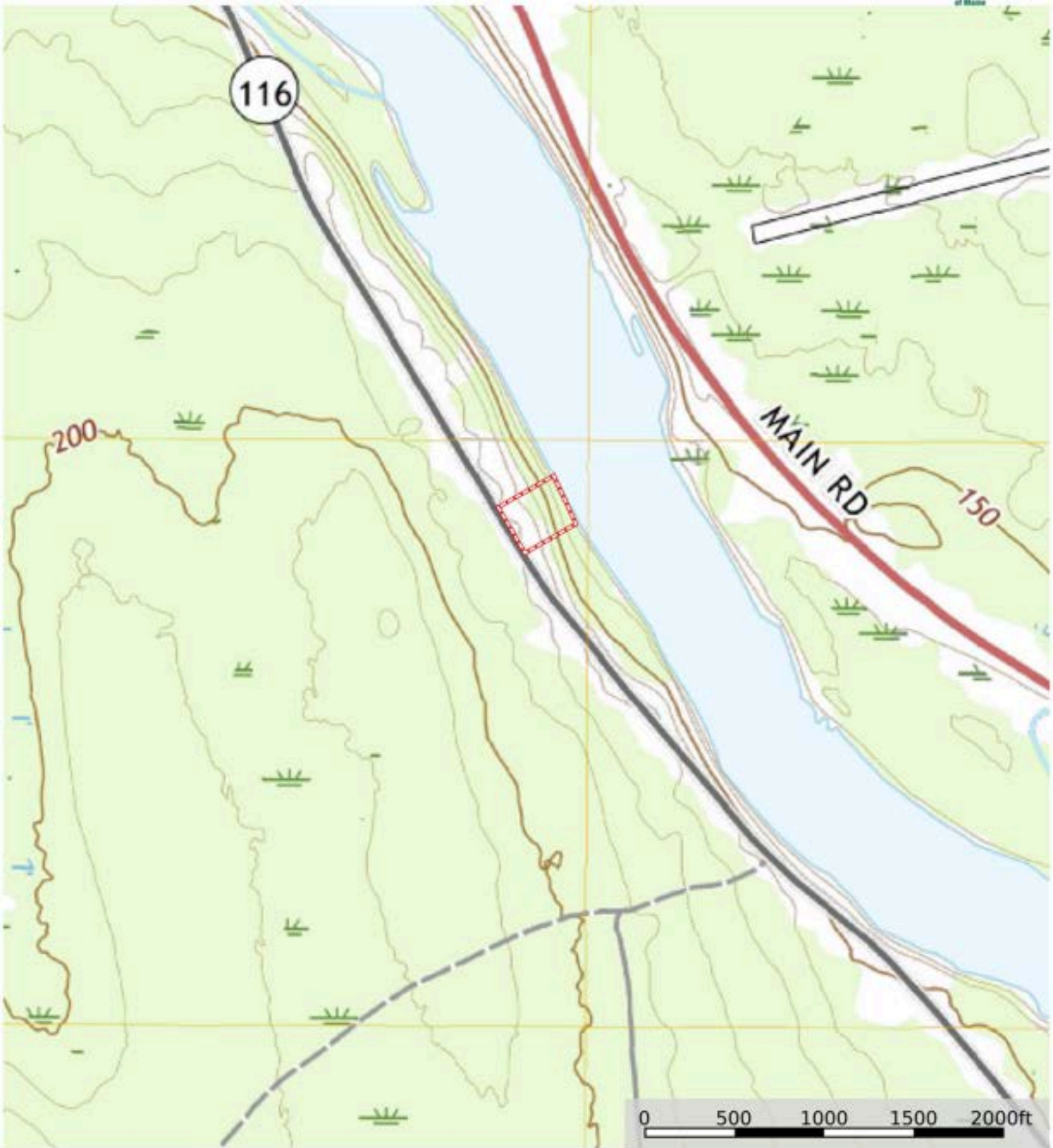
GROSS INTERNAL AREA
BASEMENT 1: 1354 sq.ft, FLOOR 1: 1732 sq.ft
TOTAL: 3086 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





Boundary





Boundary



PROPERTY LOCATED AT: 338 Edinburg Road, Edinburg.

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: Beyond back deck facing water

Installed by: _____

Date of Installation: _____

USE: Number of persons currently using system: 0

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

Comments: Seller has limited knowledge, has not lived at the property

Source of Section I information: Seller

Buyer Initials _____

Page 1 of 8

Seller Initials ALK GL DSL

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: Right Side from front / outside bathroom window OR ☐ Unknown

Date installed: unknown Date last pumped: 2024 Name of pumping company: Cals Septic

Have you experienced any malfunctions? ☐ Yes ☒ No

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

New Septic installed in 2005

Date of last servicing of tank: 2024 Name of company servicing tank: Pumping only

Leach Field: New leach field installed in 2005 ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Behind Raspberry Patch

Date of installation of leach field: 2005 Installed by: _____

Date of last servicing of leach field: N/A 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

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	HWBB	Heat pump	Propane	Propane Stove
Age of system(s) or source(s)	2010	2015	Fireplace Insert	2023
TYPE(S) of Fuel	Oil	electricity	Propane	Propane
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Approx 700 gallons	unknown	-	
Name of company that services system(s) or source(s)	R H Foster	Harveys Refrigeration and Heating	Dead River	Dead River
Date of most recent service call			Nov 2024	none
Malfunctions per system(s) or source(s) within past 2 years	None	None	Pilot failed - new one installed	none
Other pertinent information				

Fireplace in basement - not used wood furnace - not used

- 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: Seller has limited knowledge

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 _____

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Seller Initials

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PROPERTY LOCATED AT: 338 Edinburg Road, Edinburg,

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

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

Comments: NO Known Storage tanks

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: no Known asbestos

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: _____

E. METHAMPHETAMINE - Current or previously existing:

Comments: NO Known methamphetamine

Source of information: Seller

Buyer Initials _____

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Seller Initials

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PROPERTY LOCATED AT: 338 Edinburg Road, Edinburg.

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: Minor cracking/flaking/peeling paint in places

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: _____

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

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: Seller

Buyer Initials _____

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Seller Initials

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SECTION VI - FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from: (a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map? _____

Relevant Panel Number: 230383 Year: _____ (Attach a copy)

Comments: Area not included (unmapped)

Source of Section VI information: seller / agent

Buyer Initials _____

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Seller Initials AC AL KL GL DSL

PROPERTY LOCATED AT: 338 Edinburg Road, Edinburg,

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 Water-front?.....

☒ Yes ☐ No ☐ Unknown

If Yes, explain: Homestead Exemption

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: Propane tank

Year Principal Structure Built: 1960 What year did Seller acquire property? 1962

Roof: Year Shingles/Other Installed: 2016

Water, moisture or leakage: none

Comments: metal roof

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: Basement crack foundation - repaired & no leakage since

Mold: Has the property ever been tested for mold?

☐ Yes ☒ No ☐ Unknown

If Yes, are test results available?

☐ Yes ☐ No

Comments:

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other:

☐ Unknown

Comments:

Has all or a portion of the property been surveyed?

☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available?

☐ Yes ☒ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home

☐ Yes ☒ No ☐ Unknown

Modular

☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

☐ Yes ☒ No ☐ Unknown

Comments:

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

Comments: Seller has limited knowledge

Source of Section VII information: Seller

Buyer Initials

Page 7 of 8

Seller Initials

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SECTION VIII - ADDITIONAL INFORMATION

- * Front deck starting to deteriorate
- * Broken window in back right bedroom and in bedroom to the left of the entryway.
- * Ceiling fan in living room works - but chain pulls out too far and has to be pushed back up to turn off. (Realtor observations)

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.

Darryn S. Libby 12/30/24
SELLER DATE

Darryn S. Libby

Keith Libby 12/30/24
SELLER DATE

Keith Libby

Gary Libby 12/30/24
SELLER DATE

Gary Libby

Jordan Cummings Ashlee Leveille 12/30/24
SELLER DATE

Jordan Cummings Ashlee Leveille

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 Darryn S. Libby, Gary Libby, Keith Libby, Jordan Cummings Ashlee Leveille
(hereinafter "Seller")
AND _____
(hereinafter "Buyer")
FOR PROPERTY LOCATED AT 338 Edinburg Road, Edinburg,

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 _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

Darryn S. Libby 12-30-24
Date
Gary Libby 12-30-24
Date
Keith Libby 12-30-24
Date
Jordan Cummings 12-30-24
Date
Ashlee Leveille 12-30-24
Date
Marica Thurlow 12-30-24
Date



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United Country Lifestyle Properties of Maine, 113 West Broadway Lincoln ME 04457

Phone: (207)794-6164

Fax:



338 Edinburg Rd.

TRANSFER ON DEATH DEED

IDENTIFYING INFORMATION

Owner or Owners making this deed:

CARLYN M. LIBBY with a mailing address of P. O. Box 137, Howland, ME 04448.

Legal description:

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

Being the same premises as described in a deed of Earl Mitchell to Ralph W. Libby and Carlyn M. Libby dated July 12, 1962, as joint tenants, and recorded in the Penobscot County Registry of Deeds in Book 2065, Page 5.

Ralph W. Libby died December 23, 1996 and Carlyn is the surviving joint tenant.

PRIMARY BENEFICIARY

I designate the following beneficiaries if the beneficiaries survive me.

Gary Libby whose mailing address is P.O. Box 137, Howland, ME 04448 a one-quarter ($\frac{1}{4}$) interest.
Keith Libby, of 272 Edinburg Road, Edinburg, ME 04448, a one-quarter ($\frac{1}{4}$) interest.
Darryn Libby, of 2715 Western Avenue, Newburgh, ME 04444, a one-quarter ($\frac{1}{4}$) interest.
Ashlee Leveille of 35 Birch Lane, Howland, ME 04448, a one-eighth ($\frac{1}{8}$) interest.
Jordan Madden of 908 Dodlin Road, Enfield, ME 04493, a one-eighth ($\frac{1}{8}$) in interest.

TRANSFER ON DEATH

At my death, I transfer my interest in the described property to the beneficiaries as designated above.

Before my death, I have the right to revoke this deed.

SIGNATURE OF OWNER OR OWNERS MAKING THIS DEED

WITNESS, my hand and seal this 13 day of JUNE, 2022.

Signed, Sealed and Delivered
in presence of

Ray N. Ol
Witness

Carlyn M. Libby
CARLYN M. LIBBY

STATE OF MAINE
County of Penobscot

JUNE 13, 2022

Personally, appeared the above named, CARLYN M. LIBBY, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Patricia Locke
NOTARY PUBLIC

PATRICIA R. Locke
(Print name, please)

My Commission Expires: 2/16/2028

Susan F. Bulay, Register
Penobscot County, Maine



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:

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date) _____

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

by _____
Licensee's Name

on behalf of _____
Company/Agency

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

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



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Testimonial

"We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm."

Allen LeBrun, Previous Client