

# HOME WITH VIEWS

IN TOWN

**37 Taylor Street  
Lincoln, Maine**

RECREATIONAL



**\$139,900**

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

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**DEED**

Scan to view the  
full property details  
and video!

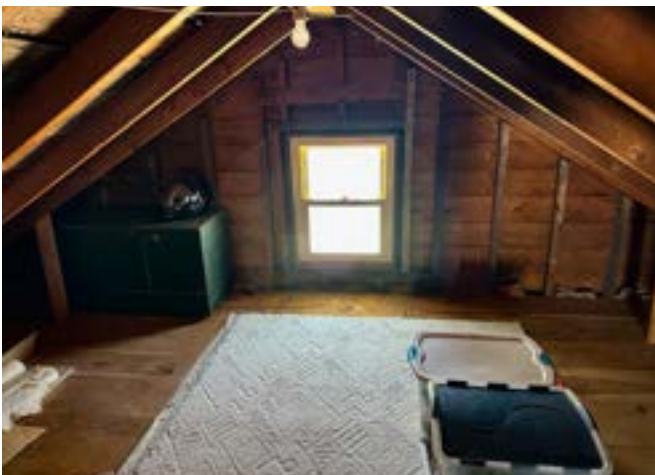






*Photography by Mayhem Media*

Discover this charming 2-bedroom, 1-bath home offering beautiful views of Mattanawcook Pond. Located just minutes from the hospital and all the conveniences of town, this home is perfect for those seeking a peaceful setting with easy access to amenities. This sweet property offers a comfortable living space with plenty of natural light, perfect for year-round living or a seasonal getaway. Enjoy your summer nights sitting on the back porch looking out at nature or on your front porch looking out over the peaceful pond. The home is located in a quiet neighborhood with low traffic, close to recreational opportunities, including fishing, boating, and walking trails. 37 Taylor Street would be perfect as someone's first home or as a retirement retreat.



Mattanawcook Pond is one of Lincoln's 13 lakes and ponds, it covers 832 acres with a max depth of 22 feet. There is a public boat launch and a beach within walking distance of Taylor Street. Grab a pole and go fishing for brook trout, pickerel, and perch.

Lincoln is 45 minutes from Bangor with its large variety of stores, restaurants and entertainment. There is a small theater on Main Street in Bangor where you can see nicely produced plays and the Maine Savings Amphitheater for those who love concerts. Here, we are 2.5 hours from Portland with all its culture and transportation, and 4.5 hours from Boston.



**Lifestyle  
Properties  
of Maine**







# 37 TAYLOR STREET, LINCOLN

PRICE

**\$139,900**

TAXES

\$1780/2025

ACREAGE 0.46

BUILT IN 1940

## HOW FAR TO...



Shopping | Lincoln, 1.5± miles



Hospital | Lincoln, 1.5± miles



Airport | Bangor, 47± miles



Interstate | Exit #227, 7± miles



City | Bangor, 45± Miles



Boston | 280± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



# Emily Pond

ASSOCIATE BROKER | REALTOR®



207.794.4152 cell



207.794.6164 office

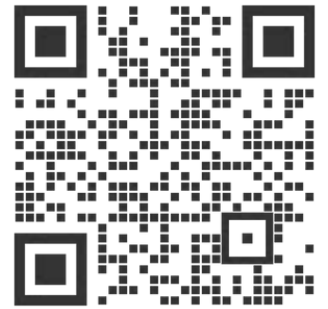


emily@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Emily's  
bio and other  
listings



## Testimonial:

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

***Dan Reed***



@uclifestylepropertiesme



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@lifestyleproperties



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# MUNICIPAL CONTACTS

## Police

Lincoln Police Dept  
(207) 794-2221

## Fire

Lincoln Fire Dept  
(207) 794-2221

## Town Office

29 Main Street  
(207) 794-3372  
M-F 8am-5pm

## Tax Assessor

Ruth Birtz  
(207) 794-3372

## Code Enforcement

Wade Jordan  
(207) 794-3372

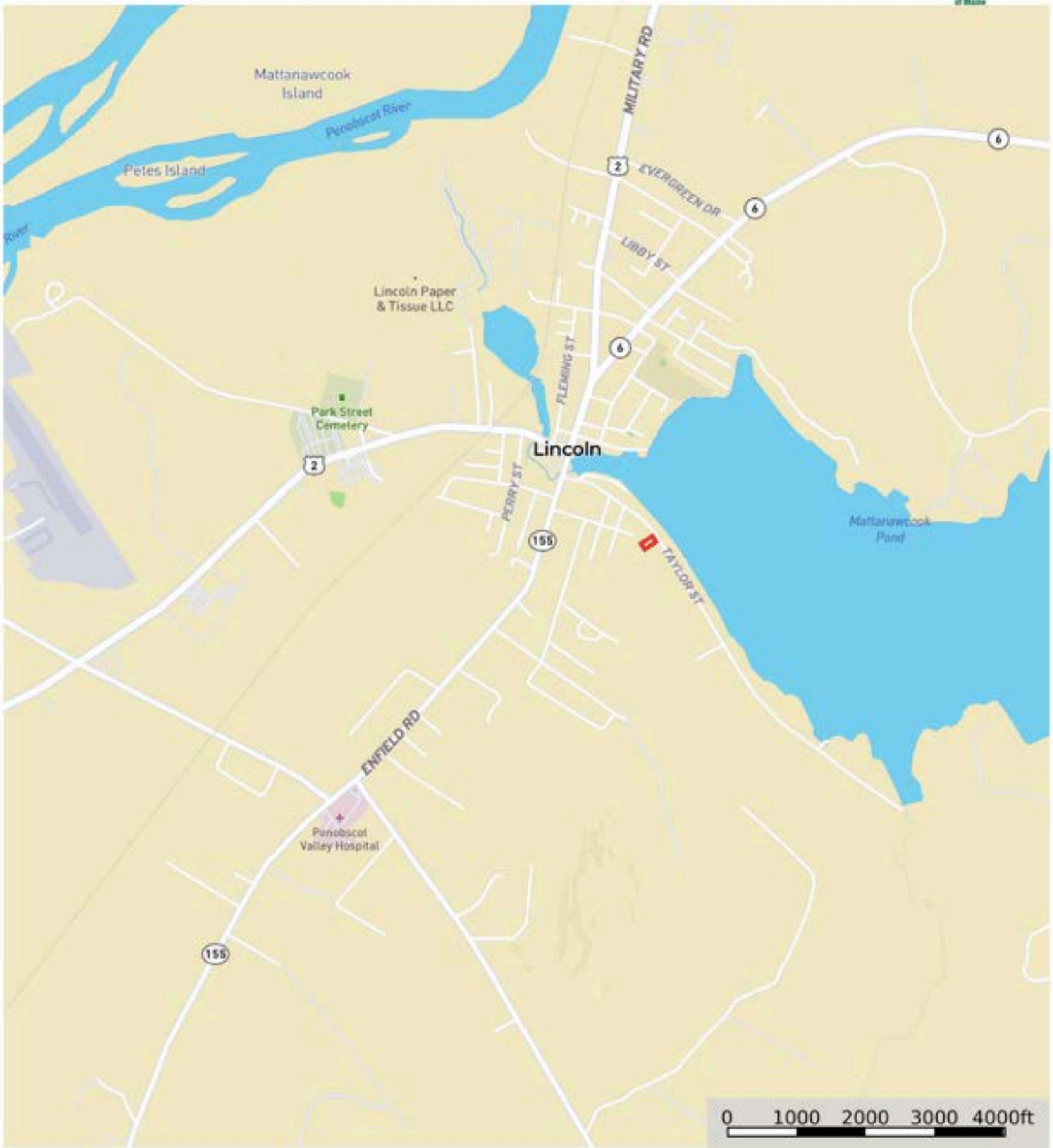




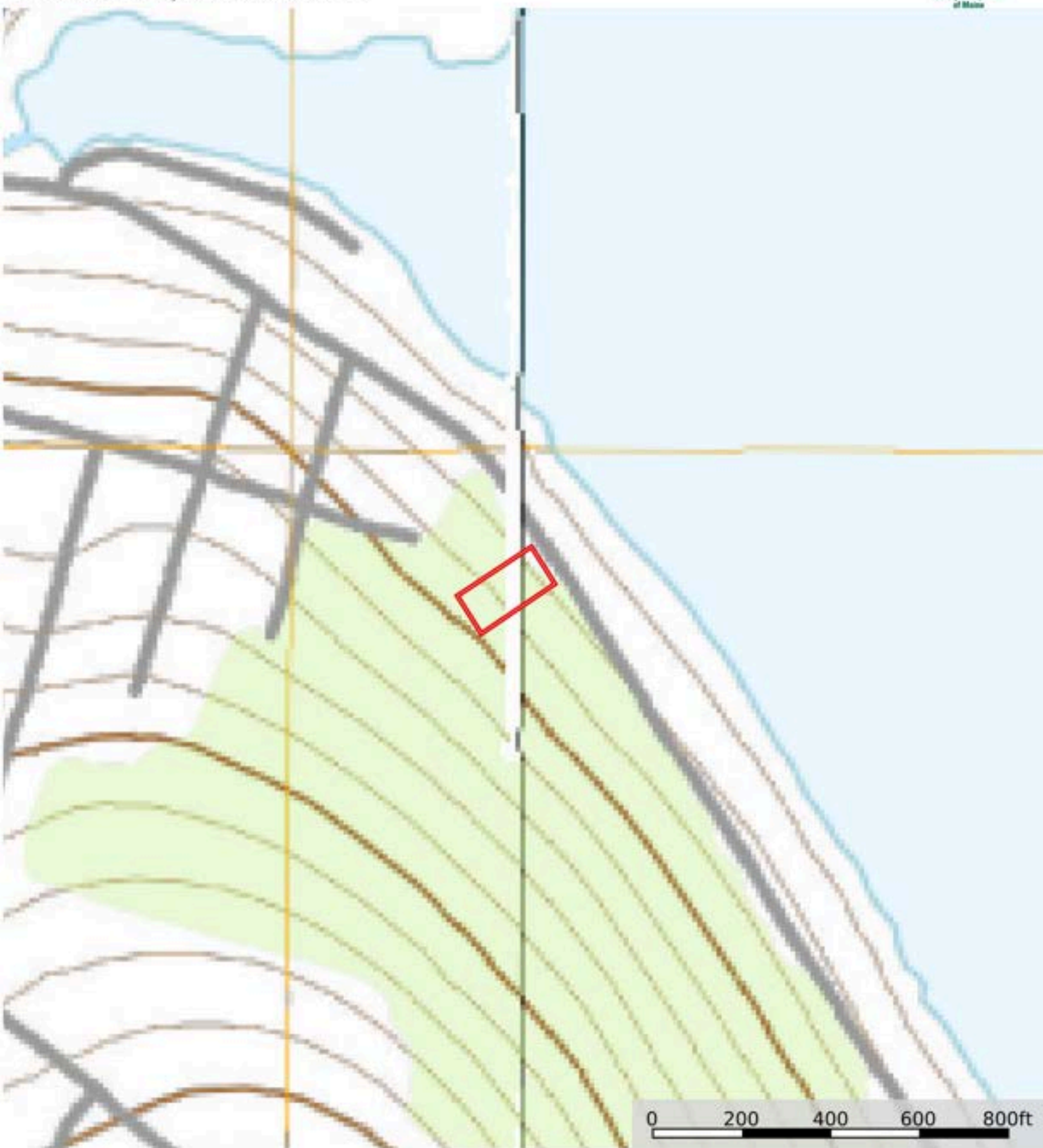
Boundary



**Lincoln - 37 Taylor Street, 0.46± Acres**  
Penobscot County, Maine, 0.46 AC +/-



**Lincoln - 37 Taylor Street, 0.46± Acres**  
Penobscot County, Maine, 0.46 AC +/-



Boundary



PROPERTY LOCATED AT: 37 Taylor Street, Lincoln, ME 04457**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: Basement

Installed by: UK

Date of Installation: UK

USE: Number of persons currently using system: 1

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

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

Source of Section I information: seller

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

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Seller Initials DZ

PROPERTY LOCATED AT: 37 Taylor Street, Lincoln, ME 04457

## 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:~~ \_\_\_\_\_ OR ☐ Unknown

~~Date installed:~~ \_\_\_\_\_ ~~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 \_\_\_\_\_

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Seller Initials DZ



PROPERTY LOCATED AT: 37 Taylor Street, Lincoln, ME 04457**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		
Age of system(s) or source(s)	20+ years	10 years		
TYPE(S) of Fuel	oil	electric		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	apx 300 gal	N/a		
Name of company that services system(s) or source(s)	UK	none		
Date of most recent service call	2022	N/A		02/03/2025
Malfunctions per system(s) or source(s) within past 2 years	no	none		
Other pertinent information				

Are there fuel supply lines? ..... ☒ Yes ☐ No ☐ UnknownAre any buried? ..... ☐ Yes ☒ No ☐ UnknownAre all sleeved? ..... ☒ Yes ☐ No ☐ UnknownChimney(s): ..... ☒ Yes ☐ NoIf Yes, are they lined: ..... ☐ Yes ☐ No ☒ UnknownIs more than one heat source vented through one flue? ..... ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ..... ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ..... ☐ Yes ☐ No ☒ UnknownIf Yes, date: N/A

Date chimney(s) last cleaned: \_\_\_\_\_

Direct/Power Vent(s): ..... ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ..... ☐ Yes ☐ No ☐ Unknown

If Yes, date: \_\_\_\_\_

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

Source of Section III information: seller, previous disclosure**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 ☐ UnknownIf 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 ☐ UnknownAre tanks registered with DEP? ..... ☐ Yes ☐ No ☐ Unknown

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

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

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Seller Initials DZ

PROPERTY LOCATED AT: 37 Taylor Street, Lincoln, ME 04457

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

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

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

Source of information: \_\_\_\_\_

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

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

In the ceilings? ..... ☐ Yes ☒ No ☐ Unknown

In the siding? ..... ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ..... ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ..... ☐ Yes ☒ No ☐ Unknown

Other: ..... ☐ Yes ☒ No ☐ Unknown

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

Source of information: seller, previous disclosure

**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:

☐ Yes ☒ No ☐ Unknown

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

Source of information: seller, previous dis

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

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PROPERTY LOCATED AT: 37 Taylor Street, Lincoln, ME 04457

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

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

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

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

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

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

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

Source of information: seller

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

LAND FILL: ..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

Other: \_\_\_\_\_

Source of information: seller

**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**

**SECTION V - ACCESS TO THE PROPERTY**

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: \_\_\_\_\_

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 DZ

PROPERTY LOCATED AT: 37 Taylor Street, Lincoln, ME 04457**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: 2301090005B Year: 1987 (Attach a copy)

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

Source of Section VI information: Fema Map

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

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Seller Initials DZ



PROPERTY LOCATED AT: 37 Taylor Street, Lincoln, ME 04457

## 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: none

Year Principal Structure Built: 1942 What year did Seller acquire property? 2023

Roof: Year Shingles/Other Installed: metal unknown

Water, moisture or leakage: Was some around vent pipe but its been fixed

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: a small amount in spring

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

If Yes, are test results available? ..... ☐ Yes ☐ No

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

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ Unknown

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

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

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

Manufactured Housing - Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ Unknown

Modular ..... ☐ Yes ☒ No ☐ Unknown

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

☐ Yes ☒ No ☐ Unknown

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

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

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

Source of Section VII information: seller

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

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Seller Initials DZ

PROPERTY LOCATED AT: 37 Taylor Street, Lincoln, ME 04457

SECTION VIII - ADDITIONAL INFORMATION

none

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.

Dawn Ziegen 02/06/2025  
SELLER DATE SELLER DATE  
Dawn M Zieger

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 Dawn M Zieger (hereinafter "Seller")  
 AND \_\_\_\_\_ (hereinafter "Buyer")  
 FOR PROPERTY LOCATED AT 37 Taylor Street, Lincoln , ME 04457

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>Dawn Zieger</u>	<u>02/06/2025</u>
		Seller <b>Dawn M Zieger</b>	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	<u>Emily Pond</u>	<u>02/06/2025</u>
		Agent <b>Emily Pond</b>	Date



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## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT **Steven Neal**, of Lincoln, State of Maine, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby GRANTS unto **Dawn M. Zieger**, having a mailing address of 48 Riverfront Ave, Paulsboro, NJ 08066, with WARRANTY COVENANTS, the land with any buildings thereon, situated in Lincoln, County of Penobscot and State of Maine, described as follows:

### PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey the same premises conveyed to Steven Neal, by virtue of a Warranty Deed from the David G. Ireland, III and Donna L. Ireland, Trustees of the David G. and Donna L. Ireland Living Trust, said deed dated September 4, 2015 and recorded in the Penobscot County Registry of Deeds Book 13951, Page 150.

Witness my hand and seal this 19<sup>th</sup> day of October, 2023.

\_\_\_\_\_  
Witness

Steven Neal  
Steven Neal

State of Maine  
County of Penobscot

October 19, 2023

Personally appeared before me the above-named **Steven Neal** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Deena L. Crocker

Notary Public / Attorney at Law

Printed Name: \_\_\_\_\_

My Comm. Exp: \_\_\_\_\_

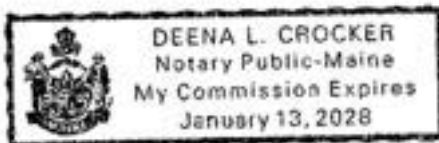




EXHIBIT A

A certain lot or parcel of land in the Town of Lincoln, County of Penobscot and State of Maine, being bounded and described as follows:

Lot 3 of Rhuamah P. Bruce Estates of Cottage Lots recorded in Plan Book 13, Page 33, Penobscot County Registry of Deeds.



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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*





# Maine's #1 YouTube Channel



## United Country Lifestyle Properties of Maine

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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