

# PRIVATE BUNGALOW

IN TOWN | COUNTRY HOME | AFFORDABLE

TWO BED

344 Enfield Road  
Lincoln, Maine

ONE BATH



**\$115,000**

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**DEED**

Scan to view the  
full property details  
and video!







*Photography by Mayhem Media*

Have you been looking for an affordable home with some privacy? Look no further. This 2 bedroom 1-bath bungalow-style home is situated on 0.62 acres just outside of town in Lincoln, Maine. The corner lot location means plenty of road frontage and more privacy. The lot also features a 1-car garage, which is in need of repair as it currently has a fallen tree on its roof, and the original vertical log home – great for storage, a small animal containment area (last used for goats) and plenty of lawn and garden space.

The home is approximately 1008± square feet of living space, which includes a decent sized eat-in kitchen, a sunny living room and 2 bedrooms. One of the bedrooms has been converted to a laundry room, but there is a washer/dryer hookup in the kitchen, so it could be converted back into a bedroom with little effort. The full bath includes a custom shower, making great use of its limited space. There is also a finished attic space that would be great for a playroom or storage. The home has not been lived in for a couple years and is being sold “as is, where is”.





Located less than a mile from Penobscot Valley Hospital and just over a mile from the downtown Lincoln shopping area, the location of the house is ideal for those who want to be close to the amenities yet enjoy the quiet of country living. If you are a commuter, the I-95 on-ramp is just 4.5 miles away making the trip to Bangor or beyond hassle-free.

Lincoln, Maine has all that you need in life right here in town. With doctors, dentists, eye doctor, chiropractor, mental health professionals, as well as physical therapy, a dialysis center and a hospital— your healthcare needs are covered. Personal needs are covered by hair salons, grocery stores, pharmacies, Walmart and Mardens. Home needs can be dealt with easily with supplies from our hardware stores and building supply stores. Then there are the mom and pop style stores that fill in the gaps like flowers, gifts and specialty items. You never NEED to leave town! If you do want more variety or just love to shop, Bangor is just 1 hour south and has all the amenities of a small city.



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







The outdoor life in Lincoln is booming! With 13 lakes plus the Penobscot river there are always plenty of water sports, from boating to fishing to water skiing in the summer, plus ice skating, ice fishing and snowmobiling in the winter. The area also welcomes ATV riders with plenty of local trails for hours of exploration. Lincoln is also within an easy day drive to Mount Katahdin and Baxter State Park, New Brunswick Canada and the Maine coast. Lincoln's motto of "Come for the Lakes and Stay for the Lifestyle" rings true for many – maybe it's just what you've been looking for too!



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to our monthly  
newsletter







# 344 ENFIELD ROAD, LINCOLN

PRICE

**\$115,000**

TAXES

\$2342.22/2025

ACREAGE 0.62

BUILT IN

1953

## HOW FAR TO...



Shopping | Lincoln, 1± miles



Hospital | Lincoln, 1± miles



Airport | Bangor, 55± miles



Interstate | Exit #227, 2± miles



City | Bangor, 53± Miles



Boston | 287± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM





# Carmen McPhail

ASSOCIATE BROKER | REALTOR®



207.290.0371 cell



207.794.6164 office



carmen@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view  
Carmen's bio and  
other listings



## Testimonial:

'A note to say thank you for all of Carmen's efforts concerning the sale of our home in Monson. She really is very experienced in the real estate market and we couldn't be more happy with the whole process. It went smoothly, and in a very short time the house was sold. Her advice along the way made our job less stressful and whenever we had questions she would always return our calls and answer us. Again, we appreciated the working relationship with Carmen and your company, I would give you an A plus and recommend you to others who want to sell or purchase a home.'

**Steve Day**



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme



Lincoln- 344 Enfield Road, 0.62± Acres

Penobscot County, Maine, 0.62 AC +/-

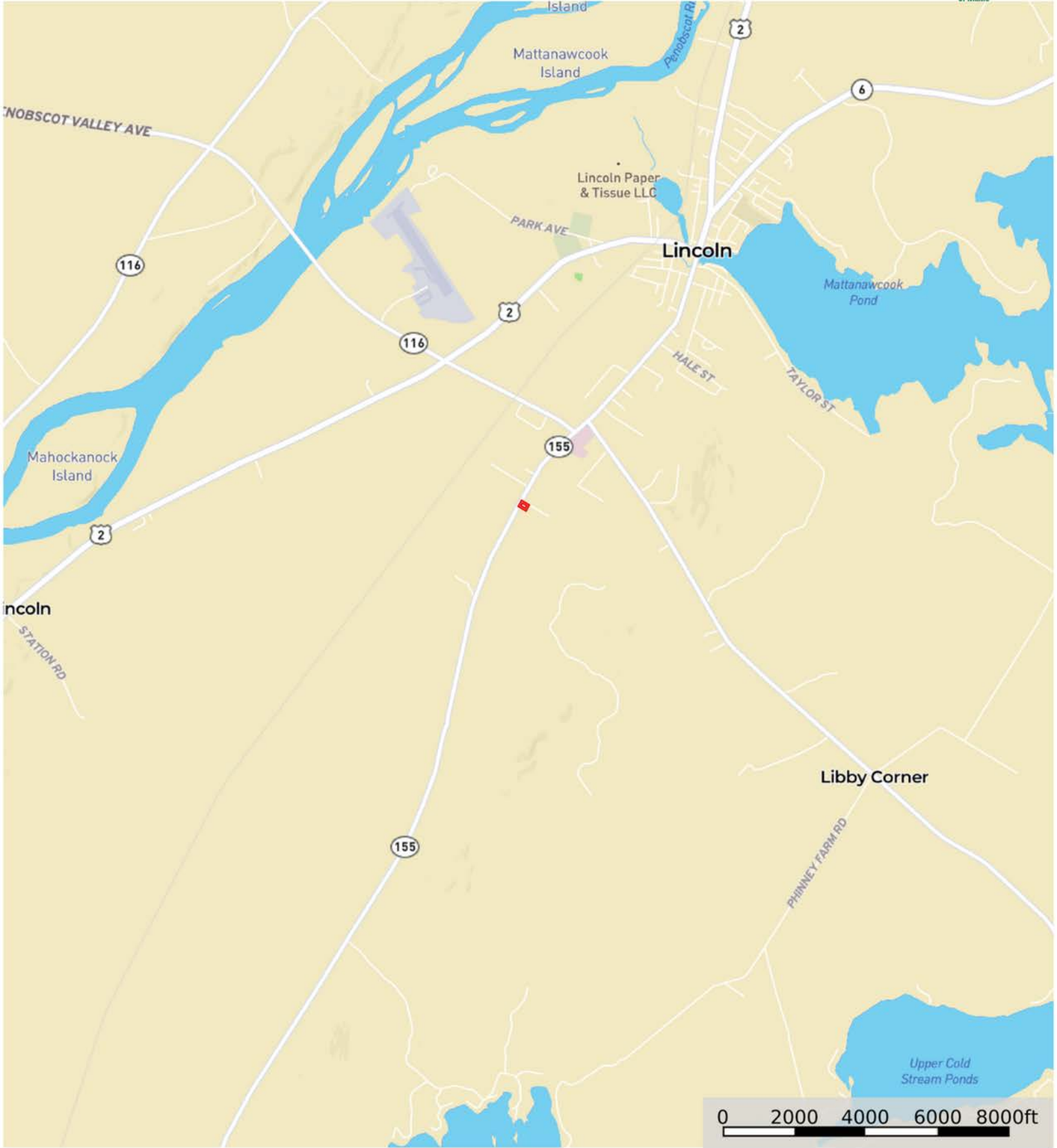


Boundary



**Lincoln- 344 Enfield Road, 0.62± Acres**

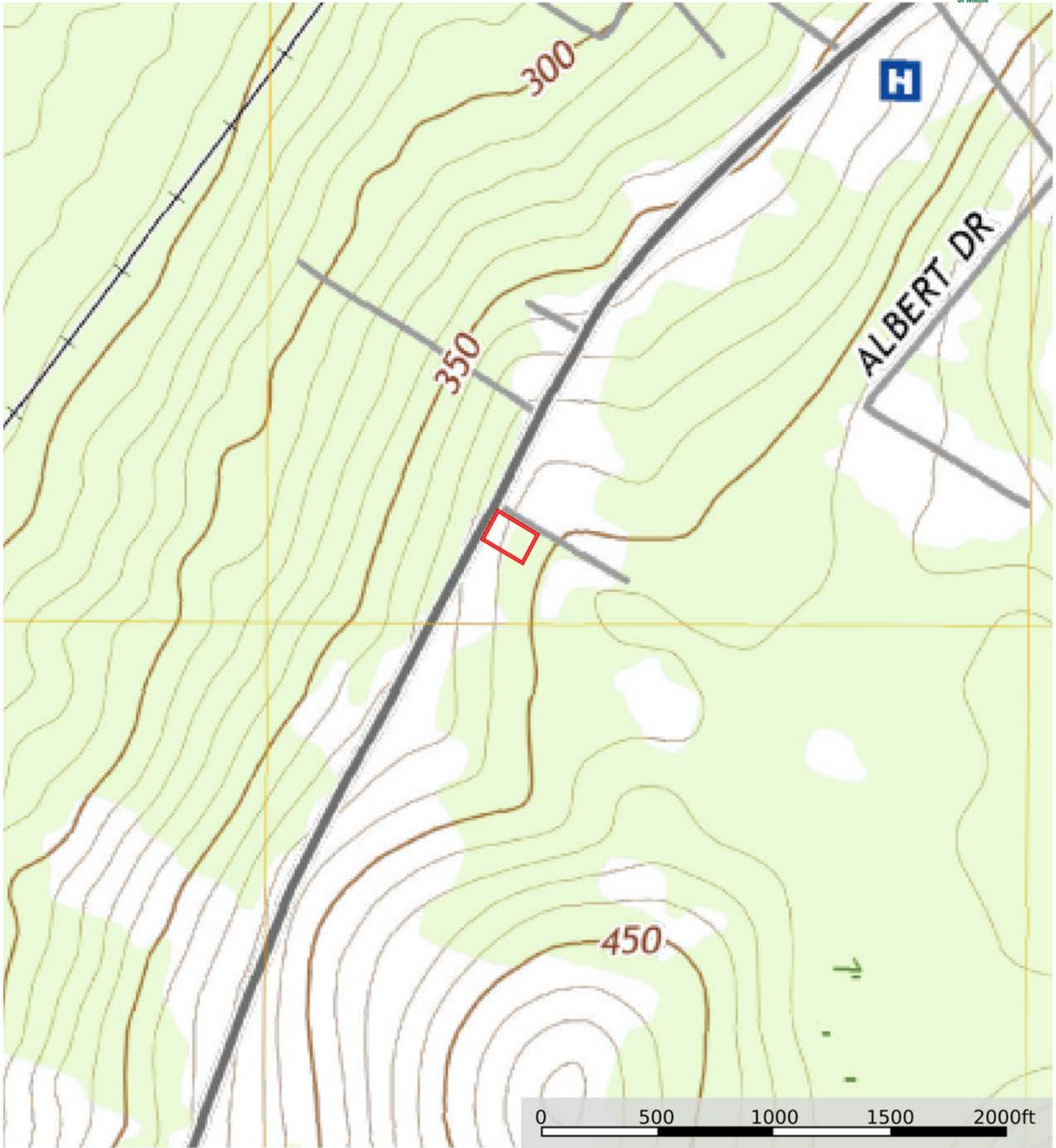
Penobscot County, Maine, 0.62 AC +/-





Lincoln- 344 Enfield Road, 0.62± Acres

Penobscot County, Maine, 0.62 AC +/-



Boundary



**LEAD PAINT DISCLOSURE/ADDENDUM**AGREEMENT BETWEEN **Frank Barnes**

(hereinafter "Seller")

AND \_\_\_\_\_

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT **344 Enfield Road, 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>Frank Bradford Barnes</u>	<u>02/12/2025</u>
		Seller <b>Frank Barnes</b>	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	<u>Carmen McPhail</u>	<u>02/14/2025</u>
		Agent <b>Carmen McPhail</b>	Date



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

(207)794-6164

(207)794-6666



Barnes - 344



PROPERTY LOCATED AT: 344 Enfield Road, 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: Outside kitchen window - edge of driveway

Installed by: unknown

Date of Installation: 1967+/-

USE: Number of persons currently using system: 0

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

Comments: owner has not occupied home in 3+ years

Source of Section I information: seller, previous disclosure,

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

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Seller Initials PBB



PROPERTY LOCATED AT: 344 Enfield Road, 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: front lawn toward Enfield Road OR ☐ UnknownDate installed: unknown Date last pumped: 2014 Name of pumping company: Cal's SepticHave 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 ☐ UnknownIf Yes, Location: front lawnDate of installation of leach field: unknown Installed by: unknownDate of last servicing of leach field: n/a Company servicing leach field: n/aHave 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 ☒ NoIf Yes, are they available? ..... ☐ Yes ☐ NoIs System located in a Shoreland Zone? ..... ☐ Yes ☒ No ☐ Unknown

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

Source of Section II information: seller, previous disclosure,

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

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Seller Initials FBB



PROPERTY LOCATED AT: 344 Enfield Road, 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	<b>HWBB</b>			
Age of system(s) or source(s)	<b>1999+/-</b>			
TYPE(S) of Fuel	<b>oil</b>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<b>unknown</b>			
Name of company that services system(s) or source(s)	<b>unknown</b>			
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	<b>not in use</b>			
Other pertinent information	<b>seller has not lived in home for past 3 years</b>			

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 ☐ Unknown

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

Date chimney(s) last cleaned: unknownDirect/Power Vent(s): ..... ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ..... ☐ Yes ☐ No ☐ Unknown

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

Comments: **none**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 ☐ 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 ☐ 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 FBB



PROPERTY LOCATED AT: 344 Enfield Road, 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: seller, previous disclosure,**B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ..... ☐ Yes ☒ No ☐ UnknownIn the ceilings? ..... ☐ Yes ☒ No ☐ UnknownIn the siding? ..... ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ..... ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ..... ☐ Yes ☒ No ☐ UnknownOther: ..... ☐ Yes ☒ No ☐ UnknownComments: none knownSource 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 ☐ UnknownAre test results available? ..... ☐ Yes ☐ NoResults/Comments: noneSource of information: seller, previous disclosure,**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 ☐ UnknownAre test results available? ..... ☐ Yes ☐ NoResults/Comments: noneSource of information: seller, previous disclosure,**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: none knownSource of information: seller has not lived in home for past 3 years

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

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PROPERTY LOCATED AT: 344 Enfield Road, 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 ☐ NoComments: window sills exteriorSource of information: seller, previous disclosure, personal observation**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ UnknownLAND FILL: ..... ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ..... ☐ Yes ☒ No ☐ UnknownOther: none knownSource of information: seller, previous disclosure,**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: deed, public record, previous disclosureIs 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: \_\_\_\_\_

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

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PROPERTY LOCATED AT: 344 Enfield Road, 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: \_\_\_\_\_ Year: \_\_\_\_\_ (Attach a copy)

Comments: Area Not Included is the notation on the FEMA Map siteSource of Section VI information: FEMA Flood maps

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

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Seller Initials FBB



PROPERTY LOCATED AT: **344 Enfield Road, 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 known**Year Principal Structure Built: **1953** What year did Seller acquire property? **2019**Roof: Year Shingles/Other Installed: **2018**Water, moisture or leakage: **prior to new roof according to previous disclosure**Comments: **none known during this ownership**

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ..... ☒ Yes ☐ No ☐ UnknownPrior water, moisture or leakage? ..... ☒ Yes ☐ No ☐ UnknownComments: **minimal during spring**Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ UnknownIf 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 ☒ UnknownIf Yes, is the survey available? ..... ☐ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

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

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

..... ☐ Yes ☐ No ☒ UnknownComments: **none known**KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **garage may not be useable - tree fell on it and crunched the roof****during seller's absence - tree will need to be removed to assess damage. Home being sold "as is where is"**Comments: **seller has not lived in home in past 3 years.**Source of Section VII information: **seller, personal observation**

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

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Seller Initials **FBB**

PROPERTY LOCATED AT: 344 Enfield Road, Lincoln, ME 04457**SECTION VIII - ADDITIONAL INFORMATION**

**Being sold "as is, where is". Electricity is off so bring a flashlight. Seller has not lived in home for past 3 years.**

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.

<u>Frank Bradford Barnes</u>	<u>02/12/2025</u>		
SELLER	DATE	SELLER	DATE
<b>Frank Barnes</b>			

SELLER	DATE	SELLER	DATE
--------	------	--------	------

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER	DATE	BUYER	DATE
-------	------	-------	------

BUYER	DATE	BUYER	DATE
-------	------	-------	------





QUITCLAIM DEED  
WITH COVENANT

Glennis M. Drost, f/k/a Glennis M. Carling, whose mailing address is PO Box 53, West Enfield, Maine 04493, for consideration paid, GRANTS to Frank Barnes, whose mailing address is PO Box 454, Lincoln, ME 04457, with QUITCLAIM COVENANT, the land in Lincoln, Penobscot County, Maine, to wit:

Certain parcels of land, together with the buildings thereon, situate in Lincoln, County of Penobscot, State of Maine, bounded and described as follows:

Parcel One: A certain lot or parcel of land, with the buildings thereon, situated on said Lincoln on the south side of the Lincoln to Enfield Road, bounded and described as follows, to wit:

Beginning at the southeast corner of the lot at an iron pipe referenced N 25° W, 29.5 feet to the southeast corner of the house there situate, proceeding N 38° W, along the public road one and one half (1 ½) rods from the center line thereof, a distance of one hundred five (105) feet to an iron pipe located one and one half (1 ½) rods from the center lines of Route 16 and the said public road. This post referenced S 32° E, 54 feet to the northeast corner of the said house. Thence S 48° 45' W along said Route 16 one hundred and thirty seven and one half (137.5) feet to an iron post located one and one half (1 ½) rods from the center line of said Route 16; thence S 38° E one hundred and five (105) feet along the property of George H. Lowell to an iron post located E 0°, 31 feet to the northwest corner of the potato house there situate; thence N 48° 45' E one hundred and thirty seven and one half (137.5) feet to the place of beginning, crossing the water line fifty nine (59) feet from the place of beginning.

Parcel Two: A certain lot or parcel of land situate in Lincoln, County of Penobscot, State of Maine, bounded and described as follows, to wit:

Commencing at a pin at the southwesterly corner of land of the Grantees herein, said point further being on the easterly line of land of H. Murchie; thence S 37° 42' E along the easterly line of said Murchie one hundred four and two tenths (104.2) feet to a pin; thence N 48° 45' E one hundred thirty five and seventy five hundredths (135.75) feet to the westerly line of a fifty (50) foot right of way; thence in a general northerly direction along the westerly line of said right of way to the southeasterly corner of the Grantee herein; thence in a general westerly direction along the southerly line of the Grantee herein to the point of beginning.

Being the same premises as described in the deed from Richard E. Thurlow and Lowell B. Thurlow to Glennis M. Carling, dated April 30, 2004 and recorded in Book 9310 Page 60, Penobscot County Registry of Deeds.

WITNESS my hand and seal this 2<sup>nd</sup> day of October, 2019.

Signed, Sealed and Delivered  
In Presence Of

\_\_\_\_\_  
Glennis M Drost  
Glennis M. Drost

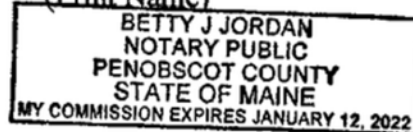
STATE OF MAINE  
PENOBSCOT, SS.

October 2, 2019

Personally appeared the above named Glennis M. Drost and acknowledged the foregoing instrument to be her free act and deed.

Before me,  
Betty J Jordan  
Notary Public

(Print Name)







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

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### ***Right Now You Are A Customer***

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

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

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

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

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

### ***You May Become A Client***

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

services required of all licensees listed above:

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

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

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

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

### **WHAT IS A DISCLOSED DUAL AGENT?**

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

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

### ***Remember!***

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

### **THIS IS NOT A CONTRACT**

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

#### *To Be Completed By Licensee*

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

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

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

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

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

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





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**Allen LeBrun**, Previous Client