

# LARGE RANCH HOME

COUNTRY HOME | PRIVATE | IN TOWN

1.5± Acres

**30 Forest Ave  
Lincoln, Maine**

Attached Garage



**\$325,000**

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



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Scan to view the  
full property details  
and video!







*Photography by Mayhem Media*

Tucked away on nearly 2 acres of land, this charming 5-bedroom, 1.5-bathroom ranch-style home offers the perfect mix of space, privacy, and convenience. Built in 1993, this property is just far enough from town to feel private, yet still close enough for all your everyday needs. With 1.91 acres of land and 400 feet of road frontage on a quiet, private road, you'll have all the room you need to stretch out and enjoy peaceful living.

The heart of the home is the open concept kitchen, living, and dining area, offering a spacious layout that's perfect for entertaining or just hanging out with family. The large kitchen gives you plenty of space to cook and gather, and the living and dining rooms flow seamlessly from one to the next.

With 5 bedrooms, there's plenty of space for everyone, and the fully finished walkout basement adds even more possibilities—whether you need a game room, home office, or extra storage.





Outside, you'll find two outbuildings for extra storage or hobbies, plus a charming playhouse perfect for kids or turning into a cozy retreat. Enjoy sunny days or relaxing evenings on the back deck. Enjoy the tranquility of being close to town while still relishing the privacy and peace of your own slice of paradise.

There's also a 2-bay garage and a large septic system, making sure you have all the practical details covered. This property is an ideal blend of comfort, space, and location—perfect for those seeking both privacy and convenience. Make this ranch-style home your own!



**Lifestyle  
Properties  
of Maine**







# 30 FOREST AVE, LINCOLN

PRICE

**\$325,000**

TAXES

\$1946/2025

SQFT

2421±

BUILT IN

1993

## HOW FAR TO...



Shopping | Lincoln, 5± miles



Hospital | Lincoln, 5± miles



Airport | Bangor, 55± miles



Interstate | Exit #227, 5± miles



City | Bangor, 53± Miles



Boston | 287± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM





# Rebecca McKay

ASSOCIATE BROKER | REALTOR®



207.290.3181 cell



207.794.6164 office



uc.rogueteam@gmail.com



113 W Broadway Lincoln, ME 04457

Scan to view  
Rebecca's bio and  
other listings



## Testimonial:

'The Rogue Team assisted my husband and I with the purchase of our lovely Enfield, ME property. This team was exemplary. The Rogue Team was the most supportive, helpful, easy to reach realtor team I have ever worked with, and we enthusiastically recommend them. The two of them went above and beyond in accommodating our needs, even after the papers were signed! There is no one else we would work with in this area of Maine. Professional, competent, and friendly.'

***Regards, Susan and Tien Wei, Enfield Maine***



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme



# Morgan Espling

BROKER | REALTOR®



207.403.4328 cell



207.794.6164 office



uc.rogueteam@gmail.com



113 W Broadway Lincoln, ME 04457

Scan to view  
Morgan's bio and  
other listings



## Testimonial:

'The Rogue Team assisted my husband and I with the purchase of our lovely Enfield, Maine property. This team was exemplary. The Rogue Team was the most supportive, helpful, easy to reach realtor team I have ever worked with and we enthusiastically recommend them. The two of them went above and beyond in accommodating our needs, even after the papers were signed! There is no one else we would work with in this area of Maine. Professional, competent, and friendly.'

***Regards, Susan and Tien Wei, Enfield Maine***



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@lifestyleproperties



@uclifestylepropertiesme

# MUNICIPAL CONTACTS

## **Police**

Lincoln Police Dept  
(207) 794-2221

## **Fire**

Lincoln Fire Dept  
(207) 794-2610

## **Town Office**

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

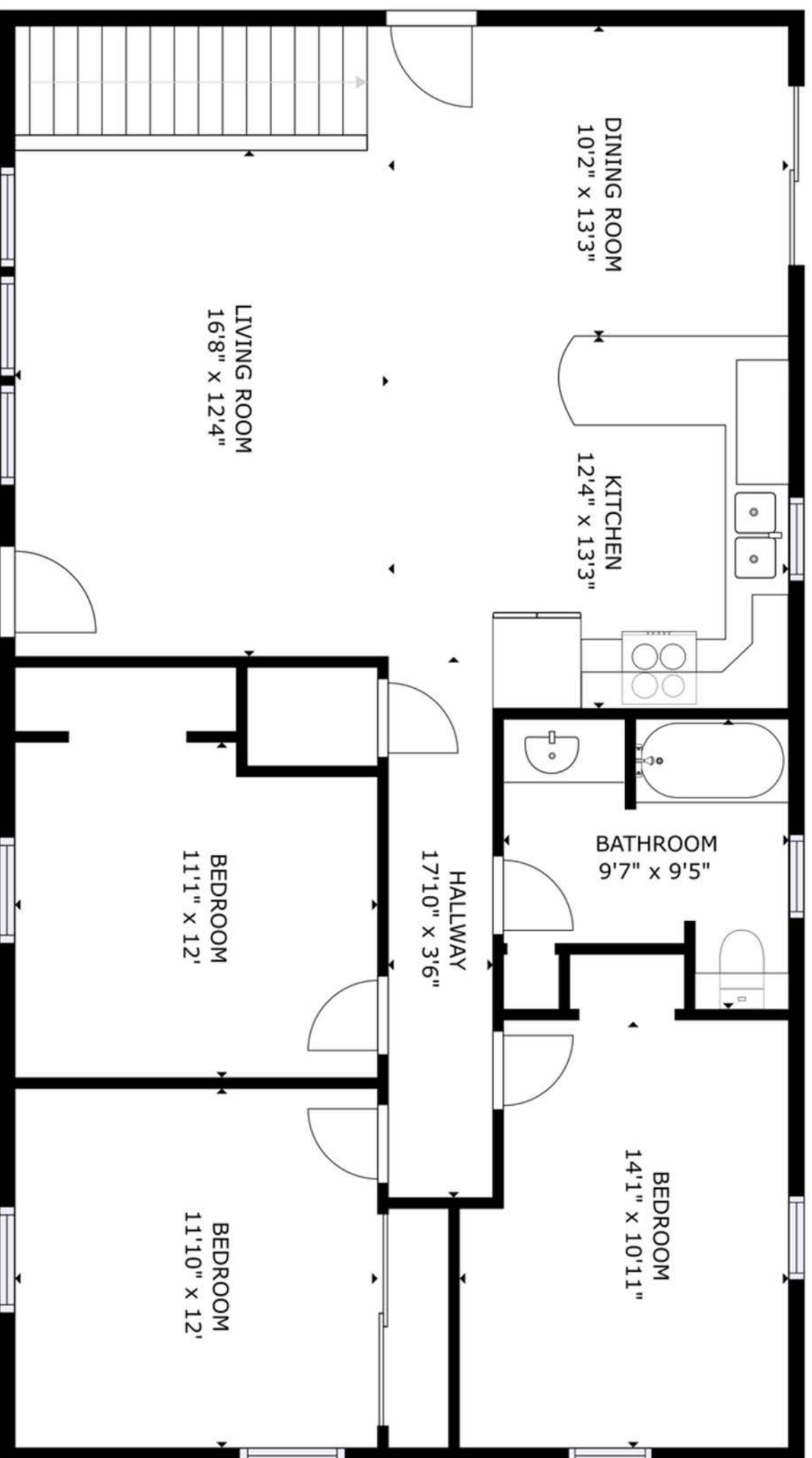
## **Tax Assessor**

Ruth Birtz  
(207) 794-3372

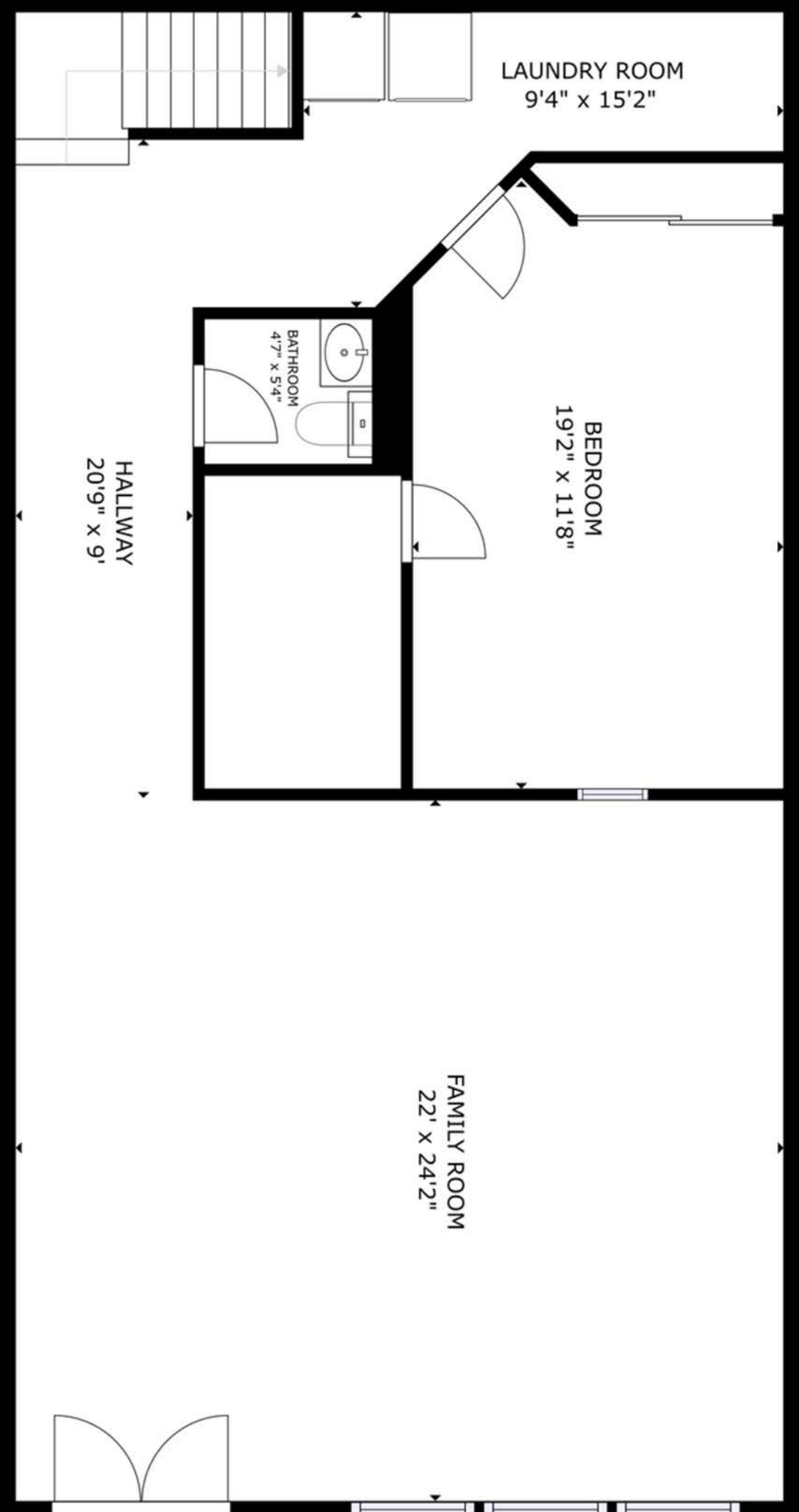
## **Code Enforcement**

Wade Jordan  
(207) 794-3372





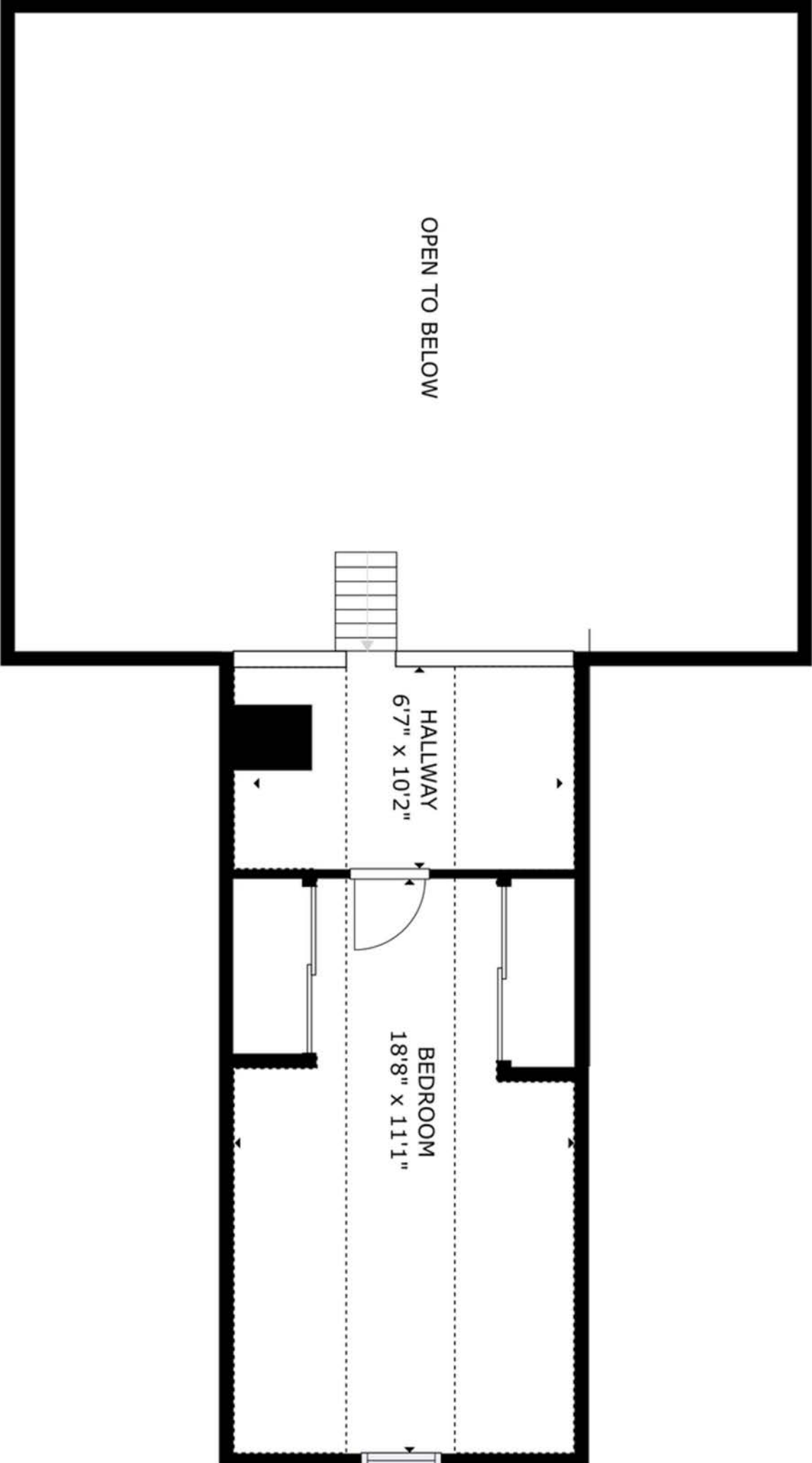
GROSS INTERNAL AREA  
FLOOR 1: 1128 sq ft, FLOOR 2: 1194 sq ft, FLOOR 3: 99 sq ft  
REDUCE HEADROOM: 141 sq ft  
TOTAL: 2421 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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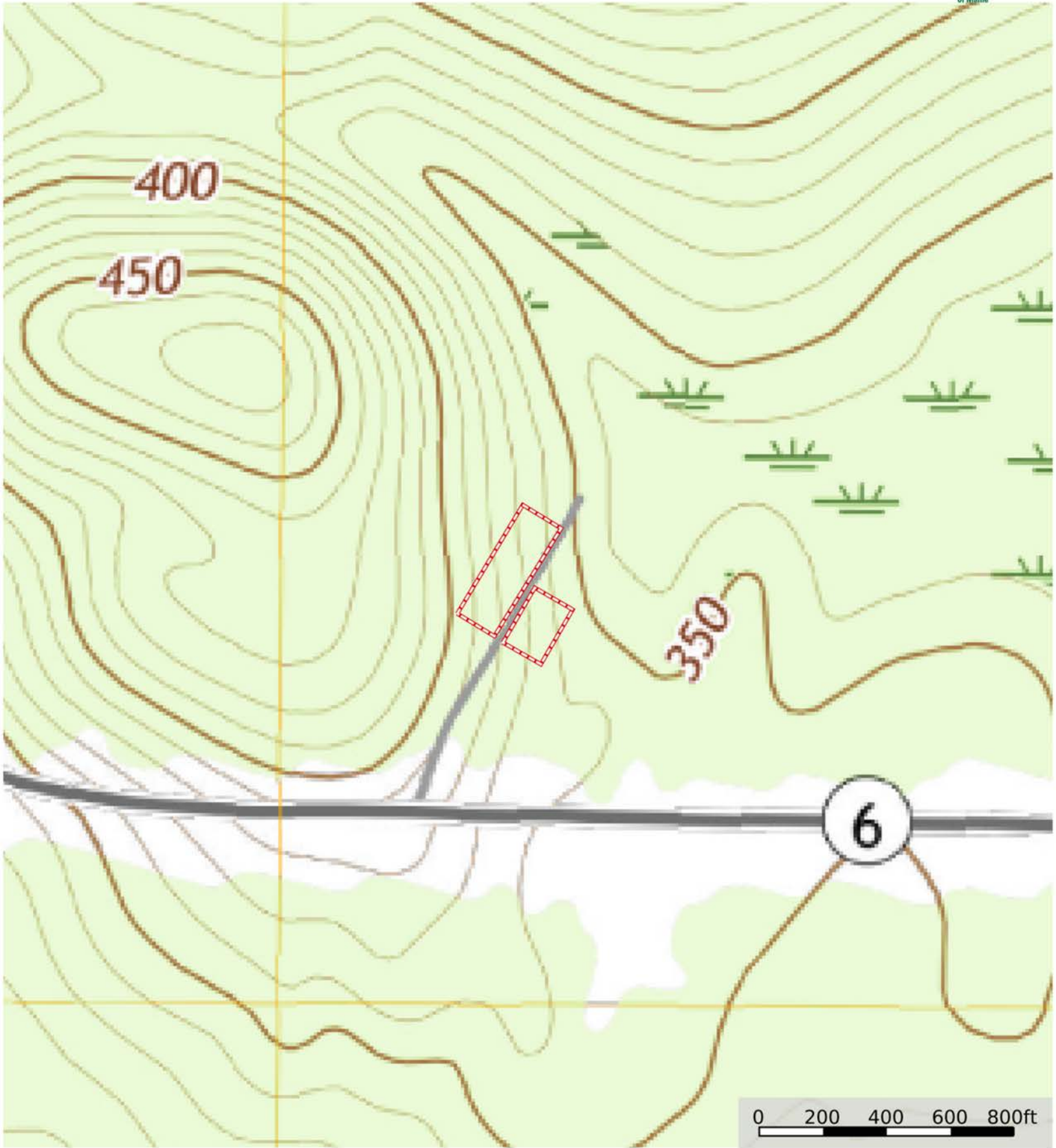






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Boundary

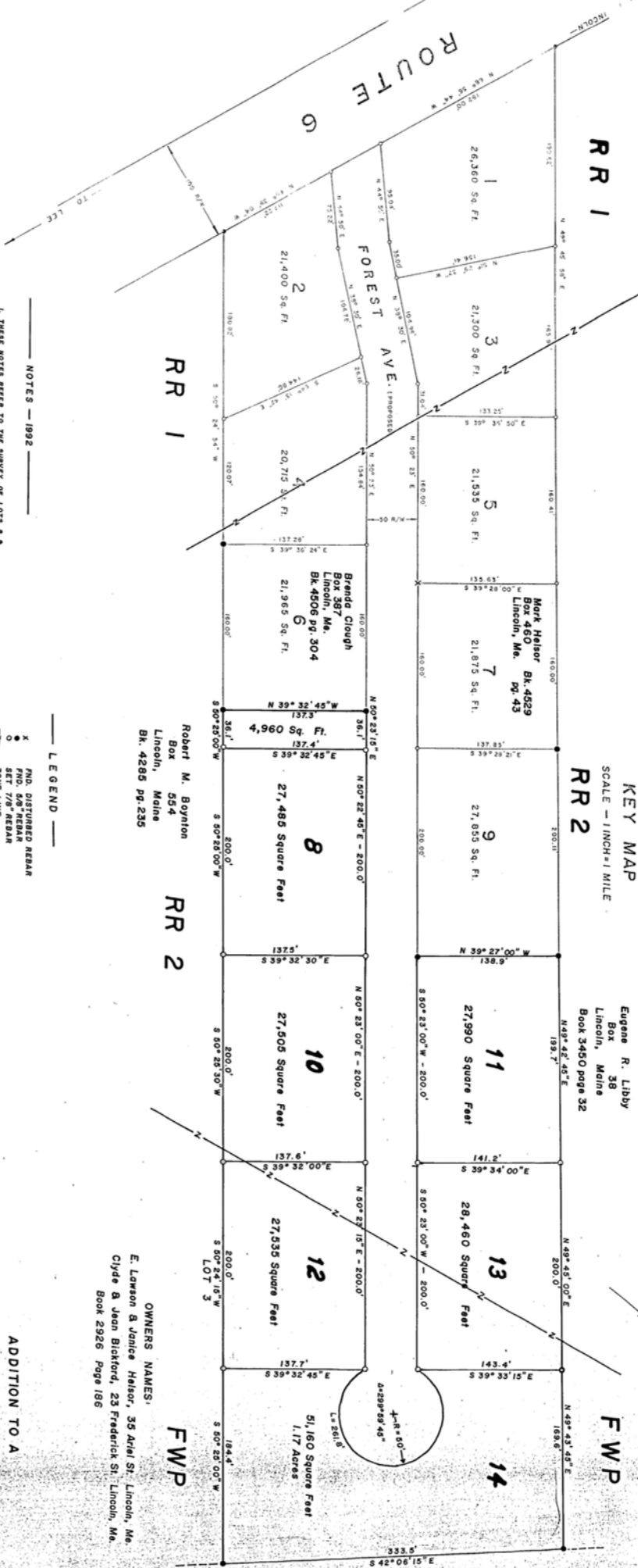




KEY MAP  
SCALE - 1 INCH = 1 MILE  
RR 2

Eugene R. Libby  
Box 38  
Lincoln, Maine  
Book 3450 page 32  
N 49° 42' 45" E

FWP



- NOTES - 1992 -

— LEGEND —

NOTES

STATE OF MAINE  
PENOBSCOT, SS.

LINCOLN

E. LAWSON HELSOR

SUBDIVISION PLAN

**OWNERS NAMES:**  
E. Lawson & Janice Helser, 35 Ariel St., Lincoln, Me.  
Clyde A. Jean Bickford, 23 Frederick St., Lincoln, Me.  
Book 2226 Page 186

FWP

WEBBER TIMBERLANDS INC.  
c/o  
Prentiss  
107 Co  
Bangor

1. THESE TERMS REFER TO THE SURVEY OF LOTS 8 & 10-14 IN 1982.
2. NO SLOPES OVER 18%.
3. ZONE LINES SCALED FROM DEC. 1981 ZONING PLAN.
4. INDIVIDUAL WELLS AND ONSITE SEPTIC DISPOSAL WILL BE USED.
5. THIS PLAN, IN ADDITION TO THIS AGREEMENT IS RECORDED IN THE CLERK OF SUPERIOR COURT, DISTRICT OF COLUMBIA, BOOK 140-2-107-100.
6. THIS PLAN IS LOCATED IN LOT 40-2-1 MAP 10 ON THE CURRENT LINGOLTA TAX MAP.
7. TENURES AND DISTANCES ON COMMON LINES ON PREVIOUS PLANS DIFFER BECAUSE OF FIRST ACTION AND CHANGING COMPUTER SYSTEMS.
8. THIS SURVEY MEETS A CONDITION SET ACCORDING TO THE STANDARDS OF THE BOARD OF LANDSUSE FOR LAND SURVEYORS.
9. SEE APPLICABLE MOORE WARRIOR RECORDED IN VOL. 104, PG. 100.
10. THE RIGHT OF WAY SHOWN ABOVE IS A PRIVATE WAY TO BE MAINTAINED BY THE ADJACENT OWNERS. THE TOWN OF LINDSEY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF LAND FRONT OF WAY OR BE REQUIRED TO ASSUME OBLIGATION.
12. THE PARCEL BETWEEN LOTS 8 & 9A SHALL BE CONVEYED TO AN

- 1 THIS SECTION IS PART OF LOT 2 ON A PLAN T-2816 - SHUTE, LOT 2, SUBDIVISION FOR STAN TUCKLEY IN LINDEN, WASH., DATED FEBRUARY 1976 AND RECORDED IN MAP FILE 811 OF THE PENDING COUNTY REGISTRY OF DEEDS.
- 2 TUCKLEY AND ZOO STEEL TANK SAREY.
- 3 LOTS 5, 7, 8, 9 WERE SURVEYED IN MARCH OF 1979.
- 4 LOT 6 WAS SURVEYED IN JULY OF 1980.

ANDREWS LAND SERVICES, INC.  
BOX 65, LINCOLN, MAINE 04457  
REVISION DATED: OCTOBER 16, 1978  
AUGUST 26, 1992 REVISED: APRIL 2, 1979

10/26/92 10 23:06 23.7

Persons in **THE JOA WELSH & 1901-1902** are from  
the data received by the FIELDWIND BOARD OF THE  
OF THE WELSH & 1901-1902

APPROVED BY  
 The President  
 George A. Caldwell  
 George A. Caldwell  
 Dean of the University  
 James M. McLaughlin  
 J. M. McLaughlin

PLANNING BOARD TOWN OF LINCOLN

ADDITION TO A

MAINE

NI

REVISED: APRIL 2, 1994  
DECEASED: JULY 20, 1994

REVISED: JULY 30, 1984

RECEIVED JULY 20, 1984

1

2

44

1

14

1

1

75



100

*Y. Quirós*

---

207

PROPERTY LOCATED AT: 30 Forest Ave, 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: 2009 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: Off the back deck about 25 ft

Installed by: Unkown

Date of Installation: 1993±

USE: Number of persons currently using system: 13

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

Comments: New pump installed in 2024

Source of Section I information: Seller

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

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Seller Initials JS CS



PROPERTY LOCATED AT: 30 Forest Ave, 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: Off the NE corner of the home OR ☐ UnknownDate installed: \_\_\_\_\_ Date last pumped: NA Name of pumping company: NAHave you experienced any malfunctions? ..... ☐ Yes ☒ No~~If Yes, give the date and describe the problem: \_\_\_\_\_~~Date of last servicing of tank: NA Name of company servicing tank: NALeach Field: ..... ☒ Yes ☐ No ☐ UnknownIf Yes, Location: NE Corner of the homeDate of installation of leach field: 06/17/2011 Installed by: SellerDate of last servicing of leach field: NA Company servicing leach field: NAHave 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 ☐ UnknownComments: Has never needed to be pumped or serviced since installation, old septic system is still in the ground but is disconnectedSource of Section II information: Seller & Septic Design Plan

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

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Seller Initials JS CS

PROPERTY LOCATED AT: 30 Forest Ave, 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>1993</b>			
TYPE(S) of Fuel	<b>Oil</b>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	<b>James Dill</b>			
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	<b>None</b>			
Other pertinent information	<b>None</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 ☐ UnknownIf Yes, date: 2009Date chimney(s) last cleaned: 2022Direct/Power Vent(s): ..... ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, date: \_\_\_\_\_

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

Source of Section III information: **Seller****SECTION IV - HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

**A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? ..... ☐ Yes ☒ No ☐ 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 JS CS



PROPERTY LOCATED AT: 30 Forest Ave, 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**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: None ..... ☐ Yes ☒ No ☐ UnknownComments: NoneSource 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: NoneSource 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: NoneSource of information: Seller**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: NoneSource of information: Seller

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

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Seller Initials JS CS

PROPERTY LOCATED AT: 30 Forest Ave, 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: Home built in 1993Source of information: Seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ UnknownLAND FILL: ..... ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ..... ☐ Yes ☒ No ☐ UnknownOther: NoneSource 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 ☐ UnknownIf Yes, explain: ROW for Forest AveSource of information: DeedsIs 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 ☐ UnknownIf No, who is responsible for maintenance? HomeownersRoad Association Name (if known): NoneSource of information: Seller

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

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Seller Initials JS CS



PROPERTY LOCATED AT: 30 Forest Ave, 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: \_\_\_\_\_~~Source of Section VI information: **Seller & FEMA Floodplane Maps**

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

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Seller Initials JSCS

PROPERTY LOCATED AT: 30 Forest Ave, 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: 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: \_\_\_\_\_

Year Principal Structure Built: 1993 What year did Seller acquire property? 2009

Roof: Year Shingles/Other Installed: 2011

Water, moisture or leakage: None

Comments: No issues with the 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: Dry basement, finished

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

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

Comments: None

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

Comments: None

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: None

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

Comments: None

Source of Section VII information: Seller/Survey/Deed

Buyer Initials \_\_\_\_\_ Page 7 of 8 Seller Initials JS CS



PROPERTY LOCATED AT: 30 Forest Ave, Lincoln, ME 04457**SECTION VIII - ADDITIONAL INFORMATION****Move in ready home**

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.

Joel Stanley 02/14/2025  
SELLER DATE  
**Joel Stanley**

Crystal Stanley 02/14/2025  
SELLER DATE  
**Crystal Stanley**

\_\_\_\_\_  
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



**WARRANTY DEED**  
**(09-02907L)**

**CHARLES E. ALDRICH** and **KYLIE D. ALDRICH**, husband and wife, both of Lincoln, Penobscot County, Maine, for consideration paid, **GRANT** to **JOEL A. STANLEY** and **CRYSTAL F. STANLEY**, husband and wife, both of Lincoln, Penobscot County, Maine, with **WARRANTY COVENANTS**, as **joint tenants**, the following described real estate:

A certain lot or parcel of land together with any improvements thereon situated in Lincoln, Penobscot County, Maine and being Lot #9 as shown on a subdivision plan for E. Lawson Helsor, dated October 16, 1978, revised April 2, 1979, and revised July 30, 1984, which said plan is recorded in Penobscot County Registry of Deeds in Map File D40-79, bounded and described as follows:

Commencing at a set iron rod at the most easterly corner of Lot # 7 located on the northwesterly sideline of a 50 foot right of way shown as Forest Avenue (proposed) on the aforementioned plan; thence North 50 degrees 23 minutes East along the northwesterly sideline of said Forest Avenue, 200 feet more or less, to a set iron pin; thence North 39 degrees 26 minutes 6 seconds West 140.64 feet, more or less, to a set iron pin on the southeasterly sideline of land now or formerly of Dr. Leighton; thence South 49 degrees 45 minutes 58 seconds West along land now or formerly of Dr. Leighton, 200.11 feet, more or less, to a set iron pin at the northeast corner of Lot No. 7; thence South 39 degrees 28 minutes 21 seconds East along the easterly sideline of Lot # 7 137.85 feet, more or less, to the point of beginning.

Grantees covenant with Grantors that they will perform the following obligations as a condition of sale of the premises to the Grantees:

1. The lot sold to Grantees shall not be subdivided.
2. No building shall be constructed within fifteen feet of the lot line;
3. No mobile home shall be placed on the property;
4. Grantees, their heirs and assigns shall not erect other structures upon the premises, without approval by the Grantors, their heirs and assigns, of the plans of the said structure to maintain the integrity of the development;
5. Grantees shall not erect upon the premises any other building used for residential purposes, either single family or multi-family residents, condominiums or any other sort of dwelling places.

In the event that Grantees, their heirs and/or assigns, fail to perform any of the above covenants, Grantors, their heirs and assigns, shall have the right to repurchase said property at the price of said lot paid by said Grantees, and/or enforce these covenants before any court of competent jurisdiction to insure that the covenants are complied with.

ALSO Granting to the Grantee, his heirs and assigns, the right to use the private way known as "Forest Avenue" for purposes of ingress and egress by foot or vehicular traffic,

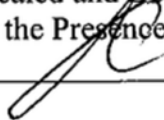



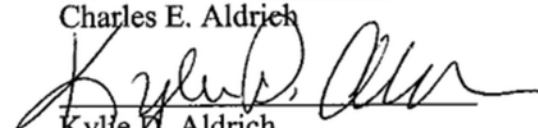
in common with Grantors, their heirs and assigns. The said Forest Avenue extends from the northeasterly sideline of Route 6.

Being the same premises described in the deed from Wade A. Helsor to Charles E. Aldrich and Kylie D. Aldrich dated September 12, 2003, recorded in Book 8972 Page 1 at Penobscot County Registry of Deeds.

WITNESS our hands and seals this 12 day of June, 2009.

Signed, Sealed and Delivered  
In the Presence Of




  
Charles E. Aldrich  
  
Kylie D. Aldrich

STATE OF MAINE  
PENOBSCOT, ss.

June 12, 2009

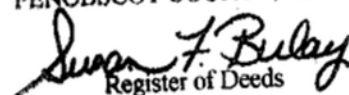
Personally appeared before me, the above named Charles E. Aldrich and Kylie D. Aldrich and acknowledged the foregoing instrument to be their free act and deed.

  
Daniel G. Aiken  
Notary Public, State of Maine  
Comm. Exp. December 4, 2015

Print Name

Maine Real Estate  
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

  
Susan F. Bulley  
Register of Deeds

**QUIT-CLAIM DEED WITH COVENANT**

**LAKEVILLE SHORES, INC.**, a Maine corporation, with a mailing address of P.O. Box 96, Winn, Maine, 04495, for consideration paid, grants to **JOEL A. STANLEY, II** and **CRYSTAL F. STANLEY**, husband and wife, both with a mailing address of 30 Forest Avenue, Lincoln, Maine, 04457, as joint tenants, with quit-claim covenant, the land, together with any improvements thereon, in **Lincoln, Penobscot County, Maine**, bounded and described as follows:

Lot numbered 11 as shown on a subdivision plan for E. Lawson Helsor, dated October 16, 1978 revised April 2, 1979, revised July 30, 1984 and revised August 26, 1992 and recorded in the Penobscot County Registry of Deeds in Plan Book D124-92.

Grantees covenant with Grantor that they will perform the following obligations with respect to the lot as a condition of the sale of the premises to Grantees:

1. The lot sold to grantees shall not be subdivided.
2. No building shall be constructed within fifteen feet of a lot line.
3. No mobile home shall be placed on said property.
4. Grantees may erect upon the premises one single family structure to be used for residential purposes.

The premises is conveyed subject to the rights of Bangor Hydro-Electric Company to erect and maintain a line of poles along the right of way known as Forest Avenue as shown on the Plan recorded in Map File D40-79, Penobscot County Registry of Deeds as set out in the easement recorded in Book 2991, Page 52.

Also hereby conveying, to the Grantees, their heirs and assigns, an appurtenant access easement and right of way, for all purposes of a way, for ingress and egress, by motor vehicle or otherwise, fifty feet in width, over Forest Avenue, so-called, as laid down on a plan of land recorded in the Penobscot County Registry of Deeds in Plan Book D124-92 for access to Lot 11 as shown on said plan.

This easement includes the right to convey said right of way as appurtenant to Lot 11 as shown on said plan.



This easement also includes the right, but not the obligation, to maintain the road, clear snow and improve said right of way.

This easement includes the right to install, maintain, and operate utility services within said right of way as well as the right to convey such utility rights to any public utility company. Said utility rights include the rights, privileges and easements to construct, maintain and operate a line of poles and wires with the necessary fixtures and supporters in and along Forest Avenue as shown on said Plan as well as the right to install underground utility services and to transmit electricity and voice and/or data over said lines, and to clear and dispose of interfering trees and other growth from time to time, with permission to enter on said lands for the above purposes.

Meaning and intending to convey a portion of the premises described in the deed from E. Lawson Helsing, Janice E. Helsing, Clyde M. Bickford and Jean F. Bickford to Lakeville Shores, Inc., dated January 6, 2006 and recorded in Book 10278, Page 162 of the Penobscot County Registry of Deeds.

This conveyance is made pursuant to one certain contract with Lakeville Shores, Inc., dated April 10, 2010.

This conveyance is subject to all conditions, restrictions, reservations and easements of record.

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

IN WITNESS WHEREOF, Lakeville Shores, Inc., has caused this instrument to be executed by Ginger E. Maxwell, its Treasurer, hereunto duly authorized this 22<sup>nd</sup> day of April, 2010.

Witness:

LAKEVILLE SHORES, INC.

By:

  
GINGER E. MAXWELL,  
Its Treasurer

STATE OF MAINE  
PENOBSCOT, ss.

April 22, 2010

Then personally appeared the above named Ginger E. Maxwell, Treasurer, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Corporation.

Before me,

Kimberly J. Downs  
NOTARY PUBLIC

KIMBERLY J. DOWNS  
MY COMMISSION EXPIRES JULY 9, 2014

SEAL

TYPE OR PRINT NAME AS WRITTEN

Maine Real Estate  
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

Susan F. Bulley  
Register 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:

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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### 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