

DOWNTOWN HOMESTEAD

COUNTRY HOME | IN TOWN | RECREATIONAL

Lake Nearby

108 Main Street
Lincoln, Maine

0.26 ± Acres



\$235,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



Table of **CONTENTS**

03

PROPERTY DETAILS & DESCRIPTION

07

MEET YOUR AGENT

08

MUNICIPAL CONTACTS

09

MAPS

13

PROPERTY DISCLOSURE

21

DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Right in the heart of Lincoln, this 3-bedroom (with potential of 4th bedroom), 2-bathroom home offers 1,596 square feet of comfortable living space with a practical layout and easy access to everything the town has to offer. Whether you're looking for a full-time home or a solid investment, this property provides both functionality and location.

The main floor includes a bright living room, a large eat-in kitchen with plenty of cabinet space, a full bathroom, and one bedroom. Upstairs, you'll find three additional bedrooms and a second full bath, offering flexibility for guests, family, or remote work.

A bonus lounge area in the lower level features a small built-in bar, perfect for entertaining or winding down. Out back, a raised deck offers space to enjoy quiet mornings, evening grilling, or relaxing in the fresh air. The one-car garage includes additional storage underneath for tools, equipment, or seasonal items. The yard is easy to maintain and offers just enough space for outdoor use without overwhelming upkeep.



Lincoln offers a great balance of small-town charm and practical amenities. For dining, you'll find local favorites like Wing Wah, Gilmore's, Foresters, and Lincoln House of Pizza, along with Subway, McDonald's, Dunkin', and a recently added Wendy's. Everyday errands are simple with Hannaford Supermarket, Walmart, and local shops all nearby. Penobscot Valley Hospital is also located right in town, providing easy access to healthcare services

Recreational opportunities are abundant. Prince Thomas Park, located on Mattanawcook Lake, offers a public beach, picnic areas, playground, and a boat launch, a great spot for swimming or lakeside gatherings. Just a short drive away, Morgan's Beach on Cold Stream Pond is a local favorite, known for its exceptionally clear water, sandy shoreline, and peaceful atmosphere.



**Lifestyle
Properties
of Maine**

COME SEE IT Don't miss the chance to own a piece of Lincoln, Maine—call for more information or to schedule a showing.





Outdoor enthusiasts will appreciate direct access to Maine's ITS trail system, great for snowmobiling and ATV riding. The Lincoln Lakes Region, made up of dozens of lakes and ponds, provides ample opportunities for fishing, kayaking, and boating. For golf lovers, Barnes Brook Golf Course is just minutes away, featuring a scenic 9-hole course and a welcoming clubhouse. For larger outdoor adventures, Baxter State Park and Mount Katahdin are only about 90 minutes north.

The home is serviced by public water and sewer, and high-speed internet is available through regional providers, making it well-suited for streaming, gaming, or remote work.

108 Main Street offers space, versatility, and access to the best parts of life in Lincoln, from essential amenities to lakeside relaxation, all in a central, convenient location.

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to our monthly
newsletter





108 MAIN STREET, LINCOLN

PRICE

\$235,000

TAXES

\$2,051.76/2025

SQFT

1,596' ±

BUILT IN

1900

HOW FAR TO...



Shopping | Lincoln, 5± miles



Hospital | Penobscot Valley, 1.5± miles



Airport | Bangor International, 55± miles



Interstate | Exit #227, 10± miles



City | Bangor, 54± Miles



Boston | 287± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Vicki Peters

ASSOCIATE BROKER | REALTOR®



207.290.2017 cell



207.794.6164 office



vicki@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Vicki's
bio and other
listings



Testimonial:

'When looking for property in Maine we were indeed fortunate to find Vicki Peters at United Country Lifestyle Properties. Before we drove up to Maine we had many questions regarding the area and properties that were available and Vicki answered our questions via email promptly, and with the insight of a person who knows the area well.

We enjoyed meeting Vicki and spending time with her. We were fortunate to find just what we wanted and Vicki was there to answer any questions we had right through closing. We are pleased to recommend her.'

Richard Wainwright



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Lincoln Police Dept.
(207) 794-2221
911

Fire

Lincoln Fire Dept.
(207) 794-8455
911

Town Office

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

Tax Assessor

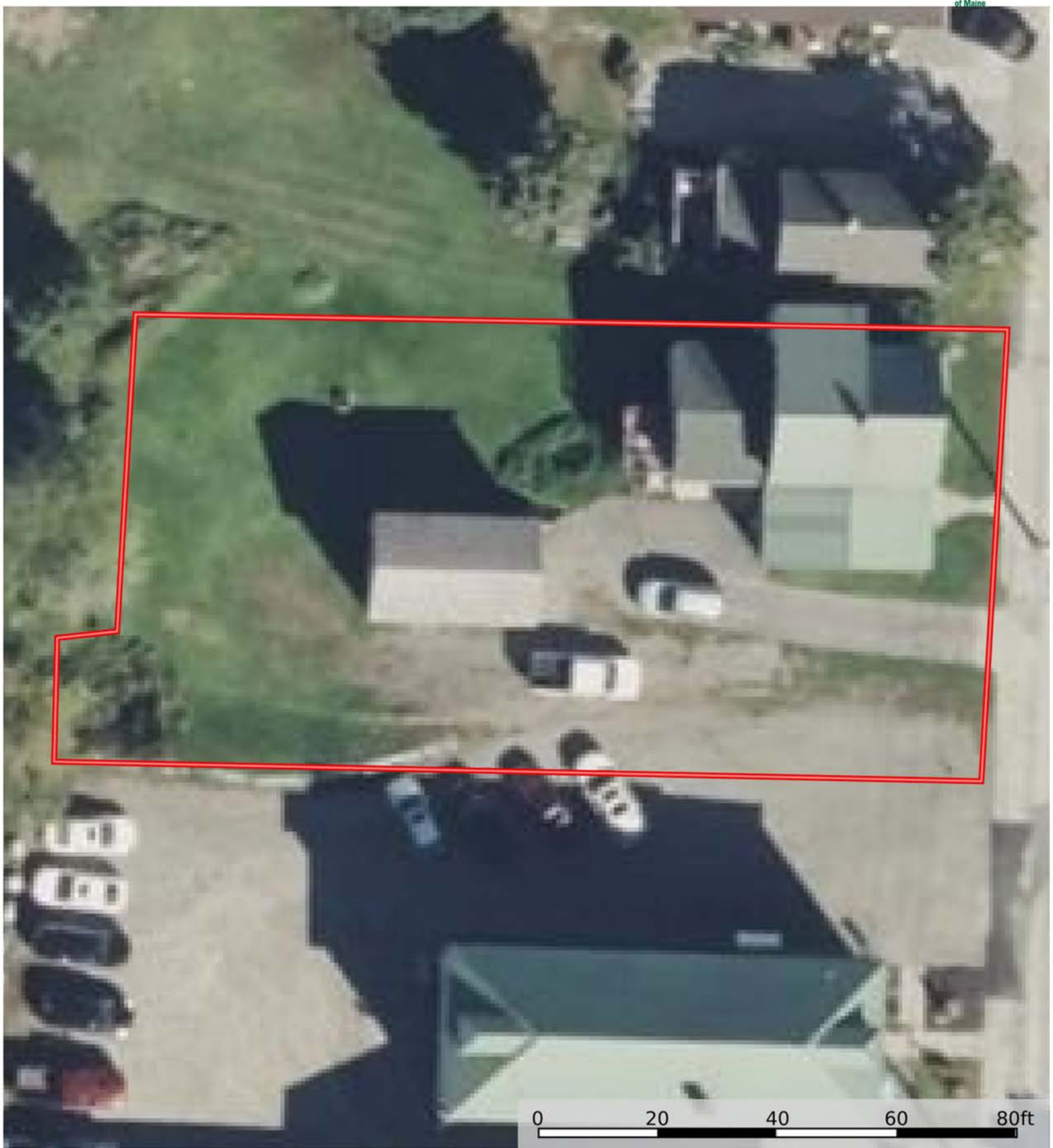
Ruth Birtz
(207) 794-3372 Ext. 5

Code Enforcement

Wade Jordan
(207) 794-3372
wade.jordan@lincolmaine.org

Lincoln - 108 Main Road

Maine, 0.26 AC +/-



Boundary

Lincoln - 108 Main Road

Maine, 0.26 AC +/-



Lincoln - 108 Main Road

Maine, 0.26 AC +/-



Boundary

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Gregory Currier, Ginamarie Currier

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 108 Main 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 _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

Seller Gregory Currier

4/14/2024

Date

Seller Ginamarie Currier

4/16/25

Date

Seller _____

Date _____

Seller _____

Date _____

Agent Vicki Peters

4-16-2025

Date



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

(207)794-6164

(207)794-6666

Gregory Currier



PROPERTY LOCATED AT: 108 Main 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: N/A 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? N/A

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: ~~Location: _____~~
~~Installed by: _____~~
~~Date of installation: _____~~

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

Comments: None

Source of Section I information: seller

Buyer Initials _____ Page 1 of 8 Seller Initials GC GC

PROPERTY LOCATED AT: 108 Main 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 ☒ NoIf Yes, what results: N/AHave you experienced any problems such as line or other malfunctions? ☒ Yes ☐ NoWhat steps were taken to remedy the problem? Sewer line backed up in 2023 Professionally cleaned and inspected no further issues.

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: NoneSource of Section II information: Seller

Buyer Initials _____

Page 2 of 8

Seller Initials GC GC _____

PROPERTY LOCATED AT: 108 Main 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	Gas Fireplace	N/A	N/A
Age of system(s) or source(s)	2002	2011	N/A	N/A
TYPE(S) of Fuel	Oil	Propane	N/A	N/A
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	600 gal	50 gal	N/A	N/A
Name of company that services system(s) or source(s)	R.H Foster	Seller	N/A	N/A
Date of most recent service call	8-12-2024	None	N/A	N/A
Malfunctions per system(s) or source(s) within past 2 years	None	None	N/A	N/A
Other pertinent information	None	None	N/A N/A	N/A N/A

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: 2002Date chimney(s) last cleaned: 2002Direct/Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Comments: **2002 New oil tank and chimney liner**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 _____

Page 3 of 8

Seller Initials GC GC

PROPERTY LOCATED AT: 108 Main 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 ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: _____

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 ☒ No

Results/Comments: _____

Source of information: _____

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 ☒ No

Results/Comments: _____

Source of information: _____

E. METHAMPHETAMINE - Current or previously existing:☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: _____

Buyer Initials _____

Page 4 of 8

Seller Initials GC GC _____

PROPERTY LOCATED AT: 108 Main 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: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownOther: N/ASource 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: _____

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 ☐ UnknownIf No, who is responsible for maintenance? N/ARoad Association Name (if known): N/ASource of information: Seller

Buyer Initials _____

Page 5 of 8

Seller Initials GC GC

PROPERTY LOCATED AT: 108 Main 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?

N/ARelevant Panel Number: N/A Year: N/A (Attach a copy)Comments: FEMA's National Flood Hazard Layer (NFHL) (Area not mapped)

Source of Section VI information: _____

Buyer Initials _____ Page 6 of 8 Seller Initials GC GC

PROPERTY LOCATED AT: 108 Main 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: Homestead ExemptionIs a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

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

If Yes, explain: _____

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

Year Principal Structure Built: 1900's What year did Seller acquire property? _____Roof: Year Shingles/Other Installed: 15+/- years Garage Sep 2024Water, moisture or leakage: NoneComments: None

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: Basement is dry/Old well in floor of basement covered not in useMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☐ No

Comments: _____

Electrical: ☒ Fuses ☐ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: NoneHas 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 ☐ 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 known

Comments: NoneSource of Section VII information: SellerBuyer Initials _____ Page 7 of 8 Seller Initials GC GC

PROPERTY LOCATED AT: 108 Main Street, Lincoln, ME 04457

SECTION VIII - ADDITIONAL INFORMATION

Upstairs bathroom remodeled in 2023

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.

Gregory Currier 04/16/2025
SELLER DATE
Gregory Currier

Ginamarie Currier 04/16/2025
SELLER DATE
Ginamarie Currier

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

NOT with covenant NOT

Know All Men By These Presents, I, Natalie Parent of Lincoln, Maine 04457 in consideration of one dollar and other valuable consideration paid by Timothy Coyne and Sheri Coyne of Portland, Maine and Gregory Currier and Ginamarie Currier of Lincoln, Maine, do hereby acknowledge, do hereby give, grant, bargain, sell and convey, with quitclaim covenant, unto the said Timothy Coyne, Sheri Coyne, Gregory Currier and Ginamarie Currier, their heirs and assigns forever, A N

OFFICIAL OFFICIAL

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

Commencing at where is or where once was a cedar post on the westerly or river side of the Military Road at the most southerly corner of land of, or formerly of Beach; thence westerly by said Beach land, one hundred sixty (160') feet to land of or formerly of Fleming; thence southerly by said Fleming land, forty-four (44') feet to land of Johnson; thence easterly, by said Johnston's land, one hundred sixty (160') feet to the said Military Road; thence northerly, by said road, forty-four (44') feet to the point of beginning.

Being the same premises as described in a deed from Wendell C. Bradford to Natalie Parent recorded in the Penobscot Registry of Deeds in Book 7077, page 069.

To Have and to Hold, the same, together with all the privileges and appurtenances thereunto belonging, to the said, Timothy Coyne, Sheri Coyne, Gregory Currier and Ginamarie Currier, their heirs and assigns forever.

In Witness Whereof, I, Natalie Parent has hereunto set her hand and seal this 9th day of August, in the year of our Lord two thousand and two.

Signed, Sealed and Delivered
in Presence of


Natalie Parent

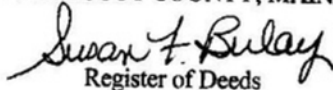
State of Maine
Penobscot, ss.

August 9, 2002

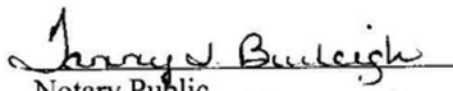
Personally appeared the above named Natalie Parent and hereby acknowledged the above instrument to be her free act and deed.

**"Maine Real Estate
Transfer Tax Paid"**

PENOBSCOT COUNTY, MAINE


Register of Deeds

Before me,


Notary Public
Tommy J. Burleigh
Comm. ex. 9-03-04



NOT RELEASE DEED NOT
AN (05-01508L) AN

OFFICIAL OFFICIAL

TIMOTHY COYNE and SHERI COYNE, husband and wife, both of 10 Spring Street, South Portland, Maine 04106, and **GREGORY CURRIER and GINAMARIE CURRIER**, husband and wife, both of Lincoln, County of Penobscot, State of Maine for consideration paid RELEASE to **GREGORY CURRIER and GINAMARIE CURRIER**, husband and wife, both of Lincoln, County of Penobscot, State of Maine, as joint tenants, the land in Lincoln, County of Penobscot, State of Maine.


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

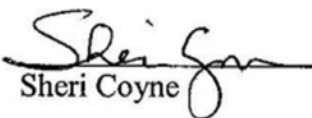
Beginning at a point on the westerly side of Main Street at the northeasterly corner of the premises described in a deed from Natalie Parent to Timothy Coyne, Sheri Coyne, Gregory Currier and Ginamarie Currier dated August 9, 2002 and recorded in Book 8309 Page 230, Penobscot County Registry of Deeds; Thence in a westerly direction along the northerly line of said premises described in Book 8309 Page 230, a distance of 160 feet, more or less, to the northwesterly corner thereof; Thence in a southerly direction along the westerly line of said premises described in Book 8309 Page 230, a distance of 22 feet, more or less, to a point midway between the northwesterly corner and the southwest corner of said premises; Thence in an easterly direction through said premises described in Book 8309 Page 230, a distance of 160 feet, more or less, to a point on the westerly side of Main Street midway between the southeasterly corner and the northeasterly corner of said premises; Thence in a northerly direction along the westerly side of Main Street a distance of 22 feet, more or less, to the place of beginning.

Meaning to convey a strip of land approximately 22 feet in width and 160 feet in length, being the northerly half of the premises described in the deed from Natalie Parent to Timothy Coyne, Sheri Coyne, Gregory Currier and Ginamarie Currier dated August 9, 2002 and recorded in Book 8309 Page 230, Penobscot County Registry of Deeds.

WITNESS our hands and seals this 31st day of March, 2005.

Signed, Sealed and Delivered
In the Presence of


Timothy Coyne

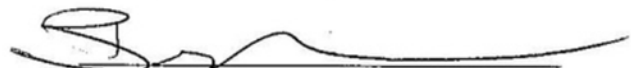

Sheri Coyne

NOT
AN
OFFICIAL
COPY

NOT
AN
STATE OF MAINE
COUNTY OF PENOBSBOT, ss

NOT
AN
OFFICIAL
COPY
Gregory Currier
Ginamarie Currier
AN
OFFICIAL
COPY
May 20, 2005

Then personally appeared before me the above named Timothy Coyne and Sheri Coyne and acknowledged the foregoing instrument to be their free act and deed.

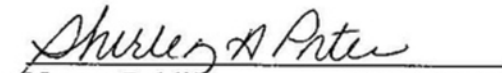

Notary Public

STATE OF MAINE
COUNTY OF PENOBSBOT, ss

(Print Name)

March 31, 2005

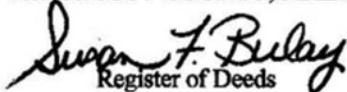
Then personally appeared before me the above named Gregory Currier and Ginamarie Currier and acknowledged the foregoing instrument to be their free act and deed.


Notary Public

SHIRLEY A. PORTER
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES 09-20-2005

(Print Name)

PENOBSBOT COUNTY, MAINE


Register of Deeds

Maine Real Estate
Transfer Tax Paid



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

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

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

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

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

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

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

You May Become A Client

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

services required of all licensees listed above:

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

Remember!

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date) _____

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

by _____
Licensee's Name

on behalf of _____
Company/Agency

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

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



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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