

LAKESIDE LIVING

COUNTRY HOME | LAKEFRONT | RECREATIONAL

141± ft Water Frontage

18 Camby Lane
Lincoln, Maine

1.33± Acres



\$489,900

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

This is Summer Breeze, a name that captures the peaceful, easy-going charm of this stunning waterfront property on the private shores of Cambolasse Pond. This beautiful 2 bedroom, 2 bath home offers nearly 2,000 square feet of living space, sitting on 1.33 acres with over 140 feet of private water frontage. From the moment you arrive, you'll appreciate the care and design that went into creating a space that feels both like home and a lakeside retreat.

You're greeted by a spacious 24x36 heated garage with automatic doors and direct entry into the home. A whole home backup generator ensures peace of mind year-round. Step inside, and the vacation vibe hits immediately, vaulted ceilings, large windows, and an open concept layout bathe the home in natural light and frame your view of the sparkling pond.

The main level includes a full bathroom and a flowing living, dining, and kitchen area accented by modern, rustic finishes. Painted walls, wood beams, and a warm laminated floor give the home a cozy yet updated feel. The kitchen is well equipped for cooking and entertaining with ample cabinetry, updated finishes, and a skylight that adds both light and atmosphere.



Just off the main living area, the enclosed porch brings the outdoors in. Fully finished with hot water baseboard heat and a wood stove, it can be enjoyed year, round. It's the perfect place to unwind while taking in unobstructed views of the pond, thanks to the privacy of no public access to Cambolasse, you'll enjoy peaceful waters shared only with fellow landowners. The pond itself spans 211 acres with a max depth of 36 feet and is home to a variety of warm water fish species.

Upstairs, you'll find a flexible loft area ideal for a reading nook, office, or spare bed. The upper level also includes a generous guest bedroom, and a light filled master suite. The master features elegant wall molding, a large half-moon window, and plenty of space for a full furniture set or cozy sitting area.



**Lifestyle
Properties
of Maine**

COME SEE IT Schedule your showing today, Summer Breeze might just be the lifestyle change you've been waiting for.





The partially finished basement offers even more usable space with a 22x16 finished room and one of the home's most unique features: an indoor hot tub. Whether you're looking to warm up after a long day outdoors or just want to unwind in private, this amenity adds year-round relaxation. There's also space for additional storage, a workout area, or workshop depending on your needs.



Located in Lincoln Maine, you'll enjoy in town amenities like a hospital, Walmart, Hannaford, hardware stores, and local dining options, all within minutes. Lincoln also offers full school services from pre-K through high school. For larger outings, Bangor is just an hour away and home to national retailers, the University of Maine (in nearby Orono), and Bangor International Airport. Nature lovers will appreciate being only an hour and a half from Baxter State Park and Mount Katahdin.

Like what you see?
Scan to subscribe
to our monthly
newsletter





18 CAMBY LN, LINCOLN

PRICE

\$489,900

TAXES

\$6,911/2025

SQFT

1,696±

BUILT IN

1998

HOW FAR TO...



Shopping | Lincoln, 5± miles



Hospital | Penobscot Valley, 6.25± 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 Fire Dept.
(207) 794-8455
911

Fire

Lincoln Police Dept.
(207) 794-2221
911

Town Office

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

Tax Assessor

Ruth Birtz
(207) 794-3372 Ext. 5

Code Enforcement

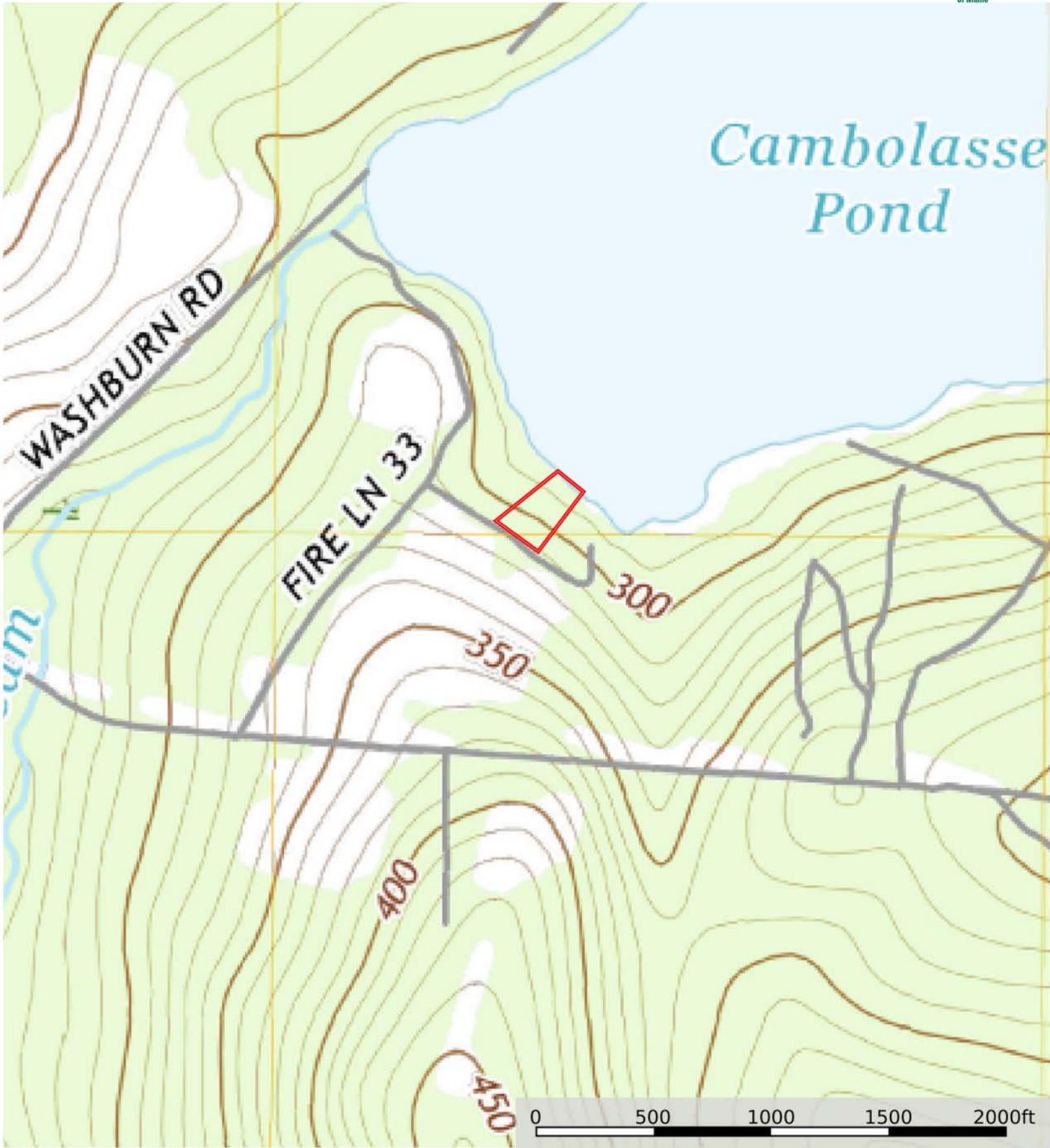
Wade Jordan
(207) 794-3372
wade.jordan@lincolmaine.org



Boundary

Lincoln - 18 Camby Ln Lincoln
Penobscot County, Maine, 1.33 AC +/-





Boundary

PROPERTY LOCATED AT: 18 Camby Lane, 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: Left side of home

Installed by: Haskell's

Date of Installation: 1998

USE: Number of persons currently using system: 2

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

Comments: Submersible pump in well

Source of Section I information: Seller

Buyer Initials _____

Page 1 of 8

Seller Initials LY _____

PROPERTY LOCATED AT: 18 Camby Lane, 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: Right side of home OR ☐ UnknownDate installed: 1994 Date last pumped: 2018 Name of pumping company: Cal's SepticHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: N/ADate of last servicing of tank: 2005 Name of company servicing tank: Replaced pumpLeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: Beyond septic tankDate of installation of leach field: 1994 Installed by: EH DownsDate of last servicing of leach field: N/A Company servicing leach field: N/AHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: N/ADo 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: 2005+/- replaced pumpSource of Section II information: Seller

Buyer Initials _____

Page 2 of 8

Seller Initials LY _____

PROPERTY LOCATED AT: 18 Camby Lane , 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	Wood Stove	N/A	N/A
Age of system(s) or source(s)	1998	2000	N/A	N/A
TYPE(S) of Fuel	Oil	Wood	N/A	N/A
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	800-1,000 gal	2 cords	N/A	N/A
Name of company that services system(s) or source(s)	JJ Murchison	Owner	N/A	N/A
Date of most recent service call	Fall2023	Fall2024	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

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: Fall 2024Date chimney(s) last cleaned: Fall 2024Direct/Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Comments: **None**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 LY

PROPERTY LOCATED AT: 18 Camby Lane, 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 _____

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Seller Initials py _____

PROPERTY LOCATED AT: 18 Camby Lane, 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 ☐ Unknown

Other: _____

Source of information: _____

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**SECTION V - ACCESS TO THE PROPERTY**Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ UnknownIf Yes, explain: Right of WaySource of information: DeedIs 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? OwnersRoad Association Name (if known): NoneSource of information: Seller

Buyer Initials _____

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Seller Initials LY

PROPERTY LOCATED AT: 18 Camby Lane, 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: 2301090010B Year: 9/18/1987 (Attach a copy)Comments: Area not includedSource of Section VI information: NFHL

Buyer Initials _____

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Seller Initials LY _____

PROPERTY LOCATED AT: 18 Camby Lane, 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: HomesteadIs 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: 1998 What year did Seller acquire property? 1994Roof: Year Shingles/Other Installed: Shingles 2010 Main House 2020 above garageWater, moisture or leakage: Porch when they were adding it on rained before they could get it coveredComments: 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 ☐ Unknown

Comments: _____

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 ☐ Unknown

Comments: Portion of lot 3 Map File No C32-82 has been surveyed

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

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

PROPERTY LOCATED AT: 18 Camby Lane , Lincoln , ME 04457

SECTION VIII - ADDITIONAL INFORMATION

2025 NEW refrigerator and dishwasher

2023 Dock

Whole house generator

Refrigerator in the garage does NOT convey

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>Louis York</u>	<u>05/02/2025</u>		
SELLER	DATE	SELLER	DATE
Louis York			
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

NOT
AN
OFFICIAL
WARRANTY DEED
OFFICIAL
BK5644 PG215
JAY C. MCFALLS and MARY LOU MCFALLS, husband and wife, of Lincoln, Penobscot County, Maine, for Consideration Paid, GRANT to JANE CHESSIE and LOUIS YORK, both of Lincoln, Penobscot County, Maine, with WARRANTY COVENANTS, as JOINT TENANTS, the land in Lincoln, Penobscot County, Maine.

NOT
AN
OF
A certain lot or parcel of land together with the buildings and improvements thereon, situate in Lincoln, Penobscot County, Maine, bounded and described as follows, to wit:
Beginning at a point on the Southwesterly shore of Camblasse Pond at the most Northerly corner of land now or formerly owned by Laura Corso; thence Southwesterly along said Corso lot and along other land of Grantors, a distance of Three Hundred Eighty (880) Feet to a point; thence Northwesterly One Hundred Fifty (150) Feet, more or less, through land of Grantors, to a point in the southwesterly extension of the Southeast line of land now or formerly of Strebel; thence Northeasterly through land of Grantors and along Strebel's Southeast line a distance of Three Hundred Ninety Three (393) Feet, more or less, to a point on the shore of Camblasse Pond at the most easterly corner of said Strebel lot; thence Southeasterly along the shore of Camblasse Pond a distance of ninety-one (91) feet, more or less, to the point of beginning.

Being a part of the premises described in the deed from Lorna Powers, et al., to Jay McFalls and Mary Lou McFalls dated June 12, 1987, recorded in Volume 4054 Page 15, Penobscot County Registry of Deeds.

Together with the right to use the existing private road which extends from the Griffin Road across Grantors' land to the within conveyed premises.

EXCEPTING AND RESERVING to the Grantors, their heirs and assigns, and others, the right to use and maintain a fifty (50) foot wide right of way across the southwesterly end of the within-described lot for ingress and egress by all reasonable means, and the right to install, keep and maintain utilities thereon and therein.

Also excepting and reserving all easements and rights of way previously conveyed.

WITNESS our hands and seals this 17th day of June, 1994.

Melanie Maxwell

Jay C. McFalls
Jay C. McFalls

Melanie Maxwell

Mary Lou McFalls
Mary Lou McFalls

State of Maine
Penobscot, ss:

Date: June 7, 1994

Personally appeared the above named Jay C. McFalls and acknowledged the foregoing instrument to be his free act and deed.

"Maine Real Estate Transfer Tax Paid"

Before me,

Betty J. Jordan
Notary Public

Betty J. Jordan
Print Name and Affix Seal

PENOBSCOT, SS REC'D
94 JUN -8 AM 11:01

ATTEST:
Cynthia Halling House
REGISTER

Aiken & Wilson

NOT
AN
OFFICIAL
WARRANTY DEED
C Joint Tenants

6572 PG257
NOT
AN
OFFICIAL
COPY

Know All Men By These Presents,
That I, Steven Strebel of 76 Ryerson Avenue, Manorsville,
NY 11949 in consideration of one dollar and other valuable
consideration paid by Jane Chessie and Lou York of 94 High
Street, Lincoln, Maine 04457 whereof I do hereby acknowledge,
I do hereby give, grant, bargain, sell and convey unto the Y
said Jane Chessie and Lou York, as joint tenants and not as
tenants in common, their heirs and assigns forever,

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

Commencing at a pin on the southwest corner of Lot 3, recorded
in a Subdivision Plan of Robert C. Libby Heirs in the
Penobscot Registry of Deeds in Map File No. C32-82; thence
North 60° 27' 30" East two hundred ninety and twenty-nine
hundredths (290.29') feet to a pin; thence continuing on the
same course three (3') feet more or less to the highwater mark
of Combolasse Pond; thence northerly along the shore of said
Pond fifty (50') feet more or less to a point; thence westerly
to a point on the right of way being seventy-three and
sixty-two hundredths (73.62') feet North 39° 15' 30" West from
the point of commencement; thence South 39° 15' 30" East
seventy-three and sixty-two hundredths (73.62') feet to the
point of commencement.

Meaning and intending to convey the southerly half of Lot 3 on
a Subdivision Plan of Robert Libby heirs recorded in Penobscot
Registry of Deeds in Map File C32-83.

Also granting to Grantees, the right to use in common with
Grantors, an existing road from the Town Farm Road to a fifty
foot (50') right of way shown on said plan and the right to
utilize said fifty foot (50') right of way shown on said plan,
in common with Grantors, their heirs and assigns for purposes
of ingress and egress by foot and vehicular traffic to the lot
herein conveyed.

Being a part of the same premises as described in a deed from
Lorna Powers et al to Steven Strebel dated October 6, 1987 and
recorded in the Penobscot Registry of Deeds in Book 4121, page
341.

To Have and to Hold the aforegranted and bargained premises
with all the privileges and appurtenances thereof to the said
Jane Chessie and Lou York, unto them and their use and behoof
forever.

NOT

NOT

And I do COVENANT with the said Jane Chessie and Lou York, their heirs and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances: that I have good right to sell and convey the same to the said Grantees Jane Chessie and Lou York to hold as aforesaid; and that him and his heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, Steven Strebel, relinquishing and conveying right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 21 day of December in the year of our Lord one thousand nine hundred and ninety-seven.

Signed, Sealed and Delivered
in presence of

JAN URBAN
Notary Public, State of New York
No. 4707883
Qualified in Suffolk County
Commission Expires 12/31/99

Steven Strebel
Steven Strebel

State of *New York*
, ss.

December 21, 1997

Personally appeared the above named Steven Strebel and acknowledged the above instrument to be his free act and deed.

Before me,

JAN URBAN
Notary Public
JAN URBAN

"Maine Real Estate
Transfer Tax Paid"

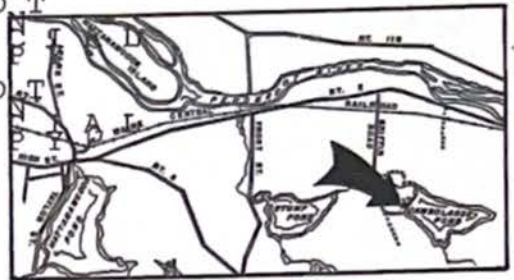
PENSCOT, ss RECEIVED
1997 DEC 30 A 11: 35

Susan F. Bulay
REGISTER

John Edwards

NOT
OFFICIAL
NOT
OFFICIAL

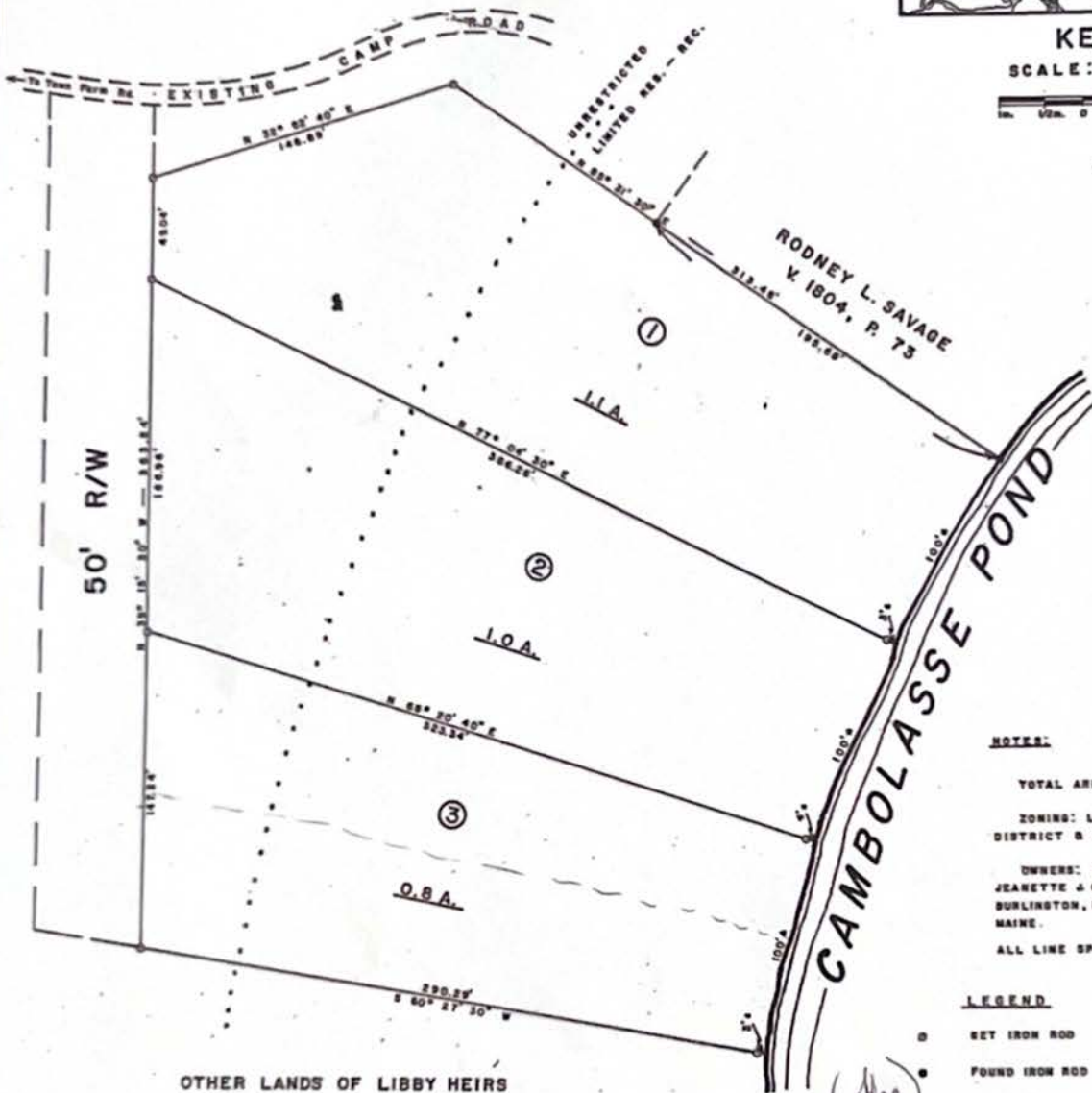
NOT
OFFICIAL
NOT
OFFICIAL



KEY MAP

SCALE: 1" = Approx. 1 mile

1 in. 1/2 in. 0 1 in. 2 in.



NOTES:

TOTAL AREA IN LOTS: 2.8 A.

ZONING: LIMITED RESIDENTIAL - RECREATION DISTRICT & UNRESTRICTED.

OWNERS: LORRA D. POWERS, THELMA J. GLIDDEN, JEANETTE J. KING - LINCOLN, MAINE; GAIL E. HARRIMAN - BURLINGTON, MAINE; ROSELYN M. TRACY - ENFIELD, MAINE.

ALL LINE SPOTTED & PAINTED RED.

LEGEND

- SET IRON ROD
- FOUND IRON ROD



FINAL SUBDIVISION PLAN

FOR

ROBERT C. LIBBY HEIRS
(CAMBOLASSE POND CAMLOTS)

LINCOLN

PENOBSCOT COUNTY, MAINE
BY: ELBIN H. TURNER LINCOLN, MAINE

SCALE: 1" = 40' JUNE 15, 1983

40 20 0 40 80

STATE OF MAINE
PENOBSCOT, SS.

REGISTRY OF DEEDS
RECEIVED AND FILED

July 7 - 1983
12 h 40 m P.M.
Attest Cynthia O'Halloran
Register

APPROVED BY: Edward B. Cannon, Jr., Ch.

Linda Boyer, BK

D. J. [Signature]

Calvin Moore

NOTE: Pursuant to TITLE 30 M.R.S. s/ 4056 (4), this plan has been reviewed by the PLANNING BOARD OF THE TOWN OF LINCOLN, MAINE.

REVIEWED AND SIGNED ON 6-20-1983



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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"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