OFF-GRID CAMP

COUNTRY HOME | HUNTING | OFF-GRID

2.03± Acres	**277 Bill Green Pond Rd T3 R1 NBPP, Maine**	Waterfront

$115,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

Table of CONTENTS

03 PROPERTY DETAILS & DESCRIPTION

06 MEET YOUR AGENT

07 MUNICIPAL CONTACTS

08 MAPS

14 PROPERTY DISCLOSURE

17 DEED

Scan to view the full property details and video!

Scan Me

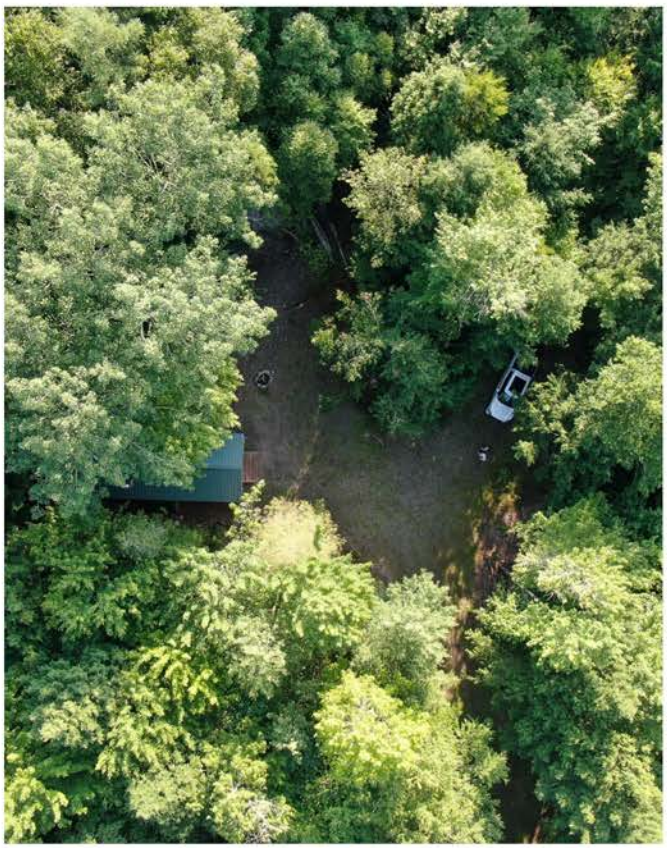
Photography by Mayhem Media

Looking for off-grid property in Maine with privacy, natural beauty, and convenient access to outdoor recreation? Welcome to 277 Bill Green Pond Road in T3 R1 NBPP—a cozy cabin retreat nestled on 2.03 surveyed acres in the heart of Maine's Woods. Just 4.4 miles from Lee and 12.7 miles from Lincoln, this cabin offers peace, seclusion, and essentials while keeping you within reach of stores, schools, and services.

This off-grid getaway features a 14x32 cabin with a 4x14 covered porch, natural wood interior, laminate flooring, and a wood stove to keep you warm on chilly nights. Large windows flood the space with light and connect you to the surrounding forest. The cabin includes 12-volt wiring, LED lighting, a 12-volt water pump, and an RV-style sink—perfect for weekend getaways, hunting trips, or even full-time off-grid living.

Whether you're looking for a remote cabin to unwind, a basecamp for four-season adventures, or a potential off-grid homestead, this property delivers. With its central Maine location, privacy, and deeded lake access, 277 Bill Green Pond Road is a rare opportunity for those dreaming of a simpler life close to nature.

The land itself offers a long private driveway, septic design, and southern exposure ideal for solar power expansion. As part of a thoughtfully planned Maine land division, the property includes deeded access to a 3.33-acre common lot, across the road from this property, on the shores of Bill Green Pond —a 110-acre lake known for warm water fishing and abundant wildlife. Launch your canoe or kayak, enjoy lakeside picnics, or store your gear at the shared waterfront.



In addition to the lake lot, you'll benefit from 24 acres of shared open space—buffering you from development and protecting your peaceful surroundings. Recreational opportunities abound, with direct access to ATV and snowmobile trails, and proximity to public lands like the Downeast Lakes Community Forest (just 19 miles away) and Baxter State Park (78 miles). Even Maine's coast in Calais is just 69 miles away.

United Country Real Estate | Lifestyle Properties of Maine

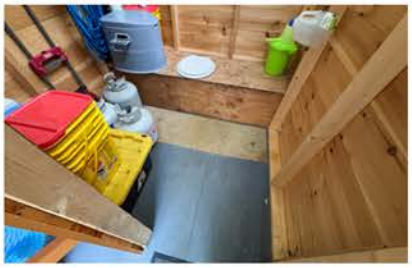
Like what you see? Scan to subscribe to our monthly newsletter

277 BILL GREEN POND RD, T3 R1 NBPP

PRICE	**$115,000**
TAXES	$393/2024
SQFT 448	BUILT IN 2022

LIVING ROOM

BED ROOM



BATHROOM

HOW FAR TO...

- Shopping | Lincoln, 17± miles
- Hospital | Lincoln, 17± miles
- Airport | Bangor, 63± miles
- Interstate | Exit #227, 21± miles
- City | Bangor, 61± Miles
- Boston | 296± miles

Phil McPhail

Designated Broker/Owner | ALC | REALTOR®

207.290.0372 cell

207.794.6164 office

phil2@lifestylepropertiesme.com

113 W Broadway Lincoln, ME 04457

Scan to view Phil's bio and other listings

Testimonial:

'Phil and his team engender trust with their enthusiasm, 7day/wk availability, and knowledge of the local area and the market. They've gone beyond the basic level of service to ensure potential buyers see the best features of a property and they insist the seller is part of the marketing process. They truly are a partner in the seller's corner. They offer experience based opinions re: potential and real offers. If you want the selling process to be pleasant AND profitable in today's market---then make United Country Lifestyle Properties of Maine your realtor!'

Kelly Simmons

@uclifestylepropertiesme

@uclifestylepropertiesme

@lifestyleproperties

@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police	Penobscot County Sheriff 911
Fire	Forest Service 911
Town Office	N/A
Tax Assessor	State of Maine (207) 624-5600 prop.tax@maine.gov
Code Enforcement	LUPC (207) 399-2176 lonna.perry@maine.gov

T3 R1 NBPP - Bill Green Pond Rd 2.03 acres

Maine, AC +/-

Track Trail to pond Common Lot Boundary

United Country Lifestyle Properties of Maine
P: 800-286-6164 https://www.lifestylepropertiesofmaine.com/ 113 West Broadway

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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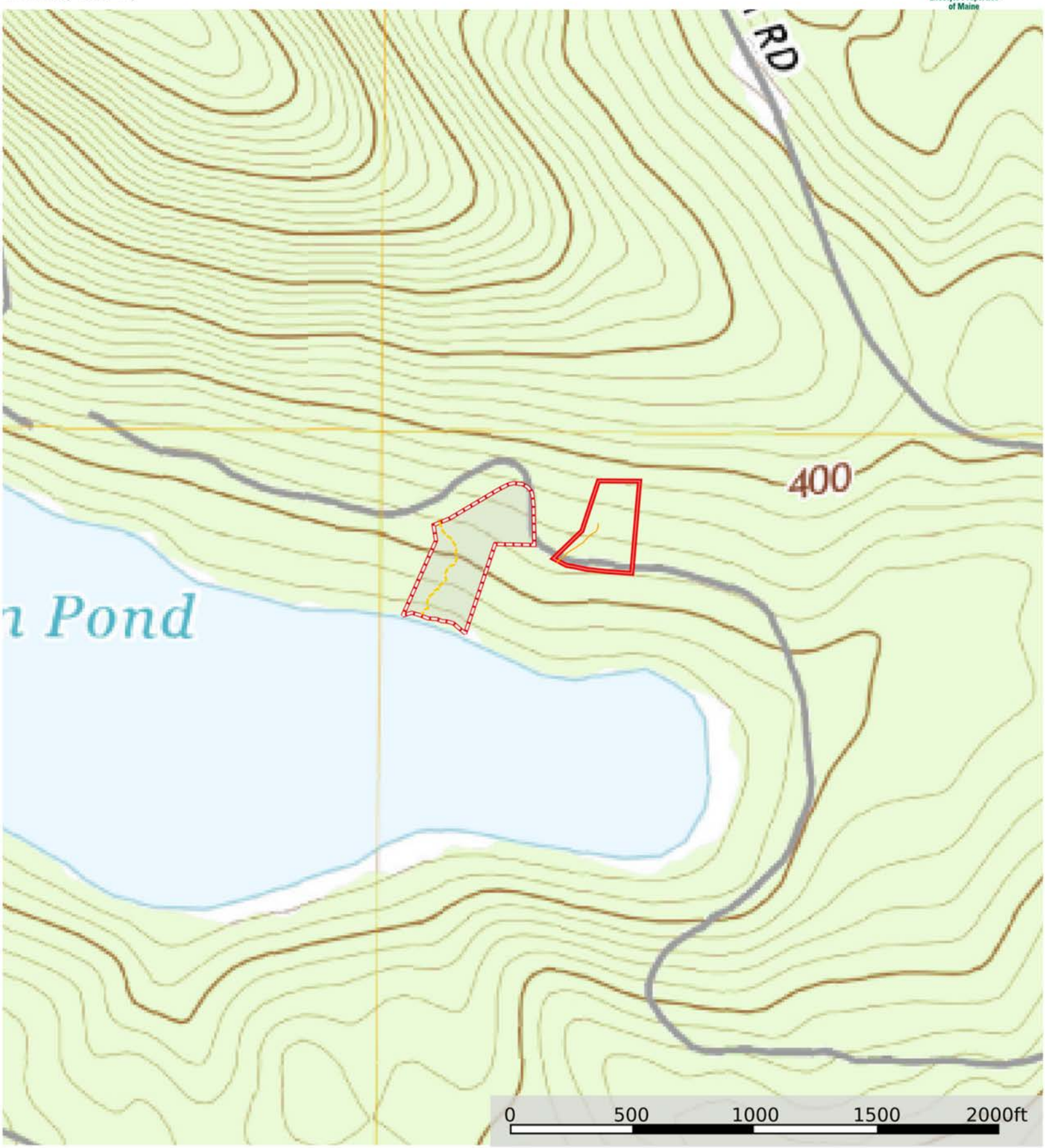
Maine, AC +/-



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2009-25

TOWN OF LEE

TOWNSHIP 3, RANGE 1, NBPP

SYLVAN WAY

BILL GREEN POND

Open Space 37.40 Acres

7.49 Acres Open Space

Poor Original At Time of Recording

LEGEND

Edge of clearings

Existing gravel road

Building envelope

Contours

Typical Driveway

Delineated wetlands

Forested Freshwater Buffer Areas

LURC Zoning Standard Freshwater Buffer Areas

This plat has been approved with conditions by the Maine Land Use Regulation Commission in accordance with 12 M.R.S.A. subsection 685-B(8) of the Commission's laws. Approval was within the subdivision area but is limited only to subdivision with lots and conditions of Subdivision Permit SP-1462, as recorded in the Penobscot County Registry of Deeds in Book 12767 on Page 1. No structure may be constructed or placed on any lot without an approved Building or Development Permit issued by the Maine Land Use Regulation Commission.

By: Catherine M. Carroll Date: 5-12-09

Director, Maine Land Use Regulation Commission

This Plat has been recorded in the Penobscot County Registry of Deeds in Book 2009 on Page or File 25

Date: May 18 2009 4:12 PM

Attested by: Register

Notes:

1. This survey meets the requirements of the Maine Board of Licensure for Professional Land Surveyors.

2. Deed source: Pennamaq Forest, LLC to GARDNER LAND COMPANY, INC. dated July 15, 2005 and recorded in the Penobscot County Registry of Deeds in Book 10844, Page 30.

3. Bearings and differences shown are oriented to NAD83 Maine State Coordinate System, Maine East Zone, US Feet.

4. Contours and spot/grid shown herein were prepared by Jestel Survey in Pages 2 & 3.

5. Delineated wetlands and soils test sites shown herein were prepared by Maps Conservation.

6. Subdivision is zoned for a Phosphorous based analysis and Contour Plan prepared by Kevin S.E. Engineering and is contained in part of this plan.

7. The rights of individual subdivision to public uses of the Roads shown on the Plan are believed to be created by the recording of the Plan. Some of lots will contribute to it, but persons purchasing and land owners on the Plan will acquire any private right of way and the use thereof on the Plan by virtue of the recording of the Plan on the sale of Lots with reference to it. Both such persons and owners only have private rights of way if and to the extent set forth in the deed/grants of conveyance.

BILL GREEN POND SUBDIVISION

SYLVAN WAY

T3,R1 NBPP, PENOBSCOT COUNTY, MAINE

RECORD OWNER: GARDNER LAND CO., INC., P.O. BOX 188, LINCOLN, ME 04457

DEED RECORDED IN PENOBSCOT COUNTY REGISTRY IN BOOK 10844, PAGE 30

TOTAL AREA OF SUBDIVISION = 88.06 ACRES

TOTAL NUMBER OF LOTS = 17

SCALE: 1" = 100'

0' 100' 200'

SEAL

PREPARED BY WEBBER SURVEYING, INC.
230 DOVER ROAD, CHARLESTON, ME 04422

KEVIN WEBBER, PLS/REG PLS
April 16, 2009

Bill Green Pond Subdivision

T3 R1 NBPP 2009-25

Maine

BILL GREEN POND SUBDIVISION
EXHIBIT E-2
SUBDIVISION PLAN

REV.	DATE	DESCRIPTION

WEBBER SURVEYING

DATE: April 16, 2009

E-2

PROPERTY LOCATED AT: 277 Bill Green Pond, Lee, ME 04455

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 none

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: _____
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: _____

Source of Section I information: seller

Buyer Initials _____ _____ _____ _____ Page 1 of 8 Seller Initials _____ _____ _____ _____

PROPERTY LOCATED AT: 277 Bill Green Pond, Lee, ME 04455

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: pit privy

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☒ Other: gray water for sink

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: northern side of cabin OR ☐ Unknown

Date installed: 2022 Date last pumped: N/A Name of pumping company: N/A

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: N/A Name of company servicing tank: N/A

Leach Field: ☐ Yes ☒ No ☐ Unknown

If Yes, Location: N/A

Date of installation of leach field: N/A Installed by: N/A

Date of last servicing of leach field: N/A Company servicing leach field: N/A

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: N/A

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: N/A

Source of Section II information: seller

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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	wood stove			
Age of system(s) or source(s)	2022			
TYPE(S) of Fuel	wood			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	unknown			
Name of company that services system(s) or source(s)	none			
Date of most recent service call	none			
Malfunctions per system(s) or source(s) within past 2 years	none			
Other pertinent information	none			

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown

Are any buried? ☐ Yes ☐ No ☐ Unknown

Are all sleeved? ☐ Yes ☐ No ☐ Unknown

Chimney(s): ☒ Yes ☐ No

If Yes, are they lined: ☒ Yes ☐ No ☐ Unknown

Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ Unknown

Had a chimney fire: ☐ Yes ☒ No ☐ Unknown

Has chimney(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: N/A

Date chimney(s) last cleaned: N/A

Direct/Power Vent(s): ☐ Yes ☒ No ☐ Unknown

Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Comments: N/A

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 ☐ Unknown

If Yes, are tanks in current use? ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service? N/A

If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown

Age of tank(s): N/A Size of tank(s): N/A

Location: N/A

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What materials are, or were, stored in the tank(s)? N/A

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

Comments: N/A

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 ☐ Unknown

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

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

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

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

Other: _____ ☐ Yes ☒ No ☐ Unknown

Comments: N/A

Source of information: seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? ..... ☐ Yes ☒ No ☐ Unknown

If Yes: Date: N/A By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? ..... ☐ Yes ☒ No ☐ Unknown

Are test results available? ..... ☐ Yes ☒ No

Results/Comments: N/A

Source of information: seller

D. RADON/WATER - Current or previously existing:

Has the property been tested? ..... ☐ Yes ☒ No ☐ Unknown

If Yes: Date: N/A By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ Unknown

Are test results available? ..... ☐ Yes ☐ No

Results/Comments: N/A

Source of information: _____

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

Comments: N/A

Source of information: seller

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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 [X] No [ ] Unknown [ ] Unknown (but possible due to age)

If Yes, describe location and basis for determination: N/A

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: [ ] Yes [X] No

If Yes, describe: N/A

Are you aware of any cracking, peeling or flaking paint? ..... [ ] Yes [X] No

Comments: N/A

Source of information: seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ..... [ ] Yes [X] No [ ] Unknown

LAND FILL: ..... [ ] Yes [X] No [ ] Unknown

RADIOACTIVE MATERIAL: ..... [ ] Yes [X] No [ ] Unknown

Other: N/A

Source of information: seller

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

SECTION V - ACCESS TO THE PROPERTY

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

If Yes, explain: terms and conditions

Source of information: deed

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 [X] No [ ] Unknown

If No, who is responsible for maintenance? owners

Road Association Name (if known): none

Source of information: seller

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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: N/A

Have any flood events affected a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Has any flood-related damage to a structure occurred on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

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: N/A

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: N/A

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/A

Relevant Panel Number: N/A Year: N/A (Attach a copy)

Comments: N/A

Source of Section VI information: Seller & FEMA website

PROPERTY LOCATED AT: 277 Bill Green Pond, Lee, ME 04455

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: N/A

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: N/A

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: N/A

Year Principal Structure Built: 2022 What year did Seller acquire property? 2023

Roof: Year Shingles/Other Installed: 2022

Water, moisture or leakage: none

Comments: N/A

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: N/A

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

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

Comments: N/A

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments:

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

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

Manufactured Housing - Is the residence a:

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

Modular ..... ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... ☐ Yes ☐ No ☐ Unknown

Comments: N/A

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: N/A

Comments: N/A

Source of Section VII information: seller

PROPERTY LOCATED AT: 277 Bill Green Pond, Lee, ME 04455

SECTION VIII - ADDITIONAL INFORMATION

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.

SELLER **Peter V. Stoughton**	7/25/25 DATE	SELLER **Julieta G. Stoughton**	7/25/25 DATE
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

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EQUAL HOUSING OPPORTUNITY

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Bk 16815 Pg244 #8927
05-05-2023 @ 01:30p

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT, **Kirk A. Ritchie** of Lee, State of Maine, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby GRANTS unto **Peter V. Stoughton, II and Julieta G. Stoughton,** having a mailing address of 75 Gendron Road, Moosup, CT 06354, with QUITCLAIM COVENANT, as **joint tenants,** the land with any buildings thereon, situated in T3 R 1 NBPP (Twombly Township), County of Penobscot and State of Maine, described as follows:

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

Meaning and intending to convey a portion of premises conveyed to Kirk A. Ritchie by virtue of a deed from Gardner Land Company dated December 2, 2009 and recorded in the Penobscot County Registry of Deeds in Book 11995, Page 160.

Witness my hand and seal this 3rd day of May, 2023.

Witness

Kirk A. Ritchie

State of Maine
County of Penobscot

May 3, 2023

Personally appeared before me the above named **Kirk A. Ritchie** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public / Attorney at Law
Printed Name:
My Comm. Exp:

Betty J. Jordan
Notary Public - Maine
My Commission Expires
January 12, 2029

EXHIBIT A

A certain lot or parcel of land, together with any improvements thereon, situated in T3 R1 NBPP (Twombly Township), Penobscot County and State of Maine, being more particularly bounded and described as follows:

Lot 15 as shown on the plan entitled BILL GREEN POND SUBDIVISION, dated April 10, 2009, revised May 5, 2009, prepared by Webber Surveying, Inc., approved by LURC on May 12, 2009 and recorded in the Penobscot County Registry of Deeds in Plan Book 2009 Page 25.

Lot 15 is part of a subdivision approved pursuant to Maine Land Use Regulation commission ("LURC") Subdivision Permit SP 4083, dated May 5, 2009, and recorded in the Penobscot County Registry of Deeds in Book 11767 Page 99. Use of this lot is SUBJECT TO applicable terms and conditions of that Subdivision Permit and the following terms and conditions:

1. No building or other such construction may be undertaken on any Lot without first obtaining an approval Building Permit from LURC.

2. All structures must be set back a minimum of one hundred (100) feet from the normal high-water mark of all streams and ponds, at least fifty (50) feet from all roads and rights-of-way, and at least twenty-five (25) feet from all other property boundary lines. In addition, all structures must be located within the boundaries of building envelopes, as designated on the subdivision plat authorized pursuant to Maine Land Use Regulation Commission Subdivision Permit SP 4083.

3. The Lot shall not be further divided or reconfigured without the written approval of LURC in accordance with 12 M.R.S.A. sections 681 et. Seq. and applicable requirements of LURC.

4. From April 1 to May 15 of any given year, vehicular access is prohibited in accordance with the attached ROW Terms and Conditions as attached to the deed recorded in the Registry in Book 11995, Page 160 as Exhibit B.

SUBJECT TO the Declaration of Covenants of Bill Green dated May 14, 2009, and recorded in the Registry in Book 11767 Page 118.

SUBJECT TO the Declaration of Restrictions, Forest Buffer Limited Disturbance, dated May 14, 2009 and recorded in the Registry in Book 11767 Page 123.

SUBJECT TO the Certificate of Compliance, dated October 6, 2009, and recorded in the Registry in Book 11942 Page 27.

FURTHER SUBJECT TO the easements, covenants, terms and conditions set forth in the deed from Penobscot Forest, LLC to Gardner Land Company, Inc., dated July 12, 2005 and recorded in the Registry in Book 10041 Page 20.

TOGETHER WITH the rights, appurtenances and privileges contained in the deed from Penobscot Forest, LLC to Gardner land Company, Inc., dated July 12, 2005, and recorded in the Registry in Book 10041 Page 20.

TOGETHER with an appurtenance non-exclusive perpetual sixty-six (66) foot wide Right of Way easement as measured thirty-three (33) feet equidistant from the centerline of existing gravel roads, over and across existing gravel roads from Points A to E, C to H, D to G, and E to F, as shown in bold lines on the map attached as Exhibit A across lands of Gardner Land Company, Inc. located in Lee and T3RI NBPP, Penobscot County for purposes of ingress and egress only SUBJECT TO the right of way Terms and Conditions set forth in Exhibit B attached to the deed recorded in Book 10041 Page 20. Said rights of way being shown on Exhibit A attached to the deed recorded in Book 11995 Page 160, Penobscot County Registry of Deeds.

TOGETHER with an appurtenant non-exclusive perpetual easement for ingress and egress, by foot, motor vehicle, and equipment over and across the Common Access Road, to wit: Sylvan Way, so-called, from the above-mentioned Point H to the western-most terminus of the common access road and also, across so much of the common access road as is depicted on the Plan. Use of the roads described in this paragraph shall be subject to the Declaration of Covenants recorded in Book 11767 Page 118.

Maine Real Estate Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E RECORDED

Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION
35 State House Station Augusta ME 04333-0035

REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

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

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

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

You May Become A Client

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

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date)_____

To_____
Name of Buyer(s) or Seller(s)

_____

by_____
Licensee's Name

on behalf of_____
Company/Agency

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

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

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Allen LeBrun, *Previous Client*