

BAYVIEW RANCH

1± Acres

**449 Wyman Rd
Milbridge, Maine**

One-Level Living



\$220,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Milbridge Maine 1 acre lot, ranch home with metal roof, this property has been well maintained over the years. Typical 3-bedroom ranch, but one room has had the laundry hook ups moved to it to make the home a one level living space.

The home has a dry walk out basement offering a great chance at more finished living space and also has a generator hook up. Limited water views out over Narraguagus bay and being close to shopping in Milbridge are a few of the nice features here.

Milbridge, incorporated in 1848 is located on Narraguagus Bay and is the heart of wild blueberry country. The town is home to Jasper Wyman & Son, the nation's leading grower, packer, and marketer of wild blueberries. You can fish or picnic in Riverside Park, and you can view a rustic railroad bridge, cable pool, and rapids from the Narraguagus River Dam. The town was once known for shipbuilding and today you can learn about times past at the Milbridge Historical Society Museum. The population as per the last census was 1375 people.



The area is rich in history... shipbuilding, fishing, logging, and blueberries will be the ways of life that have entwined through history building the area up to what it is now. There are many historic homes in the area built by lumber barons and sea captains of the times gone by. The area has easy access to the ATV and snowmobile trails nearby that connect Ellsworth to Charlotte and offer hours of entertainment if you love the trails. They are also used by walkers, horseback riders, bikers, or in the winter snowshoes and skis.

There are many public beaches close by to enjoy. Roque Bluffs, with its long sand beach and the freshwater pond at that park also offers a playground area as well as trails to hike. Jasper Beach in Machiasport is unique with its rolling rocks in the surf and the caves at the end of the beach.

Milbridge is just an easy drive from Bar Harbor and Acadia National Park if you are looking for a day out. This is just a good location that offers some quiet downeast living yet is close enough to everything else going on around that you may want to be a part of.



**Lifestyle
Properties
of Maine**





449 WYMAN RD, MILBRIDGE

PRICE **\$220,000**

TAXES \$1,122.05/2025

SQFT 962 BUILT IN 1976

HOW FAR TO...



Shopping | Milbridge, 10± min



Hospital | Downeast Community, 30± miles



Airport | Bangor, 65± miles



Interstate | Exit #182



City | Ellsworth, 40± Min



Boston | 293± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Janine Hawkins

BROKER | REALTOR®



207.263.9089 cell



207.794.6164 office



janine@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Janine's bio and
other listings



Testimonial:

“Janine helped us find the perfect home. She is an expert in her field and she absolutely helped us navigate our move to Maine, and familiarized us with the area. We came to think of her as a friend. She has a genuine desire to help her clients make their new house a home. Circumstances for us have changed and we moved. Janine is now getting our listing. She is a person we feel we can trust. She is dedicated and approachable. She is professional yet friendly. No matter what your real estate need is, this is your agent. You can do no better.

She also makes good donuts.”

Joel & Lisa Purcell



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MUNICIPAL CONTACTS

Police

Milbridge Police Dept.
911

Fire

Milbridge Fire Dept.
911

Town Office

18 School St.
207-546-2422
Mon-Fri 9-4

Tax Assessor

Town Office
207-546-2422

Code Enforcement

Town Office
207-546-2422

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Daniel Beal, Royce Beal, Bruce Beal, Janice Grant (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 449 Wyman Road, Milbridge, ME 04655

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.

_____	Date	<u>Daniel Beal</u>	<u>09/01/2025</u>
Buyer	Date	Seller <u>Daniel Beal</u>	Date <u>08/31/2025</u>
_____	Date	<u>Royce Beal</u>	_____
Buyer	Date	Seller <u>Royce Beal</u>	Date _____
_____	Date	<u>Bruce Beal</u>	<u>09/02/2025</u>
Buyer	Date	Seller <u>Bruce Beal</u>	Date <u>09/01/2025</u>
_____	Date	<u>Janice Grant</u>	_____
Buyer	Date	Seller <u>Janice Grant</u>	Date <u>08/31/2025</u>
_____	Date	<u>Janine Hawkins</u>	_____
Agent	Date	Agent <u>Janine Hawkins</u>	Date _____



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PROPERTY LOCATED AT: 449 Wyman Road, Milbridge, ME 04655

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: right side, facing home

Installed by: unknown

Date of Installation: unknown

USE: Number of persons currently using system: 0

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

Comments: home has not been lived in for awhile

Source of Section I information: sellers

Buyer Initials _____ Page 1 of 8 Seller Initials DB RB BB TS

PROPERTY LOCATED AT: 449 Wyman Road, Milbridge, ME 04655

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: left side in back of home. OR Unknown

Date installed: unknown Date last pumped: unknown Name of pumping company: unknown

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: unknown Name of company servicing tank: unknown

Leach Field: Yes No Unknown

If Yes, Location: back of home on left when facing home

Date of installation of leach field: unknown Installed by: unknown

Date of last servicing of leach field: unknown Company servicing leach field: unknown

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: sellers think systems date about 2011 +/-

Source of Section II information: sellers

Buyer Initials _____

Seller Initials DB RB BB JS

PROPERTY LOCATED AT: 449 Wyman Road, Milbridge, ME 04655

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			
Age of system(s) or source(s)	unknown			
TYPE(S) of Fuel	oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	cost about \$700. to heat for last winter			
Name of company that services system(s) or source(s)	none recently			
Date of most recent service call	unknown			
Malfunctions per system(s) or source(s) within past 2 years	none			
Other pertinent information	sellers don't have history			

- 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: unknown
 - Date chimney(s) last cleaned: unknown
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
 - If Yes, date: _____

Comments: sellers have no history

Source of Section III information: sellers

SECTION IV - HAZARDOUS MATERIAL

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

- A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown
- If Yes, are tanks in current use? Yes No Unknown
- If no longer in use, how long have they been out of service? _____
- If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
- Are tanks registered with DEP? Yes No Unknown
- Age of tank(s): _____ Size of tank(s): _____
- Location: _____

Buyer Initials _____ Page 3 of 8 Seller Initials DB RB BB JS

PROPERTY LOCATED AT: 449 Wyman Road, Milbridge, ME 04655

What materials are, or were, stored in the tank(s)? _____

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

Comments: none

Source of information: sellers

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: none

Source of information: sellers

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No | Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: none

Source of information: sellers

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No | Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: none

Source of information: sellers

E. METHAMPHETAMINE - Current or previously existing:

..... Yes No Unknown

Comments: none

Source of information: sellers

Buyer Initials _____

Seller Initials DB RB BB JB

PROPERTY LOCATED AT: 449 Wyman Road, Milbridge, ME 04655

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: some paint on deck/trim

Source of information: visual

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: none

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? Yes No Unknown

If Yes, explain: Driveway has ROW for other home

Source of information: deed/seller

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 Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: seller

Buyer Initials _____

Seller Initials DB RB BB JS

PROPERTY LOCATED AT: 449 Wyman Road, Milbridge, ME 04655

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?

FIRMette _____

Relevant Panel Number: 23029C1788E Year: 2017 (Attach a copy)

Comments: no flood hazzard

Source of Section VI information: FIRMette

Buyer Initials _____

Seller Initials DB RB BB JA

PROPERTY LOCATED AT: 449 Wyman Road, Milbridge, ME 04655

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

Yes No Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

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

If Yes, explain: _____

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

Year Principal Structure Built: 1976 What year did Seller acquire property? 2013

Roof: Year Shingles/Other Installed: 2015

Water, moisture or leakage: none

Comments: none

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: none

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

If Yes, are test results available? Yes No

Comments: none

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: has a hookup for a generator

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

If Yes, is the survey available? Yes No Unknown

Manufactured Housing - Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

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

Comments: none

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

Comments: none

Source of Section VII information: seller

Buyer Initials _____

Seller Initials DB RB BB JS

PROPERTY LOCATED AT: 449 Wyman Road, Milbridge, ME 04655

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.

Daniel Beal 09/01/2025
SELLER DATE
Daniel Beal

Royce Beal 08/31/2025
SELLER DATE
Royce Beal

Bruce Beal 09/02/2025
SELLER DATE
Bruce Beal

Janice Grant 09/01/2025
SELLER DATE
Janice Grant

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

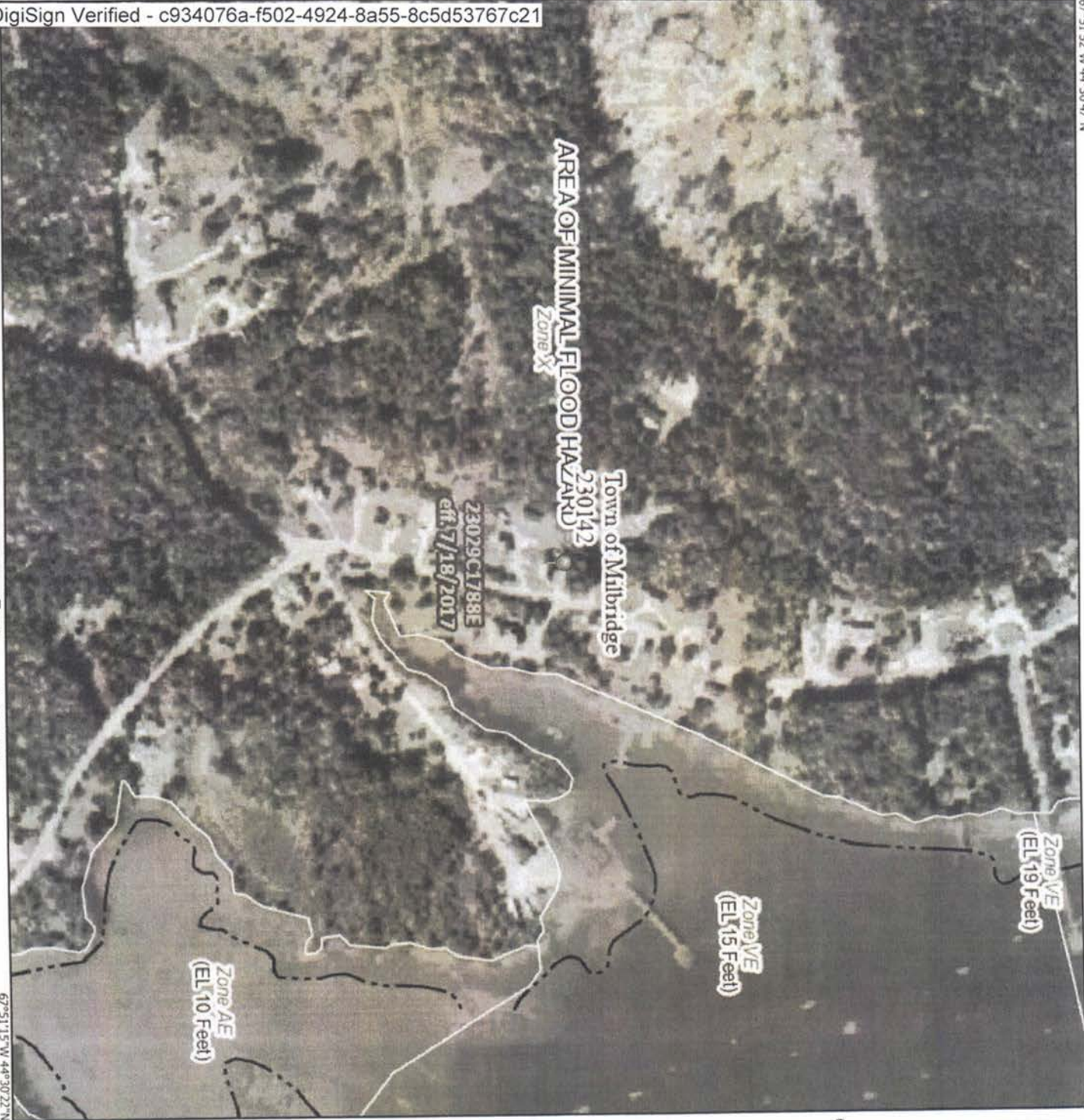
BUYER DATE



National Flood Hazard Layer FIRMette



67°51'52"W 44°30'47"N



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Legend

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) (Zone A, B, AE9)
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway

- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone J)
 - Future Conditions 1% Annual Chance Flood Hazard (Zone X)
 - Area with Reduced Flood Risk due to Levee, See Notes, Zone X
 - Area with Flood Risk due to Levee (Zone D)

- OTHER AREAS GENERAL STRUCTURES**
- NO SCREEN Area of Minimal Flood Hazard (Zone X)
 - Effective LOMIRs
 - Area of Undetermined Flood Hazard (Zone K)
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

- OTHER FEATURES**
- 202 Cross Sections with 1% Annual Chance Water Surface Elevation
 - 175 Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature

- MAP PANELS**
- Digital Data Available
 - No Digital Data Available
 - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps. If it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/31/2025 at 1:48 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMI panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

DigiSign Verified - c934076a-f502-4924-8a55-8c5d53767c21

0 250 500 1,000 1,500 2,000 Feet 1:6,000



WARRANTY DEED

Know All Men By These Presents, that we, **Curtis O. Beal** and **Gloria S. Beal**, husband and wife, whose mailing address is 449 Wyman Road, Milbridge, ME 04658, County of Washington, State of Maine, for consideration paid, grant to Curtis and Gloria Beal, an estate for life, remainder to **Royce Beal**, whose mailing address is 4 Ray's Point Road, Milbridge, ME 04658, **Daniel C. Beal** of 17 Old Farm Road, Beals, ME 04611, **Janice Grant** of HC 70, Box 41, Machiasport, ME 04655, and **Bruce A. Beal**, of 29 Backfield Road, Beals, ME 04611 as TENANTS-IN-COMMON and not as joint tenants, with WARRANTY COVENANTS, a certain portion of land 1(one) acre, more or less, together with all buildings thereon, described as follows, to wit:
MAP 005 LOT 022/022A

Lot # 1

A certain lot or parcel of land situated on the westerly side of Wyman Road, so-called, in said Milbridge, Washington County, Maine, and bounded and described as follows, to wit:

Beginning at a point on the westerly side of said Wyman Road, 65' South, 30° West of a point in ledge at the northeasterly corner of the meeting house lot, so-called; thence turning and running:

North 84° West 312' to a point; thence turning and running:

South 12° West 39' to a corner fence post, thence turning and running:

South 86° 15' East 295' to a point in the center of a driveway at said Wyman Road fifty-two feet (52') to the point of beginning.

This conveyance is made together with a right-of-way in said driveway and an easement for the installation of utilities in, under, over and through the same, which easement is assignable to utility companies, from said Wyman Road to the above described premises, all for the benefit of the above described premises and other land of the Grantors lying northerly of the above described premises.

This conveyance is made together with the fee in the westerly half of said Wyman Road, subject to the rights of the public therein.

This conveyance is made to confirm the boundary line between the Grantor and the Grantees.

MEANING & INTENDING to convey and hereby conveying the same property described in a deed to Grantor's from Daniel J. Smith received November 13th, 1975 and recorded in the Washington County Registry of Deeds in Book 904, Page(s) 038,039.

NO TRANSFER TAX PAID

And also:
LOT# 2

A certain lot or parcel of land, together with the buildings thereon, situated at Wyman, so-called, in said Milbridge, and bounded and described as follows, to wit:

Beginning on the West side of the highway leading to Wyman on the South line of Eunice D. Leighton lot, so-called; thence Westerly on said Leighton lot line two hundred twenty five (225') feet to a corner; thence Southerly at right angles with said Leighton lot line forty (40') feet to a corner to the center of a certain right-of-way; thence following the center line of said right-of-way Easterly to the West side of said highway Northerly one hundred (100) feet to a point of beginning. Excepting and reserving therefrom the meeting house lot (90') feet by fifty (50') feet which is included in the above description, as excepted heretofore; also the right-of-way across said lot to the pasture in the road now existing.

MEANING & INTENDING to convey and hereby conveying the same property described in a deed to Grantors from Curtis O. Beal received November 13th, 1975 and recorded in the Washington County Registry of Deeds in Book 904, Page 37.

Witness our hands and seals this the 5th day of August, 2003.

WITNESS:

Curtis O. Beal
Curtis O. Beal

Gloria S. Beal
Gloria S. Beal

STATE OF MAINE
COUNTY OF WASHINGTON, ss.

August 5th, 2003

SEAL

Personally appeared the above named **Curtis O. Beal** and **Gloria S. Beal** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Richard L. Perry, Jr.
Typed or printed name
Of Notary Public

Richard L. Perry, Jr.
Notary Public

RICHARD L. PERRY, JR.
Notary Public, Maine
My Commission Expires June 18, 2008

My Commission expires July 18th, 2006.

Received
Recorded Register of Deeds
Aug 06, 2003 01:50:17P
Washington County
Sharon D. Strout



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

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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*