

WATERFRONT TINY HOME

COUNTRY HOME | COASTAL PROPERTY

0.5± Acres

1099 US Rt 1
Edmunds Twp, Maine

Newly Built



\$245,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Experience the perfect blend of modern efficiency and natural beauty in this newly constructed Tiny Home just 25' from the water's edge. Thoughtfully designed for comfortable year-round living, this property offers exceptional craftsmanship, premium finishes, and peaceful views of the surrounding landscape. Enjoy your morning coffee on the small deck off the bedroom, overlooking the waterfront.

Sited on just .50 of an acre, the setting and views make it seem larger. The property slopes down from the road to a flat point surrounded on three sides by water – and a stream that meanders thru the property.

Take a stroll to the point just a short walk away and listen to the water lapping against the boulders and outcroppings. From here, you can enjoy Mother Nature at her finest – unobstructed views of the waterfront – the ebb and flow of the mighty tides. Evening brings a star-studded sky. Create your own private meditation space obscured by the trees behind you and only water and the far shore ahead of you.

The tiny home offers a view from every window, spacious bedroom with a deck, bath with a soaking tub, cozy kitchen and living room. The kitchen has quartz counters, new appliances, and deep sink with a drying rack, butcher block and a goose neck faucet to accommodate that lobster pot!



Located just minutes from the local general store as well as the Whiting town office and post office. Perfect as a primary residence, vacation retreat, or investment property, this home offers the rare opportunity to enjoy modern amenities in a tranquil, waterfront setting. Grab your kayak and explore Whiting Bay and beyond.

This property is just a few minutes' drive from public lands, including Moosehorn Wildlife Preserve, Cobscook Shores trails and Downeast Sunrise Trail– an 87-mile rail to trail stretch that meanders thru woods, fields, around ponds and bogs stretching from Calais to Ellsworth. It is also home to Cobscook State Park which offers camping, hiking, biking and lots of family fun. Pack your picnic lunch and start exploring downeast Maine at its finest. After a day of exploring, come home, grab your favorite beverage and enjoy that private spot on the point to watch Mother Nature welcome the evening colors. Life – the way it should be in Down East Maine!

Edmunds is a small unorganized territory in Central Washington County and is managed by the State of Maine, the County Commissioners and the Land Use Planning Commission. Edmunds is one of 6 townships that in total have a population of 768 and a land mass of 252.6 sq. miles. Edmunds Township is home to the Edmunds Consolidated School educating students from PK, K – 8 with a pupil to teacher ratio of 9/1.



**Lifestyle
Properties
of Maine**





1099 US RT 1, EDMUNDS

PRICE **\$245,000**

TAXES \$302/2025

SQFT 480 BUILT IN 2025

HOW FAR TO...



Shopping | Lubec, 13± miles



Hospital | DECH, 20± miles



Airport | Bangor, 110± miles



Interstate | Brewer, 110± miles



City | Calais, 33± Miles



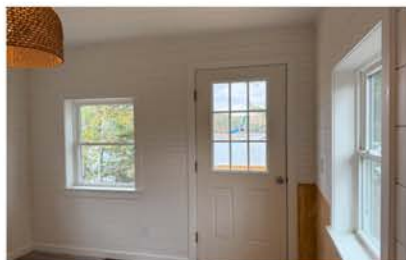
Boston | 536± miles



KITCHEN



LIVING ROOM



LIVING ROOM



BATHROOM



Debra Holmes

ASSOCIATE BROKER | REALTOR®



207.461.6473 cell



207.794.6164 office



sellubec@gmail.com



113 W Broadway Lincoln, ME 04457

Scan to view Debra's
bio and other
listings



Biography:

I started in the real estate business in 1996 while managing the Mom & Pop store my husband Bill and I owned. I worked my way from sales agent to associate broker to achieving my broker license in 2000. I opened Bold Coast Realty the following year and joined the United Country Real Estate family in 2006. As a native Mainer, I have been sharing my knowledge of small town coastal living for over 25 years, first in my store and then in real estate. I am committed to providing my clients and customers with individualized service; sharing with them my knowledge of the area and the processes needed to achieve their real estate goals. I received The Graduate, REALTOR® Institute (GRI) from the National Association of Realtors, this is the mark of a real estate professional who has made the commitment to provide a high level of professional services by securing a strong educational foundation. I have served in numerous capacities on the local Board of REALTORS and was voted REALTOR® of the year in 2007. I specialize in residential and vacant land sales along the Downeast Maine Coast. Within these special property types I specialize in the second home market as well as helping first time home buyers realize their dream of owning a piece of Maine.



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MUNICIPAL CONTACTS

Police

Washington County Sherriff
207-255-4422
911

Fire

Whiting Fire Dept.
911

Town Office

State of Main
Unorganized Territory

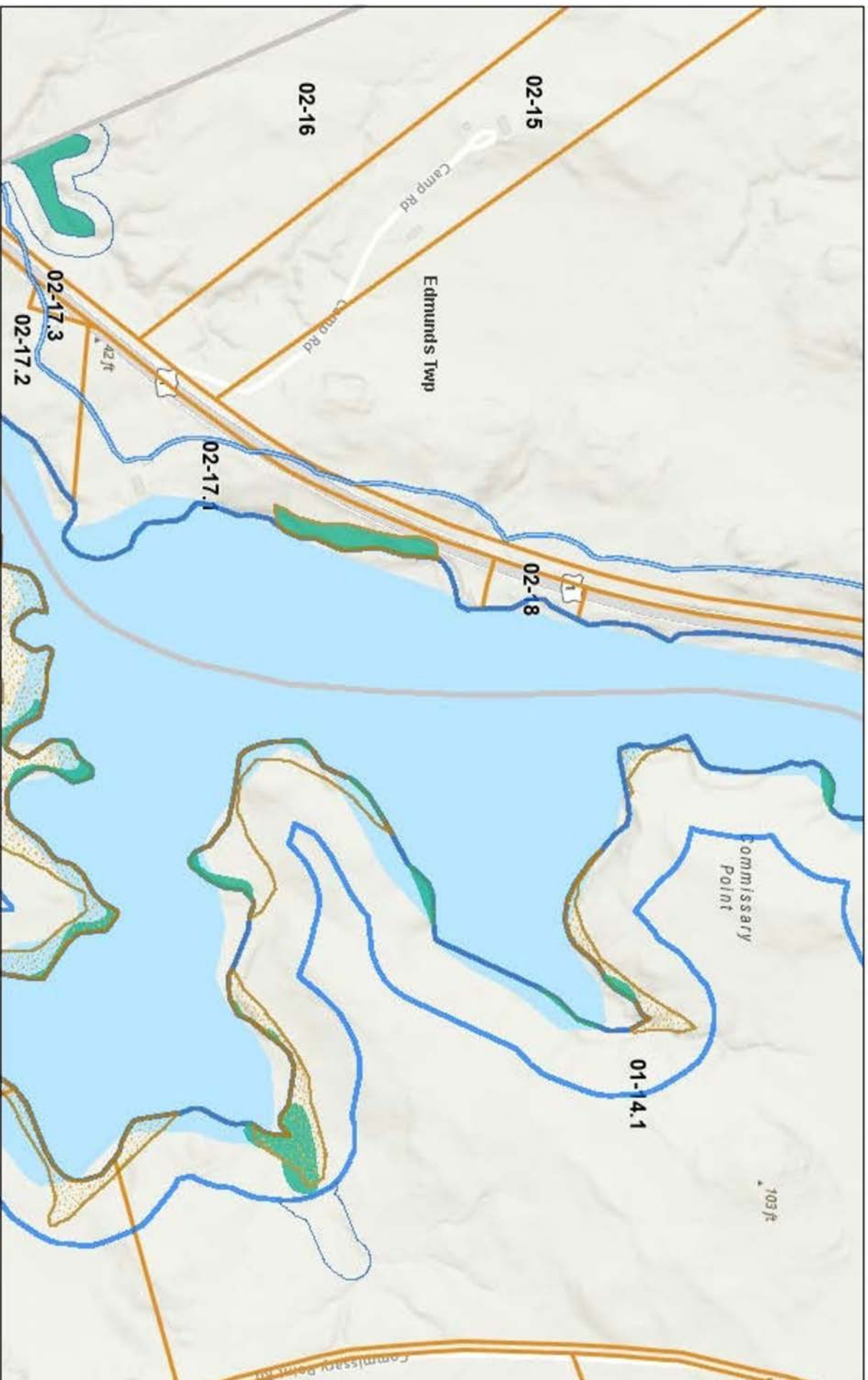
Tax Assessor

State of Maine

Code Enforcement

N/A

LUPC Zoning and Parcel Viewer



10/9/2025, 9:43:01 PM

- Towns**
- Towns
- LUPC Zones**
- M-GN: General Management
 - P-F: Flood Prone Area Protection
 - P-SL1: Shoreland - 250' Protection
 - P-SL2: Shoreland - 75' Protection
 - P-W/L: Wetlands of Special Significance Protection
 - Maine Parcels Unorganized Territory

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

ERI, NASA, NGA, USGS, MAINE Reverte Sander, MAINE Land Use PlanningComm ktrb), Sources: Eri, Tom Tom, Gamin, FAD, NOAA, USGS,

PROPERTY LOCATED AT: 1099 US RT 1, Edmunds, Me 04628

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: behind house, north side
Installed by: Shannon Well Drilling
Date of Installation: 2024

USE: Number of persons currently using system: 0
Does system supply water for more than one household? Yes No Unknown

Comments: none

Source of Section I information: Agent knowledge as personal assistant to estate holder

Buyer Initials _____ Page 1 of 8 Seller Initials _____

PROPERTY LOCATED AT: 1099 US RT 1, Edmunds, Me 04628

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: west side of house just OR Unknown

Date installed: 2023 Date last pumped: never used Name of pumping company: _____

Have you experienced any malfunctions? Yes No

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

Date of last servicing of tank: never used Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: _____

Date of installation of leach field: 1989 Installed by: unk

Date of last servicing of leach field: 2023 Company servicing leach field: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: tank had not been

Continued... See Addendum Date and Problem 1

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: all non conforming - waivers granted LUR

Source of Section II information: Friend/agent for owner at time - paperwork available

Buyer Initials _____

Seller Initials GB _____

PROPERTY LOCATED AT: **1099 US RT 1, Edmunds, Me 04628**

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 | FHA | | | |
| Age of system(s) or source(s) | 2025 | | | |
| TYPE(S) of Fuel | propane | | | |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | no records available | | | |
| Name of company that services system(s) or source(s) | Tamaro - Calais | | | |
| Date of most recent service call | installed 8/25 | | | |
| Malfunctions per system(s) or source(s) within past 2 years | none | | | |
| Other pertinent information | new construction | | | |

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

Comments: **new installation by McPhail Plumbing and Heating**

Source of Section III information: **Agent**

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: **n/a**

GB

Buyer Initials _____ Page 3 of 8 Seller Initials _____

PROPERTY LOCATED AT: 1099 US RT 1, Edmunds, Me 04628

What materials are, or were, stored in the tank(s)? n/a

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

Comments: none

Source of information: Agent knowledge of land and review of state website DEP

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: _____

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 Unknown

Are test results available? Yes No

Results/Comments: none

Source of information: new construction - info from agent

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: new construction - info from agent

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

Comments: none

Source of information: new construction - info from agent

GB

Buyer Initials _____

Seller Initials _____

PROPERTY LOCATED AT: 1099 US RT 1, Edmunds, Me 04628

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: new construction -

Source of information: agent -current owner never lived there and has no knowledge

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: LUR/agent

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: power easement

Source of information: deeds

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: agent

GB

Buyer Initials _____

Seller Initials _____

GB

PROPERTY LOCATED AT: **1099 US RT 1, Edmunds, Me 04628**

SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section VI information: _____

Buyer Initials _____ Page 6 of 8 Seller Initials GB _____

PROPERTY LOCATED AT: **1099 US RT 1, Edmunds, Me 04628**

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: _____

Year Principal Structure Built: **2025** What year did Seller acquire property? **1988**

Roof: Year Shingles/Other Installed: **2025**

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: **HOME ON SLAB NO BASEMENT**

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

If Yes, are test results available? Yes No

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: **NEW CONSTRUCTION - JEFF WILDER ELECTRTION**

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: **NEW CONSTRUCTION - NO DEFECTS**

Comments: **NONE**

Source of Section VII information: **AGENT**

Buyer Initials _____

Seller Initials **GB**

PROPERTY LOCATED AT: 1099 US RT 1, Edmunds, Me 04628

SECTION vii - ADDITIONAL INFORMATION

HOME WAS FINISHED IN JULY OF 2025 - BUILDER BRANDON COX, EDMUNDS

ANY OFFER WILL BE CONTINGENT UPON APPOINTMENT OF PERSONAL REP.

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.

Geoffrey Bassett

10/10/2025

SELLER

DATE

SELLER

DATE

Geoffrey Bassett

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



Maine Wildlife Conservancy Trust

Bonnie E. Healy, with a mailing address of P.O. Box 1, Whiting ME 04691, hereby declares that I and my successors in trust will hold any and all property (real, personal and mixed) and interest in property that may be transferred to or acquired by them as Trustees hereunder, IN TRUST, for the sole benefit of the beneficiaries for the time being hereunder, upon the terms hereunder set forth, namely, as follows:

- I. The Trust hereby established may be referred to as the MAINE WILDLIFE
- II. CONSERVANCY TRUST and said Trustee or her successors under this instrument may be referred to as the Trustees of Maine Wildlife Conservancy Trust.
- III. The original beneficiaries of this Trust are the persons listed in a Schedule of Beneficial Interests, this day executed by them and the Trustee and filed with the Trustee; the interest of the beneficiaries being as stated in said Schedule.
- IV. Any trustee may without impropriety be or become a beneficiary and exercise all rights of a beneficiary with the same effect as though he were not a Trustee.
- V. The Trustee shall have full power and authority to sell, mortgage, assign, transfer, pledge, borrow, lend, liquidate, and otherwise deal with or dispense all or any parts or parts of the trust property; and to execute and deliver leases, subleases, agreements, and other instruments with respect to the trust property, any or all of which may extend beyond the date of the termination of the Trust; and to borrow from time to time any amount of money (with or without security), and execute and deliver notes and other evidences of such borrowings; and to grant or acquire rights of easements with respect to the trust property; and to give releases, discharges, and extensions; provided that the Trustee shall not be required to take any action as directed which will in the opinion of the Trustee involve her in any personal liability unless first indemnified to the reasonable satisfaction of the Trustee. These provisions shall not effect or impair the rights of persons relying upon the public record as provided in Paragraph VII hereof.

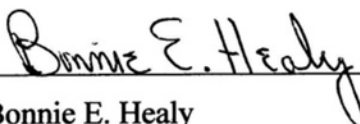
- VI. The Trustee for the time being hereunder shall not be liable for any error of judgment nor for any loss arising out of any act of omission in the execution of the Trust so long as she acts in good faith, but shall be responsible only for her own willful breach of trust, No leave or license of court shall be requisite to the validity of any transaction entered into by the Trustee.
- VII. No purchaser, transferee, pledgee, mortgagee or other lender shall be under any responsibility of liability to see to the application of any purchase money, or of any money loaned, or property loaned or delivered to the Trustee, or to see that the terms and conditions of this Trust have been complied with or performed.
- VIII. Every agreement, mortgage, pledge, note, assignment, transfer, check, extension, release, discharge and other writing, document or instrument by the persons appearing from records of the Washington County Registry of Deeds to be the Trustee hereunder, shall be conclusive evidence in favor of every person relying thereon or claiming thereunder, that at the time of the execution and delivery thereof this Trust was in full force and effect, and that such instrument is valid, binding, effective, and legally enforceable.
- IX. Any person dealing with the Trust property of the Trustee or Trustees may always rely on a certificate signed by any persons appearing from the records of the said Registry to be the Trustees hereunder as to who are the Trustees hereunder, or as to the existence of non-existence of any fact of facts which constitute conditions precedent to acts by the Trustees or are in any other manner germane to the affairs of the Trust.
- X. The Trustee may open, maintain and, at will, close out any checking and savings accounts and safe deposit boxes in any bank, banks, trust companies, federal savings and loan associations, and other banking, lending, or other financial institutions; and the Trustee may deposit funds and other assets of the Trust in such institutions and such safe deposit boxes, and may disburse such funds of checks signed by either Trustee, or by any person or persons authorized, in writing, by the Trustee so to do, and may withdraw such funds and other assets on instruments of withdrawal signed by the Trustee, or by any person or persons

authorized, in writing, by the Trustee so to do. Each such institution shall honor all checks and other instruments signed by each person or persons to have access to such safe deposit boxes; and such institutions may rely fully on the Trustee's signed authorization so to do, as filed by the Trustee with such institution.

- XI. Any Trustee hereunder may resign by written instrument signed and acknowledged by such Trustee and recorded in said Registry. Any Trustee may be removed and any Successor Trustee may be appointed, or any additional Trustee may be appointed by an instrument or instruments signed by all of the beneficiaries. However, no such removal or appointment by the beneficiaries shall be effective until a certificate signed and acknowledged by the Trustee of record (in said Registry) shall have been recorded in said Registry, setting forth the fact of such removal or appointment and the acceptance in writing by any successor or additional Trustee or Trustees so appointed shall have been similarly recorded. The Title to the Trust estate shall visit in any such succeeding Trustee, without the necessity of any sale, transfer, assignment, or conveyance. Any succeeding or additional Trustee shall have all the rights, powers, authority and privileges as if named as an original Trustee hereunder, No Trustee shall be required to furnish bond.
- XII. In every written contract made by the Trustee, reference shall be had to this instrument, and any person contracting or dealing with Trustee shall look to the trust corpus and not the Trustee individually nor to the beneficiaries for payment of any debt, note, mortgage, judgment or decree or any other obligation or of any money that may otherwise become due and payable by reason of the failure on the part of the Trustee to perform such contract in whole or in part or for any other cause or reason.
- XIII. The duration of this Trust shall be for thirty (30) years from this date. In case of termination, the Trustee shall set over, assign, transfer and convey the entire Trust property and estate, subject to any leases, mortgages, contracts, or other encumbrances on the trust estate, to the beneficiaries as tenants in common in proportion to their respective interests, and free of all trusts.

- XIV. This Declaration of Trust may be amended, altered or revoked by an instrument in writing signed by all the beneficiaries, provided in each case that the instrument be so recorded in said Registry of Deeds.
- XV. All references to the Trustee or Trustees apply to substitute successor or additional Trustees where the context so permits; words used in the plural shall include the singular and words in the masculine gender shall include the feminine and the feminine shall include the masculine where the context so permits.

WITNESS THE EXECUTION hereof under seal by the Trustee hereinabove named this 17th day of December, 2010.



Bonnie E. Healy
Trustee

STATE OF MAINE

Washington County December 17, 2010. Then personally appeared the above-named Bonnie E. Healy and acknowledged the foregoing instrument to be her free act and deed, before me,



Notary Public: Carlene M. Holmes

My Commission Expires: 04-08-13

SEAL

Received
Recorded Register of Deeds
Jan 26, 2011 02:46:03P
Washington County
Sharon D. Strout

07482

WARRANTY DEED

VK 1527 PSE 064

FRANK L. CLARK, SR. and JOAN CLARK, husband and wife, both of 144 High Street, Belfast, Waldo, County, State of Maine,

for consideration paid,

grant to MAINE WILDLIFE CONSERVANCY TRUST, LEONARD G. HEALY, Trustee, under a Declaration of Trust dated August 26, 1986, to be recorded herewith in the Washington County Registry of Deeds; with a mailing address of General Delivery, Whiting, Maine, 04691, with WARRANTY COVENANTS,

A certain lot or parcel of land, together with all buildings thereon, situated in the Town of Edmunds, County of Washington and State of Maine, bounded and described as follows:

Beginning at an iron bolt driven in the ground near high water mark and on the eastern side of the highway leading from Whiting to Dennysville and running along the eastern side of said highway Twenty-one (21) Rods to the center of a culvert near the high water mark; thence South Sixty-four and one-half Degrees East (S. 64.5° E.) passing through the center of a rock about three (3) feet wide, which rock is about Two (2) Rods below high water mark, to low water mark; thence by low water mark of the Cobscook River, South Branch, generally easterly and northerly to the South end of a bar or reef of rocks; thence North Forty-six and Three-quarters Degrees West (N. 46.75° W.) to the place of beginning. Together with a right of way on a path from said highway running from the North side of a brook for a short distance; thence in a northwesterly direction to a spring; also to the right of the overflow or water from the spring, said spring not to be tampered with in such manner as to stop the flow by Kenneth F. Knight or his heirs or assigns.

Meaning and intending to convey and hereby conveying the same premises conveyed to us by William J. Greenlaw by deed dated May 26, 1981, recorded in the Washington County Registry of Deeds in Book 1139, Page 93.

Also conveying herewith all rights, easements, privileges and appurtenances now belonging to the granted estate as intended by Title 33, M.R.S.A. Sec. 773.

Witness our hands and seals this 25th day of July, 1988.

SIGNED, SEALED and DELIVERED in presence of

TRANSFER TAX PAID

Presella M. Place
Witness

Frank L. Clark, Sr.

Presella M. Place
Witness

Joan Clark
Joan Clark

VIA 1527 PAGE 065

STATE OF MAINE
Waldo, ss.

July 25, 1988

Personally appeared the above-named FRANK L. CLARK, SR. and
acknowledged the foregoing instrument to be his free act and deed.

Before me, Priscilla M. Place
Notary Public



Type or print name of Notary Public
PRISCILLA M. PLACE

STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS
AUG - 3 1988

Received _____
at 3 H. 21 M. P M recorded
in Book _____ Page _____
Attest:

Register



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

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Allen LeBrun, *Previous Client*