

MOUNTAIN VIEW ESTATE

STORAGE | RECREATIONAL | HISTORIC

13± Acres

43 Fleming Rd
Bethel, Maine

Restored Farmhouse



\$985,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Tucked into 13± private acres at the end of a quiet dead-end road—surrounded by open fields, mountain views, and the kind of stillness you can feel—this property blends timeless craftsmanship with modern comfort.

Originally built in 1865 and completely transformed, the home now lives like a brand-new mountain retreat—freshly painted inside and out, with a fully finished basement and curated furnishings included.

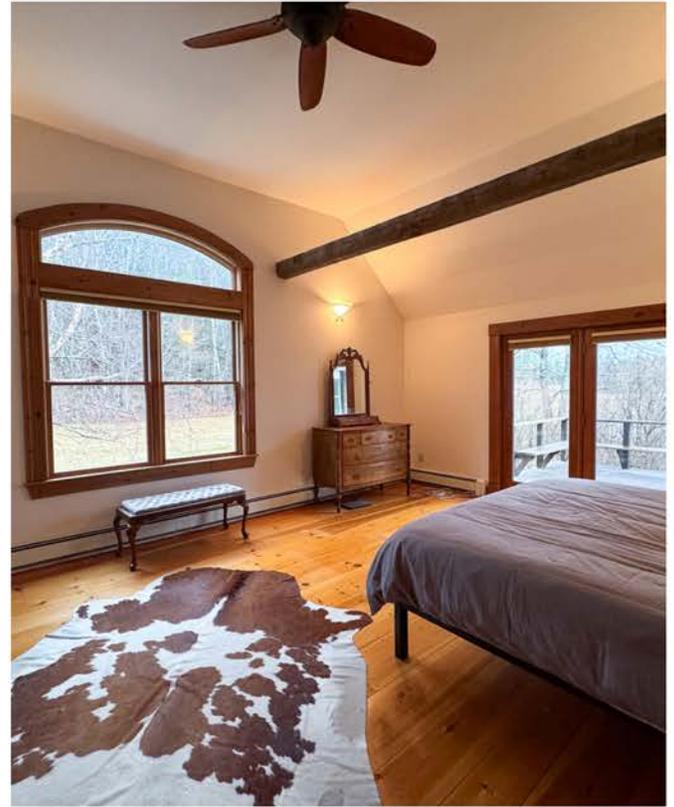
Step inside more than 3,800 square feet of light-filled living space designed for connection and ease. Wide-plank pine floors, exposed beams, and a stone fireplace anchor the main living area, while the open kitchen and dining room create the perfect setting for gatherings with family and friends. The design strikes the perfect balance between fresh, modern finishes and the home's classic New England charm.

With six bedrooms and four full baths, there's space for everyone to relax. Downstairs, the walk-out basement feels like its own hideaway—wood stove, bar-top and pool table ready for late nights, and a workshop tucked off to the side for projects and gear.



Outside, the property opens to rolling fields, a restored barn, and views that stretch toward the western hills. From here, you're just minutes to Bethel Village and Sunday River Resort, and only a short drive to the New Hampshire border, the White Mountain National Forest, and the Androscoggin River—a paradise for skiing, kayaking, hiking, and everything Maine's western mountains have to offer.

It's private yet connected—close enough for every adventure, but far enough to hear nothing but the wind through the trees. A rare offering where elegance meets ease, heritage meets design, and every sunset feels like it was made for you.



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newsletter





43 FLEMING RD, BETHEL

PRICE **\$985,000**

TAXES \$5,448.06/2025

SQFT 3,800 BUILT IN 1865

HOW FAR TO...



Shopping | Bethel, 5± miles



Airport | Portland, 69± miles



City | Auburn, 50± Miles



Boston | 176± miles



KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Spencer Wood

ASSOCIATE BROKER | REALTOR®



603.568.2475 cell



207.794.6164 office



spencer@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Spencer's bio and
other listings



Testimonial:

'My husband and I would like to thank Spencer for helping us sell our property in Addison. He was so helpful guiding us through the whole process from listing, to negotiating, to closing. Spencer would always return my phone calls or text promptly. If we ever need a realtor again we would want to have Spencer and would highly recommend him to others.'

Ann Fernald



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@uclifestylepropertiesme



@lifestyleproperties



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MUNICIPAL CONTACTS

Police

Oxford County Sheriff's Office
(207) 743-9554
911

Fire

Bethel Fire Dept
(207) 824-2665
911

Town Office

19 Main St
(207)824-2669
info@bethelmaine.org

Tax Assessor

Robert Duplisea Jr.
(207)824-2669
assessor@bethelmaine.org

Code Enforcement

Courtney McPherson
(207)824-2669
cmcpherson@bethelmaine.org

43 Fleming Rd, Bethel, ME, 04217

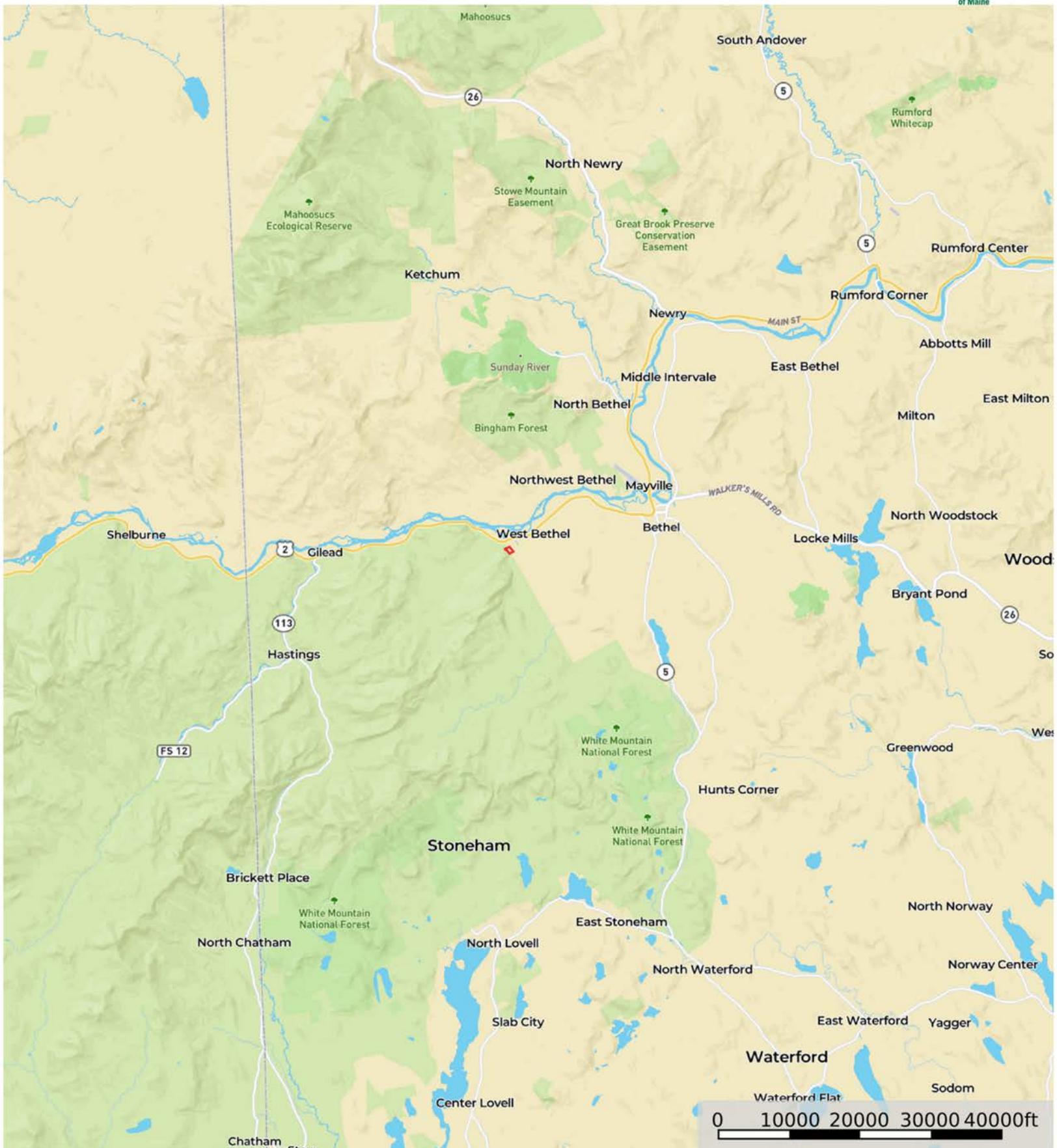
Maine, AC +/-



 Boundary

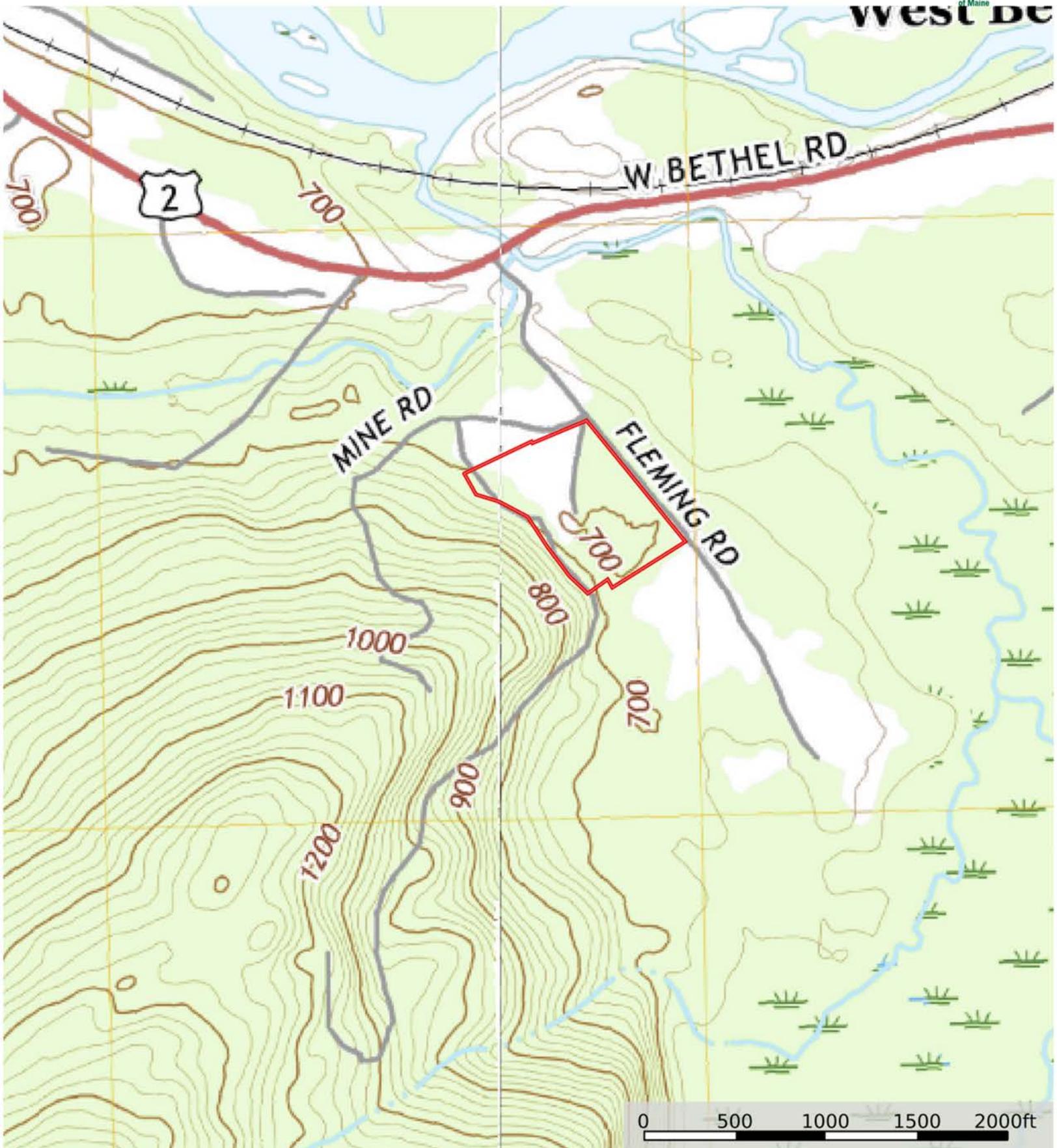
43 Fleming Rd, Bethel, ME, 04217

Maine, AC +/-

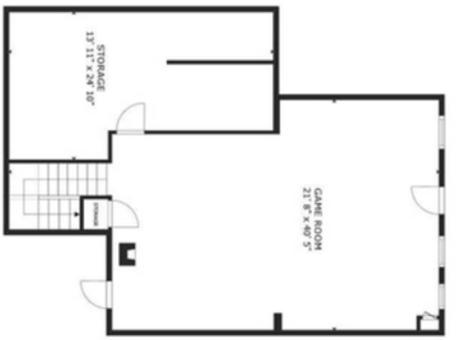


43 Fleming Rd, Bethel, ME, 04217

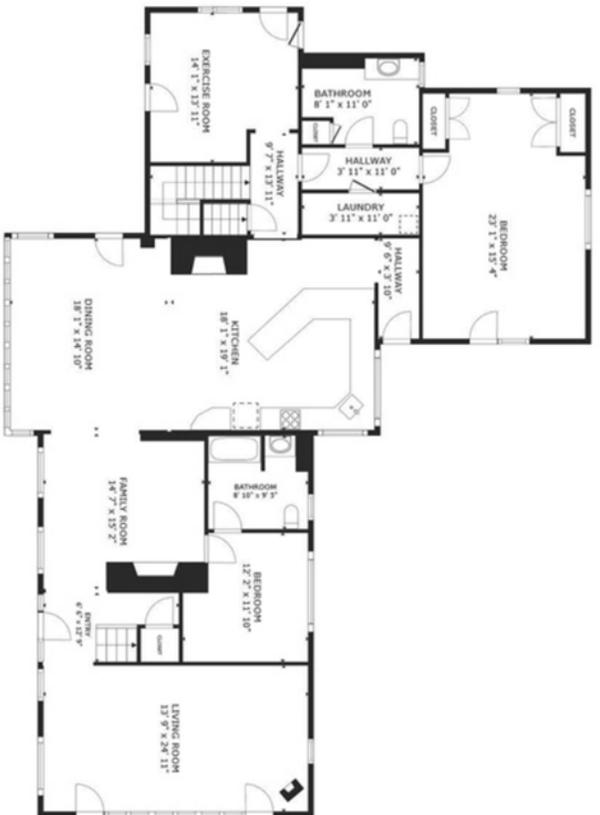
Maine, AC +/-



Boundary



BASEMENT



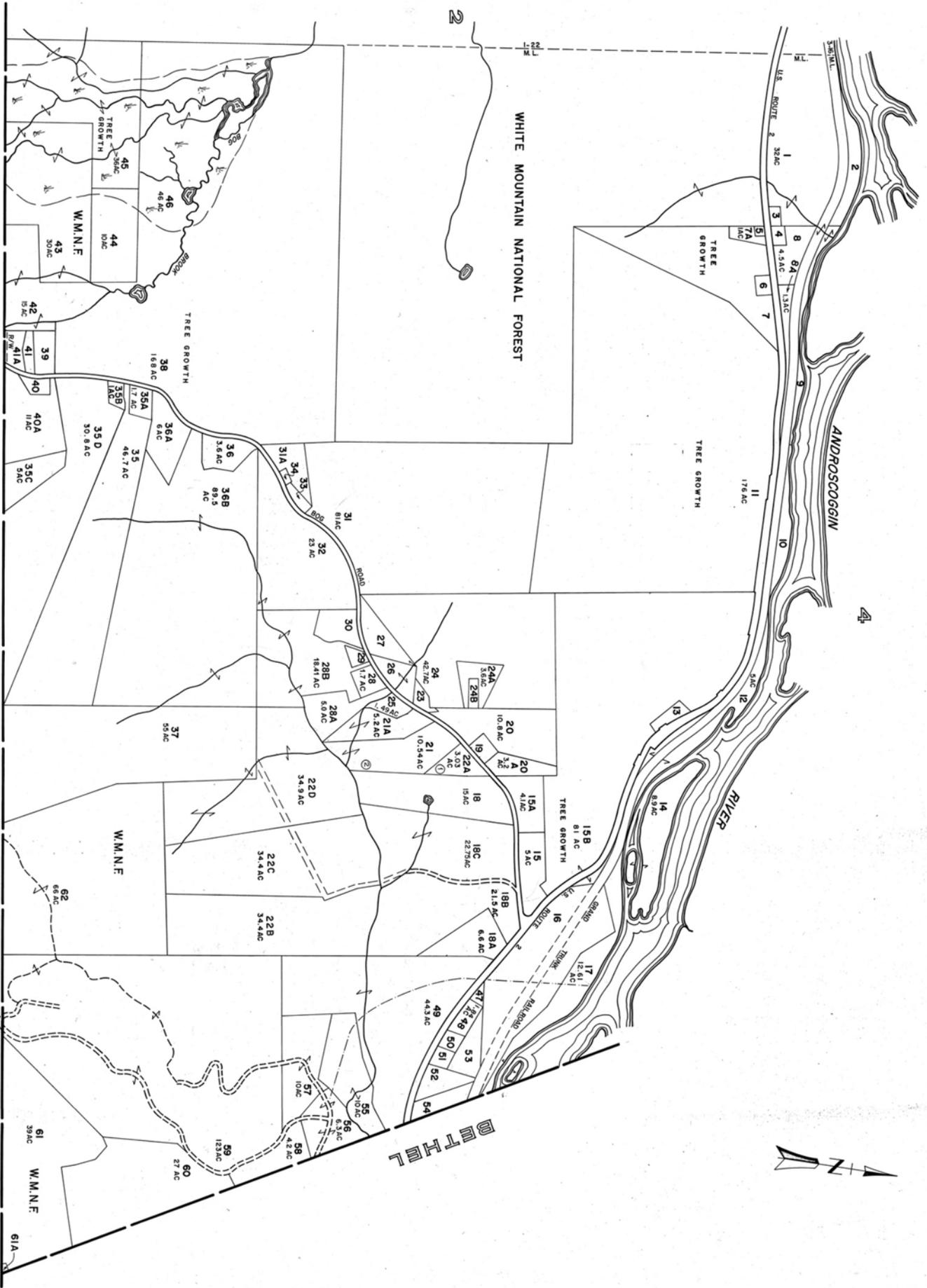
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 BASEMENT 989 sq.ft. FLOOR 1 2,399 sq.ft. FLOOR 2 1,481 sq.ft.
 EXCLUDED AREAS : REDUCED HEADROOM 126 sq.ft.
 TOTAL : 4,869 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

PREPARED BY PHOTOGRAMMETRIC METHODS BY
JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1980

LEGEND
ADJACENT SHEET NO. 12
COMMON OWNERSHIP 1067
DEVELOPMENT LOT NO. 10
SCALED DIMENSION 1/2"

MASON

BETHEL

PROPERTY MAP
GILEAD
MAINE

SCALE IN FEET
0 500 1000

3

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Erica Biordi (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 43 Fleming Rd, Gilhead & Bethel, ME

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

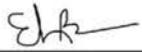
____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Buyer	_____ Date	 Seller Erica Biordi	<u>11/06/2025</u> Date
_____ Buyer	_____ Date	_____ Seller	_____ Date
_____ Buyer	_____ Date	_____ Seller	_____ Date
_____ Buyer	_____ Date	_____ Seller	_____ Date
_____ Agent	_____ Date	_____ Agent Spencer Wood	_____ Date

PROPERTY LOCATED AT: 43 Fleming Rd, Gilhead & Bethel, ME

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: 2017 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: Front yard
Installed by: Burton Paige
Date of Installation: 1950

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

Comments: well pump replaced

Source of Section I information: seller

Buyer Initials _____ Page 1 of 8 Seller Initials _____

PROPERTY LOCATED AT: 43 Fleming Rd, Gilhead & Bethel, ME

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: 1500

Tank Type: Concrete Metal Unknown Other: _____

Location: behind house OR Unknown

Date installed: 2007 Date last pumped: 2017 Name of pumping company: Doyon Septic

Have you experienced any malfunctions? Yes No

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

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

Leach Field: Yes No Unknown

If Yes, Location: Behind house

Date of installation of leach field: July 2015 Installed by: Unknown

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: _____

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: _____

Source of Section II information: seller

Buyer Initials _____

Seller Initials EMB

PROPERTY LOCATED AT: **43 Fleming Rd, Gilhead & Bethel, ME**

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	Oil Hot water	Fireplace	Wood stove	
Age of system(s) or source(s)				
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	brooks bros			
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	no			
Other pertinent information				

- 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: _____

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? _____

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 _____

Seller Initials EMB

PROPERTY LOCATED AT: 43 Fleming Rd, Gilhead & Bethel, ME

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

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

Comments: _____

Source of information: **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: _____

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: 2017 By: unknown

Results: N/A

If applicable, what remedial steps were taken? Mitigation system

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

Are test results available? Yes No

Results/Comments: _____

Source of information: **Seller**

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: _____

Source of information: **Seller**

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

Comments: _____

Source of information: **Seller**

Buyer Initials _____

Seller Initials SMB

PROPERTY LOCATED AT: 43 Fleming Rd, Gilhead & Bethel, ME

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes No Unknown Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

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

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: _____

Source of information: Seller

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: 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: Pipeline and Utility

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 No Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: Seller

Buyer Initials _____

Seller Initials SMB

PROPERTY LOCATED AT: **43 Fleming Rd, Gilhead & Bethel, ME**

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: **FEMA Mapping**

Buyer Initials _____

Seller Initials JMB

PROPERTY LOCATED AT: **43 Fleming Rd, Gilhead & Bethel, ME**

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: **1865** What year did Seller acquire property? **2017**

Roof: Year Shingles/Other Installed: **2006 major rennovations - new paint inside and out 2021**

Water, moisture or leakage: **none**

Comments: _____

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: _____

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: _____

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: _____

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

Comments: _____

Source of Section VII information: **Seller**

Buyer Initials _____

Seller Initials **SMB**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT Harold W. Moody, III and Stephanie J. Moody
67 Ipswich Road, Boxford, Massachusetts 01921

and **David C. Mahoney and Tanya Mahoney**
10 Monadnock Drive, Westford, Massachusetts 01886

for consideration paid

grant to: Jay Morgan Knudsen and Erica Lynn Knudsen
23 Fox Run, Kennebunkport, Maine 04046

with Warranty Covenants, as Joint Tenants,

Parcel One:

A certain lot or parcel of land, together with the building and improvements thereon, situated on Fleming Road in the Towns of Bethel and Gilead, County of Oxford and State of Maine, bounded and described as follows:

Beginning at the intersection of the assumed southerly bounds of an old town road leading westerly to the Gilead/Bethel town line with the assumed westerly bounds of the road leading to the property now or formerly of Newton and Tebbets Co., Inc., formerly of Grace Farwell;

Thence South 22° East along an old wire fence marking the assumed westerly bounds of the last mentioned road for a distance of Eight Hundred Twenty-Eight (828) feet, more or less, to an old corner post in said fence located on the northerly line of land of said Newton and Tebbets;

Thence South 77° 30' West along the northerly line of said Newton and Tebbets as marked by a spotted line and an old rail fence for a distance of Four Hundred Forty-Six and Three Tenths (446.3) feet, more or less, to the Bethel/Gilead town line;

Thence along the same course continuing along the northerly line of said Newton and Tebbets and crossing the right of way of the Portland Pipe Line Company for a distance of One Hundred Forty-Two and Seven Tenths (142.7) feet, more or less, to a corner post marking the northwesterly corner of land of said Newton and Tebbets;

MAINE REAL ESTATE
TRANSFER TAX PAID

**Warranty Joint Tenancy Deed
From Harold & Stephanie Moody & David & Tanya Mahoney
to Jay & Erica Knudsen**

Thence northwesterly along an erratic very old wire fence for a distance of Nine Hundred Thirty-Six (936) feet, more or less, to a corner post in a wire fence on the southerly line of land now or formerly of Louis Sargent;

Thence North 82° East along a series of fence posts for a distance of Four Hundred Fifty-Eight (458) feet, more or less, to the Gilead/Bethel town line;

Thence along the same course along the remnants of an old wire fence marking the assumed southerly bounds of the old town road first mentioned for a distance of Three Hundred and Three Tenths (303.3) feet, more or less, to the point of beginning.

Excepting and reserving a conveyance from Gerry H. Parker and Carol A. Parker to Harold W. Moody, III and Stephanie J. Moody, dated December 23, 1998 and recorded in the Oxford County Registry of Deeds in Book 2653, Page 106.

Being the same premises as conveyed to Harold W. Moody, III, Stephanie J. Moody, David C. Mahoney and Tanya Mahoney by Warranty Joint Tenancy Deed of Gerry H. Parker and Carol A. Parker, dated December 23, 1998 and recorded in the Oxford County Registry of Deeds in Book 2653, Page 60.

Excepting and reserving two easements to the Central Maine Power Company; (1) dated July 31, 2000 and recorded in the Oxford County Registry of Deeds in Book 2862, Page 29 and (2) dated November 28, 2007 and recorded in said Registry in Book 4271, Page 175.

Parcel Two:

A certain lot or parcel of land on the westerly bound of Fleming Road, so-called, in the Town of Bethel, County of Oxford and State of Maine and more particularly described as follows:

Beginning at an iron pipe on the apparent westerly bound of Fleming Road, said iron pipe marking the northeast corner of Lot #1 as recorded on Plan #2245 entitled "Newton Highlands - West";

Thence North 21° 40' 00" West One Hundred Fifty (150) feet along the westerly bound of Fleming Road to an iron pipe;

Thence South 77° 00' 42" West Three Hundred Sixty-Seven and Fifty Hundredths (367.50) feet to an iron pipe;

**Warranty Joint Tenancy Deed
From Harold & Stephanie Moody & David & Tanya Mahoney
to Jay & Erica Knudsen**

Thence South 9° 10' 53" East One Hundred Forty-Eight and Sixty-One Hundredths (148.61) feet to an iron pipe on the northerly bound of "Newton Highlands - West";

Thence North 77° 00' 42" East Four Hundred (400) feet along the northerly bound of Newton Highlands-West to the point of beginning.

The above described premises includes an easement over lands to the west of said lot for the purpose of extending overhead utilities from the last utility pole to the west line of the above described premises.

Reference is also made to Bethel Tax Map 11, Lot 31-1.

Parcel Three:

A certain lot or parcel of land on the westerly bound of Fleming Road, so-called, in the Town of Bethel, County of Oxford and State of Maine and more particularly located and described as follows:

Beginning at an iron pipe on the apparent westerly bound of Fleming Road, said iron pipe being One Hundred Fifty (150) feet North 21° 40' 00" West from an iron pipe marking the northeast corner of Lot #1 as noted on recorded Plan #2245 entitled "Newton Highlands - West";

Thence North 21° 40' 00" West One Hundred Fifty (150) feet along the westerly bound of Fleming Road to an iron pipe;

Thence South 77° 00' 42" West Three Hundred Thirty-Five (335) feet to an iron pipe;

Thence South 9° 10' 53" East One Hundred Forty-Eight and Sixty-One Hundredths (148.61) feet to an iron pipe;

Thence North 77° 00' 42" East Three Hundred Sixty-Seven and Fifty Hundredths (367.50) feet to the point of beginning.

The above described premises includes an easement over lands to the west of said lot for the purpose of extending overhead utilities from the last utility pole to the west line of the above described premises.

Reference is also made to Bethel Tax Map 11, Lot 31-2.

The above described parcels of land are the same as conveyed to Harold W. Moody, III and Stephanie J. Moody by Warranty Joint Tenancy Deed of Gerry H. Parker and Carol A. Parker, dated December 23, 1998 and recorded in the Oxford County Registry of Deeds in Book 2653, Page 106.

**Warranty Joint Tenancy Deed
From Harold & Stephanie Moody & David & Tanya Mahoney
to Jay & Erica Knudsen**

WITNESS our hands this 6th day of October, 2017.

[Signature]
Witness
[Signature]
Witness

[Signature]
Harold W. Moody, III
[Signature]
Stephanie J. Moody

STATE OF MAINE
County: YOKE

October 6, 2017

Personally appeared the above named **Harold W. Moody, III and Stephanie J. Moody** and acknowledged the foregoing to be their free act and deed.

Before me, [Signature]
~~Notary Public~~ ATTORNEY AT LAW

Printed Name: DANIEL T. RUSH

My commission expires: _____

**Warranty Joint Tenancy Deed
From Harold & Stephanie Moody & David & Tanya Mahoney
to Jay & Erica Knudsen**

WITNESS our hands this 6th day of OCTOBER, 2017.

[Signature]
Witness

[Signature]
David C. Mahoney

[Signature]
Witness

[Signature]
Tanya Mahoney

STATE OF MAINE
County: YORK

OCT 6, 2017

Personally appeared the above named **David C. Mahoney and Tanya Mahoney** and acknowledged the foregoing to be their free act and deed.

Before me, [Signature]
~~Notary Public~~
ATTORNEY AT LAW

Printed Name: DANIEL T. ORESH

My commission expires: PERMANENT



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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Allen LeBrun, *Previous Client*