

LAKEFRONT PROPERTY

Lot 3 East Shore Drive,
Lakeville



\$179,000

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DEED

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full property details
and video!





Photography by Mayhem Media

Discover the opportunity to own land and camp on Sysladobis Lake—a 5,400± acre freshwater lake tucked into the heart of eastern Maine’s Downeast Lakes region. Known for its clean water, expansive shoreline, and minimal development, this lake offers a chance to secure a piece of true Maine wilderness. With depths reaching approximately 66 feet and a mix of cold and warm water fisheries, the lake supports a wide variety of species including smallmouth bass, lake trout, salmon, and perch, making it an attractive destination for anglers and outdoor enthusiasts alike.

The 17X20 cabin and 7X12 bunkhouse and other outbuildings are rough and basic shelters whose HBU value is their close proximity to the lake and the grandfathered lake setback they lock in. Set about 30 from the lake, the current cabin location enjoys a beautiful water view. A dug well, septic system and driveway round out the improvements.

The lot consists of 1.75± acres with 210± feet frontage on Sysladobis Lake. The lot lies on both sides of East Shore Road and is studded with mature red pine and hemlock trees.



Surrounded by working forestland and conservation areas, much of the landscape around Sysladobsis Lake remains undeveloped, preserving the privacy and natural character that buyers are increasingly seeking. The region is part of a larger conservation corridor with tens of thousands of acres of protected land, ensuring long-term recreational access and habitat protection. Whether you're looking to build an off-grid cabin, establish a seasonal retreat, or invest in a large acreage parcel, this area provides flexibility and long-term value.

Recreational opportunities here are truly four-season. Spend summers boating, kayaking, and fishing along quiet, uncrowded waters. In the fall, enjoy hunting and vibrant foliage across vast timberland. Winter opens the door to snowmobiling and ice fishing, while spring offers unmatched solitude for those who appreciate Maine's quieter seasons. The surrounding area features remote snowmobile and ATV trails, scenic campsites, and access to interconnected waterways ideal for multi-day paddling trips.



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Despite its remote feel, the site remains accessible—located within reasonable driving distance of Lincoln and Bangor for supplies and services. This balance of seclusion and accessibility is a key factor driving increased interest in the area.

If you've been searching for a property that offers privacy, recreation, and long-term potential without the crowds and cost of more developed Maine lakes, Sysladobsis Lake stands out as a compelling and increasingly rare opportunity

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LOT 3 EAST SHORE DRIVE, LAKEVILLE

PRICE

\$179,900

1.75± ACRES

BUILT IN 1960

340± SQFT

ROAD FRONTAGE 220±FT

HOW FAR TO...



Shopping | Lincoln, 33± miles



Hospital | Lincoln, 33± miles



Airport | BIA, 83± miles



Interstate | Exit 227, 39.4± miles



City | Bangor, 79± Miles



Boston | 312± miles 5
hours





Phil McPhail

Designated Broker/Owner | ALC | REALTOR®



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113 W Broadway Lincoln, ME 04457

Scan to view Phil's
bio and other
listings



Testimonial:

'I just want to say the McPhail team had my property sold in 4 days and I received over asking price. Their knowledge and professional process makes it breeze to be a client. They walk you through all processes and make sure you understand everything before you leave the office. I highly recommend thier services and will use them in the future.'

Keith Lilly



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@lifestyleproperties



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MUNICIPAL CONTACTS

Police

County Sheriff
(207) 947-4585

Fire

Maine Forest Service
(207) 446-3418

Town Office

Bottle Lake Rd
(207) 738-5047

Tax Assessor

Town of Lakeville
(207) 738-5047

Code Enforcement

LUPC
(207) 399-2176

Lakeville - East Shore Rd (Ponte)

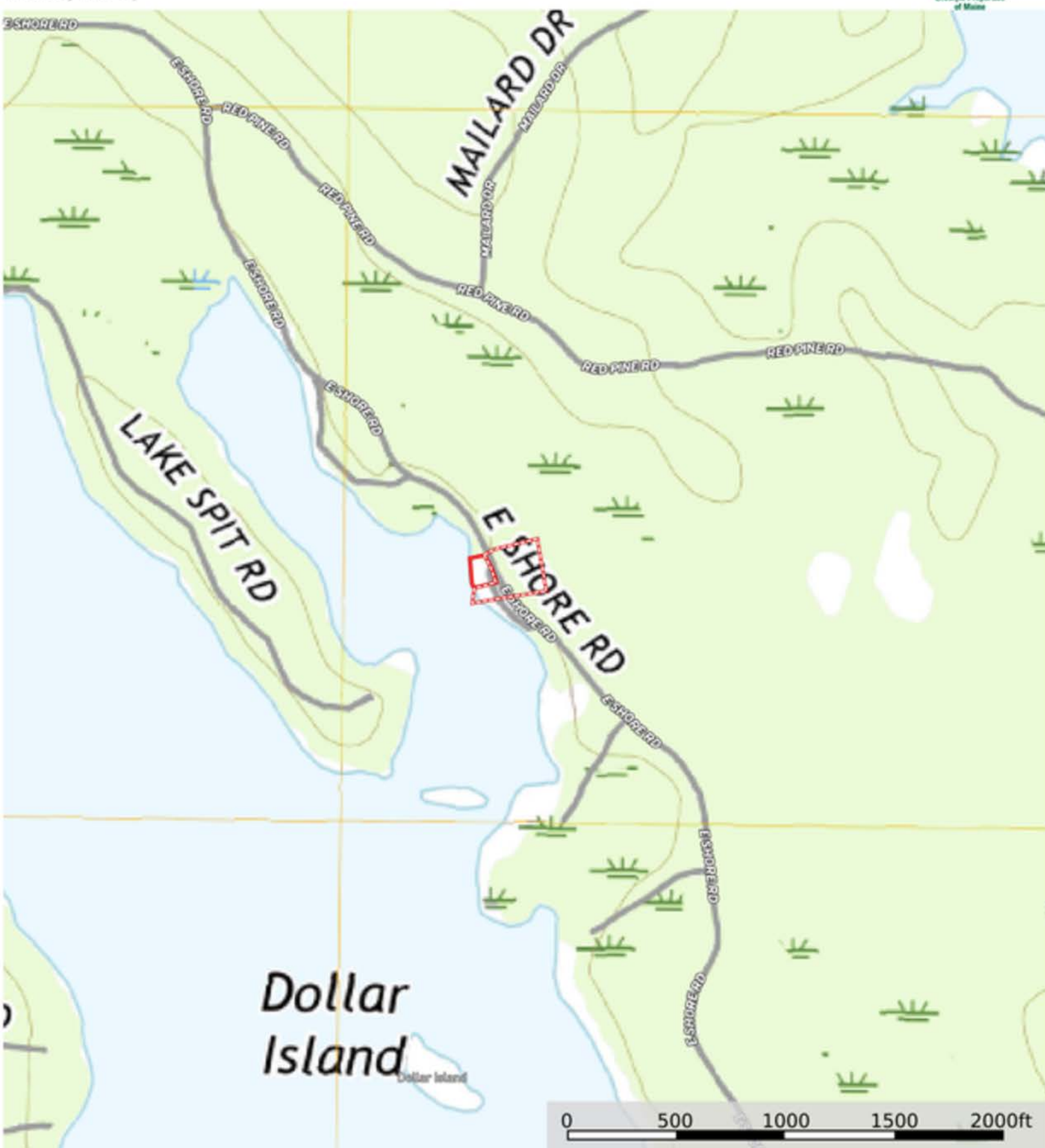
Maine, AC +/-



Boundary Boundary

Lakeville - East Shore Rd (Ponte)

Maine, AC +/-



Boundary Boundary

Lakeville - East Shore Rd (Ponte)

Maine, AC +/-



Boundary Boundary

LEAD PAINT DISCLOSURE/ADDENDUMAGREEMENT BETWEEN **John G. Ponte, Hannah Ponte**

(hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **Lot 3 East Shore Rd, Lakeville, ME 04487**

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	<i>John G. Ponte</i>	03/23/2026
		Seller John G. Ponte	Date
Buyer	Date	<i>Hannah Ponte</i>	03/23/2026
		Seller Hannah Ponte	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller <i>Phil McPhail</i>	Date
			03/23/2026
Agent	Date	Agent Philip McPhail	Date



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PROPERTY LOCATED AT: Lot 3 East Shore Rd, Lakeville, ME 04487**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 water from lake

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: N/A 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? N/A

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: N/A

Installed by: N/A

Date of Installation: N/A

USE:

Number of persons currently using system: N/A

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

Comments: lake drawn water

Source of Section I information: seller

Buyer Initials _____

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Seller Initials LP ES

PROPERTY LOCATED AT: Lot 3 East Shore Rd, Lakeville, ME 04487**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: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____Location: unknown OR ☐ UnknownDate installed: 2011 Date last pumped: unknown Name of pumping company: unknownHave you experienced any malfunctions? _____ ☐ Yes ☒ NoIf Yes, give the date and describe the problem: sellers have not used the systemDate of last servicing of tank: N/A Name of company servicing tank: _____Leach Field: _____ ☒ Yes ☐ No ☐ UnknownIf Yes, Location: unknownDate of installation of leach field: 12/31/2010 Installed by: unknownDate of last servicing of leach field: N/A Company servicing leach field: N/AHave 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 ☐ NoIf Yes, are they available? _____ ☒ Yes ☐ NoIs System located in a Shoreland Zone? _____ ☒ Yes ☐ No ☐ Unknown

Comments: _____

Source of Section II information: seller and HHE-200

Buyer Initials _____

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Seller Initials JS JS

PROPERTY LOCATED AT: Lot 3 East Shore Rd, Lakeville, ME 04487**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	woodstove			
Age of system(s) or source(s)	unknown			
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	N/A			
Name of company that services system(s) or source(s)	none			
Date of most recent service call	unknown			
Malfunctions per system(s) or source(s) within past 2 years	none known			
Other pertinent information	N/A			

Are there fuel supply lines? ☐ Yes ☒ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☐ Yes ☒ No ☐ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined? ☐ Yes ☐ No ☒ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☐ No ☒ UnknownHas chimney(s) been inspected? ☐ Yes ☐ No ☒ UnknownIf Yes, date: N/ADate chimney(s) last cleaned: N/ADirect and/or Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Comments: N/ASource of Section III information: Seller**SECTION IV - HAZARDOUS MATERIAL**

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☐ No ☒ UnknownIf Yes, are tanks in current use? ☐ Yes ☐ No ☒ UnknownIf no longer in use, how long have they been out of service? ☐ Yes ☐ No ☒ UnknownIf tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☒ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☒ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Buyer Initials _____

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Seller Initials LSB JS

PROPERTY LOCATED AT: Lot 3 East Shore Rd, Lakeville, ME 04487

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

Have you experienced any problems such as leakage? Yes No Unknown *****

Comments: N/A

Source of information: Seller

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ☐ Yes ☐ No ☒ Unknown

In the ceilings? ☐ Yes ☐ No ☒ Unknown

In the siding? ☐ Yes ☐ No ☒ Unknown

In the roofing shingles? ☐ Yes ☐ No ☒ Unknown

In flooring tiles? ☐ Yes ☐ No ☒ Unknown

Other: ☐ Yes ☐ No ☒ Unknown

Comments: _____

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: _____

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: N/A

Source of information: seller

Buyer Initials _____

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Seller Initials JS JS

PROPERTY LOCATED AT: Lot 3 East Shore Rd, Lakeville, ME 04487**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: N/ADo you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ NoIf Yes, describe: N/AAre you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ NoComments: N/ASource of information: seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: _____

Source of information: _____

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**SECTION V - ACCESS TO THE PROPERTY**Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ UnknownIf Yes, explain: easements and reservations listed in deedSource of information: deedsIs access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☐ Yes ☒ No ☐ UnknownIf No, who is responsible for maintenance? ownersRoad Association Name (if known): N/ASource of information: seller

Buyer Initials _____

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Seller Initials JS JS

PROPERTY LOCATED AT: Lot 3 East Shore Rd, Lakeville, ME 04487**SECTION VI – FLOOD HAZARD**

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

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

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

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, indicate the dates of each claim: _____

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

If Yes, indicate the date of each payment: _____

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

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

N/ARelevant Panel Number: N/A Year: N/A (Attach a copy)Comments: Unmapped area per FEMA websiteSource of Section VI information: FEMA website and seller

Buyer Initials _____

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Seller Initials JBP JS

PROPERTY LOCATED AT: Lot 3 East Shore Rd, Lakeville, ME 04487**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 ☐ UnknownIs the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ 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: unknownYear Principal Structure Built: unknown What year did Seller acquire property? 2025Roof: Year Shingles/Other Installed: unknownWater, moisture or leakage: unknownComments: N/A

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☐ No ☒ UnknownPrior water, moisture or leakage? ☐ Yes ☐ No ☒ UnknownComments: N/AMold: Has the property ever been tested for mold? ☐ Yes ☐ No ☒ UnknownIf Yes, are test results available? ☐ Yes ☐ NoComments: N/AElectrical: ☐ Fuses ☐ Circuit Breaker ☐ Other: none ☐ Unknown

Comments: _____

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

☐ Yes ☐ No ☒ UnknownComments: N/A

Buyer Initials _____

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Seller Initials JS JS

PROPERTY LOCATED AT: Lot 3 East Shore Rd, Lakeville, ME 04487KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Unknown - property being sold as is where isComments: N/ASource of Section VII information: seller**SECTION VIII - ADDITIONAL INFORMATION**N/AATTACHMENTS 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.

John G. Ponte 03/23/2026
 SELLER DATE
John G. Ponte

Hannah Ponte 03/23/2026
 SELLER DATE
Hannah Ponte

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



DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE (Testate)

GREGORY PONTE, with a mailing address of 86 Mead Point Road, West Gardiner, Maine 04345, duly appointed and acting Personal Representative of the **ESTATE OF JOHN J. PONTE, JR.** (a/k/a John J. Ponte), deceased (testate), whose will was duly admitted to probate in the Probate Court for the County of Oxford, Maine, by the power conferred by law, and every other power, in distribution of the estate, grants to **JOHN GLENWOOD PONTE**, with a mailing address of 1118 Commercial Street, Rockport, Maine 04856 and **HANNAH PONTE**, with a mailing address of 9 Jug Town Road, Naples, Maine 04055, as Tenants in Common, being the persons entitled to distribution, certain lots or parcels of land, together with the improvements thereon, situated in Lakeville Plantation, County of Penobscot and State of Maine, bounded and described as follows:

PARCEL 1:

A certain lot or parcel of land, with the buildings and improvements thereon, situated in Lakeville Planation, County of Penobscot and State of Maine, being part of the land owned by the Penobscot Indian Nation and being Lot numbered 3 as shown on a Plan by James W. Sewall Company dated August 7, 1980 entitled Dead River Camp Lots, Sysladobsis Lake, Lakeville Plantation, Penobscot County, Maine as recorded at the Penobscot County Registry of Deeds, Bangor, Maine in Plan Book D17-81, bounded and described as follows:

Lot No. 3 Lower Sysladobsis Lake, Town of Lakeville, County of Penobscot, State of Maine, beginning at an iron pin set in the ground about five feet from the shore of Lower Sysladobsis Lake as shown on said plan; THENCE South 83° 56' 22" East to an iron pin driven in the ground on the margin of a right of way; THENCE at right angles North 01° 40' 12" East following the westerly margin of the right of way a distance of 149 feet, more or less, to an iron pin driven in the ground; THENCE at right angles North 80° 33' 22" West a distance of about 61 feet to an iron pin set in the ground about 5 feet from the easterly shore of Lower Sysladobsis Lake; THENCE to the shore of the lake; THENCE southerly following the Lake

shore 150 feet, more or less, to a point opposite the point of beginning; THENCE easterly 5 feet, more or less, to the point of beginning.

The premises are conveyed subject to the mineral rights reserved in a Quit-Claim Deed from The Penobscot Indian Nation to Lucian and Ada Berry dated July 18, 1988 and recorded in the Penobscot County Registry of Deeds in Book 4288, Page 266.

The above granted estate with any and all other rights, easements, privileges and appurtenances belonging thereto is hereby conveyed, subject however to all applicable conditions and provisions of the Penobscot Nation's land and residence laws.

BEING the same premises conveyed to John J. Ponte by virtue of deed from Lucian F. Berry dated December 14, 2009 and recorded in the Penobscot County Registry of Deeds in Book 12005, Page 231.

PARCEL 2:

A certain lot or parcel of land, lying on the easterly side of Lower Sysladobsis Lake, in the Town of Lakeville, County of Penobscot and State of Maine, bounded and described as follows:

Beginning at a found 3/8 inch iron rod at the northeasterly corner of land now or formerly owned by John J. Ponte as described in a deed dated December 14, 2009 and recorded in the Penobscot County Registry of Deeds in Book 12005, Page 231, being on the westerly side of the East Shore Road;

- 1) THENCE, on a magnetic bearing observed in 2010, North 60° 45' 52" East 51.9 feet to a set capped iron rod on the easterly side of said East Shore Road;
- 2) THENCE, by a spotted and painted blue line, North 76° 02' 36" East 203.4 feet to a set capped iron rod;
- 3) THENCE, by a spotted and painted blue line, South 9° 52' 14" East 244.4 feet to a set capped iron rod;
- 4) THENCE, by a spotted and painted blue line, South 80° 49' 18" West 201.3 feet to a set capped iron rod on the easterly side of said road;

5) THENCE, by a spotted and painted line, South 80° 15' 29" West 142.6 feet to the normal high water mark of Lower Sysladobsis Lake, being on the easterly side of said Lake and being 6 feet on said course from a set capped iron rod;

6) THENCE, by said high water mark, northwesterly 60 feet, more or less, to the southwesterly corner of said land of Ponte, being South 77° 04' 48" West 8 feet from a found 3/8 inch iron rod;

7) THENCE, by the southerly line of said Ponte, North 77° 04' 48" East 83.9 feet to a found 3/8 inch iron rod at the southeasterly corner of said Ponte;

8) THENCE, by the easterly line of said Ponte, North 2° 22' 39" West 147.7 feet to the point of beginning.

The above described lot contains 1.5 acres, more or less.

EXCEPTING to Lakeville Shores, Inc., its successor and assigns, a fifty (50) foot wide right of way for all purposes of way, including the placement, maintenance and operation of utility services, the easterly line of which is described as follows: beginning at the iron rod set at the terminus of course No. 4 described above:

1) THENCE, North 13° 37' 01" West 60.5 feet;

2) THENCE, North 8° 24' 27" West 167.2 feet to intersect course No. 2 first mentioned above, being 1.4 feet on course No. 2 from the set capped iron rod at the beginning of said course.

As part of consideration for this conveyance, Grantee covenants and agrees:

1) That the Grantee or their heirs and assigns shall not have the right to close, gate, lock or otherwise restrict access along or through said right of way without the written permission of Lakeville Shore, Inc. and its successors and assigns;

2) That the Grantee or their heirs and assigns shall not have the right to relocate said right of way without the written permission of Lakeville Shore, Inc. and its successors and assigns;

3) That Lakeville Shore, Inc. has the right to maintain said right of way and to relocate said right of way within said 50 foot strip;

4) That Lakeville Shore, Inc. retains the right to assign the use of said right of way to other landowners, including, but not limited to purchasers of all or a portion of its land accessed by means of the foregoing right of way.

The foregoing conditions are covenants which shall run with the land hereby conveyed and may be enforced by Lakeville Shore, Inc. and its successors and assigns. The foregoing right of way and conditions are appurtenant to, and for the benefit of, Lakeville Shore, Inc.'s land located southerly of the parcel of land conveyed herein and accessed by means of said right of way.

This conveyance is subject to the right of other parties to use the right of way crossing the parcel of land conveyed herein as previously conveyed by Lakeville Shore, Inc. and its predecessors in title.

This conveyance is subject to all conditions, restrictions, reservations and easements of record including, but not limited to, those set forth in the deed from Chamber LLC to Lakeville Shores, Inc. dated July 18, 2007 and recorded in the Penobscot County Registry of Deeds in Book 11054, Page 248.

This conveyance is further made subject to a thirty-five (35) percent undivided interest in and to the minerals with the land conveyed herein as reserved by Penobscot Indian Nation in its deed to Lakeville Shores, Inc. recorded in the Penobscot County Registry of Deeds in Book 5863, Page 250.

BEING the same premises conveyed to John J. Ponte by virtue of deed from Lakeville Shores, Inc. dated October 5, 2010 and recorded in the Penobscot County Registry of Deeds in Book 12278, Page 30.

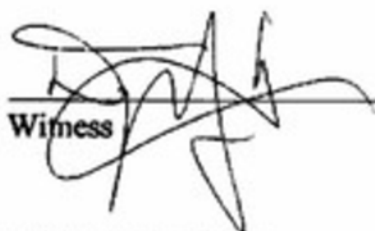
The said John J. Ponte, Jr. aka John J. Ponte died on November 10, 2024; *see* Oxford County Probate Docket No. 2024-0444. Reference is further made to a Certificate and Abstract dated November 26, 2024 and recorded in the Penobscot County Registry of Deeds in Book 17374, Page 1.

This Deed of Distribution is given pursuant to the terms of ITEM IV and ITEM IX of the Last Will and Testament of said John J. Ponte, Jr. dated May 18, 2005, all of the terms therein having been met.

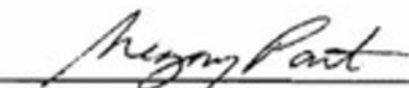
Together with all tenements, hereditaments and appurtenances thereto belonging, but subject to any easements and restrictions of record.

WITNESS my hand and seal this 23rd day of May, 2025.

ESTATE OF JOHN J. PONTE, JR.



Witness

By: 

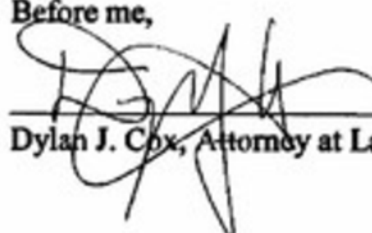
Gregory Ponte
Its Personal Representative

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, SS

May 23, 2025

Then personally appeared the above named Gregory Ponte in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Dylan J. Cox, Attorney at Law



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

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

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

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

You May Become A Client

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

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

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

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



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"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