

LAKEFRONT PROPERTY

LAND FOR SALE | RECREATIONAL PROPERTY

Electric at Street

**Lot 25 Woodland Ridge
Rd, Danforth**

Good Swimming and
Boating



\$95,500

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Located on Woodland Ridge Road in Danforth, this rare lakefront parcel offers the kind of privacy, waterfront, and accessibility that is becoming increasingly difficult to find in Maine—especially at this price point. Lot 25 in Woodland Ridge Estates features approximately 3.22 surveyed acres with an impressive 483± feet of frontage on Lower Hot Brook Lake. With year-round road access and grid power available, this property is well suited for a seasonal getaway, future cabin, retirement retreat, or year-round home.

The land itself is heavily wooded and relatively level, sitting between approximately 420 and 440 feet above sea level. The terrain offers flexibility for development while maintaining a natural buffer of trees for privacy and seclusion. Whether you envision building close to the water or tucked farther back into the forest, the lot provides multiple possibilities for



Lower Hot Brook Lake is a warm-water lake encompassing roughly 713 acres and known for its peaceful atmosphere, bass fishing, swimming, kayaking, and canoeing. Unlike heavily developed recreational lakes, this area offers a quieter experience where paddling along the shoreline and enjoying the sounds of nature remain part of daily life. The lake's modest depth and calm conditions make it especially appealing for small boats and family recreation.



The location also places you near some of eastern Maine's premier outdoor destinations. Nearby East Grand Lake and Spednic Lake provide additional fishing and boating opportunities, while the Downeast Lakes Community Forest offers thousands of acres of permanently conserved forestland with trails and recreational access.



**Lifestyle
Properties
of Maine**





Despite the peaceful setting, conveniences remain accessible. Danforth offers basic services including fuel, groceries, and banking, while larger service centers such as Lincoln, Houlton, and Bangor are within driving distance. This property combines acreage, significant waterfront, year-round access, and privacy into a package that is increasingly hard to duplicate in today's market.

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Scan to subscribe
to our monthly
newsletter





LOT 25 WOODLAND RIDGE RD, DANFORTH

PRICE

\$95,500

TAXES

\$1,100/2025

3.22± ACRES

ROAD FRONTAGE 168FT

HOW FAR TO...



Shopping | Danforth, 6± miles



Hospital | Houlton, 40± miles



Airport | Bangor, 98± miles



Interstate | Exit 302, 40± miles



City | Bangor, 96± Miles



Boston | 330± miles 5 Hours
15 Minutes





Phil McPhail

Designated Broker/Owner | ALC | REALTOR®



207.290.0372 cell



207.794.6164 office



phil2@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view Phil's
bio and other
listings



Testimonial:

'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



@uclifestylepropertiesme



@uclifestylepropertiesme



@lifestyleproperties



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

County Sheriff
(207) 255-4422

Fire

Danforth
(207) 448-2255

Town Office

(207)448-2321
M-F 8:00 to 4:00
townofdanforth@gmail.com

Tax Assessor

Board of Assessors
(207)448-2321

Code Enforcement

Dwight Tilton
(207)448-2321

Danforth - Lot 25 Woodland Ridge

Washington County, Maine, 3.22 AC +/-



Boundary

Danforth - Lot 25 Woodland Ridge

Washington County, Maine, 3.22 AC +/-



Boundary

Danforth - Lot 25 Woodland Ridge
Washington County, Maine, 3.22 AC +/-



Boundary



boundary

I Boundary 3.23 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TMB	Monarda-Telos complex, 0 to 8 percent slopes, very stony	3.1	96.27	0	25	7s
W	Water bodies	0.13	4.04	0	-	-
TOTALS		3.23(*)	100%	-	24.07	7.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

| Boundary 4.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HeB	Hermion sandy loam, 0 to 8 percent slopes, very stony	3.19	70.73	0	36	6s
Pa	Peat and Muck	1.31	29.05	0	7	8w
TOTALS		4.5(*)	100%	-	27.5	6.58

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



*The 2007 Addition to
Woodland Ridge Lake Estates*

A Subdivision Proposal Submitted by
Woodland Ridge Lake Land Co.
P.O. Box 188, Fort McCoy, Florida, 32134
telephone 207-532-2940

Sheet 1 of 2

A Part of Lot 12, Range 6
DANFORTH, MAINE

Journal of Planning Literature
 Planning Abstracts
 1100 Water Street, Boston, MA 02111
 Tel: (617) 552-3200

1000

1. Cited and plain references refer to those reported in the Washington County Registry of Deeds.
2. Source deed reference is Lancelotti Shores, Inc. to Woodland Ridge Lake Land Company reported in Book 25933, page 194 of the Washington County Registry of Deeds.
3. Total acreage of Deen's lots indicated on sheet 1 is approx. 25.50 acres.
4. The Town of Squelches shall not be responsible for the maintenance of roads or right of ways when or as required to assume ownership.
5. Lots may not be further divided for a period of five years from the recording date of this plan.
6. All lots shall be for single family, detached, residential housing for a period of five years.
7. All rights of way shown herein shall be used in common with Woodland Ridge Lake Land Company and the lot owners for all purposes of a right of way, including the placement of utilities.
8. Builders of shore are set at approximately high water mark, lots shall extend to normal low water mark.
9. Soil tests and seismic indications on lots 15 through 25 performed by Wayne Environmental.
10. setbacks for buildings from shore shall be less than 100', 75' within them streams. Contact Deputies state enforcement before making any improvements to any of the lots.
11. This sheet depicts lots 15 through 25 (pre-rental lots). See Sheet 2 for Lots 26, 27 and 28 (weekends).
12. Lot owners for this subdivision to meet for a compact 50' wide right of way on roads indicated on subdivision recorded in Subdivision 3, Deen's 11, page 40.

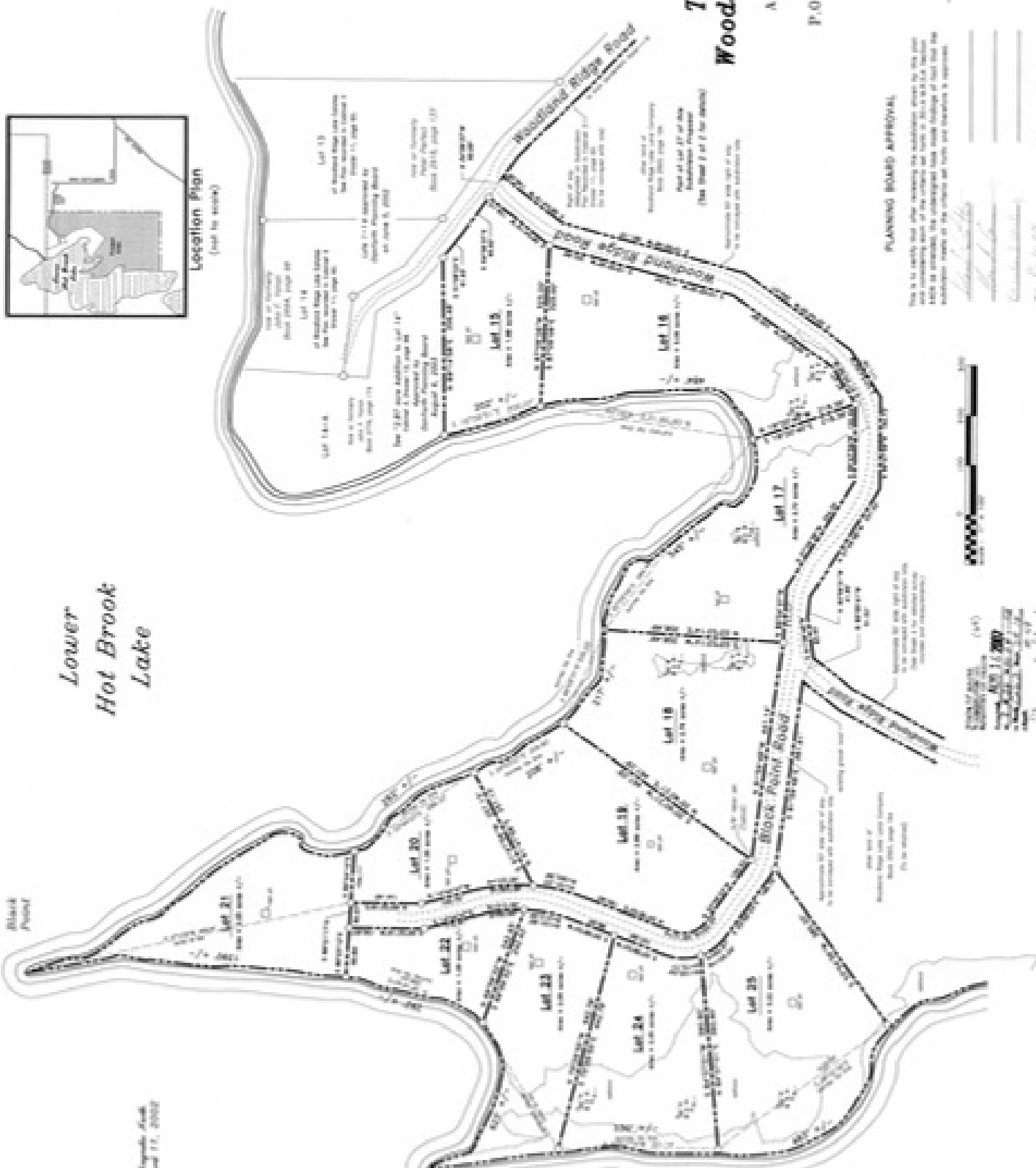
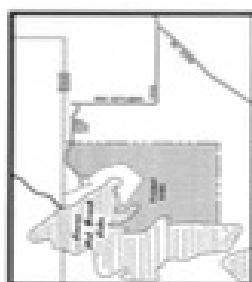


Figure 1

There is a large literature on the relationship between the rate of return on capital and the rate of growth. The literature is divided into two main camps. The first camp, led by the work of Solow (1956) and Barro and Sala-i-Martin (1995), argues that the rate of return on capital is a key determinant of the rate of growth. The second camp, led by the work of Romer (1986) and Lucas (1988), argues that the rate of growth is a key determinant of the rate of return on capital. The literature is still divided on this issue, and more research is needed to clarify the relationship between the two variables.

[illegible]



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.



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties · 85.5K subscribers · 1K videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting. ...more

lifestylepropertiesofmaine.com and 4 more links



Do you need to sell your Maine property?



Scan the code to learn how to get the most money for your property, with the least amount of hassle.

Testimonial

"We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm."

Allen LeBrun, Previous Client

PROPERTY LOCATED AT: Lot 25 Woodland Ridge Estates, Danforth, ME 04424**PROPERTY DISCLOSURE – LAND ONLY**

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 – 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 your 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): N/A Size of tank(s): N/A

Location: N/A

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

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

Comments: N/A

Source of information: seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL:..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☒ No ☐ Unknown

METHAMPHETAMINE:..... ☐ Yes ☒ No ☐ Unknown

Comments: N/A

Source of information: seller

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

Buyer Initials _____ Page 1 of 4 Seller Initials CDB PCC

PROPERTY LOCATED AT: Lot 25 Woodland Ridge Estates, Danforth, ME 04424**SECTION II – 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: rights of way for access, informal road association by donations only.

Source of information: deed, survey plan, local knowledge

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? owners

Road Association Name (if known): none at this time

Source of information: seller and broker

SECTION III – FLOOD HAZARD

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

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

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

During the time the seller has owned the property:

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

If Yes, explain: N/A

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

If Yes, explain: N/A

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

If Yes, explain: N/A

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

If Yes, indicate the dates of each claim: N/A

Buyer Initials _____

Page 2 of 4

Seller Initials CDB PCC _____

PROPERTY LOCATED AT: Lot 25 Woodland Ridge Estates, Danforth, ME 04424

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

If Yes, indicate the date of each payment: N/A

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

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

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

Comments: N/A

Source of Section III information: Seller and FEMA website

SECTION IV — GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: shoreland

Source of information: public record

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Source of information: seller

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

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

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

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

Has the property ever been soil tested? ☒ Yes ☐ No ☐ Unknown

If Yes, are the results available? ☐ Yes ☒ No ☐ Unknown

Are mobile/manufactured homes allowed? ☐ Yes ☒ No ☐ Unknown

Are modular homes allowed? ☒ Yes ☐ No ☐ Unknown

Source of Section IV information: public record

Additional Information: no others

Buyer Initials _____

Page 3 of 4

Seller Initials CDB PCC

PROPERTY LOCATED AT: Lot 25 Woodland Ridge Estates, Danforth, ME 04424

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Clifton D. Bigoney 05/08/2026
SELLER DATE
Clifton D. Bigoney

Page C. Cary 05/08/2026
SELLER DATE
Page C. Cary

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure 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



WARRANTY DEED

WOODLAND RIDGE LAKE LAND COMPANY, a Florida corporation with a mailing address of P.O. Box 1956, Ocala, Florida 34478-1956, for consideration paid, grants to PAGE C. CARY and CLIFTON D. BIGONEY, husband and wife, with an address of 18 Free Street, Skowhegan, ME 04976, with warranty covenants, as joint tenants, the land in Danforth, Washington County, Maine, bounded and described as follows:

Lot 25 as shown on a plan of land entitled "The 2007 Addition to Woodland Ridge Lake Estates", dated January 22, 2007 and recorded on August 16, 2007 in Cabinet 3, Drawer 16, Number 48 of the Washington County Registry of Deeds. Said lot contains 3.22 acres, more or less.

The above described property is conveyed together with a right of way described in the deed from George Gillis to G. Pierce Webber, et al., dated November 23, 1982, and recorded in said Registry in Volume 1206, Page 46.

Further conveying, in common with Grantor and others, a fifty (50') foot wide right of way, for all purposes of a way, including the placement, operation and maintenance of utility services, over the existing gravel surface roads shown on plans of land entitled "Woodland Ridge Lake Estates", dated June 5, 2002 and recorded on June 6, 2002 in Cabinet 3, Drawer 11, Number 60 of the Washington County Registry of Deeds and "The 2007 Addition to Woodland Ridge Lake Estates", dated January 22, 2007 and recorded on August 16, 2007 in Cabinet 3, Drawer 16, Number 48 of the Washington County Registry of Deeds and "The 2007 Addition to Woodland Ridge Lake Estates", dated June 27, 2007 and recorded on August 16, 2007 in Cabinet 3, Drawer 16, Number 49 of the Washington County Registry of Deeds.

The above described property is subject to the following:

1. Easement given by Sidney L. W. Lea, Jr., and signed by G. Pierce Webber, Agent to Eastern Maine Electric Cooperative et al dated September 5, 1967 and recorded in the Washington County Registry of Deeds in Volume 599, Page 436.
2. Easement given by Webber Timberlands by G. Pierce Webber, Agent, to Eastern Maine Electric Cooperative, et al. dated August 6, 1969 and recorded in the Washington County Registry of Deeds in Volume 679, Page 302.

This conveyance is further made subject to the conditions and restrictions noted on said Plans recorded in Cabinet 3, Drawer 11, Number 60, Cabinet 3, Drawer 16, Number 48, and Cabinet 3, Drawer 16, Number 49 of the Washington County Registry of Deeds which include, but are not limited to, the following:

"... 4. The Town of Danforth shall not be responsible for the maintenance of roads or right of ways shown or be required to assume ownership.

5. Lots may not be further divided for a period of five years from the recording date of this plan.

6. All lots shall be for single family, detached, residential housing for a period of five years.

7. All rights of way shown hereon shall be used in common with Woodland Ridge Land Lake Company and the lot owners for all purposes of a right of way, including the placement of utilities...

10. Setbacks for buildings from shore shall not be less than 100,' 75' setback from streams. Consult Danforth code enforcement office before making any improvements to any of the lots."

This conveyance is subject to, or there is excepted from this conveyance as appropriate, all real estate or rights therein, if any, including without limitation, flowage rights, rights of way, easements, licenses, leases, and permits conveyed of record by the grantor herein or grantor's predecessors in interest and all real estate or rights therein, if any, acquired by the exercise of the power of eminent domain by the State of Maine or any political subdivision thereof or any other quasi-municipal or public utility entity having the power of eminent domain, which may be of record but not specifically referred to herein.

Also excepting and reserving from this conveyance all great ponds, and the property underlying said great ponds, falling in whole or in part within the property herein conveyed. Hereby conveying, however, as appurtenant to the above-described property, any right, title or interest that the grantor may ever be determined to hold in or to said great ponds, or the property underlying said great ponds.

By acceptance of this deed, Grantee agrees to enter into reasonable pro-rata cost sharing arrangements to maintain Woodland Ridge Road and Black Point Road, so-called, and their extensions as depicted on said plans recorded in Cabinet 3, Drawer 11, Number 60, Cabinet 3, Drawer 16, Number 48 and in Cabinet 3, Drawer 16, Number 49 of the Washington County Registry of Deeds, in a passable graveled condition, with Grantor, and Grantor's successors and assigns, and also with other landowners who use the road (including any homeowners' association which may be formed to maintain the road).

Woodland Ridge Lake Land Company and the Grantees, their heirs and assigns, of deeds from Woodland Ridge Lake Land Company conveying lots in Woodland Ridge Lake Estates subdivision and the 2007 Addition to Woodland Ridge Lake Estates subdivision, as recorded in Cabinet 3, Drawer 11, Number 60, Cabinet 3, Drawer 16, Number 48 and in Cabinet 3, Drawer 16, Number 49 of the Washington County Registry of Deeds, and any homeowners' association they may form to maintain the road shall be third party beneficiaries of this maintenance covenant with rights to enforce the same.

Meaning and intending to convey a portion of the premises described in the deed from Lakeville Shores, Inc., to Woodland Ridge Lake Land Company, dated December 28, 2001 and recorded in Vol. 2593, Page 194 of the Washington County Registry of Deeds.

This conveyance is subject to all easements, reservations and restrictions of record. This deed shall be construed according to the laws of the State of Maine.

IN WITNESS WHEREOF, Woodland Ridge Lake Land Company has caused this instrument to be executed by Jack A. Greene, its President, hereunto duly authorized this 27th day of October, 2010.

Witness:

WOODLAND RIDGE LAKE
LAND COMPANY

Ruth Adams
RUTH ADAMS

By:

Jack A. Greene
Jack A. Greene, President

STATE OF FLORIDA

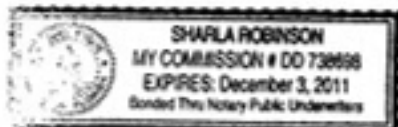
Manon County, ss.

October 27th, 2010

Then personally appeared the above named Jack A. Greene, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Sharla Robinson
Notary Public
Print Name:



Received
Recorded Register of Deeds
Nov 09, 2010 11:31:27A
Washington County
Sharon O. Strout