

COUNTRY HOME

FARM FOR SALE | RECREATIONAL PROPERTY | LAND FOR SALE

Close to town

122 Old Dover Rd, Dexter

24± Acres



\$249,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

If you love big old houses, this is the one for you! Classic old cape farm is sitting on a hillside waiting for your future plans. This home has had a lot of care and work put into it in the last couple of years, but it is still a bit of a blank canvas awaiting its new owners. New roof, all new electrical, many new windows and an updated heating system/hot water heater are your starting points. The property has 24 acres, part in field and part in woods. Excellent opportunity for farming, homesteading etc. Nice woodlot, this property offers something for everyone. The first floor of the home has a large kitchen/dining room, living room, bedroom and a full bath with its old-fashioned claw foot tub and laundry hookups. Upstairs you will find 3 more bedrooms and an unfinished attic space up over the kitchen that would make a fantastic master bathroom/closet!



Dexter, Maine is a scenic rural town of roughly 3,800 residents. Located in Penobscot County, it lies along the Moosehead Trail. It is anchored by the 1,170-acre Lake Wassookeag and is known for its abundant outdoor recreation, rich mill history, and central location about 50 minutes northwest of Bangor. Settled in 1801 and officially incorporated in 1816, the town is named after Samuel Dexter, a prominent 19th-century American statesman.



**Lifestyle
Properties
of Maine**





122 OLD DOVER RD, DEXTER

PRICE

\$249,000

TAXES

\$2,208/2025

24± ACRES

BUILT IN 1900

2,088± SQFT

ROAD FRONTAGE 876FT

HOW FAR TO...



Shopping | Dover, 5± miles



Hospital | Dover, 11± miles



Airport | Bangor, 37± miles



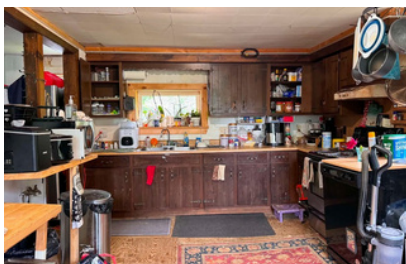
Interstate | Exit 187



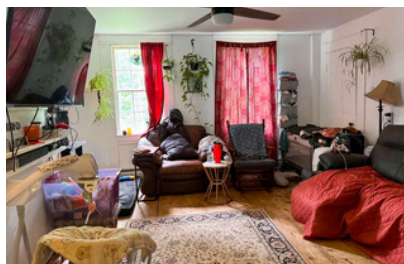
City | Bangor, 37± Miles



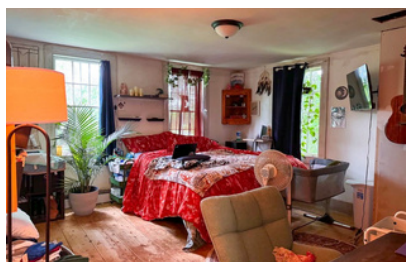
Boston | 225± miles 3.5 Hours



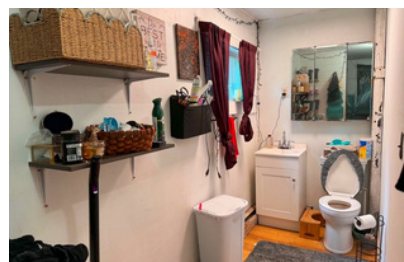
KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Janine Hawkins

BROKER | REALTOR®



207.263.9089 cell



207.794.6164 office



janine@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Janine's bio and
other listings



Testimonial:

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

She also makes good donuts."

Joel & Lisa Purcell



@uclifestylepropertiesme



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@lifestyleproperties



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MUNICIPAL CONTACTS

Police

911

Fire

911

Town Office

23 Main St Dexter ME 04930

Tues- Fri 7:30- 5
207-924-7351

Tax Assessor

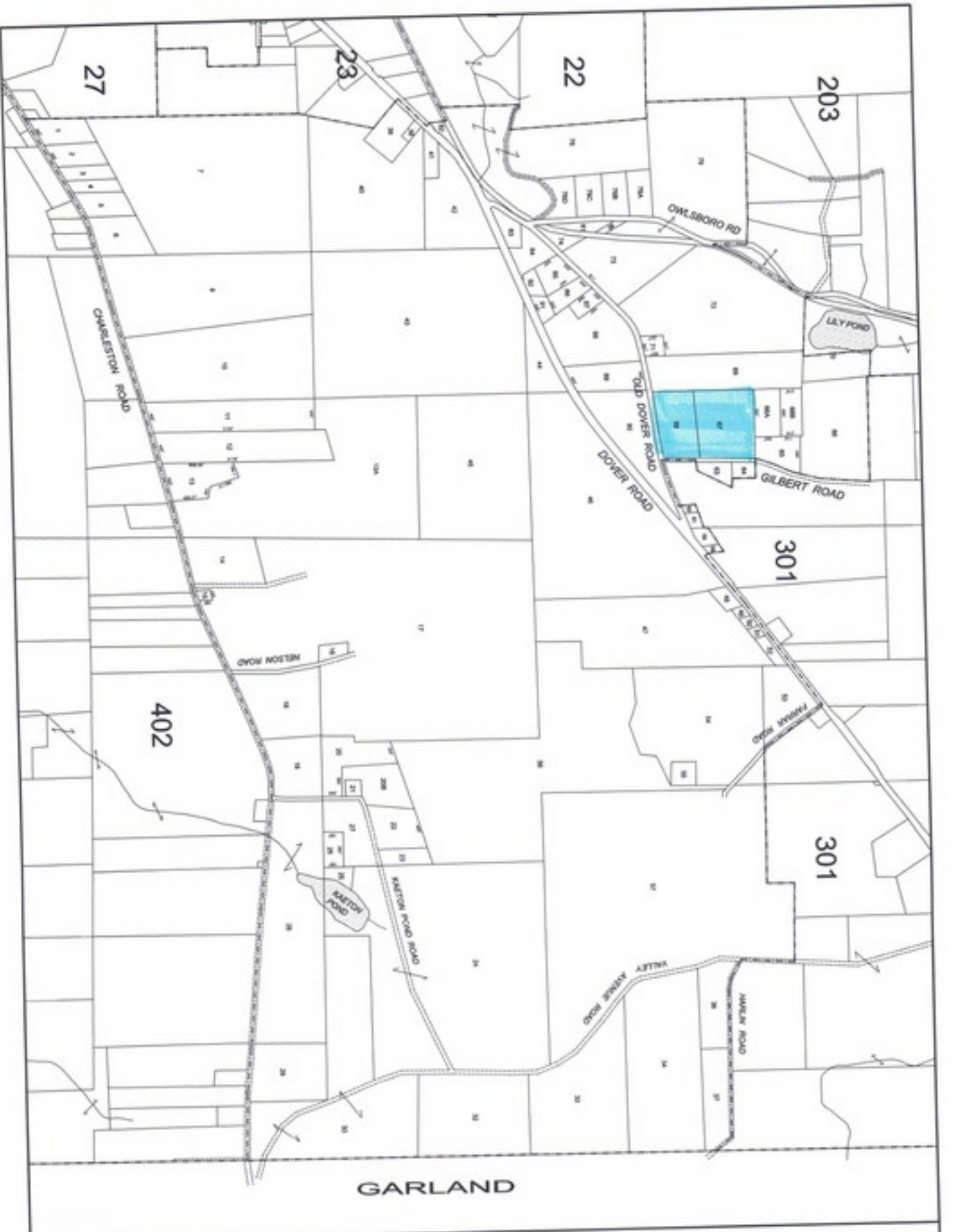
Travis Gould

207-924-7351 ext 18
assessor@dextermaine.org

Code Enforcement

Al Tempesta

207-924-7620
townceo@dextermaine.org



TOWN OF
DEXTER

PENOBSCOT
COUNTY

STATE OF MAINE

TAX MAPS

MAY 2015



THE TOWN ENGINEER, AUGUST 1, 2015
DATE OF THE TOWN ENGINEER'S REVIEW

SECTION	DATE
1	2015
2	2015
3	2015
4	2015
5	2015
6	2015
7	2015
8	2015
9	2015
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11	2015
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99	2015
100	2015

DESIGNED BY
DRAWN BY
CHECKED BY
DATE
TOWN ENGINEER

302



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 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 spring

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: 2019 (?) 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: in back of house to the left

Installed by: unk

Date of Installation: unk

USE: Number of persons currently using system: 3 people, 1 horse, 2 donkeys

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

Comments: new electric water heater, new pump p.

Source of Section I information: seller
Buyer Initials _____ Page 1 of 8 Seller Initials CS

SECTION II - WASTE WATER DISPOSALTYPE 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: assumed 1000Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____Location: behind house, marked w/ stake OR ☐ UnknownDate installed: unk Date last pumped: 11/25 Name of pumping company: _____Have you experienced any malfunctions? clogged + pumped 11/25 ☒ Yes ☐ NoIf Yes, give the date and describe the problem: issues were taken care ofDate of last servicing of tank: 12/25 Name of company servicing tank: Valley View SepticLeach Field: _____ ☒ Yes ☐ No ☐ UnknownIf Yes, Location: behind tankDate of installation of leach field: unk Installed by: unkDate of last servicing of leach field: none Company servicing leach field: noneHave 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 ☐ UnknownComments: seller said person who pumped said tank wasSource of Section II information: seller in good shape

Buyer Initials _____

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Seller Initials AS _____

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	<u>HWPB3</u>			
Age of system(s) or source(s)	<u>1990 ?</u>			
TYPE(S) of Fuel	<u>oil</u>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<u>1095 gallons</u>			
Name of company that services system(s) or source(s)	<u>AE Robbins</u>			
Date of most recent service call	<u>2023</u>			
Malfunctions per system(s) or source(s) within past 2 years	<u>none</u>			
Other pertinent information	<u>new heat added upstairs, baseboards.</u>			

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 and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown

Has vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Comments: none (new baseboards upstairs in 2024)

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 _____

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Seller Initials ES

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: _____

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

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

In the ceilings? ☐ Yes ☐ No ☒ Unknown

In the siding? ☐ Yes ☐ No ☒ Unknown

In the roofing shingles? ☐ Yes ☐ No ☒ Unknown

In flooring tiles? ☐ Yes ☐ No ☒ Unknown

Other: ☐ Yes ☐ No ☒ Unknown

Comments: none

Source of information: seller

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☒ No

Results/Comments: none

Source of information: 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: ~~seller did not test~~ none

Source of information: seller

E. METHAMPHETAMINE - Current or previously existing:

Comments: none

Source of information: seller

Buyer Initials _____

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Seller Initials

ES

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

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

If Yes, describe location and basis for determination: _____

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

If Yes, describe: _____

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

Comments: some

Source of information: viewing

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: _____

Source of information: seller

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: seller

Buyer Initials _____

Seller Initials ES

SECTION VI – FLOOD HAZARD

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

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

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

During the time the seller has owned the property:

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, indicate the dates of each claim: _____

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

If Yes, indicate the date of each payment: _____

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

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

FIRMette

Relevant Panel Number: 2301050005B Year: 1990 (Attach a copy)

Comments: no flooding

Source of Section VI information: **FIRMette**

Buyer Initials _____

Page 6 of 8

Seller Initials



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: homestead

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

Is 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: _____

Year Principal Structure Built: 1900 +/- What year did Seller acquire property? _____

Roof: Year Shingles/Other Installed: shingles

Water, moisture or leakage: _____

Comments: not since redone

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: has french drains

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

If Yes, are test results available? ☐ Yes ☒ No

Comments: does not get a lot of water

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: all electric was redone by owners

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

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

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

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

Comments: none

Buyer Initials _____

Page 7 of 8

Seller Initials GS

PROPERTY LOCATED AT: 122 Old Dover Road, Dexter, ME 04655

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

Comments: barn needs work

Source of Section VII information: seller

SECTION VIII - ADDITIONAL INFORMATION

Perimeter fencing of approx 7 ac. of pasture
can be included. Sale does not include the
corral panels.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Emily R. Spofford

6-19-26

SELLER

DATE

SELLER

DATE

Emily R. Spofford

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



WARRANTY DEED

Know All Persons By These Presents, **THAT WE, KENNETH A. BEATTIE** and **MARY ELIZABETH BEATTIE**, of Bangor, County of Penobscot, and State of Maine, with a mailing address of 20 Penobscot Street, Bangor, Maine, 04401, for consideration paid, **GRANT TO EMILY R. SPOFFORD**, of Dexter, County of Penobscot, and State of Maine, with a mailing address of 122 Old Dover Road, Dexter, Maine, 04930, with **WARRANTY COVENANTS**, the land and improvements thereon, situated in Dexter, County of Penobscot, State of Maine, and described as follows:

TWO CERTAIN LOTS OR PARCELS OF LAND, together with the buildings thereon, situated in Dexter, in the County of Penobscot, and State of Maine, being bounded and described as follows:

PARCEL I

A certain lot or parcel of land situated on the northerly side of Old Route 7 and on the westerly side of the Gilbert Road, so-called, in Dexter, County of Penobscot, State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod at the intersection of the westerly sideline of the said Gilbert Road and the northerly sideline of said Old Route 7; thence south $88^{\circ} 36' 00''$ West by the northerly sideline of said Old Route 7, 876.50 feet to an iron rod; thence North $8^{\circ} 04' 30''$ East by land now or formerly of LaRochelle 530.50 feet to an iron rod; thence South $86^{\circ} 30' 31''$ East through land of said Ronco 307.3 feet to a stone wall corner; thence easterly along said stone wall 563 feet, more or less, to an iron rod on the westerly sideline of said Gilbert Road; thence S $8^{\circ} 31' 00''$ West by said westerly sideline of said Gilbert Road 439.19 feet to the point of beginning, containing 9.75 acres.

Said conveyed premises are shown on a survey plan by William E. Webber, Land Surveyor, dated October 1990, entitled "Plan of Property of Francis J. Ronco, Dexter, Maine".

Being a portion of the premises conveyed to the said Francis J. Ronco by Ernest P. Haseltine and Ruth R. Haseltine by deed dated May 23, 1956 and recorded in the Penobscot County Registry of Deeds in Book 1536, Page 261.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

PARCEL II

A certain lot or parcel of land located on the westerly sideline of so called Gilbert Road beginning at an iron rod on said westerly sideline of said Gilbert Road thence westerly along a stone wall 563 feet, more or less, to a stone wall corner; thence continuing on a westerly line 307.3 feet to an iron rod along the easterly line of land now or formerly of Robert A. and Carol Ann LaRochelle; thence North 8° 04' 30" East along land of said LaRochelle approximately 750 feet to a boundary with land now or formerly of Reginald T. and Ellen Gilbert; thence easterly along land of said Gilbert approximately 870 feet to the westerly sideline of the aforesaid Gilbert Road; thence South 8° 31' 00" West by said Gilbert Road approximately 690 feet to the point of beginning at the iron rod. This lot being identified as lot 67 on "the Dexter Tax Map numbered 302.

FOR SOURCE OF TITLE, reference may be made to deeds from Francis J. Ronco to the Grantors herein, dated November 16, 1990 and October 17, 1997, and recorded in the Penobscot County Registry of Deeds at Book 4753, Page 261 and Book 6542, Page 295, respectively.

IN WITNESS WHEREOF, We, Kenneth A. Beattie and Mary Elizabeth Beattie, have hereunto set our hand and seals this 10th day of July, 2023.

SIGNED, SEALED, and DELIVERED
in the presence of:

Witness

Kenneth A. Beattie
KENNETH A. BEATTIE

Witness

Mary Elizabeth Beattie
MARY ELIZABETH BEATTIE

STATE OF MAINE
Lincoln, ss.

July 10, 2023

Personally appeared the above-named **KENNETH A. BEATTIE** and **MARY ELIZABETH BEATTIE**, and acknowledged the foregoing instrument to be our free act and deed.

Denise Elaine Reed
NOTARY PUBLIC
State of Maine
My Commission Expires 9/20/2027

Denise E. Reed
Notary Public
Printed Name: _____
Commission Expires: _____

Maine Real Estate
Transfer Tax Paid

Susan F. Bulay, Register
Penobscot County, Maine

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Emily R. Spofford

AND _____ (hereinafter "Seller")

FOR PROPERTY LOCATED AT 122 Old Dover Road, Dexter, ME 04655 (hereinafter "Buyer")

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 _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

Emily R. Spofford 6-19-26
Seller Emily R. Spofford Date

Seller _____ Date _____

Seller _____ Date _____

Seller _____ Date _____

Janine Hawkins 6-19-26
Agent Janine Hawkins Date



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