

RECREATION MEETS COMFORT

Maine Basecamp

ATV Property

**40,45,46 Van Dine Rd,
Medway**

Tiny Cabin, Camper
& Land



\$165,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



Table of **CONTENTS**

03

PROPERTY DETAILS & DESCRIPTION

06

MEET YOUR AGENT

07

MUNICIPAL CONTACTS

08

MAPS

14

PROPERTY DISCLOSURE

22

DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Whether you're looking for a weekend getaway, a fully equipped recreational basecamp, or a property with room to expand, this unique 1.59± acre property on Van Dine Road in Medway, Maine checks all the boxes. Made up of three surveyed lots combined into one parcel, the property is fully improved with a drilled well, septic system, and grid power already in place—allowing you to enjoy it immediately while leaving plenty of options for the future.

The property features a charming 12' x 24' one-room tiny cabin finished with warm wood walls, durable vinyl flooring, a metal roof, wood stove, kitchenette, sleeping area, and television. It's comfortable, functional, and ready for year-round use.

Also included is a spacious 20' x 36' pavilion built on supports extending well below the frost line, making it possible to enclose and convert into a larger cabin if desired. Beneath the pavilion sits a well-maintained 2018 Jayco Eagle 321RSTS travel trailer offering many of the comforts of home, including a full-size refrigerator, fireplace, private bedroom, full bathroom with shower, generous kitchen, and abundant storage.

A 10' x 12' storage shed with metal siding and roof provides secure space for lawn equipment, tools, ATVs, or outdoor gear.



Outdoor enthusiasts will appreciate the location in one of Maine's premier recreation areas. Direct access to nearby ATV and snowmobile trail systems makes it easy to spend your days exploring hundreds of miles of maintained trails. The surrounding region is well known for exceptional hunting, fishing, hiking, boating, and wildlife opportunities. The Penobscot River is just across Route 157, while the Weldon Dam Viewing Area is only about 2.5 miles away and offers excellent fishing as well as scenic river views.



Despite its peaceful setting, everyday conveniences remain close by. Gas stations, restaurants, and a neighborhood grocery store are less than five minutes away in Medway. Additional shopping, dining, and services can be found in East Millinocket just 7.7 miles away (approximately 12 minutes), Millinocket about 15.6 miles away (22 minutes), and Lincoln approximately 20.8 miles away (28 minutes).



Whether you continue enjoying the property exactly as it is or expand the pavilion into a future cabin, this is a rare opportunity to own a move-in-ready recreational property with utilities already installed in the heart of Maine's outdoor playground.





40, 45, 46 VANDINE RD, MEDWAY

PRICE

\$165,000

TAXES

\$534/2023

1.59± ACRES

BUILT IN 2025

288± SQFT

ROAD FRONTAGE 200FT

HOW FAR TO...



Shopping | Medway, 2± miles



Hospital | Millinocket, 16.3± miles



Airport | Bangor, 68± miles



Interstate | Exit 244, 4.5± miles



City | Bangor, 66± Miles



Boston | 299± miles 4.5 Hours



CAMPER KITCHEN



CABIN



CAMPER BEDROOM



CAMPER BATHROOM



Morgan Espling

Broker | Auctioneer | REALTOR®



207.403.4328 cell



207.794.6164 office



uc.rogueteam@gmail.com



113 W Broadway Lincoln, ME 04457

Scan to view
Morgan's bio and
other listings



Rebecca McKay

Associate Broker | REALTOR®



207.290.3181 cell



207.794.6164 office



uc.rogueteam@gmail.com



113 W Broadway Lincoln, ME 04457

Scan to view
Rebecca's bio and
other listings



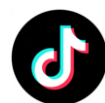
@uc.rogueteam



@lifestyleproperties



@uc.rogueteam



@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

Penobscot Sheriff
911

Fire

Volunteer FD
911

Town Office

4 School Street Medway, ME 04460
207-746-9531
info@medwaymaine.org
M-F 8am-4pm

Tax Assessor

Selectmen
Call town office

Code Enforcement

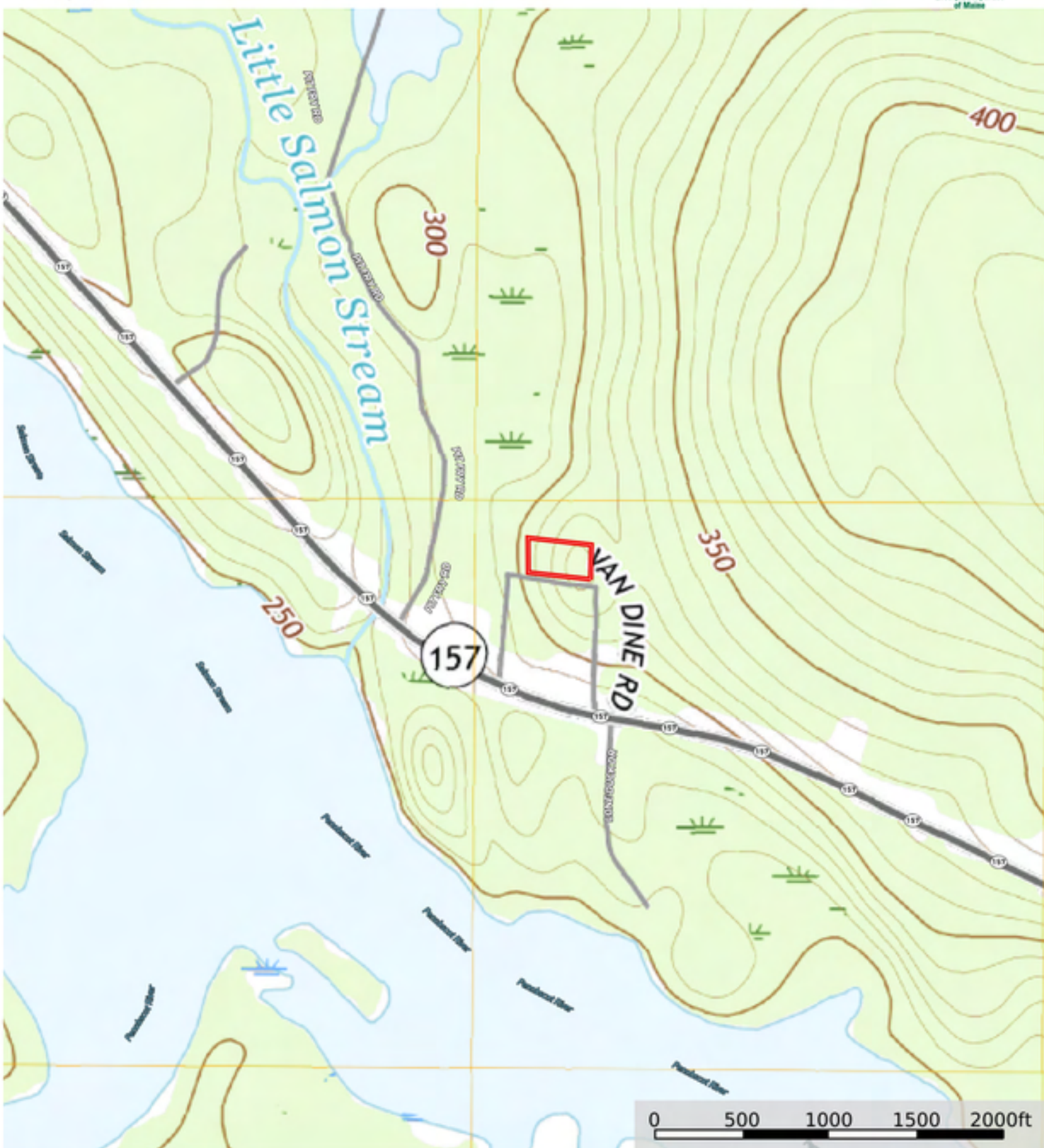
Dwight Tilton
tiltonceo@gmail.com



Boundary

Medway- Lot 40,45,46 Van Dine Rd, 1.59± Acres

Maine, AC +/-



Boundary

Medway- Lot 40,45,46 Van Dine Rd, 1.59± Acres

Maine, AC +/-



ALL SECTIONS REPRESENTED ON



SUBDIVISION PLAN

FOR

JOSEPH V. VAN DINE

MEDWAY

PREPARED BY

JOSEPH V. VAN DINE
 CIVIL ENGINEER
 100 N. 10th St.
 MEDWAY, OHIO

DATE OF MAKING

Joseph V. Van Dine
 CIVIL ENGINEER



PLANNED SUBDIVISION OF LAND
 BY
 Joseph V. Van Dine
 CIVIL ENGINEER
 100 N. 10th St.
 MEDWAY, OHIO

THIS PLAN IS A COPY OF THE ORIGINAL
 FILED IN THE OFFICE OF THE
 COUNTY CLERK OF CUYAHOGA COUNTY, OHIO
 ON MAY 15, 1914



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 40,45,46 Vandine Rd, Medway, ME 04460**PROPERTY DISCLOSURE**

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal _____ ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the
 (public/private/other) water system?

Pump (if any): ☐ N/A ☐ Yes ☒ No ☐ Unknown
 Quantity: ☐ Yes ☒ No ☐ Unknown
 Quality: ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ☐ Yes ☒ No
~~If Yes, Date of most recent test: _____ Are test results available? .. ☐ Yes ☐ No~~
~~To your knowledge, have any test results ever been reported as unsatisfactory~~
~~or satisfactory with notation? ☐ Yes ☐ No~~
~~If Yes, are test results available? ☐ Yes ☐ No~~
~~What steps were taken to remedy the problem? _____~~

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Right side of driveway

Installed by: Unknown

Date of Installation: _____

USE: Number of persons currently using system: 0

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

Comments: Current owners not sure which year, but think 2016-2017 prior to their ownership

Source of Section I information: Seller, Visual Inspection

Buyer Initials _____ Page 1 of 8

Seller Initials TS CS

PROPERTY LOCATED AT: Lot 40,45,46 Vandine Rd, Medway, ME 04460**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: Behind pavilion OR ☐ UnknownDate installed: _____ Date last pumped: _____ Name of pumping company: NAHave you experienced any malfunctions? _____ ☐ Yes ☒ No~~If Yes, give the date and describe the problem: _____~~

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: _____ ☒ Yes ☐ No ☐ UnknownIf Yes, Location: Behind pavilionDate of installation of leach field: _____ Installed by: UnknownDate of last servicing of leach field: _____ Company servicing leach field: NAHave 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: Current owners not sure which year, but think 2016-2017 prior to their ownershipSource of Section II information: Seller

Buyer Initials _____

Page 2 of 8

Seller Initials TS CS

PROPERTY LOCATED AT: Lot 40,45,46 Vandine Rd, Medway, ME 04460**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	Wood Stove (Cabin)	Fireplace (Camper)		
Age of system(s) or source(s)	2025	2026		
TYPE(S) of Fuel	Wood	Electric		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Seasonal			
Name of company that services system(s) or source(s)	NA	NA		
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown~~Are any buried? ☐ Yes ☐ No ☐ Unknown~~~~Are all sleeved? ☐ Yes ☐ No ☐ Unknown~~Chimney(s): ☒ Yes ☐ 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 ☐ 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**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 _____

Page 3 of 8

Seller Initials TS CS

PROPERTY LOCATED AT: Lot 40,45,46 Vandine Rd, Medway, ME 04460~~What materials are, or were, stored in the tank(s)?~~~~Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown~~~~Comments: None~~~~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 ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: ☐ 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: None~~~~Source of information: Seller~~**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ Unknown~~Comments: None~~~~Source of information: Seller~~

Buyer Initials _____

Page 4 of 8

Seller Initials TS CS

PROPERTY LOCATED AT: Lot 40,45,46 Vandine Rd, Medway, ME 04460**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 ☒ NoComments: None- New Built all woodSource of information: Seller, Visual Inspection**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownOther: NoneSource 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 ☐ UnknownIf Yes, explain: 66' right of Way, Power & Phone company easementSource of information: DeedIs 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): NASource of information: Seller/Deed

Buyer Initials _____

Page 5 of 8

Seller Initials TS CS _____

PROPERTY LOCATED AT: Lot 40,45,46 Vandine Rd, Medway, ME 04460**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 ☐ UnknownIf Yes, explain: _____Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: _____Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: _____Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ UnknownIf 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 ☐ UnknownIf Yes, indicate the date of each payment: _____Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

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

Relevant Panel Number: 2301750015B Year: 9/30/1987 (Attach a copy)Comments: Area not includedSource of Section VI information: Fema Mapping

Buyer Initials _____

Page 6 of 8

Seller Initials TS CS

PROPERTY LOCATED AT: Lot 40,45,46 Vandine Rd, Medway, ME 04460**SECTION VII - GENERAL INFORMATION**

Are there any tax exemptions or reductions for this property for any reason including but not limited to:
 Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
 ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain: _____~~

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

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: NA

Year Principal Structure Built: 2025 What year did Seller acquire property? 2018

Roof: Year Shingles/Other Installed: 2025

Water, moisture or leakage: None

Comments: None

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown

Prior water, moisture or leakage? ☐ Yes ☒ No ☐ Unknown

Comments: No basement

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

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

Comments: None

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

Comments: None

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 TS CS

QUITCLAIM DEED WITH COVENANT

TERRY L. SHELMAN and CAROL L. SHELMAN, both with a mailing address of PO Box 23, Covington, PA 16917 for consideration paid, hereby grant to **JOHN ROSSIGNOLL**, with a mailing address of 24 May Street, Peabody, MA 01960, with **QUITCLAIM COVENANT**, the following described real estate, to wit:

A certain lot or parcel of land, together with any improvements thereon, situated in the Town of **MEDWAY**, Penobscot County, State of Maine, and being more particularly described as follows, to wit:

Being Lots Numbered Nineteen (19), Twenty (20), and Twenty-one (21) as laid down on a subdivision Plan of Land for Joseph Van Dine, at Medway in the County of Penobscot and State of Maine, prepared by Lane Associates, Surveyors, dated July 16, 1978, and recorded in the Penobscot Registry of Deeds in Map File D68-78.

Also hereby conveying to said Grantees, their heirs and assigns, a sixty-six foot (66') right-of-way, in common with others and upon certain ways as laid down on a Subdivision Plan of Land for Joseph V. Van Dine, which plan is recorded in the Penobscot County Registry of Deeds in Map File No. D68-78, for purposes of ingress and egress to and from said described premises, by foot or vehicle, until such time as said ways are accepted from said Mary C. Van Dine by the Town of Medway as public ways. Until such time, it is agreed and understood by the Grantees that Grantor accepts no responsibility or liability for improvement or maintenance of said right-of-way.

For Grantor's source of title, see Deed of Travis S. Marble and Elizabeth F. Marble to Terry L. Shelman and Carol L. Shelman, dated November 15, 2018 and recorded in said Registry of Deeds in Book 15005, Page 235.

This property is conveyed subject to and with the benefit of any and all rights, easements privileges and appurtenances belonging to the granted estate.

WITNESS our hands and seals this 18th day of September, 2020.


Terry L. Shelman


Carol L. Shelman

STATE OF Pennsylvania
Tioga ss.
(County)

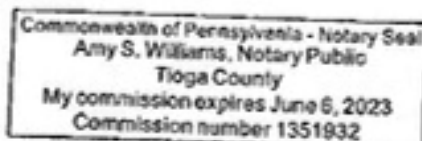
September 17, 2020

Personally appeared the above-named, Terry L. Shelman and Carol L. Shelman, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Print name:

Amy S. Williams
Notary Public/Attorney at Law
Amy S. Williams



WARRANTY DEED

TRAVIS S. MARBLE and ELIZABETH F. MARBLE, of 541 West Freeman Road, Freeman Township, Maine 04983, for consideration paid, **GRANT** to **TERRY L. SHELMAN and CAROL L. SHELMAN**, whose mailing address is P.O. Box 23, Covington, Pennsylvania 16917, with **WARRANTY COVENANTS**, as **joint tenants**, Three certain lots or parcels of land, together with any improvements thereon, situated in the Town of Medway, County of Penobscot and State of Maine, bounded and described as follows:

PARCEL ONE: Lots Nineteen (19), Twenty (20), and Twenty-One (21) as laid down on a subdivision Plan of Land for Joseph Van Dine, at Medway in the County of Penobscot and State of Maine, prepared by Lane Associates, Surveyors, dated July 16, 1978, and recorded in the Penobscot Registry of Deeds in Map File No. D68-78.

Also hereby conveying to said Grantees, their heirs and assigns, a sixty-six foot (66') right-of-way, in common with others over and upon certain ways as laid down on a Subdivision Plan of Land for Joseph V. Van Dine, which plan is recorded in the Penobscot County Registry of Deeds in Map File No. D68-78, for purposes of ingress and egress to and from said described premises, by foot or vehicle, until such time as said ways are accepted from said Mary C. Van Dine by the Town of Medway as public ways. Until such time, it is agreed and understood by the Grantees that Grantor accepts no responsibility or liability for improvement or maintenance of said right-of-way.

Being the same premises described in the deed from David A. Van Dine and Marjorie E. Van Dine to Travis S. Marble and Elizabeth F. Marble dated April 14, 2016, recorded in Book 14130, Page 177 in the Penobscot County Registry of Deeds.

PARCEL TWO: Being Lots Numbered Fifteen (15) and Eighteen (18) as laid down on a Subdivision Plan of Land for Joseph V. VanDine, at Medway, County of Penobscot and State of Maine, prepared by Lane Associates, Surveyors, dated July 16, 1978 and recorded in the Penobscot County Registry of Deeds in Map File D68-78.

Also hereby conveying to said Grantee, heirs and assigns, a sixty-six foot (66') right of way, in common with others, over and upon certain ways as laid down on said Subdivision Plan of Land for Joseph V. VanDine, which plan is recorded in said Registry in Map File D68-78, for purposes of ingress and egress to and from said described premises, by foot or by vehicle, until such time as said ways are accepted from Mary C. VanDine, a predecessor in title, by the Town of Medway as public ways. Until such time, it is agreed and understood by the Grantee that Grantor accepts no responsibility or liability for improvement and maintenance of said right of way.

The above premises are subject to the following easements:

1. Easement from Emma M. Gordon and Fay W. Gordon to Bangor Hydro-Electric Company dated October 8, 1931 and recorded in the Penobscot County Registry of Deeds in Book 1057, Page 245.

2. Easement from Emma M. Gordon to New England Telephone and Telegraph Company dated November 7, 1939 and recorded in said Registry in Book 1152, Page 466.

3. Easement from Joseph V. VanDine to Bangor Hydro-Electric Company dated November 9, 1978 and recorded in said Registry in Book 2931, Page 78.

4. Easement from Joseph V. VanDine to Bangor Hydro-Electric Company dated October 16, 1980 and recorded in said Registry in Book 3134, Page 135.

Being the same premises described in the deed from Charles Ferreira, Jr., et al to Travis S. Marble and Elizabeth F. Marble dated April 26, 2017, recorded in Book 14471, Page 185 in the Penobscot County Registry of Deeds.

PARCEL THREE: Being Lot Numbered Fourteen (14), as laid down on a Subdivision Plan of Land for Joseph V. VanDine, at Medway, County of Penobscot and State of Maine, prepared by Lane Associates, Surveyors, dated July 16, 1987 and recorded in said Registry in Map File D68-78.

Also hereby conveying to said Grantee, heirs and assigns, a sixty-six foot (66') right of way, in common with others, over and upon certain ways as laid down on said Subdivision Plan of Land for Joseph V. VanDine, which plan is recorded in said Registry in Map File D68-78, for purposes of ingress and egress to and from said described premises, by foot or by vehicle, until such time as said ways are accepted from Mary C. VanDine, a predecessor in title, by the Town of Medway as public ways. Until such time, it is agreed and understood by the Grantee that Grantor accepts no responsibility or liability for improvement and maintenance of said right of way.

The above premises are subject to the following easements:

1. Easement from Emma M. Gordon and Fay W. Gordon to Bangor Hydro-Electric Company dated October 8, 1931 and recorded in the Penobscot County Registry of Deeds in Book 1057, Page 245.

2. Easement from Emma M. Gordon to New England Telephone and Telegraph Company dated November 7, 1939 and recorded in said Registry in Book 1152, Page 466.

3. Easement from Joseph V. VanDine to Bangor Hydro-Electric Company dated November 9, 1978 and recorded in said Registry in Book 2931, Page 78.

4. Easement from Joseph V. VanDine to Bangor Hydro-Electric Company dated October 16, 1980 and recorded in said Registry in Book 3134, Page 135.

For source of title, see the deed from the Inhabitants of the Municipality of Medway to Travis Marble and Elizabeth Marble dated June 26, 2017, recorded in Book 14581, Page 74 in the Penobscot County Registry of Deeds.

For source of description, see the deed from Joseph H. Van Dine to Matthew J. Van Dine dated November 27, 1998, recorded in Book 6091, Page 155 in the Penobscot County Registry of Deeds.

WITNESS our hands and seals this 15 day of November, 2018.

Signed, Sealed and Delivered

In the Presence Of

Notary

Travis S. Marble

Travis S. Marble

Elizabeth F. Marble

Elizabeth F. Marble

STATE OF MAINE
PENOBSCOT, ss.

November 15, 2018

Personally appeared before me, the above named Travis S. Marble and Elizabeth F. Marble and acknowledged the foregoing instrument to be their free act and deed.

Betsy DuBois

Notary Public

Betsy DuBois

Print Name

