

COUNTRY HOME

HUNTING | RECREATIONAL PROPERTY | TIMBERLAND

Off Grid

132 Rainy Rd, Prentiss

51 Acres Timberland



\$85,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!





Photography by Mayhem Media

Escape to the quiet woods of Northern Maine with this 51.2-acre recreational property at 132 Rainey Road in Prentiss. Located at the very end of Rainey Road, this property offers exceptional privacy with nearly no traffic and a peaceful setting surrounded by Maine's expansive forests and wetlands.

The property includes a 920-square-foot recreational and hunting cabin built in the 1990s. The cabin features two bedrooms, wood stove heating, a drilled well, plastic septic holding tank, and a simple solar PV and 12-volt power system. It is designed for a more independent, off-grid style of recreation and provides a comfortable base for hunting, exploring, or simply getting away from it all.

The 51.2 acres, per survey, range from approximately 600 to 630 feet in elevation. The land is rolling and more varied than the topographic mapping might suggest, with a mixture of rolling knolls, forest, wetlands, and diverse habitat. Above the wetlands, the soils are primarily dry, silty and stony loams. Along the transition into the wetlands are areas of old-growth white cedar, adding another interesting dimension to the landscape.



Wildlife is abundant throughout the region. Moose, deer, black bear, ruffed grouse, hare, beaver, and other Maine wildlife can be found in this remote setting. The combination of forest, wetlands, and varied terrain creates excellent habitat for wildlife and a natural environment for outdoor recreation.

The property also includes a New Holland skid steer and implements. The machine is currently non-running and should be considered a parts machine or a project for someone interested in investing the time and money to get it running.

Prentiss is an unorganized township where permitting and property taxation are handled through the State of Maine. The tradeoff for the limited public services is a low property tax rate and a remarkably quiet, rural environment.



**Lifestyle
Properties
of Maine**





Despite the remote setting, Springfield is approximately 12½ miles away for gas and basic needs, while Lincoln is about 32 miles away. Bangor is approximately 80 miles, Calais about 70 miles, and Boston roughly 316 miles or five hours away.

Nearby East and West Grand Lakes, vast undeveloped forest and conservation lands, extensive public access, and the New Brunswick border near Vanceboro provide even more opportunities to explore.



If you're looking for Maine land for sale with a cabin, privacy, wildlife, and room to roam, 132 Rainey Road is worth a closer look.

Like what you see?
Scan to subscribe
to our monthly
newsletter





132 RAINEY RD, PRENTISS

PRICE

\$85,000

TAXES

\$254/2025

51.2± ACRES

BUILT IN 1990

920± SQFT

ROAD FRONTAGE 1,675FT

HOW FAR TO...



Shopping | Lincoln, 32± miles



Hospital | Lincoln, 33.5± miles



Airport | Bangor, 80± miles



Interstate | Exit 227, 38± miles



City | Bangor, 80± Miles



Boston | 316± miles 5 Hours





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

State Police
911

Fire

Neighboring Towns
911

Town Office

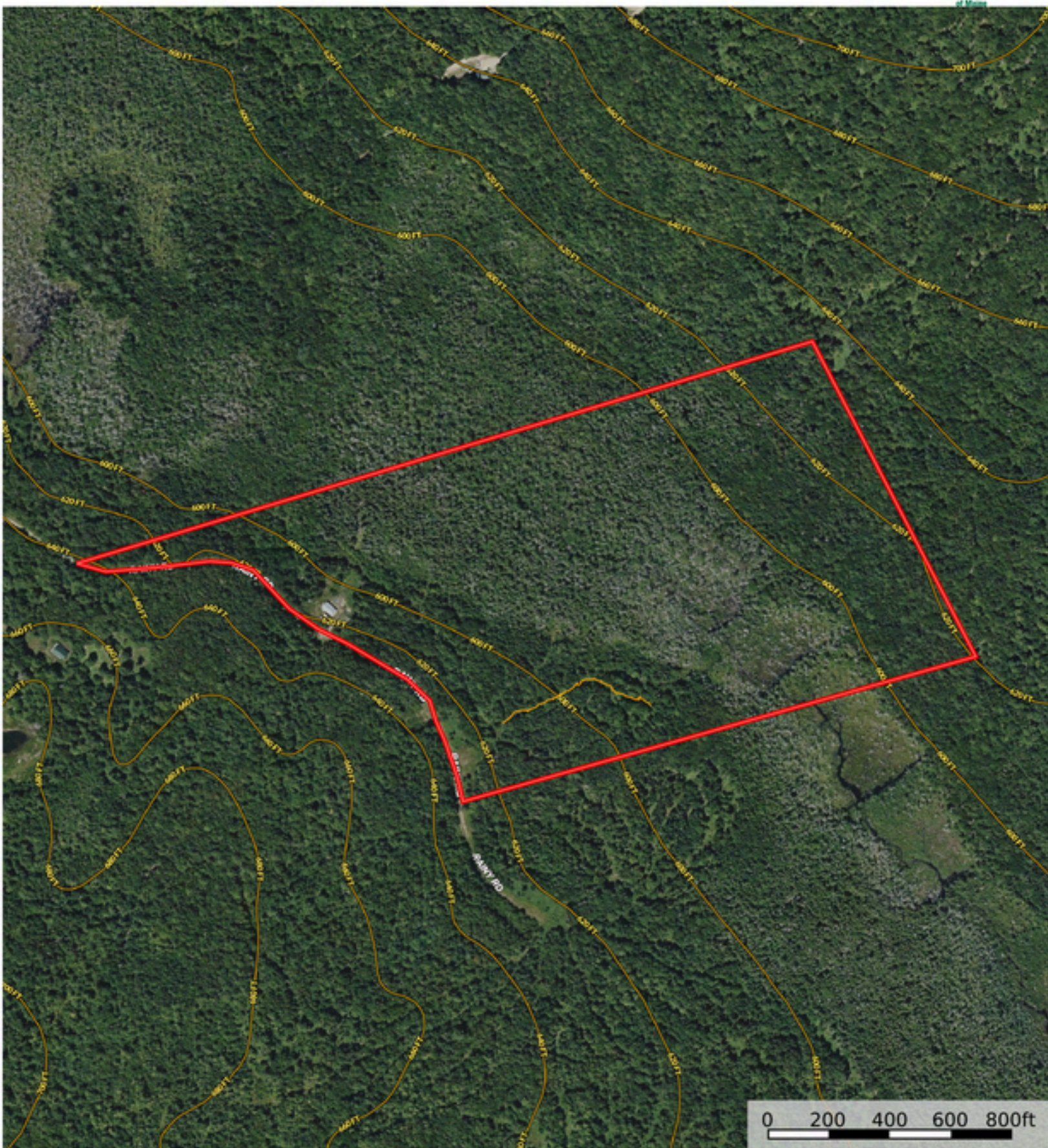
N/A

Tax Assessor

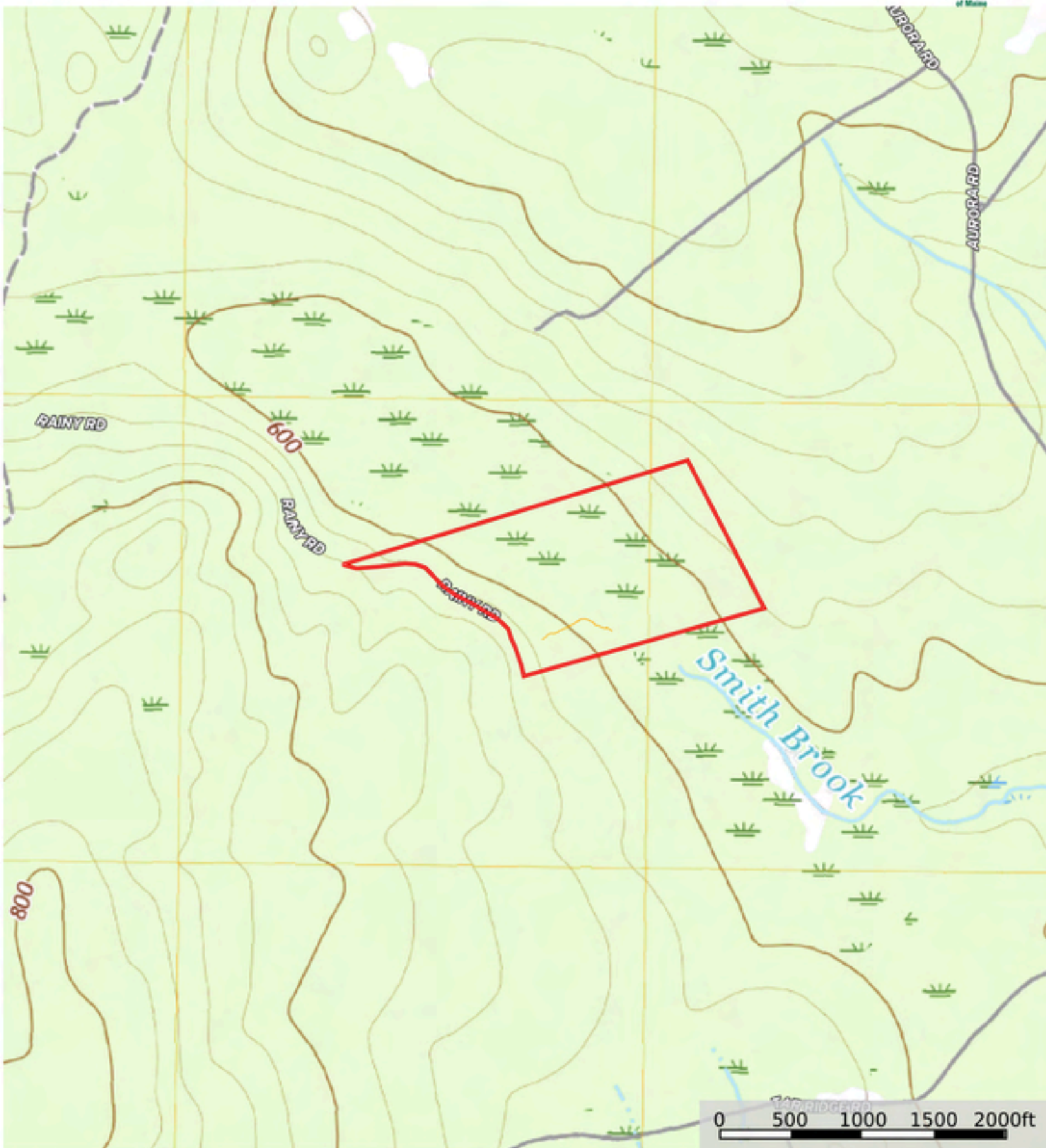
State of Maine
(207) 624-5600

Code Enforcement

LUPC
(207) 485-8354



— Track □ Boundary



Track Boundary

Prentiss - 132 Rainey Rd

Maine, AC +/-



Track Boundary



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: 132 Rainey Rd, Prentiss, ME 04487

PROPERTY DISCLOSURE

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

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

SECTION I - WATER SUPPLY

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

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: Between road and home

Installed by: Bickford Well Drilling

Date of Installation: unknown

USE: Number of persons currently using system: 0

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

Comments: N/A

Source of Section I information: seller

Buyer Initials _____

Page 1 of 8

Seller Initials B.P.P.

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: plastic

Location: North East of Cabin _____ OR ☐ Unknown

Date installed: unknown Date last pumped: _____ Name of pumping company: _____

Have 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 ☐ Unknown

Is Yes Location: *****

Date of installation of leach field: ***** Installed by: *****

Date of last servicing of leach field: ***** Company servicing leach field: *****

Have you experienced any malfunctions? ☐ Yes ☐ No

If Yes, give the date and describe the problem and what steps were taken to remedy: *****

Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☒ No

If Yes, are they available? ☐ Yes ☐ No

Is System located in a Shoreland Zone? ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of Section II information: seller

Buyer Initials _____

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Seller Initials R.B.?

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			
Age of system(s) or source(s)	unknown			
TYPE(S) of Fuel	wood			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	6 cord +/-			
Name of company that services system(s) or source(s)	N/A			
Date of most recent service call	N/A			
Malfunctions per system(s) or source(s) within past 2 years	N/A			
Other pertinent information	Needs door gasket			

Are there fuel supply lines? ☐ Yes ☒ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☐ Yes ☒ No ☐ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined? ☐ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire? ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: July 2026Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

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

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

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

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

Location: _____

Buyer Initials _____

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Seller Initials R.B.

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

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

Comments:

Source of information: seller

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

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

In the ceilings? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other: ☐ Yes ☒ No ☐ Unknown

Comments:

Source of information:

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: By:

Results:

If applicable, what remedial steps were taken?

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

Are test results available? ☐ Yes ☒ No

Results:

Comments:

Source of information: seller

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: By:

Results:

If applicable, what remedial steps were taken?

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

Are test results available? ☐ Yes ☒ No

Results:

Comments:

Source of information: seller

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

Comments:

Source of information: seller

Buyer Initials _____ Page 4 of 8 Seller Initials R.B.?

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

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

If Yes, describe location and basis for determination:

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

If Yes, describe:

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

Comments:

Source of information: seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: Household trash buried South of Cabin 45'

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: Rights of way, deed covenants and protective covenants in Bk 4354 Pg172 PRD

Source of information: sellers deed

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

If No, who is responsible for maintenance? Road Association

Road Association Name (if known): Sam Rowe Ridge Homeowners Association \$250/year

Source of information: seller

Buyer Initials _____

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Seller Initials R.S. _____

SECTION VI – FLOOD HAZARD

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

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

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

During the time the seller has owned the property:

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, indicate the dates of each claim: _____

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

If Yes, indicate the date of each payment: _____

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

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

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

Comments: N/A

Source of Section VI information: FEMA website and seller

Buyer Initials _____ Page 6 of 8 Seller Initials R.B.T

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: Tree growth

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: N/A

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: unknown What year did Seller acquire property? 2020

Roof: Year Shingles/Other Installed: unknown

Water, moisture or leakage: _____

Comments: _____

Foundation/Basement:

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

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

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

Comments: _____

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

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

Comments: _____

Electrical: ☐ Fuses ☐ Circuit Breaker ☒ Other: in the fuses ☐ Unknown

Comments: solar p.v.

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: _____

Buyer Initials _____

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Seller Initials R.B.P.

PROPERTY LOCATED AT: 132 Rainey Rd, Prentiss, ME 04487

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

Comments: _____

Source of Section VII information: seller

SECTION VIII - ADDITIONAL INFORMATION

*PRD=Penobscot County Registry of Deeds

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.

Raymond B. Polito
SELLER

7-28-26
DATE

SELLER

DATE

Raymond Bixby Polito

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



JACOB PARDUE, of Jefferson, Georgia, **NANCY FRITCHEY**, of Clarkesville, Georgia, **PATRICIA ELLEN WATKINS**, of Cleveland, Georgia, **GAIL PALMER**, of Clermont, Georgia, and **MARK PARDUE**, of Cleveland, Georgia, for consideration paid, **GRANT** to **RAYMOND BIXBY POLITO**, of 4 Carson Court, Worcester, MA 01603, with **QUITCLAIM COVENANT**, a certain lot or parcel of land in Prentiss, Penobscot County, Maine, bounded and described as follows:

Lot 76 according to a survey entitled "Phase III of Sam Rowe Ridge Properties," prepared by A.E. Sturgeon, Inc., dated December 1988, revised February 19, 1991, and recorded in the Penobscot County Registry of Deeds in Map File D43-91.

The property hereby conveyed is conveyed subject to and with the benefit of a nonexclusive right of way, sixty-six (66) feet in width, for all purposes, including the installation and maintenance of utility lines, poles, and cables, the centerline of which is coextensive with the centerline of the gravel roads as shown on the aforesaid plan, to be used in common with owners of other lots shown on said plan and others lawfully entitled to use the same, including public utility companies.

There is also hereby conveyed a nonexclusive right of way, sixty-six (66) feet in width, for all purposes, including the installation and maintenance of utility lines, poles and cables, over and across the gravel roads as shown on the plan entitled "Phase II of Sam Rowe Ridge Properties," prepared by A.E. Sturgeon, Inc., dated December, 1988, and recorded in said Registry in Map File D42-91.

The above described property is further conveyed subject to the Protection Covenants dated November 29, 1988, and recorded in the Penobscot County Registry of Deeds in Book 4354, Page 172.

The above described property is part of a subdivision approved pursuant to Land Use Regulation Commission Subdivision Permit SP 3207-16 which is recorded in said Registry in Book 4811, Page 308, as amended by instrument dated February 27, 1991, and recorded in said Registry in Book 4811, Page 313. Development and use of this lot is subject to applicable conditions of that Subdivision Permit Approval.

With respect to the wildlife habitat area depicted on said plan recorded in Map File D43-91 referred to above, the following covenants, which covenants shall run with the land, shall apply:

A. No building construction or other development is permitted except, however, that this restriction shall not apply to nor shall it be construed to prevent necessary and reasonable maintenance of the existing roadways approved in the permit referred to above. Said maintenance shall be done in a manner which will cause a minimum of disruption to the area.

B. During any fifteen-year period, timber harvest and removal from the protected area contained in each lot shall not exceed 20 percent of the total volume of trees. Single openings in the forest canopy resulting from such harvesting and removal shall not exceed 14,000 square feet shall be at least 150 feet from any other opening.

In the event the Department of Inland Fisheries and Wildlife, or any successor agency with jurisdiction, shall officially designate by mapping or otherwise all or any portion of the lot conveyed herein as a significant wildlife habitat or any other designation which, by such designation, imposes restrictions offering the same or greater resource protection, any part of the wildlife habitat area which is not within said officially designated portion shall automatically be released from the foregoing two covenants.

WITNESS my hand and seal this 13 day of October, 2020.

Signed, Sealed and Delivered

In the Presence Of

Krystal Talley

Jacob Pardue
Jacob Pardue

STATE OF GA

COUNTY OF White

October 13, 2020

Personally appeared before me, the above named Jacob Pardue and acknowledged the foregoing instrument to be his free act and deed.

Krystal Talley
Notary Public

Krystal Talley
Print Name

6/21/2022
My Commission Expires



WITNESS my hand and seal this 13 day of October, 2020.

Signed, Sealed and Delivered

In the Presence Of

Krystal Talley

Patricia Ellen Watkins
Patricia Ellen Watkins

STATE OF GA

COUNTY OF White

October 13, 2020

Personally appeared before me, the above named Patricia Ellen Watkins and acknowledged the foregoing instrument to be her free act and deed.

Krystal Talley
Notary Public

Krystal Talley
Print Name

Exp. 6/21/2022



Signed, Sealed and Delivered

In the Presence Of

Krystal Talley

Nancy Fritchey
Nancy Fritchey

STATE OF GA

COUNTY OF White

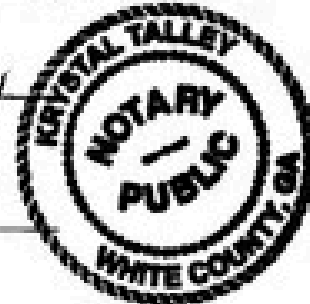
October 13, 2020

Personally appeared before me, the above named Nancy Fritchey and acknowledged the foregoing instrument to be her free act and deed.

Krystal Talley
Notary Public

Krystal Talley
Print Name

6/21/2022
My Commission Expires



WITNESS my hand and seal this 13 day of October, 2020.

Signed, Sealed and Delivered

In the Presence Of

Krystal Talley

Gail Palmer
Gail Palmer

STATE OF GA

COUNTY OF White

October 13, 2020

Personally appeared before me, the above named Gail Palmer and acknowledged the foregoing instrument to be her free act and deed.

Krystal Talley
Notary Public

Krystal Talley
Print Name

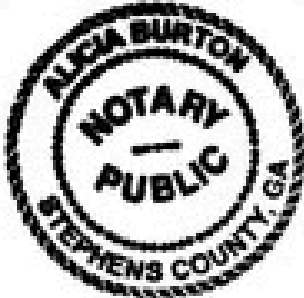
6/21/2022
My Commission Expires



STATE OF Georgia
COUNTY OF Habersham

October 14, 2020

Personally appeared before me, the above named Mark Pardue and acknowledged the foregoing instrument to be his free act and deed.



A. Burton

Notary Public

Alicia Burton

Print Name

10/14/23

My Commission Expires